



**Mobilehome Rent Review  
Commission Agenda**

**July 28, 2020 - 10:00 AM**

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**City Council Chambers - Yucaipa City Hall  
34272 Yucaipa Blvd., Yucaipa, California**

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**THE CITY OF YUCAIPA COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IF YOU REQUIRE SPECIAL ASSISTANCE TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL THE CITY CLERK'S DEPARTMENT AT (909) 797-2489 AT LEAST 48-HOURS PRIOR TO THE MEETING.**

**ANY PUBLIC WRITINGS DISTRIBUTED BY THE CITY TO AT LEAST A MAJORITY OF THE COMMISSION REGARDING ANY ITEM ON THIS REGULAR MEETING AGENDA WILL BE MADE AVAILABLE AT THE PUBLIC RECEPTION COUNTER AT CITY HALL, LOCATED AT 34272 YUCAIPA BOULEVARD, DURING NORMAL BUSINESS HOURS.**

**IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING, PLEASE COMPLETE A SPEAKERS FORM AND RETURN IT TO THE CITY CLERK PRIOR TO THE BEGINNING OF THE MEETING. THERE IS A THREE-MINUTE TIME LIMIT FOR SPEAKING.**

**PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-25-20, MEMBERS OF THE YUCAIPA CITY COUNCIL OR STAFF MAY PARTICIPATE IN THIS MEETING VIA A TELECONFERENCE. IN THE INTEREST OF MAINTAINING APPROPRIATE SOCIAL DISTANCING, MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING IN PERSON AT THE CITY HALL COUNCIL CHAMBERS, 34272 YUCAIPA BOULEVARD, YUCAIPA, CA 92399, MAINTAINING A 6-FOOT DISTANCE FROM OTHERS.**

**DUE TO THE ESSENTIAL NATURE OF MOBILEHOME RENT REVIEW COMMISSION MEETINGS IN CONDUCTING OFFICIAL CITY BUSINESS, THE MOBILEHOME RENT REVIEW COMMISSION MEETING WILL TAKE PLACE AS SCHEDULED, WITH THE FOLLOWING ALTERNATE OPPORTUNITIES FOR PUBLIC PARTICIPATION:**

**PUBLIC COMMENT VIA MAIL OR EMAIL. Received by 6:00PM the day prior to the meeting (July 27, 2020).** Can be submitted via U.S. Mail to City Clerk at 34272 Yucaipa Blvd., Yucaipa, CA 92399 or via email to [publiccomment@yucaipa.org](mailto:publiccomment@yucaipa.org). All emails will be archived and distributed to Commissioners and various parties attending the Hearing, however, submissions will **not** be read out loud during the meeting. The subject line should specify "Public Comment – Valley View Hearing" and include the date of the meeting.

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**LIVE AUDIO STREAM/RECORDING OF CITY COUNCIL MEETINGS.**

Members of the public may listen to the Public Hearing live at:  
[https://www.youtube.com/watch?v=DTuH2KN\\_aCc](https://www.youtube.com/watch?v=DTuH2KN_aCc)

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT**

**CONSENT AGENDA**

The following Consent Agenda items are expected to be routine and non-controversial. The Commission will act upon them, at one time, without discussion. Any Commission Member or Staff Member may request removal of an item from the Consent Agenda for discussion.

- P. 5     **1.     SUBJECT: APPROVE COMMISSION MINUTES OF FEBRUARY 3, 2020.**

**RECOMMENDATION:** That the Mobilehome Rent Review Commission approve Mobilehome Rent Review Commission Minutes of February 3, 2020.

**COMMISSION REPORT**

- P. 7     **2.     SUBJECT: VALLEY VIEW MOBILEHOME PARK MNOI/FAIR RETURN APPLICATION**

**RECOMMENDATION:** That the Mobilehome Rent Review Commission (MRRC) should conduct a Public Hearing and:

1. Adopt a Motion finding that Valley View Mobilehome Park (“Applicant”) did not meet its burden of proof to support its claim that its 1987 space rents should be adjusted to \$190 per month, finding that the analysis of the Staff’s appraisal expert, James Brabant, MAI (“Brabant”), is more credible than the claims made by Applicant’s Appraiser, John Neet, MAI (“Neet”) and further finding that the Applicant’s 1987 average monthly space rents of \$144 while disproportionately low when compared to rents being charged in comparable parks in Yucaipa should instead be adjusted to \$173 per month; and
2. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim that it is entitled to a \$234.53 monthly space rent increase using the YMC §15.20 Maintenance of Net Operating Income (“MNOI”) approach, and finding that the analysis of the Staff’s expert, Kenneth K. Baar, PhD. (“Dr. Baar”) is more credible than the Applicant’s expert, Michael McCarthy, CPA (“McCarthy”), and further finding that Dr. Baar’s calculation of the required monthly space rent increase of \$37.88 using Mr. Brabant’s 1987 space rent adjustment and Dr. Baar’s adjustments to the income and expense items under the MNOI formula is consistent with Yucaipa Municipal Code

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(“YMC”) §15.20 and provides the Applicant with a fair return while not requiring the Residents to pay excessive rent; and

3. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim, that to be comparable, the Valley View space rents should be \$450 or \$500 per month per space, finding that Brabant’s analysis is more credible than the analysis made by Neet and find that to be comparable to the “rents being charged for spaces subject to the YMC in comparable mobilehome parks” the Valley View monthly space rents should be \$365, and therefore are \$48.52 per month per space below those of comparable spaces, and further finding that while Brabant’s comparable rent analysis could justify a slightly higher space rent increase as compared to Dr. Baar’s MNOI analysis (\$48.52 vs. \$37.88) the difference between the two is relatively small (\$10.64), and since they are within the same “range of rents,” the comparable rent approach does not justify a higher rent increase than the \$37.88 per month per space rent increase shown by the MNOI approach; and
4. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim that its proposed permanent monthly space rent increase of \$150 is below the amount properly established by the use of the MNOI methodology and/or properly established comparable rents. As pointed out above the \$150 rent increase exceeds both the monthly space rent increase of \$37.88 using Dr. Baar’s Analysis under the MNOI formula and the \$48.52 monthly space rent increase using Brabant’s comparable rent analysis; and
5. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim that its proposed \$58.53 temporary space rent increase to pay off alleged prior unpaid management fees because there is no recovery of this type of claim unless there is a showing (not present nor alleged here) that this deficiency was due to a prior “miscalculation” in setting the Valley View space rent levels by the MRRC; and
6. Adopt a motion finding that Applicant did not meet its burden of proof to support its claim that it should recover past “Borrower Administrative Fees” because it had been operating at negative cash flow for 2013-2018 and instead finding that Anderson’s analysis showed that even after paying not only debt service but also “Borrowers Administrative Fees” Applicant had Net Revenues for four of the six years, and the annual net revenue for all the six years totaled \$61,388 in Net Revenues. Applicant’s claim that it is entitled to recover \$266,773 for Borrower’s Administrative Fees not paid for that period has no basis in fact. Nothing in *Kavanau v. Santa Monica Rent Control Bd.*, 16 Cal 4<sup>th</sup> 761 (1997) authorizes Applicant to recover an alleged past unpaid Borrower Administrative Fees. Finally, Applicant’s claim that these “unpaid past Borrower’s Administrative Fees” are a current obligation of the Park has no basis; and
7. Adopt a Motion to grant an additional temporary rent increase in the amount of \$15.66 per month per space for a period of five years and at an interest rate of 7% per year based on the amortized cost to Valley View for preparing the application and participating in the hearing process in accord with Dr. Baar’s analysis and report; and
8. Adopt a Motion granting the Residents of Valley View the option of paying the temporary rent increase representing the costs associated with the application and participating in the hearing process (\$790.75) in a lump sum without any payment of interest, rather than amortized over five years; and

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9. Adopt a Motion finding that the temporary rent increases determined above, shall not be included in the Base Rent for the purposes of calculating any future rent adjustments and the amortized amount shall be identified as a separate line itemized on the monthly rent invoice; and
  10. Adopt a Motion finding that both the July 1, 2012 Valley View Regulatory Agreement between the Independent Cities Finance Authority and Augusta Communities LLC and the October 1, 2000 Valley View Regulatory Agreement contained provisions requiring a certain percentage of Valley View spaces be occupied by Low and Very Low Income Residents and that any space rent increases for Very Low and Low Income Residents be limited to the lesser of the amount specified in the Regulatory Agreements and the amount permitted by this Rent Decision; and
  11. Adopt a Motion finding that while Applicant did make some expenditures for capital improvements from 2012 through 2015 some of those capital improvements which involved maintenance of the electrical systems would be disallowed because of PUC preemption, some other expenses would be disallowed because they were used to improve Park owned mobilehomes and spaces, and any remaining claim for a Capital Improvement rent increase is rejected because Applicant did not follow the required procedures for obtaining such a rent increase; and
  12. Adopt a Motion authorizing the MRRC's Legal Counsel to prepare a written Resolution memorializing its findings and decisions.

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

City of Yucaipa  
Mobilehome Rent Review Commission Minutes  
Regular Meeting of February 3, 2020

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A Regular meeting of the Mobilehome Rent Review Commission of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California, on February 3, 2020 at 4:00 PM.

**PRESENT:** Jim Holbrook, Chairperson  
Brandy Gomez, Commissioner  
Caecilia Johns, Commissioner  
Bill Mecham, Commissioner  
Amy Greyson, Commission Attorney  
Jennifer Crawford, Rent Administrator

**ABSENT:** None

**CONVENE MOBILEHOME RENT REVIEW COMMISSION**

The meeting was opened with the Pledge of Allegiance led by Chairperson Holbrook.

**PUBLIC COMMENT**

Jo Sutt, Yucaipa, thanked the Commissioners for their service to the community, complimented Chairperson Holbrook on how well the last meeting was managed, and distributed a handout restating her concern with the section of the Ordinance that instructs residents to annually elect a resident representative. Ms. Sutt suggested that the Commissioners consider that the annual vote not be required if a resident representative is in place and is not challenged or consider setting a term limit.

Tony Slaick, YMRA Chairperson, thanked the Commissioners for their time and commitment to serving on the Commission and thanked Staff for initiating the pre-meeting to the Biennial Review with stakeholders, adding that the process was transparent.

**COMMISSION BUSINESS**

1. **SUBJECT:** COMMISSION REORGANIZATION.

**RECOMMENDATION:** That the Mobilehome Rent Review Commission choose one of its members as Chairperson and another of its members as Vice-Chairperson.

Chairperson Holbrook opened the floor for nominations for the position of Chairperson.

Commissioner Mecham nominated Commissioner Holbrook for the position of Chairperson.

**ACTION:** MOTION BY COMMISSIONER MECHAM, SECOND BY COMMISSIONER GOMEZ, CARRIED 3-0-0-1 (COMMISSIONER HOLBROOK

City of Yucaipa  
Mobilehome Rent Review Commission Minutes  
Regular Meeting of February 3, 2020

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**ABSTAINED), TO NOMINATE COMMISSIONER HOLBROOK AS CHAIRPERSON.**

Chairperson Holbrook opened the floor for nominations for the position of Vice-Chairperson.

Commissioner Johns nominated Commissioner Gomez for the position of Vice-Chairperson.

Commissioner Gomez nominated Commissioner Johns for the position of Vice-Chairperson.

**ACTION: MOTION BY COMMISSIONER JOHNS, SECOND BY COMMISSIONER HOLBROOK, CARRIED 3-0-0-1 (COMMISSIONER GOMEZ ABSTAINED), TO NOMINATE COMMISSIONER GOMEZ AS VICE-CHAIRPERSON.**

**DISCUSSION AND ACTION**

2. **SUBJECT: RECEIVE AND FILE MOBILEHOME RENT REVIEW COMMISSION MINUTES OF JANUARY 15, 2020**

**RECOMMENDATION:** That the Mobilehome Rent Review Commission receive and file Commission Minutes of January 15, 2020.

**ACTION: MOTION BY COMMISSIONER MECHAM, SECOND BY COMMISSIONER JOHNS, CARRIED 4-0, TO RECEIVE AND FILE MOBILEHOME RENT REVIEW COMMISSION MINUTES OF JANUARY 15, 2020.**

**ADJOURNMENT**

The meeting adjourned.

ATTEST:

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Chairperson

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Jennifer Crawford  
Rent Administrator/City Clerk

APPROVED AT THE MEETING OF:

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**CITY OF YUCAIPA  
AGENDA REPORT**

**TO:** Mobilehome Rent Review Commissioners

**FROM:** Jennifer Crawford, Rent Administrator  
Don Lincoln, City Staff Attorney

**FOR:** Mobilehome Rent Review Meeting of July 28, 2020

**SUBJECT:** Valley View Mobilehome Park MNOI/Fair Return Application

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**RECOMMENDATION:**

The Mobilehome Rent Review Commission (MRRC) should conduct a Public Hearing and:

1. Adopt a Motion finding that Valley View Mobilehome Park (“Applicant”) did not meet its burden of proof to support its claim that its 1987 space rents should be adjusted to \$190 per month, finding that the analysis of the Staff’s appraisal expert, James Brabant, MAI (“Brabant”), is more credible than the claims made by Applicant’s Appraiser, John Neet, MAI (“Neet”) and further finding that the Applicant’s 1987 average monthly space rents of \$144 while disproportionately low when compared to rents being charged in comparable parks in Yucaipa should instead be adjusted to \$173 per month; and
2. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim that it is entitled to a \$234.53 monthly space rent increase using the YMC §15.20 Maintenance of Net Operating Income (“MNOI”) approach, and finding that the analysis of the Staff’s expert, Kenneth K. Baar, PhD. (“Dr. Baar”) is more credible than the Applicant’s expert, Michael McCarthy, CPA (“McCarthy”), and further finding that Dr. Baar’s calculation of the required monthly space rent increase of \$37.88 using Mr. Brabant’s 1987 space rent adjustment and Dr. Baar’s adjustments to the income and expense items under the MNOI formula is consistent with Yucaipa Municipal Code (“YMC”) §15.20 and provides the Applicant with a fair return while not requiring the Residents to pay excessive rent; and
3. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim, that to be comparable, the Valley View space rents should be \$450 or \$500 per month per space, finding that Brabant’s analysis is more credible than the analysis made by Neet and find that to be comparable to the “rents being charged for spaces subject to the YMC in comparable mobilehome parks” the Valley View monthly space rents should be \$365, and therefore are \$48.52 per month per space below those of comparable spaces, and further finding that while Brabant’s comparable rent analysis could justify a slightly higher space rent increase as compared to Dr. Baar’s MNOI analysis (\$48.52 vs. \$37.88) the difference between the two is relatively small (\$10.64), and since they are within the same “range of rents,” the comparable rent approach does not justify a higher rent increase than the \$37.88 per month per space rent increase shown by the MNOI approach; and

4. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim that its proposed permanent monthly space rent increase of \$150 is below the amount properly established by the use of the MNOI methodology and/or properly established comparable rents. As pointed out above the \$150 rent increase exceeds both the monthly space rent increase of \$37.88 using Dr. Baar's Analysis under the MNOI formula and the \$48.52 monthly space rent increase using Brabant's comparable rent analysis; and
5. Adopt a Motion finding that the Applicant did not meet its burden of proof to support its claim that its proposed \$58.53 temporary space rent increase to pay off alleged prior unpaid management fees because there is no recovery of this type of claim unless there is a showing (not present nor alleged here) that this deficiency was due to a prior "miscalculation" in setting the Valley View space rent levels by the MRRC; and
6. Adopt a motion finding that Applicant did not meet its burden of proof to support its claim that it should recover past "Borrower Administrative Fees" because it had been operating at negative cash flow for 2013-2018 and instead finding that Anderson's analysis showed that even after paying not only debt service but also "Borrowers Administrative Fees" Applicant had Net Revenues for four of the six years, and the annual net revenue for all the six years totaled \$61,388 in Net Revenues. Applicant's claim that it is entitled to recover \$266,773 for Borrower's Administrative Fees not paid for that period has no basis in fact. Nothing in *Kavanau v. Santa Monica Rent Control Bd.*, 16 Cal 4<sup>th</sup> 761 (1997) authorizes Applicant to recover an alleged past unpaid Borrower Administrative Fees. Finally, Applicant's claim that these "unpaid past Borrower's Administrative Fees" are a current obligation of the Park has no basis; and
7. Adopt a Motion to grant an additional temporary rent increase in the amount of \$15.66 per month per space for a period of five years and at an interest rate of 7% per year based on the amortized cost to Valley View for preparing the application and participating in the hearing process in accord with Dr. Baar's analysis and report; and
8. Adopt a Motion granting the Residents of Valley View the option of paying the temporary rent increase representing the costs associated with the application and participating in the hearing process (\$790.75) in a lump sum without any payment of interest, rather than amortized over five years; and
9. Adopt a Motion finding that the temporary rent increases determined above, shall not be included in the Base Rent for the purposes of calculating any future rent adjustments and the amortized amount shall be identified as a separate line itemized on the monthly rent invoice; and
10. Adopt a Motion finding that both the July 1, 2012 Valley View Regulatory Agreement between the Independent Cities Finance Authority and Augusta Communities LLC and the October 1, 2000 Valley View Regulatory Agreement contained provisions requiring a certain percentage of Valley View spaces be occupied by Low and Very Low Income Residents and that any space rent increases for Very Low and Low Income Residents be limited to the lesser of the amount specified in the Regulatory Agreements and the amount permitted by this Rent Decision; and
11. Adopt a Motion finding that while Applicant did make some expenditures for capital improvements from 2012 through 2015 some of those capital improvements which involved

maintenance of the electrical systems would be disallowed because of PUC preemption, some other expenses would be disallowed because they were used to improve Park owned mobilehomes and spaces, and any remaining claim for a Capital Improvement rent increase is rejected because Applicant did not follow the required procedures for obtaining such a rent increase; and

12. Adopt a Motion authorizing the MRRC's Legal Counsel to prepare a written Resolution memorializing its findings and decisions.

**PURPOSE:**

Augusta Communities, LLC (Augusta or Applicant), a non-profit organization which owns the Valley View Mobilehome Park (Valley View) has applied for a space rent increase pursuant to the City's Rent Stabilization Ordinance/Yucaipa Municipal Code (YMC) §15.20. The requested rent increase is in addition to the annual adjustment based on the CPI increases, which Valley View has implemented pursuant to YMC §15.20.

**MOBILEHOME RENT STABILIZATION PROGRAM:**

YMC §15.20 was enacted by the City of Yucaipa in 1991. YMC §15.20 established a comprehensive scheme for the purpose of regulation of space rents in mobilehome parks and limits the rent increases that may be charged by park owners.

Under the terms of YMC §15.20.080(A) the rent for a mobilehome space may be increased every 12 months by the lesser of either 4% or 80% of the increase in the Consumer Price Index (CPI) during the preceding 12 months. YMC §15.20 covers any mobilehome park space that is on a month-to-month rental agreement. Exempted spaces include those subject to long-term leases which meet specified conditions and any new constructed spaces first held out for rent after January 1, 1990 are exempted from local rent regulation pursuant to the California Mobilehome Residency Law (MRL).

YMC §15.20 also allows a park owner to seek a rent increase on the grounds that it is required to permit a just and reasonable return. Just and reasonable return is defined as the base year net operating income (NOI) adjusted by an inflation factor. YMC §15.20.100(A) contains a presumption that the 1987 Base Year NOI provided a park owner with a fair return since space rents were unregulated in that year. Pursuant to YMC §15.20.100(B), that presumption may be rebutted and a base rent adjustment may be obtained on the basis that the base year rents were "disproportionately low". The guidelines for a maintenance of net operating income (MNOI), fair return on investment analysis and/or readjusted base year net operating income (NOI) are set forth in YMC §15.20.100(A), (B) and (C), and the Administrative Rules (Admin. R) §4.0003, §4.0004 and §4.0005, which is included in your packet under TABs K & L.

**DESCRIPTION OF VALLEY VIEW:**

Valley View was built in two phases, one in 1952 and the other in 1969. Valley View became subject to the YMC §15.20 in 1991. The current owner, Augusta Communities, LLC (Augusta or Applicant), purchased Valley View in 2000.

Valley View is located at 12995 6<sup>th</sup> Street, Yucaipa, California. According to the 2019 Annual Mobilehome Registration there are 75 spaces, 62 of these spaces are subject to rent control. In addition, there are also two other detached residences. There are no services and/or utilities included in the base rent in the park. Separately billed utilities and/or services include water, trash, gas, electric sewer, and city paramedic taxes.

Valley View is a senior park (55 years and above) located in a residential neighborhood. Valley View has a clubhouse that has a multi-purpose room, kitchen, lounge, billiard room (one table) and restrooms. There is also a swimming pool, two unmaintained shuffleboard courts and a laundry room. As stated in the Appraisal Review and Appraisal Report by City appraiser, Brabant, (TAB G p. 14):

*“This is an average quality park that was in average condition on the date of my most recent inspections in December 2019 and February 2020.”*

Photographs of the Park may be found in various sections of the Administrative Record (City Staff photographs (TAB B)), and Brabant’s photographs (TAB G pp. 10-12).

The 2019 space rents at Valley View ranged from \$274 to \$358 per month, with an average of \$316 per month (TAB G p. 14).

**MEET AND CONFER:**

Pursuant to YMC §15.20.100(E) and Admin R. §4.0006 the Applicant sought a rent adjustment based on the voluntary meet and confer process. The Applicant and Park Resident Representatives reached an agreement regarding the special Rent Adjustment. Residents from each rent-controlled space were provided with a confidential ballot to vote on the following:

“Rent will increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete the annual Resident Income Certification Form as required by Park Rules and Regulations 1) the \$85 per month increase will be phased in over three years through the use of rent credits that offset the increase in thirds, and 2) any CPI increase that is legally permitted under the ordinance will be credited to the resident’s account. The result is that current residents who complete the Resident Income Certification Form will have three equal increases of \$28.33 ( $\$85/3=\$28.33$ ) per month per year for three years.”

On October 15, 2019, the City Rent Administrator (RA) received the sealed confidential ballots, which were counted by the RA and Deputy RA. The final ballot count was as follows:

Total number of month-to-month spaces:	62
Total ballots submitted:	59
Total “yes” votes received:	28
Total “No” votes received:	34*

Percentage of votes **not in favor** of proposed Special Rent Adjustment: **55%**

Percentage of votes in favor of proposed Special Rent Adjustment: **45%**

\*The total 34 “No” votes are based on 31 ballots received with “No” votes; and 3 spaces were counted as “No” votes because the City did not receive ballots from 3 spaces.

On October 31, 2019, the RA received a Maintenance Special Rent Adjustment Application (Application) and filing fee in the amount of \$1,750. On November 4, 2019, the Park Resident Representatives requested a re-vote due to concerns raised by some residents and to continue the efforts to reach an agreement on the rent increase. The Applicant approved the re-vote and requested that the City delay the review of the Application for ten (10) days to provide the residents enough time to conduct a revote.

On November 13, 2019, the revote ballots were counted by the RA and Deputy RA. The final ballot count is as follows:

Total number of month-to-month spaces:	62
Total ballots submitted:	60
Total “yes” votes received:	30
Total “No” votes received:	32*

Percentage of votes **not in favor** of proposed Special Rent Adjustment: **52%**

Percentage of votes in favor of proposed Special Rent Adjustment: **48%**

\*The total 32 “No” votes are based on 30 ballots received with “No” votes; and 2 spaces were counted as “No” votes because the City did not receive ballots from 2 spaces.

The original vote and revote, did not meet the required consent of fifty-one percent (51%) of the regulated spaces, thus the proposed special adjustment was deemed disapproved by the residents of the regulated spaces as determined by the RA.

## **ANALYSIS OF THE PARK OWNER’S APPLICATION AND CLAIMS AND STAFF RESPONSE AND RECOMMENDATIONS:**

### **A. The MNOI Application**

Pursuant to the YMC §15.20.100, a park owner may seek a rent increase on the grounds that it is required to permit a just and reasonable return and maintains the base year’s NOI. Under the MNOI standard, a park owner is entitled to space rents which are adequate to cover operating cost increases since the base year and also adjust the base year NOI by a portion of the increase in the CPI.

YMC §15.20.100(B) provides the park owner with the opportunity to rebut the presumption that the park’s base year (1987) NOI provided it with a fair return. Pursuant to City of Yucaipa’s Admin. R §4.0004(A)(3) the base year rents may be adjusted where it is demonstrated that the base year rents were “disproportionately low” comparable to the rents of comparable parks. Admin. R §4.0004(A)(3) also provides that if the base year rents are adjusted the base year NOI may also be adjusted to reflect the increased imputed rental income.

### **B. Summary of the Park Owner’s 2019 Application**

The Valley View MNOI Application and supplemental documentation in support of the Park Owners' application is included in (TAB C). The documentation, including the explanation of materials by Applicant's Attorney, Mr. Mark D. Alpert, provides the basis for the application. The Application includes, the Valley View Rent Increase Application, Owner's Declaration and general park information, analysis of base year and current year income and expenses, a Real Estate Appraisal Report prepared by Mr. John P. Neet, MAI (Neet), based on his analysis of rents in comparable parks for both 1987 and 2019, and a computation by Michael E. McCarthy, CPA (McCarthy) of the additional rent required by a Maintenance of Net Operating Income (MNOI) Approach using both 100% CPI indexing and the CPI indexing set forth in YMC §15.20.100(A). The Application and explanatory material as finalized encompasses 1055 pages.

The information provided in the Application and the Neet analysis claim that the rents at Valley View were significantly below market when rent control was adopted, which has created a gap between rent controlled spaces in Valley View compared to other comparable parks.

On April 13, 2020, the Residents represented by Attorney Bruce E. Stanton, filed their Opposition which included a "Residents Pre-Hearing Brief" (TAB E pp 1-15) and an Application Review by their expert, Mr. Deane F. Sargent (Sargent) of PMC Financial Services (TAB E pp. 16-63).

On June 29, 2020, City Staff served all parties with copies of the Staff's Experts' Reports, including an Appraisal Review and Report by James Brabant, MAI (TAB G), an "Analysis of the Valley View Mobilehome Park Fair return Increase Application" by Dr. Kenneth K. Baar, PhD (TAB H); and a "Review of Historical Operating Revenues With regards to the Special Adjustment Application for Rent Increase submitted by Augusta Homes" by Doug Anderson of Urban Futures (TAB I).

The Application claims an entitlement to a space rent increase based on different methodologies (with differing results) as follows:

**1. Park Owner ("Applicant's") Claim #1 – A base rent adjustment should be made to Valley View's 1987 space rents (TAB C- Application)**

The Applicant claimed two grounds for a base rent adjustment (TAB C pp. 42-43).

First, the Applicant stated that "The rent during 1987 was disproportionately low when compared to rents being charged in comparable parks in 1987 in the City." (TAB C p. 42). In support of this claim Neet's report (TAB C pp. 342-362) concluded that the market rental value of the park spaces in 1987 was \$190 per month (TAB C p. 362). Neet apparently based his calculation on his comparative analysis involving 1987 reported space rents in four other City of Yucaipa Parks (Grandview East, Crafton Hills, Grandview West ME, and Yucaipa Valley MHP) (TAB C pp. 361-362). Neet also included space rent data from the subject park which indicated that in 1987 the Valley View space rent had been \$144 per month (TAB C p. 361).

Applicant also stated as an additional ground for a base rent adjustment was that “The rent in 1987 was not sufficient to provide a just and reasonable return by providing evidence of the return actually earned by the park in 1987 and of the return earned by comparable parks in the City in 1987.” (TAB C p. 32) [**Applicant did not provide any support for this ground.**]

**Residents’ Response Regarding Claim #1:**

The Residents argued that the theory of a “base year rent adjustment” is based on the case of *Vega v. City of West Hollywood* (1990) 223 Cal. App. 3d 1342, and in each of the cases applying *Vega* the parkowner provided data of the actual rents for the comparable properties, here instead the Park Owner’s expert (Neet) projected base year rents for comparable parks, which is speculative and flawed. (TAB E pp. 7-8), see also comment by Sargent (TAB E p. 22))

**Applicant’s Rebuttal to Residents’ Regarding Claim #1:**

Applicant pointed out that the Residents did not offer any qualified expert opinion regarding what the market rents would have been in the base year and argued that Neet relied only on Yucaipa parks for his base year analysis (TAB C pp. 1009-1010).

**YMC §15.20 & Rules Section Pertaining to Applicant Claim**

- YMC §15.20.100(B)
- Admin R. §§4.0003(B) and 4.0004(A)(3), 4.0004(B)

**Staff Expert’s Conclusion Regarding Claim #1:**

City Expert - Brabant’s Analysis (TAB G p.15) of Neet’s 1987 Report:

To determine space rental values and comparable parks to Valley View, as of 1987, the City retained Brabant to conduct another rental analysis. Brabant pointed out that Neet’s 1987 analysis focused on four of the Yucaipa parks that had space rent ranges from \$165 to \$200 per month. Of these three (Grandview East, Grandview West ME, and Yucaipa Valley MHP) had 1987 rents ranging from \$165 to \$175 per month. However, in reaching his \$190 opinion Neet appeared to focus primarily on comparable 4 (Crafton Hills), which is a superior park, and had rent of \$200 per month. Brabant concluded that Neet’s opinion of the market rental value of \$190 for the mobilehome spaces in Valley View as of the base year 1987 was overstated.

City Expert - Brabant’s 1987 Rental Value Analysis (TAB G pp.18-20):

Brabant analyzed the 1987 space rent of seven Yucaipa parks, which were comparable to Valley View in 1987 (Avalon Mobile Estates, Bel-Aire Mobile Estates, Bonanza Mobile Estates, Grandview East, Patrician Park, Crafton Hills Mobile Home Park, and Crestview I Mobile Home Park). These parks had 1987 monthly rents ranging from \$153-\$200 (TAB

G p. 18) with the overall average rent of the seven comparable parks at \$173 per month (TAB G p. 20). After consideration of all of the comparable rental data, Brabant concluded that a reasonable range for rental value of spaces in Valley View, was \$173 per month as of the base year 1987. Since the 1987 monthly space rents at Valley View averaged \$144, Brabant concluded that the 1987 Valley View rents were disproportionately low when compared to the rents being charged at comparable parks in Yucaipa. He concluded that the average rent value of space in Valley View, in the year 1987, was \$173 per month, which is \$29 above the monthly space rent at that time (TAB G p. 20).

**Applicant’s Rebuttal to Staff Expert’s Conclusions regarding Claim #1**

Neet criticized Brabant’s analysis as not giving appropriate weight to park density and site size and led to a more conservative indication than might otherwise be the case. (TAB C pp. 1049-1050.)

**Staff comment on Applicant’s Rebuttal:**

Nothing in Applicant’s Rebuttal substantially undercuts Brabant’s analysis. In fact, Neet agreed with Brabant, that Crafton Hills, which Neet primarily relied upon for his \$190 figure, is a “superior” park.

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**Staff recommends that the MRRC make the following Findings in Regard to Claim #1:**

The Applicant did not meet its burden of proof to support its claim that the Valley View’s 1987 space rents should be adjusted to \$190 per month. The MRRC finds that Brabant’s analysis is more credible than the claims made by Neet and that since the Valley View’s 1987 average monthly space rents of \$144 were disproportionately low when compared to the rents being charged at comparable parks in Yucaipa, Valley View’s 1987 base year rents should be adjusted upward by \$29 per month to \$173 per month.

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**2. Applicant’s Claim #2 – Applicant is entitled to a monthly space rent increase of \$234.53 using the adjusted 1987 base year rent and the YMC’s MNOI methodology (TAB C - Application)**

The Applicant claims that applying the MNOI methodology under the YMC and using an adjusted 1987 base year NOI (based on Neet’s 1987 base year rent increase to \$190 per month per space) mandates a per space rent increase of \$234.53.

In order to calculate the 1987 base year NOI, the first step was to determine the 1987 base year income. Rather than base it upon actual base year rents, which were \$144 per month per space, the Applicant relied upon Neet’s Report, which estimated that “market rent” for the Park in 1987 was \$190 per month per space (TAB C p. 362).

Applicant expert McCarthy then multiplied \$190 times 75 spaces times 12 months plus \$233 for RV storage to reach a 1987 Park income of \$171,233 (TAB C p. 1001). McCarthy then proceeded to calculate the 1987 base year operating expenses. Initially he took certain expenses (\$67,494) from a 1987 Park Profit and Loss Statement (TAB C p. 154) and then made certain adjustments to other expenses. For example, although the actual 1987 property taxes were \$5,940 (TAB C p. 154), McCarthy recalculated the 1987 property taxes at \$2,113 as if the Park had been a non-profit in 1987. McCarthy also adjusted the utility (gas and electric) expenses to reflect his opinion as to the “common area” expenses and calculated the base year water cost (TAB C p. 1002) to reach his adjusted base year operating expenses of \$84,345 (TAB C p. 1002). Subtracting \$84,345 from \$171,233 resulted in his base year NOI calculation of \$86,888 (TAB C p. 1003). Indexing that NOI to 2019 (based on the percentages set forth in the YMC<sup>1</sup>) resulted in a calculated current NOI entitlement of \$167,581 (TAB C p. 1003). Subtracting McCarthy’s calculation of the 2019 NOI of -\$45,493 (TAB C p. 1003) from the NOI entitlement of \$167,581 left a shortfall of \$211,074. McCarthy claimed that number divided by 75 spaces over 12 months justified a \$234.53 monthly space rent increase (TAB C p. 1003).

### **Residents’ Response Regarding Claim #2:**

The Residents argued that the reported 1987 income and expenses should have been used instead of imputed numbers (TAB E p. 15). The Residents argued that if Base Year income is adjusted upward for the purposes of the MNOI analysis on based of comparable Base Year rents, then Base Year operating expense should also be adjusted upward (TAB E p. 4).

The Residents also argued that in calculating Current Year (2018) income McCarthy fails to include the rental income from the park-owned homes. (TAB E p. 9) See also, Sargent Report noting that in 2018 the Applicant received approximately \$119,190 in income from those homes, and an unaudited 2019 Financial Report shows \$126,620 in “Other Rental Income.” (TAB E pp. 20-22).

Residents’ Expert Sargent also claimed that in the past the Applicant had made profits from Park utilities due to the difference between the amount it collected from the Residents and the amount it paid to the service providers (TAB E pp. 23). Sargent also claimed that it was improper to charge the Residents with Overhead Fees, Administrative Fees and Bond Interest (TAB E pp. 24-25). Sargent also claimed that with appropriate income and expense deductions, the Applicant actually was collecting \$31.34 more per space per month than the Ordinance would permit (TAB E p. 29, see also (TAB E pp. 42-44)).

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<sup>1</sup> Under YMC § 15.20.100(A), the park owner is entitled to have its base year NOI adjusted by 66.67% of the CPI increase from 1987 to October 1996 and 80% of the CPI increase from October 1996 to present. McCarthy also made calculations adjusting his calculation of 1987 base year NOI by 100% of the CPI increase from 1987 to present (TAB C p. 1001). Applying that CPI increase percentage to the base year NOI resulted in a monthly space rent increase of \$268.51 (TAB C p. 1003). **Apparently recognizing that there is no basis under YMC §15.20 for a rent increase based on 100% of the percentage increase in the CPI in an MNOI formula the Applicant never requested a \$268.51 monthly space rent increase.**

**Applicant’s Rebuttal to Residents’ Regarding Claim #2:**

Applicant argued that there is no basis for a “market” adjustment of base year expenses. There was no showing that the Park’s base year expenses were below market (TAB C p. 1011, see also McCarthy Response (TAB C p. 1023)). Applicant also claimed that the rental income from park owned homes is excluded from the calculation of space rent under the Ordinance and Admin R. (TAB C pp. 1006-1008, see also McCarthy Response (TAB C p. 1023)). Applicant argued that in calculating rental income the Residents double-counted the space rent from the Park’s rental homes and improperly included \$14,088 in utility income which is excluded from rent review because it is subject to PUC regulation (TAB C pp. 1006-1009, see also McCarthy Response (TAB C p. 1023-1024)).

Applicant also claimed that contrary to the Residents’ implication that any financial problems were due to the 2012 Bond financing, in fact the 2012 financing reduced costs and provided needed capital (TAB C pp. 1005-1006, see also Declaration of Suzanne Taylor (TAB C pp. 1017-1018)). Applicant also argued that its overhead fees, administrative fee, and bond interest were proper and necessary to allow the park to successfully operate (TAB C pp. 1011-1014).

**YMC §15.20 & Rules Section Pertaining to Applicant Claim #2**

- ❑ YMC §15.20.100
- ❑ Admin R. §4.0003

**Staff Expert’s Conclusion Regarding Applicant Claim #2:**

City expert, Dr. Baar in his report (TAB H) made several adjustments to both the base year and current income and operating expenses set forth by Applicant.

Dr. Baar’s total income and expense adjustments to the base year and the current year were as follows:

(1) Using the Comparable Park Base Rent of \$173 determined by Brabant the Park’s Base Year Rental Income (which was approximately \$129,833 (\$144 average monthly rent x 75 spaces x12 months plus \$233)) was increased by \$26,100 (\$29 x 75 x 12) to reach a revised Base Year Rental Income of \$155,933 (TAB H p. 17).

(2) Base Year Operating Expenses were decreased by \$4,406 (\$992 + 3,414 to reflect that two items classified in the Park’s 1987 Profit and Loss Statement (TAB C p. 154) as “WMA (western mobilehome ass’n dues)” and “convention +seminars (WMA)” were not proper Operating Expenses. Dr. Baar pointed, out that the disallowance of these claimed Operating Expenses actually benefited the Applicant since it resulted in an increased base year NOI. (TAB H p. 21) Dr. Baar also included a base year housing expense (which was not shown in the 1987 Profit and Loss Statement) by using the change in CPI from 1987 to make a downward adjustment in the current year’s \$9,903 housing cost to add a \$4,343 housing expense to the 1987 base year expenses. (TAB

H pp. 20-21). In addition, Dr. Baar refused to modify the Park's reported 1987 property taxes of \$5,940, finding no justification for Applicant's claim that the 1987 property taxes should be adjusted as if the property were owned by a non-profit in that year (TAB H p. 18). As result Dr. Baar's adjusted base year Operating Expenses were \$88,110 (TAB H p. 23).

(3) Dr. Baar also considered but rejected the Residents' argument that base year operating expenses should be adjusted upward on the basis of the comparability claim, because he concluded that under either Neet's or Brabant's base rent adjustments the resulting operating expense ratios would not be below average by industry standards (TAB H p. 22).

(4) In regard to Current Year Income Dr. Baar primarily used the average space rent of spaces which are subject to rent control in order to project the rents from the exempt spaces. Using this approach, the space rental income was \$284,832 (\$316.48 x 75 spaces x 12 months) (Tab H p. 25). To reach a total Current Year Income Dr. Baar included some miscellaneous income (as shown on Applicant's spreadsheet (TAB C p. 1001)) to reach a total of \$291,220. (TAB H p. 41). Dr. Baar also considered but rejected the Residents' position that the revenue from Park Owned homes should be taken into account because he concluded that his approach was consistent with the intent of the Ordinance and was also consistent with prior analyses that he had done for the City of Yucaipa (TAB H pp. 25-26).

(5) Dr. Baar made several adjustments to Current Year Operating Expenses (TAB H pp. 26-41). Dr. Baar disallowed Applicant's claim for one-third of the bond interest (\$41,965) as an Operating Expense pointing out that Admin R. § 4.0003(D)(4)(a) states that Operating Expenses shall not include "debt service." (TAB H p. 29). Dr. Baar also pointed out that several California cases have upheld such exclusions of debt service in setting rents. (TAB H pp. 29-30, and Appendix K "Judicial Precedent Re: Exclusion of Debt Service in Fair Return Cases"). Dr. Baar also disallowed Applicant's claim for "Borrower Administrative Fees" (\$45,762) as an Operating Expense pointing out (1) that when the Park was purchased in 2000, it was represented to the City and Residents that the projected space rents would not exceed what the rents would have been absent a non-profit organization and the inclusion of such fees as an Operating Expense would result in justifying rents which would exceed those of a non-profit organization, and (2) when the Park was purchased in 2000 and refinanced in 2012 the loan agreement and indenture agreement excluded such expenses from the definition of "operating expenses" (TAB H pp. 33-34). Dr. Baar also disallowed Applicant's claim for "Recovery-Unpaid Overhead Fees" (\$52,680) as an Operating Expense pointing out that not only was this item claimed separately as an addition to its inclusion in the MNOI claim, but also because California cases have established that there is no recovery for this type of claim unless there is a showing (not present nor alleged here) that this deficiency was due to an "agency miscalculation" (TAB H p. 35). Dr. Baar also did not include as an Operating Expense \$3,406 for "accounting," since these fees were apparently bond related fees (TAB H p. 38). Finally, Dr. Baar excluded the \$1,006 claimed for "dues and subscriptions"

from Operating Expenses finding (as he had in connection with the 1987 Operating Expenses) that WMA expenses were not a proper Operating Expense (TAB H p. 39). The net result of these adjustments was to reduce the Operating Expenses claimed by the Applicant from \$334,203 to \$189,262 (TAB H p. 40).

(6) Dr. Baar then subtracted his adjusted Current Year Operating Expenses (\$189,262) from total Current Year Income (\$291,220) to reach his Current Year Net Operating Income (\$101,958) (TAB H p. 41).

(7) Based on the MNOI formula set forth in the Ordinance, Dr. Baar then calculated the percentage adjustment (100.6%) to be made to his Base Year Net Operating Income. (TAB H pp. 42-43). Dr. Baar then applying that percentage increase to the Base Year NOI and subtracting his calculation of the Current Year NOI calculated the shortfall which after dividing by 75 spaces and 12 months resulted in a monthly space rent increase of \$37.88 (based on Brabant’s \$29 monthly Base Year rent increase (\$173-\$144) rent adjustment) (TAB H pp. 44-45).

Dr. Baar also calculated what increase would be necessary if Neet’s s adjustments were made to the Base Year rent levels and Dr. Baar’s other adjustments were applied. Dr. Baar calculated that Neet’s \$46 monthly Base Year rent increase (\$190-\$144) estimate would (after indexing by the YMC’s formula) result in a monthly space rent increase of \$71.99 (TAB H pp. 44-45).

**MNOI CALCULATION PURSUANT TO YMC§15.20  
USING DR. BAAR’S ADJUSTMENTS TO INCOME AND EXPENSE  
AND BRABANT’S BASE YEAR RENT ADJUSTMENT**

**CPI INDEXING FACTOR = 100.6 (TAB H p. 43)**

**BASE YEAR (BY) NOI CALCULATION**

$$\frac{\$155,933}{\text{BY GI}} - \frac{\$88,110}{\text{BY OE}} = \frac{\$67,824}{\text{BY NOI}}$$

**CURRENT YEAR (CY) NOI CALCULATION**

$$\frac{\$291,220}{\text{CY GI}} - \frac{\$189,262}{\text{CY OE}} = \frac{\$101,958}{\text{CY NOI}}$$

**MONTHLY SPACE RENT ADJUSTMENT**

$$\frac{\$67,824}{\text{BY NOI}} \times \frac{100.6\%}{\text{CPI Increase}} = \frac{\$68,230}{\text{A}}$$

$$\begin{array}{rcl}
\frac{\$67,824}{\text{BY NOI}} & + & \frac{\$68,230}{\text{A}} = \frac{\$136,054}{\text{CY NOI Entitlement}} \\
\frac{\$136,054}{\text{CY NOI Entitlement}} & - & \frac{\$101,958}{\text{CY NOI}} = \frac{\$34,096}{\text{Park NOI Adjustment}} \\
\frac{\$34,096}{\text{Park NOI Adjustment}} & / & \frac{75}{\text{Number of Spaces}} / \frac{12}{\text{Number of Months}} = \frac{\$37.88}{\text{Monthly Rent Adjustment Per Space}}
\end{array}$$

**Applicant’s Rebuttal to Staff Expert’s Conclusions regarding Claim #2**

Applicant’s Rebuttal Brief argues that Dr. Baar’s MNOI analysis improperly excludes (1) the Borrower’s Administration Fees (TAB C pp. 1025-1032), (2) Bond Payments (TAB C pp. 1033-1035), and (3) Accounting related fees of \$3,406 (TAB C p. 1037). In addition, the Rebuttal Brief (apparently admitting that it had previously been double counted) stated that the prior year’s Borrower Administrative Fees should be allowed as a permanent increase under either the MNOI standard or be the basis for a temporary rent increase, but not both (TAB C p. 1038). However, a subsequent part of the Rebuttal went even further and indicated that the prior year’s Borrower Administrative Fees “have been deducted by the Park from the MNOI increase sought and requested as a separate temporary increase over the next five years.” (TAB C p. 1046).

Another part of the Rebuttal, the Declaration of Wesley Wolf, explains that the Borrower’s Administration Fee is a recognized expense of a nonprofit corporation (TAB C p. 1039).

Finally, the July 8, 2020 Comment on City Expert Reports (no author indicated - McCarthy?) (1) criticizes Anderson’s Urban Futures Report noting that while perhaps being useful in demonstrating compliance with the loan agreement it is not in accord with MNOI analysis because it includes the revenue from Park-owned units (TAB C p. 1044), (2) Criticizes Dr. Baar’s Report because it does not include bond interest and administrative fees in the MNOI analysis (TAB C pp. 1045-1046), and (3) argues that contrary to Dr. Baar’s statement that no cash flow analysis was provided, the MNOI analysis is a cash flow analysis (TAB C pp. 1046-1047).

**Staff comment on Applicant’s Rebuttal:**

Contrary to Applicant’s Rebuttal Brief, Dr. Baar does not exclude the Borrower’s Administration fee from the Park’s expenses. Instead he points out that these fees (which are ‘usual’ for a non-profit, but not usual for an ordinary Parkowner) should not be considered as “operating expenses” in an MNOI analysis, but instead, in accord with the bond financing structure, should be paid out of the ‘Net Operating Revenues’ remaining after both “MNOI operating expenses” and debt service are covered.

The Applicant claims that the Resident's support for the non-profit conversion was in association with a disclosure "from the beginning" of the existence of Borrower Administration Fees (TAB C p. 1027). In fact, what was disclosed in the spreadsheet in the Conversion Impact Report (TAB E H, Appendix C p. c-11 1027) was that Borrower Administration Fees would be covered out of "net operating revenues" (an equivalent of the term net operating income). Furthermore, the tax-exempt bond governing the loans to the Applicant which authorize the retention of Borrower Administration Fees by a non-profit owner provide that this expense is not considered as an "operating and maintenance" expense and instead is an expense to be covered out of net operating revenues (See excerpts from Bond Loan Agreement (TAB H, Appendix D))

The Project Advisor's (The Westridge Group's) report to the City Redevelopment Agency was clear. "Projected space rents for all spaces will not exceed what they would have been for a non-profit acquisition." (TAB H Appendix C p. c-9). The Applicant's attempts to discount such representations by its Project Advisor (e.g. "just a general observation" (Tab C p. 1027) are unavailing. Such representations were clearly important to both the City and the Residents in approving the Project.

The fact that the Residents were aware that "rent increases may be needed in the future" (TAB C pp.1027-1028) did not inform the Residents that notwithstanding the Project Advisors representations and the Bond conditions that remove Borrower Administration Fees from the category of operating expenses, the Applicant may claim these expenses as operating expenses and that such a claim may justify a rent increase under the City's rent ordinance that would be greater than the allowable increase if these costs were not considered operating expenses.

As Dr. Baar's analysis explains, the provision in the Administrative Rules for the exclusion of debt service from the definition of "operating expenses" under an MNOI approach is clear and unambiguous and is not discretionary. Exclusions of acquisition and refinancing debt service are longstanding under mobilehome park rent stabilization ordinances. They are supported by judicial precedent. The only allowances for interest (actual or imputed) are tied to allowances for the amortized capital improvement costs and other operating expenses that are required to be amortized (including application costs). Applicant's contention that this exclusion works in an irrational manner in the case of non-profit owners is a policy argument. Owners of for-profit parks may believe that it would be irrational to allow only non-profit owners to make a claim for debt service expenses.

The Applicant's contention that Dr. Baar's erroneously excluded \$3,406 in accounting fees for audits required from non-profits is incorrect. Again, Dr. Baar does not ignore that this cost exists, rather because this is a cost that occurs by virtue of the financing arrangements of the Applicant and appears to be a cost mandated by the debt service arrangement of the Applicant, it is not an operating cost, which should be considered in an MNOI analysis.

The Applicant's criticism of Anderson's Urban Futures Report on the grounds it is not in accord with MNOI analysis because it includes the revenue from Park-owned units is misplaced. Anderson's Report was not intended to be an MNOI analysis but rather to

investigate whether or not the Park's annual operating revenues had been able to cover its share of the annual Borrower Administrative Fees during the period 2013-2018. In fact, the report showed that during those years (after covering all expenses including its share of the Borrower Administrative Fees) it had Net Revenues from 2015 through 2018 and total Net Revenues for the entire period 2013-2018 (TAB I p. 3 and Exhibit A).

The Applicant claims that Anderson miscalculated the Park's gross revenues by double counting the rents from park owned homes. However, the number (\$480,305) that Anderson used for the Park's gross income was the number set forth by the Applicant in its Spreadsheet (TAB C p. 1001, line 22 (Total Gross Income)). If there was an error in using that number, it was caused by Applicant.

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**Staff recommends that the MRRC make the following Findings in Regard to Applicant Claim #2:**

The Applicant did not meet its burden of proof to support its claim that it is entitled to a \$234.53 monthly space rent increase using the YMC §15.20 MNOI. The MRRC finds that Dr. Baar's analysis is more credible than McCarthy's and finds that Dr. Baar's calculation of the required monthly space rent increase of \$37.88 using Brabant's adjustment to the Base Year rents and Dr. Baar's adjustments to income and expense items under the MNOI formula is consistent with YMC §15.20 and provides the Applicant with a fair return while not requiring the Residents to pay excessive rent.

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**3. Applicant's Claim #3 - A Comparable Rent Approach Would Justify Monthly Space Rents of \$450 to \$500 per month (TAB C - Application)**

Neet's Report also contained his opinion that the market rental value of the spaces at the Park, as of January 1, 2019 was \$500 per month, and his opinion that the "controlled market rent," as of the same date, was \$450 per month. These conclusions were reached after comparative analyses that involved a consideration of 2019 rents at four comparable parks in Yucaipa, and two comparable parks in Beaumont (TAB C pp. 358-361).

**Residents' Response Regarding Claim #3:**

The Residents argued that two of Neet's parks were not in Yucaipa, were much larger parks, and had the highest rental values and should be deleted from the analysis (TAB E p. 6). The Residents also argued that two of the four Yucaipa parks chosen by Neet were much larger "all age" parks, and that a number of Yucaipa parks reported in the City's 2016 Rent Survey had average monthly rents of under \$300, and a number of other parks were in the low to mid-\$300 range (TAB E pp. 6-7). See also, Sargent Report commenting that the Applicant is not "in the 'market rent' or 'controlled market rent' business." (TAB E p. 27).

### **Applicant's Rebuttal to Residents' Regarding Claim #3**

Applicant did not specifically offer any rebuttal to Residents' response to Claim # 3. However, it had pointed out in response to Claim #1 that Residents did not offer any qualified expert opinion regarding comparable rents (TAB C pp. 1009-1010).

### **YMC §15.20 & Rules Sections Pertaining to Applicant Claim #3**

- YMC §15.20.100(C)
- Admin R. §§4.0004(B); 4.0005(B)(1), 4.0005(C)

### **Staff Expert's Conclusion Regarding Applicant Claim #3:**

#### **City Expert - Brabant's Analysis (TAB G pp.15-16) of Neet's Report**

Neet's comparable rent analysis included two parks in Banning with average rents of \$595 and \$506. Neet's utilization of parks located in Banning is inconsistent with Admin. R §4.0004(B), which describes a "comparable park" as being in the City of Yucaipa. In addition, Neet uses Yucaipa Valley Mobile Home park in Yucaipa as one of his comparable parks. Yucaipa Valley is a 104 space park, with 85 of the 104 spaces on long term leases which are not subject to rent control and have much higher rents (average \$545) than the 19 spaces (average \$355) which are subject to rent control, and therefor has an overall average monthly rent of \$507.05. Neet's utilization of Yucaipa Valley MHP is also inconsistent with Admin. R §4.0004(B), which describes a "comparable park" as being in the City of Yucaipa **and subject to the YMC**. Furthermore, while the other three Yucaipa parks (Grandview East, Crafton Hills and Grandview West) have average monthly rents of \$383, \$357 and \$368, Neet primarily focuses not on the average rent at those parks but rather on the "high rents" in each of those parks which were \$494, \$408, and \$405. Therefore, Neet's opinion of "market rent" at \$500 should be rejected.

Neet's analysis of "controlled market rent" was based on a comparable analysis of the rents at four parks in Yucaipa. In addition, to the above issues relating to Neet's comparable park analysis, there is no such thing as "controlled market rent" in appraisal terminology and it is inconsistent with Yucaipa's Rent Ordinance. Consequently, the MRRC should disregard Neet's opinion of "controlled market rent."

#### **City Expert - Brabant's Rental Value Analysis (TAB G pp.21-24)**

Brabant analyzed seven comparable parks located in Yucaipa (Avalon Mobile Estates, Bel-Aire Mobile Estates, Bonanza Mobile Estates, Grandview East, Patrician Park, Crafton Hills, and Crestview I Mobile Home Park), and concluded based on that analysis of comparable parks located in the City of Yucaipa, and subject to the YMC, that the average rental value of spaces at Valley View, should be \$365 per month. This is an average increase of \$49 per month above the actual space rent levels of \$316 at Valley View.

In his report Brabant opined that the fact that three of his comparable parks (Grandview East, Bel Aire, and Crafton Hills) had been converted to family parks (all-age) did not

disqualify them from being considered as comparable parks under the City's Admin R. (TAB G pp. 22-23).

**Applicant's Rebuttal to Staff Expert's Conclusions regarding Claim #3**

Neet criticized Brabant's analysis as not giving appropriate weight to park density and site size. In addition, Neet also argued that Brabant had "no authority" for not including in his computations the rent levels of long-term leases which are exempt from rent control. Neet also reiterated his reliance on the need to take into account both "market rents" and "controlled market rent" ((TAB C pp. 1051-1054), see also, Applicant's argument that excluding rents from leased spaces violates established law, citing *H.N. & Frances C. Berger Foundation v City of Escondido*, 127 Cal. App. 4<sup>th</sup> 1, 13 (2003) (TAB C pp.1036-1037)).

**Staff comment on Applicant's Rebuttal:**

Nothing in Applicant's Rebuttal substantially undercuts Brabant's analysis. Applicant's criticism of Brabant's failure to include exempt long-term lease rent values in his comparable rent approach is based on a misinterpretation of the Yucaipa Ordinance and Regulations. YMC section 15.20.030(B) provides: "The rent regulation provisions of this chapter shall not apply to any space while that space is subject to a lease which exempts that space from rent regulation pursuant to the California Mobilehome Residency Law, Civil Code Section 798 et seq." Admin R. Section 4.0005 (B) further provides: "B. Relevant Evidence. The Commission shall consider all relevant evidence, including, but not limited to 1. The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa." Fairly read, this language seems to require that to be considered in a comparable rent analysis (1) "spaces must be subject to the YMC" (that is have space rents subject to the rent control ordinance) and (2) also must be located in "in comparable parks subject to the YMC in the City of Yucaipa." All of the parks that Brabant used were subject to the YMC, however three of them had leased spaces which were "exempt" and therefore not subject to the YMC and therefore the rents on those spaces were not included in Brabant's calculations.

In contrast, in *H.N. & Frances C. Berger Foundation v City of Escondido*, 127 Cal. App. 4<sup>th</sup> 1, 13 (2003), a different Ordinance was involved which permitted the Escondido Rent Board to consider as a factor - "The rent lawfully charged for comparable mobilehome spaces in the City of Escondido." Escondido Municipal Code section 29-104 (C)(2). Applying such a different definition, Brabant's comparable rent analysis in that case included the long-term lease rents and advised the Board that his \$40 comparable rents increase figure was based on "what I believe to be all of the lawfully charged rents at comparable parks." It was in that context that the Court upheld Brabant's position stating; "Given the plain language of the Ordinance, we cannot say the voters who approved the rent control scheme intended to exclude non-controlled rents from a comparability study. For comparability, the mobilehome park spaces must be comparable, not the manner in which rents are set."

Neet's statement that Brabant did not use the exempt lease rent data "because it leads to a higher conclusion" is false. Brabant's table (TAB G p. 21) also shows the total average space rents including the exempt space rents for all his parks. While some of the parks with exempt spaces have higher total average rents, one had lower total average rents. In fact, the overall total average space rents of all seven comparable parks is \$363 per month, which is the same as the \$363 average of the spaces with controlled rents. Of course, the issue is not what the averages total but what is consistent with the Ordinance.

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**Staff recommends that the MRRC make the following Findings regarding Applicant Claim #3:**

The Park Owner did not meet its burden of proof to support its claim, that to be comparable, the Valley View space rents should be \$450 or \$500 per month per space. The MRRC finds that Brabant's analysis is more credible than the claims made by Neet and shows that the Valley View monthly space rents should be \$365, and therefore at the current average monthly rent of \$316.48 are \$48.52 per month per space below those of comparable spaces. While Brabant's comparable rent analysis could justify a slightly higher rent increase as compared to Dr. Baar's MNOI analysis (\$48.52 vs. \$37.88) the difference between the two is relatively small (a little over \$10). Since they are within the same "range of rents" the comparable rent approach does not justify a higher rent increase than that shown by the MNOI approach.

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**4. Applicant's Claim #4 – Although using the MNOI methodology, Applicant is entitled to a monthly space rent increase of \$234.53, since a \$150 rent increase would put rents roughly in the \$450-month range of comparable "controlled rents," Applicant would conditionally waive any permanent monthly rent increase which exceeds \$150. (TAB C - Application)**

In a Memorandum accompanying its Application the Applicant indicated that while using the MNOI methodology it was entitled to a monthly space rent increase of \$234.53 and fair market rents would be \$500 per month, since a \$150 rent increase would put rents roughly in the \$450 month range of comparable "controlled rents," Applicant would conditionally waive its right to receive a permanent space rent increase in excess of \$150 per space per month. Applicant's letter also stated that its acceptance of the \$150 monthly space rent increase would not constitute a stipulation or agreement that the \$150 rent increase would constitute a "fair return" or not violate Fifth Amendment protections in the United States Constitution against regulatory takings. Finally, Applicant's letter indicated that its waiver would be withdrawn if (1) Valley View received a permanent space rent increase of less than \$150, or (2) The Valley View residents appeal or institute a legal challenge of any granted space rent increase, or (3) Valley View is unable to implement any part of the approved space rent increase (TAB C p. 994).

**Residents' Response Regarding Claim #4:**

The Residents did not specifically address Applicant's conditional waiver if it received a monthly space rent increase which exceeds \$150, but instead argued that the Applicant is not entitled to any rent increase (TAB E p. 12, see also Sargent Report (TAB E pp. 17, 30)).

**Applicant's Rebuttal to Residents' Regarding Claim #4**

Since the Residents did not specifically address Applicant's conditional waiver concerning its \$150 rent offer, the Applicant filed no response on that issue.

**YMC §15.20 & Rules Section Pertaining to Applicant Claim**

- YMC §§15.20.100(A), 15.20.100(B)
- Admin R. §4.0003, 4.0004, 4.0005

**Staff Expert's Conclusion Regarding Claim #4:**

As explained in Dr. Baar's report, a properly applied MNOI approach under the terms of the City's Ordinance and Admin R. would not justify a \$150 monthly space rent increase but rather only \$37.88 using the comparable base year rent projected by Brabant or \$71.99 using market base year space rent projected by Neet (TAB H pp. 44-45). As also explained in Mr. Brabant's Report (TAB G p. 23) a properly applied comparable rent analysis under the terms of the City's Ordinance and Admin R. would not justify space rents at \$450 per month but rather at \$365, justifying a monthly space rent increase of only \$48.52.

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**Staff recommends that the MRRC make the following Findings in Regard to Claim #4:**

Since under both Mr. Brabant's and Dr. Baar's reports and analyses Applicant is not entitled to a monthly rent increase in excess of \$150 per month per space, Applicant's conditional waiver of any rent increase over that amount is meaningless and therefore should be rejected. In addition, Applicant's statement that it is not agreeing that a \$150 space rent increase would constitute a "fair return" or not be a "taking" appears to make its offer "illusory."

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**5. Applicant's Claim #5 – Applicant is entitled to a temporary monthly space rent increase of \$58.33 for six years in order to repay the last five years of unpaid Corporate Overhead Fees (TAB C - Application)**

In a Memorandum accompanying its Application (TAB C p.1000) the Applicant claimed that it had been operating at a negative cash flow for five years and had therefore been unable to pay all contracted management expenses. The Applicant claimed that over the

past six years these unpaid corporate fees have totaled \$266,773. Applicant therefore requested a temporary increase of \$58.53 per space per month for six years to repay this debt, including interest. Applicant cited as support various California cases, which indicated that ordinances which result in confiscatory rents must allow a mechanism to adjust future rents to compensate for prior rent ceilings which were too low.

**Residents’ Response Regarding Claim #5:**

The Residents argued under the Ordinance there is no basis for recovering unpaid expenses from prior years, and Applicant should have addressed any such expense in prior years. (TAB E p.10, see also, Sargent comments - Applicants are attempting to recover Overhead and Administrative Costs from 2012 to 2018 when no rent applications were deemed necessary to be filed by them (TAB E p. 25)). The Residents also argued that to the extent that there was a negative cash flow in prior years it may have been caused by the 2012 bond refunding program which Applicant had voluntarily elected to pursue (TAB E p.11). The Residents also argued that Applicant apparently admits that there is no Ordinance or Admin R. provision which would allow recovery under their theory and that the MRRC has no power to create new methodologies which currently do not exist (TAB E p.11).

**Applicant’s Rebuttal to Residents’ Regarding Claim #5**

The Applicant while admitting that no specific provision of the Ordinance or Admin R. allow for the recovery of its unpaid expense from prior years, cited *Galland v. City of Clovis*, 24 Cal App 4<sup>th</sup> 1003, 1021 (2001) as requiring rent increases to cover prior rent ceilings which were too low (TAB C pp. 1011-1012).

**YMC §15.20 & Rules Section Pertaining to Applicant Claim**

- YMC §§15.20.100(A), 15.20.100(C)
- Admin R. §4.0003, 4.0005

**Staff Expert’s Conclusion Regarding Claim #5:**

As explained above under Claim #2 above, Dr, Baar disallowed Applicant’s claim for “Borrower Administrative Fees” (\$45,762) as an Operating Expense pointing out (1) that when the Park was purchased in 2000, it was represented to the City and Residents that the projected space rents would not exceed what the rents would have been absent a non-profit organization and the inclusion of such fees as an Operating Expense would result in justifying rents which would exceed those of a non-profit organization, and (2) when the Park was purchased in 2000 and refinanced in 2012 the loan agreement and indenture agreement excluded such expenses from the definition of “operating expenses” (TAB H p. 33). As further explained by Dr. Baar (Tab H p. 36) Applicant’s Claim for a six year monthly rent increase of \$58.53 is a “double counting” of these same “Unpaid Overhead Fees” which apparently are included in the Applicant’s MNOI calculations which was disallowed and as such claims for such past expenses should also be rejected. Finally, Dr. Baar disallowed Applicant’s claim for “Recovery-Unpaid Overhead Fees (\$52,680) as an Operating Expense pointing out that in addition to ‘Overhead Fees’ not being a proper

Operating Expense California cases have established that there is no recovery for this type of claim unless there is a showing (not present nor alleged here) that this deficiency was due to an “agency miscalculation” (TAB H p. 36).

Addressing Applicant’s claim that it had been operating at a negative cash flow for five years and had therefore been unable to pay all contracted management expenses (TAB C pp. 996n.1,1000), Dr. Baar noted (1) Applicant had not actually submitted a Cash Flow calculation, (2) Cash Flow claims are based on a consideration of debt related costs which are not included under an MNOI Standard, and (3) the analysis of Staff Consultant, Douglas P. Anderson of Urban Futures concluded that the overall income from the Park (including the income from exempt spaces) had been adequate to cover the Borrowers Administrative fee from 2015 through 2018. (TAB H pp. 38, 53-57), see also Anderson’s Report - “Review of Historical Operating Revenues with regards to the Special Adjustment Application for Rent Increase submitted by Augusta Homes” (TAB I p. 3) and attached Exhibit A - “Valley View Historical Net Operating Revenues - 2013-2018”).

Finally, Dr. Baar indicated that to the extent that a cash flow analysis was considered in determining rent levels Applicant had overstated the percentage of the debt service applicable to Valley View, since rather than 15% of the debt service, 7% was more consistent with prior financial reports and appraisals (TAB H pp.58-59).

**Applicant’s Rebuttal to Staff Expert’s Conclusions regarding Claim #5**

Applicant’s Rebuttal Brief argues that it is undisputed that from 2013 to 2018 the Applicant could not pay its Borrower Administrative Fees (TAB C pp. 1030). In addition, the Rebuttal Brief (apparently admitting that it had previously been double counted) stated that the prior year’s Borrower Administrative Fees should be allowed as a permanent increase under either the MNOI standard or be the basis for a temporary rent increase, but not both (TAB C p. 1038). However, a subsequent part of the Rebuttal went even further and indicated that the prior year’s Borrower Administrative Fees “have been deducted by the Park from the MNOI increase sought and requested as a separate temporary increase over the next five years.” (TAB C p. 1046). [Previously, the Applicant had sought a temporary increase of \$58.53 per space per month (which included interest) for a six-year period in order to repay an alleged \$266,773 in unpaid Borrower Administrative Fees.]

Applicant’s Rebuttal Brief also argues that Dr. Baar was wrong in interpreting *Kavanau v. Santa Monica Rent Control Bd.*, 16 Cal 4<sup>th</sup> 761 (1997) as preventing the recovery of the alleged past unpaid Borrower’s Administration Fees (TAB C pp. 1031-1032).

**Staff comment on Applicant’s Rebuttal:**

Contrary to Applicant’s Rebuttal Brief it is not undisputed that from 2013 to 2018 the Applicant could not pay Borrower Administrative Fees. In fact, Anderson’s Urban Futures Report showed that even after paying not only debt service but also “Borrowers Administrative Fees” Applicant had Net Revenues in 2015-2018 for four of the six years. In addition, if one adds the annual net revenue for all the six years it totals \$61,388 in Net

Revenues. Even if one adopts Applicant's approach and subtracts the alleged "unregulated space rent" (as shown at TAB C p. 1047) the total (Cash Deficit) for that entire period after paying not only debt service but also "borrowers administrative fees" is only -\$75,994. Applicant's claim that it is entitled to recover \$266,773 for Borrower's Administrative Fees not paid for that period clearly has no basis in fact.

Finally, nothing in *Kavanau v. Santa Monica Rent Control Bd.*, 16 Cal 4<sup>th</sup> 761 (1997) authorizes Applicant to recover an alleged past unpaid Borrower Administrative Fees. Applicant's claim that it can somehow transform these alleged unpaid past Borrower's Administrative Fees (which it never sought through a rent increase application) into a current cost and a current obligation of the Park has no basis in law or fact.

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**Staff recommends that the MRRC make the following Findings regarding Claim #5:**

The Applicant did not meet its burden of proof to support its claim that its proposed \$58.53 temporary space rent increase to pay off alleged prior unpaid management fees because (1) these unpaid management fees are not a proper operating expense, (2) these fees were also claimed and disallowed under the separate MNOI Approach and (3) finally, there is no recovery of this type of retroactive claim unless there is a showing (not present nor alleged here) that this deficiency was due to a prior "miscalculation" in setting the Valley View space rent levels by the MRRC.

The MRRC should also reject Applicant's claim that it should recover past "Borrower Administrative fees" because it had been operating at negative cash flow for 2013-2018 instead finding (1) that Anderson's analysis showed that even after paying not only debt service but also "Borrowers Administrative Fees" Applicant had Net Revenues for four of the six years, and the annual net revenue for all the six years totaled \$61,388 in Net Revenues. Therefore, Applicant's claim that it is entitled to recover \$266,773 for Borrower's Administrative Fees not paid for that period has no basis in fact.

The MRRC should also find that nothing in *Kavanau v. Santa Monica Rent Control Bd.*, 16 Cal 4<sup>th</sup> 761 (1997) authorizes Applicant to recover an alleged past unpaid Borrower Administrative Fees. Applicant's claim that these "unpaid past fees" are a current obligation of the Park has no basis.

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**6. Applicant's Claim #6 – Applicant is entitled to a temporary monthly space rent increase to cover the costs the Application (TAB C- Application)**

In a Memorandum accompanying its Application, the Applicant estimated that it would expend \$67,043.86 in professional fees which included a hearing before the Rent MRRC (TAB C p. 999). It therefore requested a temporary five year rent increase of \$21.13 per space per month (Tab C p. 999).

**The costs claimed by the Applicant include the following:**

The Applicant’s professional service fees listed in the Application legal fees (Tab C p. 46, accounting fees (Tab C p. 54), and appraisal fees (Tab C p. 50) total \$66,043.86. Subsequently the Applicant amended its request to also include the application fee (TAB C pp. 988, 996).

Attorney’s fees for initial application and hearing attendance	\$	29,868.00
McCarthy, CPA Report for application and hearing attendance		29,225.86
John Neet, MAI for report for application and hearing attendance		6,950.00
Application fee		1,700
Total	\$	<u>67,043.86</u>

**Residents’ Response Regarding Claim #6:**

The Residents agreed that while there is authorization for the recovery of professional fees expended in pursuit of a rent increase, those fees must be “reasonable,” and the Park Owner must be the “prevailing party.” (TAB E p. 12). The Residents also reserved the right in post-hearing briefing to argue to what extent the Applicant had prevailed and to what extent the result obtained was related to the Applicant’s professional services (TAB E p. 12).

**Applicant’s Rebuttal to Residents’ Regarding Claim #6**

Applicant did not specifically offer any rebuttal to Residents’ response to Claim # 6.

**YMC §15.20 & Rules Section Pertaining to Applicant Claim**

- YMC §§15.20.100, 15.20.116
- Admin R. §§6.0001-6.0004

**Staff Expert’s Conclusion Regarding Claim #6:**

In his report (TAB H pp. 47-48) Dr. Baar indicated that consistent with *Galland v. Clovis*, 24 Cal.3d 1002, 1028 (2001), the Ordinance and Admin Rules indicate that an Applicant may recover the cost of the Application and the reasonable costs of professional services incurred in presenting a successful Rent Adjustment Application. After initially pointing out that the Applicant’s above total adds to \$67,743 not \$67,043 (TAB H p. 49), Dr. Baar pointed out that Applicant’s claim for \$29,225.86 in accounting fees was substantially above the amount claimed for such fees in prior cases and since the stated reason for the extra fees related to the non-profit and loan status of Applicant and Dr. Baar had already opined that the non-profit status of the Applicant should not be considered under the MNOI standard “this justification for the extra accounting costs would not be associated with a successful portion of the Applicant’s claim” and therefore should be rejected. (TAB H pp. 49-50). Dr. Baar also noted that in the 2017 Carriage Trade case the Applicant had claimed \$19,382 in accounting fees (which inflation adjusted would be approximately \$20,738 (TAB H pp. 47-48). In addition, Dr. Baar noted that the Application fee was \$1,750 rather than the \$1,700 figure used in Applicant’s calculation (TAB H p.50). Dr Baar then

indicated that if both those adjustments were made it would reduce Applicant's Cost claim from \$67,043 to \$59,306 (TAB H p. 50).

Dr. Baar also disagreed with the Applicant's claims that all the expenses should be allocated to the 62 spaces remaining under rent control, rather than all 75 of the Park spaces. Dr. Baar explained that to apply all costs to just the 62 regulated spaces would make opposition to a rent increase application prohibitively costly for the Residents and should not be adopted (TAB H pp. 50-51).

If the \$67,043 claimed by the Applicant for professional fees were approved by the MRRC and amortized over a five year period (60 months) at a 7 % interest rate, the monthly cost per space (if divided by the 75 park spaces) would be \$17.70 per space per month, rather than the \$21.13 claimed by the Applicant (TAB H p. 52).

If instead the adjusted amount of \$59,306 were approved by the MRRC and amortized over a five year period (60 months) at a 7% interest rate, the monthly cost per space (if divided by the 75 park spaces) would be \$15.66 per space per month, rather than the \$21.13 claimed by the Applicant (TAB H p. 52).

Dr. Baar also noted that pursuant to the Admin R. each park resident should have the option of paying off the temporary adjustment in one lump sum. If the MRRC approved the Applicant's \$67,043 claim, ( $\$67,043/75$ ) the lump sum payment would be \$894 without accrual of any interest (TAB H p. 52)

If instead the adjusted amount of \$59,306 were approved by the MRRC ( $\$59,306/75$ ), the lump sum payment would be \$790.75.



**Staff recommends that the MRRC make the following Findings in regard to the Park owner's application and rent hearing expenses:**

The MRRC finds that Applicant's appropriate Accounting Fee for this Application is \$21,038 rather than the claimed amount of \$29,225.86, and the appropriate Application Fee is \$1,750 rather than the claimed amount of \$1,700.

With the above adjustments, the MRRC finds that pursuant to *Galland v. City of Clovis*, 24 Cal.3d 1002 (2001), Admin R. §§6.0001-6.0004 and Dr. Baar's analysis, an additional \$15.66 monthly space rent increase for a five year period will assure that the Applicant is provided with a fair return.

The MRRC also finds that each park resident shall have the option of paying off both the Application and Hearing Costs in one lump sum, totaling \$790.75 without accrual of any further interest, at the option of each resident.

The MRRC also finds that the temporary rent increases determined above shall not be included in the Base Rent for the purposes of calculating any future rent adjustments and any amortized amount shall be identified as a separate line itemized on the monthly rent invoice.

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### C. Additional City Staff Recommendations:

#### 1. Rent Increase Must be Consistent with the Applicant's Regulatory Agreements

The July 1, 2012 Valley View Regulatory Agreement between the Independent Cities Finance Authority and Augusta Communities LLC provided in Section 5(1)(a)(i)(D) that the monthly rent charged for the paces required to be occupied by Very Low Income Residents and Low Income Residents would be subject to certain specific restrictions set forth in subsections (A) through (C) and that **“that rent increases for Very Low Income Residents and Low Income Residents will be limited to the lesser of the amount specified in (A) through (C) above, as applicable, and the amount permitted by the City of Yucaipa’s rent control ordinance. [Emphasis added]”** Similar language was in the October 1, 2000 Valley View Regulatory Agreement. See Dr. Baar’s Report (TAB H p.7) & City letter dated 2/25/20 (TAB D)

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#### **Staff recommends that the MRRC make the following Findings in regard to those two Regulatory Agreements:**

The MRRC finds that the July 1, 2012 Valley View Regulatory Agreement between the Independent Cities Finance Authority and Augusta Communities LLC and the October 1, 2000 Valley View Regulatory Agreement contained provisions requiring a certain percentage of Valley View spaces be occupied by Low and Very Low Income Residents and that any space rent increases for Very Low and Low Income Residents be limited to the lesser of the amount specified in the Regulatory Agreements and the amount permitted by this Rent Decision.

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#### 2. Impact of Applicant's Capital Improvements on Rent Increase

Dr. Baar noted that at the time of the application by Valley View for approval of the Bond refinancing in 2012 and in this Application for a rent increase under the Ordinance, the Applicant indicated that it needed to secure additional loan funds through the 2012 bond refinancing in order to cover the costs of capital improvements. A portion of the 2012 bond loan was designated for capital improvements in Valley View (TAB H p. 60).

Dr. Baar also noted that the Applicant's submissions include a cost breakdown of \$74,852.53 for investments in "Infrastructure Health and Safety" that were undertaken from 2012 through 2015 (TAB H p. 60).

As Dr. Baar explained: In order to obtain a rent increase for a capital improvement the proposed improvements have to be presented to the Residents, prior to undertaking the work. Approval by a majority of the Residents is not required if the improvement is "necessary to protect the health and safety of the park." (Ordinance, Sec. 15.20.085(A) (1)) (TAB H p. 60).

As further noted by Dr. Baar, while some of the \$74, 852.53 in expenses involved maintenance of the electrical systems and therefor were probably preempted by the PUC and other expenses would probably be disallowed because they were used to improve Park owned mobilehomes and spaces, at least some portion of the \$74,852.53 might have justified a capital improvement rent increase but Applicant has lost that right because it did not follow the required procedures for obtaining such a rent increase (TAB H pp. 60-61).

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**Staff recommends that the MRRC make the following Findings in regard to Applicant's Expenditures for Capital Improvements:**

The MRRC finds that while Applicant did make some expenditures for capital improvements from 2012 through 2015 some of those capital improvements which involved maintenance of the electrical systems would be disallowed because of preemption and some other expenses would be disallowed because they were used to improve Park owned mobilehomes and spaces, and any remaining claim for a Capital Improvement rent increase is rejected because Applicant did not follow the required procedures for obtaining such a rent increase.

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**REPORT CONCLUSION:**

Pursuant to the Maintenance of Net Operating income (MNOI) Standard, the Applicant is entitled to a space rent increase, due to the following factors:

1. The average monthly rental value at Valley View in the current year is \$49 below other comparable parks.
2. Based on the MNOI standard in YMC §15.20 the owner is entitled to a monthly space rent increase of \$37.88
3. Per the *Galland v. City of Clovis*, 24 Cal.3d 1002 (2001) case, the Applicant has the right to recoup the costs associated with the application and participating in the hearing process in a lump sum amount of \$790.75, or via an additional temporary rent increase in the amount of \$15.66 amortized over a period of five years.

Based on all these factors and using Dr. Baar’s Income/Expense Calculations and Brabant’s Base Year Comparable Rent Adjustment, the overall space rent increase would be as follows:

**OVERALL RENT INCREASE PER SPACE**

	Using City’s Expert (Dr. Baar) Income/Expense Calculations and Brabant’s Base Year Adjustment
Increase under MNOI standard in YMC §15.20(permanent)	\$37.88
Rent increase application costs	\$15.66 (based on 5 yr. amortization)
<b>TOTAL</b>	<b>\$53.54</b>

Attachments:

- TAB A: Staff Report
- TAB B: Staff Photographs of Valley View
- TAB C: Valley View Application, Supplements Thereto & Responses to City
- TAB D: Correspondence from City to Applicant
- TAB E: Residents’ Opposition
- TAB F: Correspondence between Valley View Residents’ and City
- TAB G: City Expert Report - James Brabant
- TAB H: City Expert Report - Ken Baar, Ph.D.
- TAB I: City Expert Report- Douglas Anderson, Urban Futures
- TAB J: Email Correspondence between All Parties
- TAB K: YMC §15.20
- TAB L: Administrative Rules
- TAB M: Rules and Procedures for Conduct of Mobilehome Rent Public Hearings





Clubhouse (interior)



Clubhouse (interior)



Clubhouse (interior)



Community Garden (Clubhouse exterior)



Shuffleboard



Laundry Room



Laundry Line



RV/boat Storage



Park Interior Street



Park Interior Street



Park Interior Street



Park Interior Street



Park Interior Street



Park Interior Street



Pool



Pool

10/31/2019  
10:52:23 AM  
CITY OF YUCAIPA  
COMMUNITY DEVELOPMENT DEPARTMENT  
10/31/2019

**EXPLANATION AND MATERIALS IN SUPPORT OF SPECIAL ADJUSTMENT  
APPLICATION FOR RENT INCREASE**

DATED: October 31, 2019

SUBMITTED TO THE CITY OF YUCAIPA RENT REVIEW COMMISSION

BY:

MARK D. ALPERT

Mark D. Alpert  
Law Offices of Gregory Beam & Associates  
23113 Plaza Point Drive  
Laguna Hills, CA 92653

## **I. Introduction**

The owner of Valley View Mobile Home Park (“Valley View” or “Park”) in Yucaipa, California (“Park”) is Augusta Communities, LLC (“Augusta”). Augusta is a non-profit organization. Augusta submits this Special Adjustment Application (“Application”) for a rent increase to the City of Yucaipa Rent Review Commission (“Commission”) for processing pursuant to the City of Yucaipa Rent Stabilization Ordinance and accompanying Guidelines.

The Park consists primarily of 75 spaces, 62 of which are subject to rent control, under month-to-month rental agreements. The remaining 13 spaces are occupied by park-owned homes exempt from rent control. Therefore, this Application concerns only those 62 spaces subject to rent control.

### **Requested Permanent Rent Increase:**

Augusta Requests a permanent rent increase of \$150.00 a month.

This proposed \$150.00 rent increase is substantially below the mandatory rent increase determined by Augusta under the MNOI methodology of \$245.28 a month and maintain rents below fair market rent levels of \$500.00 as determined by MAI Appraiser John Neet. It would put rents roughly in the \$450 month range Neet determined was the “controlled” market rents for comparable spaces in comparable mobile home parks.

While Augusta is conditionally waiving its right to obtain a rent increase in excess of \$150.00 per space per month, it is not stipulating or agreeing that such a rent increase would constitute a “fair return” or not violate Fifth Amendment protections in the United States Constitution against regulatory takings.

The conditional waiver of a permanent rent increase that exceeds \$150.00 is deemed withdrawn in the event of any of the following:

- 1 Valley View is granted a permanent rent increase of less than \$150.00 by the Rent Commission or City Council;
2. The residents of Valley View appeal or initiate a legal challenge of any rent increase granted by the Rent Commission or City Council; or
3. Valley View is unable to implement any part of a rent increase approved by the Rent Commission or City Council.

### **Requested Temporary Rent Increases:**

Augusta requests two separate temporary rent increases.

First, it seeks a rent increase in the amount of \$20.17 or \$21.12 (If an appeal is necessary) to recover the costs of the application, amortized for a period of five years plus interest.

Second, it seeks a temporary rent increase of \$58.53 for a period of six years to recover the costs associated with the operation of Valley View which were effectively borrowed from other properties, plus interest.

**Augusta will establish a rent deferral or credit program for all qualified tenants who cannot afford the rent increases.**

## **II. Discussion**

### **A. This Application Is Based On Conservative Methodologies Which Will Maintain Rents Below Fair Market Levels**

The Application presents two methodologies, each of which are consistent with establishing space rents that serve the purposes of Yucaipa's rent control ordinance and are supportive of each other.

#### **1. The Application of MNOI To Valley View**

The first method offered by Augusta is the MNOI methodology, which establishes a rent increase of \$245.00 per space per month. As noted above, Augusta is conditionally waiving any MNOI rent increase approved that exceeds \$150.00 a month. The MNOI calculation is set forth in the Application. It is set out in summary form prepared by CPI Michael McCarthy in Attachment XI to the Application.

The second method requested is a rent increase predicated on comparable regulated rents in the area, established at \$450.00 by the analysis of John Neet, which equates to a rent increase of \$138.55 for all spaces in the park to reach that average.

The application of MNOI is required and should be applied, but the Rent Commission or City may grant a rent increase that is greater in order to serve the purposes of the Ordinance and Administrative Rules, as explained below. This method is requested to be applied only to the extent the MNOI method would result in a lower rent increase.

This Application accounts for income and expenses for the Park as a whole for the sake of simplicity. Augusta excludes the expenses and investment related to park-owned homes and applies an average rent-controlled rent to all 75 spaces.

This Application is unusual in that it Augusta is a non-profit organization. However, the City's rent control ordinance and regulations make no distinction between mobile home parks owned by non-profits and those run by for profit enterprises. There

are, of course, differences between the operations of non-profit and for profit properties that impact this application.

For example, non-profit organizations are subject to a regulatory structure that typical for profit operations are not. This impacts the cost structure of these operations. Augusta submits the attached declaration of Wesley Wolf of Wolf & Company, who undertakes third party review of the finances of non-profits, including Augusta. Wolf's declaration summarizes his company's role, along with some of the unique administrative and reporting obligations that non-profits must undertake.

His declaration is important for several reasons. First, it offers background as to why management of non-profits requires special expertise, many more obligations and therefore has additional administrative costs than a typical small "for profit" operation. (See Wolf decl. ¶¶ 2-7)

Second, Mr. Wolf has regularly reviewed the financials of Augusta as part of his role, specifically including 2017 and 2018. He explains that he found Augusta's expenses to be in line with or consistent with industry standards and what he has seen with regards to similar non-profits. (Id ¶ 4) He also explains that the expenses incurred in order to meet the various legal and contractual requirements arising from operating as a non-profit are ordinary and necessary expenses and the funding structure of Augusta, which utilized bonds for acquisition of Valley View, is very common. (Id ¶ 7)

The financing of the acquisition of the Park by bond raises unique issues for the City to consider. As is typical for non-profits, the acquisition of the Park was funded fully by public bonds. There is no down-payment which, in private transactions, may allow an asset to operate at positive cash flow from the outset. Of course, a private investor can choose to operate at negative cash flow. A non-profit must avoid being negative cash flow to continue to operate and meet its bond obligation. In other words, the income must be sufficient to cover all of the expenses<sup>1</sup>.

If the bond payments are treated as typical interest debt and excluded from the analysis, the result will be a property that cannot sustain itself. In order to avoid this from occurring and to put Valley View more on par with typical for profit purchases, Valley View has included one-third of its bond expenses as ordinary expenses. This is roughly equivalent to substituting for the equity that would typically be brought to a for profit investment.

Augusta had available very limited information relating to the Park's operations in 1987. In Attachment XI is a one page summary that CPA McCarthy had available.

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<sup>1</sup> As explained below, Valley View has actually operated with negative cash flow. It could only do this because it has been effectively subsidized by the operations of the other properties owned by Augusta.

Because the property had associated RV spaces and rental apartments, it is unclear how the gross rent number (\$131,368.08) relates to Park mobile home space rents at that time. It is clear that space rents must have been substantially below market, however. Based on Neet's valuation, market rents for the Park in 1987 would have been \$190 per space. Considering only the 75 mobile home spaces, that rent amount would equate to \$171,000 of rental income a year.

Augusta therefore utilizes \$190 a month as the base year rent and seeks a "base year adjustment" to the extent space rents were below that amount.

Both the Ordinance/Administrative Rules and California law recognize that in order to properly apply the MNOI methodology, base year rents must reflect fair market rents. (Ordinance § 15.20.100(b), Admin. Rules § 4.0004(3).) Independent of the Ordinance, a base year adjustment is required as a constitutional constraint regarding the proper application of rent control. *Birkenfeld, supra*, 17 Cal.3d at 165; *Concord Communities v. City of Concord* (2001) 91 Cal.App.4th 1407, 1419; and *Vega v. City of West Hollywood* (1990) 223 Cal.App.3d 1342, 1349.

In this case, actual base year rents are not known. It is apparent that any effort to estimate base year rents would not result in anything resembling a fair market rent. Thus, the only reasonably reliable method of constitutionally establishing base rents requires determining fair market rents in the base year. Neet has done this by examining known market rents for other mobile home parks. The City of Yucaipa has repeatedly recognized that below market base year rents must be adjusted and should do so again in this case.

Both Mr. McCarthy and Mr. Neet will be available at the hearing to address any questions the parties may have.

2. Alternatively, Valley View Requests A Rent Increase of \$138.55 To Bring Average Rents To \$450.00 a month

As explained above, the application of MNOI is required by the Ordinance and Guidelines. In addition, the City must avoid setting rents any lower than is necessary to advance the purposes of the Ordinance, which is to address unfair and unreasonable rents that purportedly can be charged as a result of a ". . . captive market of mobilehome owners and tenants" where the relative immobility of resident homes and shortage of spaces ". . . creates an imbalance in the bargaining relationship between park owners and mobilehome park tenants." (Ord. 15.20.010 (A)) It is not designed and should not be applied as a method of subsidizing below market rent.

According to the analysis of MAI appraiser John Neet, space rents of \$500.00 would be consistent with advancing the purposes of the Ordinance, as it represents the level rents would set in a market free of any of the alleged marketing imbalance the

Ordinance was adopted to prevent. In addition, Neet concluded even in the regulated “market” which is highly protective of park residents, the “market” rent for comparable spaces in comparable parks is \$450.00 a month.

As an alternative methodology, Augusta requests that rents be increased by \$138.55 for all spaces, bring average space rents to an average of \$450.00 a month.

The residents of the Park have for decades had unreasonably low space rents. As a result, an increase necessary to adjust rents to levels that are still below fair market levels, but which allow Augusta to earn a fair return and provide resources to keep the property in good condition and repair and maintain affordability. **The proposed increase will nevertheless represent a large percentage increase for many residents. For this reason, on its own accord, Augusta has proposed measures to assure each and every tenant will be able to afford the proposed rent increases.**

As explained above, the purpose of the City’s rent control ordinance is to address unfair and unreasonable rents that purportedly can be charged as a result of a captive market. Just as tenants are protected against unreasonably high rents, park owners should be protected against rents that are substantially lower than what is necessary to serve the purposes of the Ordinance.

It should be noted that the status of Augusta as a nonprofit allows it to request a rent increase that is substantially less than mandated by the correct application of the Ordinance. However, the Park is not public property.

The City is advised by Augusta that without the requested rent increase, its application of the Ordinance to Augusta will not advance the purpose of the Ordinance and would require the park owner to bear a burden that should be borne by the community as a whole. *See, e.g., Armstrong v. United States* (1960) 364 U.S. 40, 49 and *Penn Central Trans. Co. v. New York City* (1978) 438 U.S. 104.

The rents must be set at levels which are consistent with the purpose of the Ordinance to avoid become constitutionally confiscatory. *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 165. The California Supreme Court explained:

“ . . . if it is apparent from the face of the provisions that their effect will necessarily be to lower rents more than could reasonably be considered to be required for the measure's stated purpose, they are unconstitutionally confiscatory.”

*Id.*, citing *Power Comm'n v. Pipeline Co.* (1942) 315 U.S. 575, 585-586 (other citation omitted).

While *Birkenfeld* addressed a facial challenge to a rent control ordinance, there is no reason to apply a different rule where the ordinance is applied in a way that sets rents lower than reasonably required for the measure's purpose.

As the Ninth Circuit observed in a decision regarding a very similar ordinance:

**“The ordinance protects mobile home owners, not all renters. Such a purpose does not protect mobile home renters from all market increases in the value of occupancy. It protects owners of mobile homes from the leverage owners of the pads have, to collect a premium reflecting the cost of moving the mobile home on top of the market value of use of the land. This is a legitimate government purpose, related to but distinct from lowering housing prices for all renters.”**

*Guggenheim v. City of Goleta* (9th 2010) 638 F.3d 1111, 1122-1123 (emphasis added).

In other words, rent control has been upheld where it is applied in a manner that addresses the charging of premium rents which can purportedly enable park owners to charge rents higher than they could where there was equal bargaining power. It cannot be used to single out park owners to effectively subsidize below market rents. According to MAI appraiser John Neet, fair market rents in this case are \$500.00 a month. Both methodologies presented by Augusta would keep rents below that level.

### 3. Augusta Must Be Allowed To Recover The Costs Of This Application

Augusta has completed those portions of the City's Application form necessary to obtain a temporary rent increase in order to recover the costs of this Application.

The total estimated professional fees included for this request are \$63,143.86, which includes an initial hearing before the Rent Commission. The temporary five year rent increase requested in that scenario is \$20.17 per space per month.

If an appeal is required, the estimate is increased by \$3,000 to \$66,143.86 and the requested rent increase is \$21.12.

The amount is an “estimate” because of a relatively small amount of fees anticipated to be incurred after the Special Adjustment Application has been submitted, primarily, the attendance at and preparation for a public meeting. The actual cost incurred could increase and the Park Owner will provide an adjusted request on that basis.

It should be noted that this requested increase is calculated based on the 63 spaces in the Park. The calculation was done in this fashion because the cost is associated exclusively with rent control and only those spaces benefit from the regulation and the cost would not be fully recovered.

The cost is somewhat higher than prior applications for several reasons. First, the rates of the professionals involved have increased. Second, the decision to participate in the meet and confer process encouraged by the Ordinance has increased the cost. Third, the fact that the Park is a non-profit has added to the complexity and time necessary to prepare the Application.

Independent of the Ordinance and Administrative Rules, Augusta is entitled to recover the cost of bringing this Application forward to the City as an ordinary, necessary cost of doing business. *Galland v. City of Clovis* (2001) 24 Cal.4th 1003, 1040. Without a separate mechanism to recover the cost, Augusta will be denied a fair return.

B. Augusta Requests A Temporary Rent Increase of \$58.53

The Application demonstrates that for years it has been operating at negative cash flow, unable to pay all of the management expenses as contracted. The summary analysis of CPA Michael McCarthy, in Attachment XI shows that in the past 6 years, the operations of Valley View have not paid approximately \$266,773 in corporate fees. (See note 20) The Park has been able to continue operate because it is effectively subsidized by the operations of other affordable housing properties owned by Augusta. This money is effectively a debt owed by Valley View to Augusta.

Augusta requests a temporary rent increase of \$58.53 for repayment of this obligation. The repayment period is six years, with included interest, to correspond to the period under which the debt was incurred.

Rent control ordinances which result in prior confiscatory rents must allow provide a mechanism to adjust future rents to compensate for prior rent ceilings that were too low. *Galland v. City of Clovis*, 24 Cal. 4th 1003, 1008, (2001), as modified (Mar. 21, 2001), citing *Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761, 782-786.

III. Conclusion

Augusta requests a permanent rent increase of \$150.00 a month, a temporary rent increase of \$20.17 or \$21.12 (if an appeal is necessary) to recover the costs of the application and a temporary increase of \$58.53 to recover the Park's repayment of unpaid management expenses. We look forward to bringing this Application to a timely hearing.

Dated: October \_\_

Beam and Associates

By: \_\_\_\_\_

Mark D. Alpert  
Attorneys for Park Owner

### Declaration of Wesley Wolf

I, Wesley Wolf, declare:

1. I am the President of Wolf & Company, located in Los Angeles, California. I have personal knowledge of the facts set forth in this declaration and could and would testify to those facts if called upon at trial or other hearing.
2. Wolf & Company was established in 1993. It provides various consulting, administrative review, and advisory services to state and local governments, housing finance agencies, and non-profit entities, with a particular expertise in providing program administration and oversight services to non-profit owned manufactured housing projects. My services with Wolf & Company regularly involve reviewing the operations and financial statements of non-profit housing projects. Through that process, I have become very familiar with the typical expenses associated with such operations.
3. I have provided services to Augusta Communities LLC in relation to its operations as a non-profit. Augusta utilized non-profit bonds to acquire Valley View. My role generally is to act as an oversight agent to verify Augusta's compliance with requirements arising from the various agreements and obligations relating to operation of the property, including particularly the lending documents and regulatory agreements, which serves the purpose of, among other things, protecting the interest of bond holders who have funded the project.. As a result of my duties, I have become familiar with Augusta's operations and have reviewed its financial statements for the years 2017 and 2018. My role in regard to that task has included the following:
  - a. Annual review of the Borrower's financial statements;
  - b. Reviewing the coverage certificate including release of surplus cash flow and report comments to the Borrower and Bond Issuer;
  - c. Reviewing the final budget and forward comments to the Borrower and Issuer;
  - d. Performing a complete physical inspection of the park on a quarterly basis, including examination of the infrastructure, the clubhouse, and any other common areas;
  - e. Preparing monthly confirmation reports for the Issuer, Trustee, Rating Agency and any bondholders requesting conformation that the Trustee has received monthly deposits in relationship to approved budget plus other required documents, certificates and reports.

4. I have found Augusta's expenses (which include the operations of Valley View) to be in line or consistent with industry standards and what I have seen at other, similar non-profits.
5. My services are paid for by Augusta, which, of course, impacts the cost of operation. In addition, Augusta may incur additional costs in generating the information necessary to provide the information required by my firm to undertake its oversight duties. In addition, Augusta, as a borrower of funds for the acquisition of its assets, must perform various duties, including:
  - a. Provide a Certificate on the 1st day of each quarter to Trustee, Issuer and Oversight Agent that the requirements of the loan agreement have been satisfied on a quarterly and year to date basis.
  - b. Provide to Trustee, Issuer and Oversight Agent within 210 days after the end of Borrower's fiscal year a copy of the audited financial statements
  - c. Provide to Oversight Agent within 45 days after the end of each quarter of the Borrower's fiscal year unaudited quarterly financial statements statement, including a rent roll.
  - d. Provide to the Trustee and the Rating Agency and Oversight Agent, within 60 days of the last day of the 1st 6 months and 210 days after the end of each fiscal year a Certificate of Coverage verifying the Debt Service Coverage Ratio and Vacancy factor within the Projects
  - e. Prepare an Annual Budget 15 days prior to the beginning of the fiscal year and submit to Issuer, Oversight Agent.
  - f. Prepare scheduled debt service reports on any bonds.
  - g. Prepare reports regarding maintenance of the property and payment of operating expenses each year with a rolling three year capital expenditure plan.
  - h. Provide continuing disclosure report to be filed 210 days after the end of Fiscal Year. Prepare Annual Report to be filed with Trustee and Oversight Agent each July using the Audits.
  - i. Calculate/submit certificate to the Trustee, Issuer, copy to Oversight Agent, within 55 days of the end of the annual year.
  - j. Perform accounting on the project as directed by Oversight.

6. It is important to note that Augusta is subject to IRS Audit and, in the event it is determined that it has not complied with required recording keeping, Augusta could lose its non-profit status.
7. The expenses incurred in order to meet various legal and contractual requirements arising from operating as a non-profit are ordinary and necessary expenses and the funding structure of Augusta, which utilized bonds for acquisition of Valley View, is a very common method of acquisition for non-profits.

I certify that the foregoing is true. Executed under the penalty of perjury of the laws of the state of California on August 19, 2019, at Diamond Bar, California.



Wesley Wolf

PROOF OF SERVICE

I / (We), Suzanne Taylor declare as follows:

I (we) am (are) the  [CHECK APPLICABLE BOX] Park Owner(s)  (Authorized Representative(s)) of the owner(s) of the Mobilehome Park listed below.

Name of Mobilehome Park: Valley View Mobile Home Park

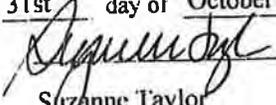
1. [Complete if Park Owner Representative(s)] I (We) am (are) authorized to submit this application for a  [CHECK APPLICABLE BOX]  MNOI Rent Adjustment  Adjustment to Base Year NOI Rent Adjustment and/or  Fair Return Rent Adjustment, under YMC § 15.20.100 to the City of Yucaipa, on behalf of Park Owner [insert complete name of park owner]  
Augusta Communities, LLC

2. On \_\_\_\_\_, a complete copy of the application (including all supporting documentation) and the Notice of Filing of Rent Adjustment Application were served on the Park Resident Representative, by  [CHECK APPLICABLE BOX]  personal delivery or  first class mail, addressed as follows [insert name and mailing or delivery address]  
There is no Park Resident Representative

3. On October 31, 2019, I posted a complete copy of the application (including all supporting documentation) and the Notice of Filing of Rent Adjustment Application at the following three locations in the Park:  
 Park Office: \_\_\_\_\_  
 Park Clubhouse: Two copies in clubhouse, no other common buildings  
 Location open to residents during business hours: Clubhouse  
I will maintain a complete copy of the application (including all supporting documentation) in those three locations until the City issues its final decision on the application.  
4. If I submit any additional documentation to the City in support of this application, I will also post that additional documentation in the three locations identified in Paragraph (3) until the City issues its final decision on the application, and I will provide a supplemental declaration to the City confirming the additional posting.

I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed this 31st day of October, 20 19 at Upland California.

Signed: 

Print Name: Suzanne Taylor

Title/Capacity: Authorized Representative For Augusta Communities, LLC

Mailing Address: 9201 Archibald Ave Rancho Cucamonga, CA 91730

Phone: (909) 948-0777

[Notice to Applicant: If the person serving the application is different from the person posting the application, then each person must complete and sign a Proof of Service.]

**NOTICE OF FILING OF RENT ADJUSTMENT APPLICATION**

[Instructions to Park Owner: You must post one copy of this Notice at each location listed below until the City issues its final decision on the application].

**TO ALL PARK RESIDENTS:**

**PLEASE TAKE NOTICE** that on October 31, 20 19 I filed an application for a [check applicable box(es)]:

- MNOI Rent Adjustment:
- MNOI Rent Adjustment based on a Readjusted Base Year NOI; and/or
- Fair Return Rent Adjustment

under the City of Yucaipa Mobilehome Rent Control Program (Yucaipa Municipal Code, Chapter 15.20, §§ 15.20.010 through 15.20.140) with the Rent Administrator of the City of Yucaipa. A complete copy of the application may be reviewed at City Hall, City of Yucaipa, located at 34272 Yucaipa Boulevard, Yucaipa, CA 92399.

I also served a complete copy of the application (including all supporting documentation) on the Park Resident Representative, [There is no Park Resident Representative]. A complete copy of the application is also posted in each of the following three locations in the Park:

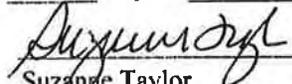
- Office: \_\_\_\_\_
- Park Clubhouse: (Two copies in clubhouse, no other public building)
- Location open to residents during business hours: Clubhouse

A complete copy of the application will be maintained in those three locations until the City issues its final decision on the application. Any additional documentation that I submit to the City in support of the application will also be posted in those three locations until the City issues its final decision on the application.

Questions regarding the City's procedures for processing and hearing on the application, and the residents' right to respond to the application, should be directed to the City of Yucaipa Rent Administrator, at 909-797-2489 ext. 236. Questions regarding the contents of the application may be directed to the following person(s) on behalf of the park owner: Mark Alpert/Gregory Beam & Associates at 714-299-6081.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 31st day of October, 20 19 at Upland California.

Signed:   
Print Name: Suzanne Taylor  
Title: Authorized Representative For Augusta Communities, LLC

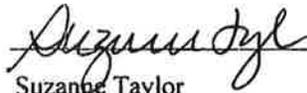
**POSTED:** \_\_\_\_\_ Same as the Application \_\_\_\_\_  
Date Time Location

**DECLARATION OF PARK OWNER/PARK OWNER REPRESENTATIVE UNDER PENALTY OF PERJURY**

I declare under penalty of perjury under the laws of the State of California that all of the information, documentation, and statements contained in this application for a [CHECK APPLICABLE BOX]  
 MNOI Rent Adjustment  Rent Adjustment based on a Readjusted Base Year NOI, and/or  
 Fair Return Rent Adjustment are true and correct.

Executed this 31st day of October, 20 19 at Upland, California.

Signed:



Print Name:

Suzanne Taylor

Title/Capacity:

Authorized Representative For Augusta Communities, LLC

Mailing Address:

c/o Mark Alpert, Gregory Beam & Associates, 23113 Plaza Point Drive,

Phone:

Laguna Hills, CA 949-598-5800

[Notice to Applicant: If the person serving the application is different from the person posting the application, then each person must complete and sign a Proof of Service.]

**APPLICATION INSTRUCTIONS**

Each section must be typed or printed in black ink. Answer each question completely, and attach all documentation that supports each of your responses. **ALL ATTACHMENTS AND DOCUMENTATION MUST BE SEQUENTIALLY NUMBERED WITH BATES NUMBERS OR OTHER SIMILAR NUMBERING SYSTEM BEFORE COPIES ARE MADE, AND ALL ATTACHMENTS MUST BE LABELED TO CORRESPOND TO THE RELATED SECTION OF THE APPLICATION FORM PRIOR TO SUBMISSION.**

**SECTION I APPLICANT**

Mobilehome Park Name: Valley View Mobile Home Park

Address: 12995 6th Street

Yucaipa CA 92399  
City State Zip Code

Phone Number: 909-795-2118 Facsimile (optional): \_\_\_\_\_

Parcel Numbers: \_\_\_\_\_

Complete Name(s) of Park Owner(s): Augusta Communities, LLC

Park Owner's Mailing Address: (PO Box is not acceptable) 400 N. Mountain Ave, Suite 205

Upland CA 91786  
City State Zip Code

Phone Number: 909-981-0192 Facsimile (optional): \_\_\_\_\_

Email Address: staylor@augustacommunities.org

Park Owner Representative: (Enter Name or "Same as Above") Mark Alpert/Law Offices Gregory Beam

Mailing Address: (PO Box is not acceptable) 23113 Plaza Point Drive

Laguna Hills CA 92653  
City State Zip Code

Phone Number: 714-299-6081 Facsimile (optional): \_\_\_\_\_

Email Address: malpert@beamlaw.net

**SECTION II TYPE OF APPLICATION**

Type of application [CHECK APPLICABLE BOX]:

- MNOI Rent Adjustment (pursuant to YMC §15.20.100(A))
- Rent Adjustment Based on Readjusted Base Year NOI (pursuant to YMC §15.20.100(B))<sup>1</sup>
- Fair Return Rent Adjustment (pursuant to YMC §15.20.100(C))<sup>2</sup>

<sup>1</sup> An application pursuant to YMC § 15.20.100(B) cannot be filed unless an application under YMC §15.20.100(A) has also been filed and the two applications are heard together.

<sup>2</sup> An application pursuant to YMC § 15.20.100(C) cannot be filed unless an application under YMC §15.20.100(A) or YMC §15.20.100(B) has also been filed and the two applications are heard together.

**SECTION III RESIDENT MEETING**

The City encourages the Park Owner to meet with the Residents prior to a Park Owner’s submittal of an application for a special rent adjustment in order to facilitate ongoing dialogue and communication between the Park Owner and Park Residents regarding the need for and basis of a proposed special rent adjustment. The meeting would also provide the Park Owner and Residents an opportunity to resolve any issues and disputes prior to the Park Owner filing a special rent adjustment application.

1. Prior to the submittal of this application, did the Applicant hold a meeting with the Park Residents?

Yes  Date of Meeting: (various, see attached) No

2. Attach all documentation that supports your response to this Section III including, but not limited to, the following:

- a. Notice of meeting(s);
- b. Resident attendance sign-in sheet(s);
- c. All other materials handed out at meeting; and
- d. Official minutes from the meeting(s).

Label all documents as “Section III – 2” (sequentially numbered with bates numbers or other similar numbering system).

3. If your response is No, please provide a written explanation as to why the Applicant did not hold a Resident meeting. Attach additional sheets as necessary and provide all supporting documentation labeled as “Section III – 3” (sequentially numbered with bates numbers or other similar numbering system).

**SECTION IV GENERAL INFORMATION ABOUT THE PARK**

- 1. Year Park originally opened: 1969 (estimate)
- 2. Year Park purchased by current owner: 2000
- 3. Total number of spaces in the Park: 75 MH spaces
- 4. Total number of month-to-month (rent controlled) spaces in the Park: 63
- 5. Total number of long-term lease spaces in the Park: 0
- 6. Total number of vacant spaces in the Park: 0
- 7. Total number of park-owned spaces: 12 (incl manager's)
- 8. Total number of spaces affected by proposed increase: 63
- 9. List the space numbers for all of the spaces affected by the proposed special rent adjustment:  
5-11, 14-15, 18-20, 22, 24, 25, 27, 28, 30-51 (including 30A and 31A), 54-66, 68-74

**SECTION IV GENERAL INFORMATION ABOUT THE PARK (Continued)**

10. Services and Amenities [CHECK THE APPROPRIATE BOX(ES) IN EACH ROW]

Type of Service or Amenity	Total Paid by Park Owner During Application Year	Total Charged to Residents During Application Year	Residents Pay Provider Directly
Gas:	\$ 9,566	\$ 11,930	
Electricity:	\$ 10,437	\$ 5,764	
Water:	\$ 18,777	\$ 15,435	Yes, in 2019
Sewer:	\$ 36,265	\$ 36,228	Yes, in 2019
Trash:	\$ 24,210	\$ 17,476	Yes, in 2019
Cable TV:	\$ _____	\$ _____	
Other:			
_____	\$ _____	\$ _____	
_____	\$ _____	\$ _____	
_____	\$ _____	\$ _____	
_____	\$ _____	\$ _____	
_____	\$ _____	\$ _____	

11. Have there been any changes in services or amenities (as outlined in “10” above)?

Yes  No

If your answer is “Yes”, please explain. Attach additional sheets as necessary and provide all supporting documentation labeled as “Section IV-11” (sequentially numbered with bates numbers or other similar numbering system).

In 2019, the cost of water, sewer and trash were no longer billed by the park to the residents. The residents are now being billed directly by the providers.

12. Briefly describe the Park and the overall condition of the Park. Attach additional sheets as necessary and provide all supporting documentation labeled as “Section IV-12” (sequentially numbered with bates numbers or other similar numbering system).

See valuation report of John Neet. Valley View comprises approximately 11.25. Park site improvements also include a clubhouse, swimming pool, reading lounge, restrooms, attached park office, detached laundry building, detached house and one bedroom manager’s residence. Resident parking is at each Space. The gas and utility systems have replaced to upgrade aging gas and electric distribution systems in an effort to enhance both public safety and service reliability for MHP residents. The electric service was upgraded from 30 amps to 100 amps at each space.

**SECTION IV GENERAL INFORMATION ABOUT THE PARK (Continued)**

13. Indicate amenities and services provided and, where applicable, list the per use fee or monthly charge for each amenity or service:

Amenity	Yes	No	Per Use Fee or Monthly Charge
Business Office:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____
Clubhouse:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____
Clubhouse Furnished:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pool/Spa:	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
Swimming Pool(s) Size: <u>548 sq ft</u>			
Heated:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
How many months per year: <u>12</u>			
Pool Furniture:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____
Recreation Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Identify: _____			
Shuffleboard Courts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Playground Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Identify: _____			
Tennis Court(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____
Laundry Room:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____
Number of Washers: <u>3</u>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
Number of Dryers: <u>3</u>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
Guest Parking:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____
Number of Spaces <u>14</u>			
RV Storage:	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
Number of RV Storage Spaces <u>6</u>			
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____

14. Are there any deposits being held? Yes  No

If your answer is "Yes", please complete Section XV of this application.

15. Explain reasons for requesting a rent increase (be specific). Attach additional sheets as necessary and provide all supporting documentation labeled as "Section IV-15" (sequentially numbered with bates numbers or other similar numbering system).

Income is not sufficient to pay for expenses and to preserve the base year NOI. See analysis of CPA McCarthy, MAI appraiser J. Neet, and Explanatory Brief submitted with application.

16. Other information you wish the Commission to consider. Attach additional sheets as necessary and provide all supporting documentation labeled as "Section IV-16" (sequentially numbered with bates numbers or other similar numbering system).

(See Answer to Question 15)

**SECTION V GROSS INCOME (Base Year, Current Year and Four Prior Years)**

**A. Determination of Base Year**

Pursuant to YMC Chapter 15.20.100(A), it is presumed that the net operating income earned by the Park in calendar year 1987 provided a just and reasonable return. Therefore, 1987 is the Base Year to be used in calculating a Rent Adjustment Application unless the Park has received a special adjustment since 1987. A special adjustment includes a Net Operating Income Adjustment, a rent adjustment based on a Readjustment to Base Year NOI, and a Fair Return Adjustment granted by the Mobilehome Rent Review Commission, or granted pursuant to a court order or settlement agreement in litigation.

If a Park has previously received a special adjustment, the base year for this application shall be the year upon which the most recent prior special adjustment was based, i.e., the latest year for which financial data was submitted with the prior application. For the purposes of establishing base year net operating income, the gross income shall take into account any increase in rent authorized in the prior hearing by the Rent Review Commission (or as required by court order or settlement agreement).

1. Has your Park received a special adjustment since 1987? Yes  No   
(If your answer to #1 is "No", use 1987 as base year and skip to Section V - B)
2. Date of decision in prior rent adjustment case: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (attach decision)

3. Basis of rent adjustment:
- Commission Decision
  - Court Order
  - Settlement Agreement

4. Amount of rent adjustment awarded (annualized):  
(Include this number on line 2 under Section V - C) \$ \_\_\_\_\_

Show steps made in calculation of amount:

5. The latest year or other twelve-month period for which financial data was submitted with the prior application:

(e.g., 7/1/00-6/30/01) \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ - \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

6. Readjusted base year: \_\_\_\_\_ (insert year from line 5)

**B. Current Year**

Current year in this application: (Means the 12-month period immediately preceding the date of application.)

(e.g., 12/05-12/06) 1/01 / 2018 - 12/31 / 2018

**SECTION V GROSS INCOME (Base Year, Current Year and Four Prior Years) (Continued)**

**C. Income – Base Year and Current Year**

List all Park-related income. Use totals for the 12-month period for all spaces in the Park for base year and current year and attach all supporting documentation such as balance sheet, statement of revenues, cash flow statements, and fixed asset listing, labeled as “Section IV-A” (sequentially numbered with bates numbers or other similar numbering system). Do not include any income collected for the provision of sub metered gas and electricity expenses or reimbursements by Residents for utility company charges. Do not include any income collected for the provision of utility services if the utility company directly bills residents for the utility service or if the utility cost is directly passed through to residents.

		ANNUAL TOTAL	
	(Year)	Base Year ( 1987 )	Current Year ( 2018 )
1. Combined total of all space rents: <sup>3</sup>	\$	171,000	\$ 284,832
2. If applicable, enter rent adjustment granted in prior Hearing: (from Section V-A(4))	\$		\$
<b>Fees:</b>			
3. Late Fees:	\$		\$ 1,265
4. Fees collected for services and amenities not included in space rent:	\$		\$
5. Security Deposits:	\$		\$
6. Interest on Security Deposits:	\$		\$
7. Use of recreational facility:	\$		\$
8. Income from laundry machines or other coin operated machines:	\$		\$ 318
9. RV storage:	\$	225	\$ 532
10. Pass through Paramedic Fees – 1987: <sup>4</sup>	\$		\$
11. Pass through Paramedic Fees – 2004: <sup>4</sup>	\$		\$ 3,229
12. Pass through Rent Control Fees: <sup>4</sup>	\$		\$ 2,339
13. Pass through Weights and Measures Fees: <sup>4</sup>	\$		\$
<b>Other:</b> (list separately by type)			
14. Vacancies/Concessions/Discounts	\$		\$ ( 10,192)
15. Write-offs	\$		\$ ( 1,295)
<b>Utilities:</b> (Subject to the exclusions listed above)			
16. Water:	\$		\$
17. Sewer:	\$		\$

<sup>3</sup> Administrative Rules §4.0003(c) provides that “NOI shall be calculated for all spaces in the Park, including month-to-month spaces, vacant spaces, and spaces subject to long term-leases. Vacant spaces shall be assigned the last rent in effect prior to the vacancy, as modified by any annual adjustment during any such vacancy.”

<sup>4</sup> These pass through fees refer to income to the park owner from separately billed fees that are not included in space rent.

**SECTION V GROSS INCOME (Base Year, Current Year and Four Prior Years) (Continued)**

	Base Year	Current Year
18. Trash:	\$ _____	\$ _____
19. Cable TV:	\$ _____	\$ _____
<b>Other Income Sources Not Listed:</b>		
20. _____	\$ _____	\$ _____
21. _____	\$ _____	\$ _____
22. <b>TOTAL GROSS INCOME:</b>	<b>\$ 171,225</b>	<b>\$ 281,028</b>

**D. Income – Prior Years**

List all Park-related income in each of the last four (4) years – excluding current year (current year information must be provided in Section V-C). Supporting documentation is not required for these years unless specifically requested by the City based on the review of this application. Do not include any income collected for the provision of sub metered gas and electricity expenses or reimbursements by Residents for utility company charges. Do not include any income collected for the provision of utility services if the utility company directly bills residents for the utility service or if the utility cost is directly passed through to residents.

	ANNUAL TOTAL			
	Prior Year  (Year) ( <u>2017</u> )	Two Years Previous to Prior Year ( <u>2016</u> )	Three Years Previous to Prior Year ( <u>2015</u> )	Four Years Previous to Prior Year ( <u>2014</u> )
1. Combined total of all space rents: <sup>5</sup>	\$ 272,682	\$ 267,975	\$ 266,427	\$ 264,006
2. If applicable, enter rent adjustment granted in prior Hearing:(from Section V-A(4))	\$ _____	\$ _____	\$ _____	\$ _____
<b>Fees:</b>				
3. Late Fees:	\$ 1,621	\$ 930	\$ 985	\$ 1,240
4. Fees collected for services & amenities not included in space rent:	\$ _____	\$ _____	\$ _____	\$ _____
5. Security Deposits:	\$ _____	\$ _____	\$ _____	\$ _____
6. Interest on Security Deposits:	\$ _____	\$ _____	\$ _____	\$ _____
7. Use of recreational facility:	\$ _____	\$ _____	\$ _____	\$ _____
8. Income from laundry machines or other coin operated machines:	\$ 325	\$ 878	\$ 733	\$ 466
9. RV storage:	\$ 1,166	\$ 1,998	\$ 3,283	\$ 5,063

<sup>5</sup> Administrative Rules §4.0003(c) provides that “NOI shall be calculated for all spaces in the Park, including month-to-month spaces, vacant spaces, and spaces subject to long term-leases. Vacant spaces shall be assigned the last rent in effect prior to the vacancy, as modified by any annual adjustment during any such vacancy.”

**SECTION V GROSS INCOME (Base Year, Current Year and Four Prior Years) (Continued)**

	Prior Year	Two Years Previous to Prior Year	Three Years Previous to Prior Year	Four Years Previous to Prior Year
10. Pass through Paramedic Fees – 1987: <sup>6</sup>	\$ _____	\$ _____	\$ _____	\$ _____
11. Pass through Paramedic Fees – 2004: <sup>6</sup>	\$ 3,394	\$ 3,569	\$ 3,698	\$ 4,015
12. Pass through Rent Control Fees: <sup>6</sup>	\$ 1,683	\$ 1,520	\$ 1,486	\$ 2,026
13. Pass through Weights and Measures Fees: <sup>6</sup>	\$ _____	\$ _____	\$ _____	\$ _____
<b>Other:</b> (list separately by type)				
14. Vacancies/Concessions/Discounts	\$ (14,345)	\$ (12,631)	\$ (12,505)	\$ (33,824)
15. Write-offs	\$ (1,651)	\$ (3,078)	\$ (4,533)	\$ 8,251
<b>Utilities:</b> (Subject to the exclusions listed above)				
16. Water:	\$ 14,803	\$ 14,142	\$ 13,983	\$ 15,412
17. Sewer:	\$ 36,293	\$ 36,296	\$ 36,287	\$ 35,798
18. Trash:	\$ 18,170	\$ 17,096	\$ 16,350	\$ 15,974
19. Cable TV:	\$ _____	\$ 100	\$ _____	\$ _____
<b>Other Income Sources Not Listed:</b>				
20. Miscellaneous	\$ (537)	\$ (958)	\$ 900	\$ 1,462
21. _____	\$ _____	\$ _____	\$ _____	\$ _____
22. <b>TOTAL GROSS INCOME:</b>	\$ 333,604	\$ 327,837	\$ 327,094	\$ 319,889

**SECTION VI OPERATING EXPENSES**

**A. Base Year and Current Year**

List all Park-related expenses. Use totals for the 12-month period for all spaces in the Park for base year and current year and attach all supporting documentation such as balance sheet, statement of expenses, cash flow statements, and fixed asset listing, labeled as “Section VI-A” (sequentially numbered with bates numbers or other similar numbering system). Do not include interest or other debt service. Do not include capital improvements as defined in YMC §15.20.020 and §15.20.085, or any other expenses excluded under YMC Chapter 15.20.

**Gas and Electricity Expenses:** Do not include any expenses associated with the provision of **sub metered** gas and electricity services. Pricing for the provision of sub metered gas and electricity is regulated by the California Public Utilities Commission and includes a differential over the utility company charge in order to provide for the maintenance of these systems. The courts and PUC have ruled that these expenses cannot be considered in a rent control proceeding. However, fees and maintenance for the provision of gas and electricity services to common areas, which are not passed through to residents, should be included in this application if they can be documented by the applicant.

<sup>6</sup> These pass through fees refer to income to the park owner from separately billed fees that are not included in space rent.

**SECTION VI OPERATING EXPENSES (Continued)**

	ANNUAL TOTAL	
	(Year)	( 2018 )
	Base Year ( 1987 )	Current Year ( 2018 )
1. Real Property Taxes and Assessments:	\$ 2,113	\$ 7,145
2. Electricity: (common areas only)	\$ 4,503	\$ 7,460
3. Gas: (common areas only)	\$ 1,195	\$ 1,773
4. Landscaping:	\$	\$ 14,033
5. Insurance:	\$ 6,570	\$ 9,029
6. Legal: <sup>7</sup>	\$ 1,477	\$ 3,876
7. Accounting:	\$ 930	\$ 3,406
8. Licenses and Registration Fees Required by Law:	\$ 1,390	\$ 9,347
9. Management Expenses: (contracted or owner performed)	\$ 5,516	\$ 42,399
10. Owner Performed Labor:	\$	\$
11. Payroll Taxes:	\$ 654	\$ 5,784
12. Miscellaneous Supplies:	\$	\$
13. Normal Repairs and Maintenance:	\$ 30,211	\$ 49,314
14. Office Supplies and Expenses:	\$ 12,534	\$ 4,492
15. Office Telephone:	\$	\$ 4,539
16. Auto Allowance:	\$ 3,414	\$ 136
17. Pool Maintenance:	\$	\$ 1,057
18. Security:	\$	\$ 347
19. Street Maintenance:	\$	\$ 237
20. Street Sweeping:	\$	\$
21. Trash: (do not include charges reimbursed by residents)	\$ 3,626	\$ 6,734
22. Water: (do not include charges reimbursed by residents)	\$ 9,040	\$ 3,342
23. Sewer: (do not include charges reimbursed by residents)	\$	\$ 37
24. Cable TV: (do not include charges reimbursed by residents)	\$	\$ 884
25. Amortizable Expenses: (complete Section VIII)	\$	\$ 153
26. Operating Supplies:	\$	\$ 3,158
<b>Other:</b> (list separately by type)		
27. <u>Benefits</u>	\$	\$ 5,075
28. <u>Workers compensation/ADP Fees</u>	\$	\$ 7,005
29. <u>Overhead/Interest/Resident relations/Other</u>	\$ 1,172	\$ 143,441
30. <b>TOTAL BASE YEAR AND CURRENT YEAR OPERATING EXPENSES:</b>	\$ 84,345	\$ 334,203

<sup>7</sup> Allowable legal fees are defined in Administrative Rules §4.0003(D)(3)(1) and include attorneys' fees and costs incurred in connection with successful actions to evict Residents or recover back rent and matters pertaining to the title and operation of the Mobilehome Park. Do not include attorneys' fees and legal costs in connection with legal proceedings filed against the City or the Commission or any other payments made to any organization for purposes of litigating or challenging rent control. PLEASE NOTE: Reasonable legal fees incurred in applying for a special rent adjustment during the current period may be included in your application for a temporary rent adjustment under Section XIX of this application, subject to the requirements of YMC §15.20.116 and Chapter 6 of the Administrative Rules, and review and approval by the Commission.

**SECTION VI OPERATING EXPENSES (Continued)**

**B. Prior Years**

List all Park-related expenses in each of the last four (4) years – excluding current year (current year information must be provided in Section VI-A). Supporting documentation is not required for these years unless specifically requested by the City based on the review of this application. Do not include any expenses collected for the provision of sub metered gas and electricity expenses.

	(Year)	ANNUAL TOTAL			
		Prior Year ( 2017 )	Two Years Previous to Prior Year ( 2016 )	Three Years Previous to Prior Year ( 2015 )	Four Years Previous to Prior Year ( 2014 )
1. Real Property Taxes and Assessments:	\$	5,913	\$ 6,480	\$ 6,073	\$ 5,089
2. Electricity: (common areas only)	\$	7,597	\$ 7,014	\$ 7,136	\$ 7,212
3. Gas: (common areas only)	\$	1,778	\$ 1,765	\$ 1,923	\$ 1,818
4. Landscaping:	\$	9,237	\$ 2,179	\$ 7,389	\$ 11,213
5. Insurance:	\$	8,045	\$ 6,234	\$ 4,090	\$ 3,433
6. Legal: <sup>8</sup>	\$	2,674	\$ 3,025	\$ 12,434	\$ 1,563
7. Accounting:	\$	3,313	\$ 3,180	\$ 3,143	\$ 3,697
8. Licenses and Registration Fees Required by Law:	\$	9,205	\$ 8,645	\$ 6,698	\$ 9,949
9. Management Expenses: (contracted or owner performed)	\$	43,672	\$ 33,326	\$ 36,921	\$ 39,263
10. Owner Performed Labor:	\$		\$	\$	\$
11. Payroll Taxes:	\$	6,692	\$ 5,443	\$ 6,326	\$ 5,020
12. Miscellaneous Supplies:	\$		\$	\$	\$
13. Normal Repairs and Maintenance:	\$	63,489	\$ 65,921	\$ 57,088	\$ 51,103
14. Office Supplies and Expenses:	\$	5,201	\$ 4,548	\$ 5,060	\$ 4,505
15. Office Telephone:	\$	4,482	\$ 1,813	\$ 1,900	\$ 1,690
16. Auto Allowance:	\$	373	\$	\$ 31	\$ 55
17. Pool Maintenance:	\$	905	\$ 836	\$ 298	\$ 1,418
18. Security:	\$	684	\$ 347	\$ 432	\$ 347
19. Street Maintenance:	\$		\$	\$ 22	\$
20. Street Sweeping:	\$		\$	\$	\$

<sup>8</sup> Allowable legal fees are defined in Administrative Rules §4.0003(D)(3)(1) and include attorneys' fees and costs incurred in connection with successful actions to evict Residents or recover back rent and matters pertaining to the title and operation of the Mobilehome Park. Do not include attorneys' fees and legal costs in connection with legal proceedings filed against the City or the Commission or any other payments made to any organization for purposes of litigating or challenging rent control. PLEASE NOTE: Reasonable legal fees incurred in applying for a special rent adjustment during the current period may be included in your application for a temporary rent adjustment under Section XIX of this application, subject to the requirements of YMC §15.20.116 and Chapter 6 of the Administrative Rules, and review and approval by the Commission.

**SECTION VI OPERATING EXPENSES (Continued)**

	Prior Year	Two Years Previous to Prior Year	Three Years Previous to Prior Year	Four Years Previous to Prior Year
21. Trash: (do not include charges reimbursed by residents)	\$ 22,803	\$ 21,172	\$ 20,573	\$ 20,107
22. Water: (do not include charges reimbursed by residents)	\$ 16,928	\$ 18,362	\$ 17,168	\$ 19,264
23. Sewer: (do not include charges reimbursed by residents)	\$ 36,265	\$ 39,287	\$ 36,265	\$ 35,766
24. Cable TV: (do not include charges reimbursed by residents)	\$ 828	\$ 843	\$ 756	\$ 104
25. Amortizable Expenses: (complete Section VIII)	\$ 153	\$ 153	\$ 153	\$ 153
26. Operating Supplies:	\$ 3,370	\$ 1,809	\$ 3,554	\$ 2,777
<b>Other:</b> (list separately by type)				
27. Benefits	\$ 4,556	\$ 4,323	\$ 3,814	\$ 2,190
28. Workers compensation/ADP Fees	\$ 8,041	\$ 7,405	\$ 7,725	\$ 6,591
29. Overhead/Interest/Other	\$ 90,366	\$ 89,560	\$ 89,983	\$ 69,135
30. <b>TOTAL PRIOR YEARS OPERATING EXPENSES:</b>	\$ 356,570	\$ 333,670	\$ 336,955	\$ 303,462

**SECTION VII UTILITY CHARGES COVERED BY REIMBURSEMENT FROM RESIDENTS**

Utility	BASE YEAR ( 1987 )		CURRENT YEAR ( 2018 )	
	Utility Charges	Reimbursement by Residents	Utility Charges	Reimbursement by Residents
Water:	\$ _____	\$ _____	\$ 18,777	\$ 15,435
Sewer:	\$ _____	\$ _____	\$ 26,265	\$ 36,228
Trash:	\$ _____	\$ _____	\$ 24,210	\$ 17,476
<b>Other:</b> (list separately by type)				
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____

**SECTION VIII AMORTIZABLE EXPENSES**

Under the Ordinance and Administrative Rules, “amortizable expenses” mean (1) Park expenses for physical improvements and replacements which consist of more than ordinary maintenance or repairs, have a useful life of at least more than one year but less than five years and can be depreciated pursuant to the U.S. or California income tax codes; and (2) other expenses that are reasonably expected to cover a period of years, such as maintenance that does not need to be done every year, payments of property taxes or property insurance covering more than one year, a major refurbishment of a park facility such as a clubhouse, where a number of non-capital items (painting, new flooring, new window coverings and furniture) are installed all at one time that will last more than one year, or physical work performed for aesthetic reasons that does not qualify for a capital improvement rent adjustment under YMC §15.20.085.

**A. Base Year**

If an amount was reported as an amortized portion of Amortizable Expenses on Section VI - A, line 25 and VI - B, line 25, complete this Section.

Year	Description	Cost	Life	Proposed Interest Rate %	Annual Amortized Cost
		\$ _____	_____	_____	\$ _____
		\$ _____	_____	_____	\$ _____
		\$ _____	_____	_____	\$ _____

**B. Current Year**

If an amount was reported as an amortized portion of Amortizable Expenses on Section VI - A, line 25 and VI - B, line 25, complete this Section.

Year	Description	Cost	Life	Proposed Interest Rate %	Annual Amortized Cost
2012	Bond Fees	\$ 5,359	35	N/A	\$ 153
		\$ _____	_____	_____	\$ _____
		\$ _____	_____	_____	\$ _____

**C. Covered by Separate Capital Improvement Rent Adjustments**

Year	Description	Cost	Useful Life	Adjustment Granted	Start Date	Expiration Date
		\$ _____	_____	\$ _____	_____	_____
		\$ _____	_____	\$ _____	_____	_____
		\$ _____	_____	\$ _____	_____	_____

**SECTION IX NET OPERATING INCOME (NOI)**

Net Operating Income = Gross Income - Operating Expenses

	Base Year ( <u>1987</u> )	Current Year ( <u>2018</u> )
TOTAL GROSS INCOME <sup>9</sup>	\$ <u>171,233</u>	\$ <u>281,028</u>
(minus) - TOTAL OPERATING EXPENSES <sup>10</sup>	- \$ <u>84,345</u>	- \$ <u>334,203</u>
(equals) = NET OPERATING INCOME (Gross Income – Operating Expenses)	= \$ <u>86,888</u>	= \$ <u>(53,175)</u>

**SECTION X CALCULATION OF CURRENT NOI ENTITLEMENT PURSUANT TO MAINTENANCE OF NET OPERATING INCOME STANDARD**

Under the fair return standard a fair return is defined as the base year net operating income adjusted by 66.67% of the percentage increase in the CPI from any base year prior to 1996 and 80% of the percentage increase in the CPI from either 1996 or a base year subsequent to 1996 until the current year.<sup>11</sup>

The applicable CPI is the CPI for All Urban Consumers All-Items for Los Angeles-Riverside County-Orange County (Bureau of Labor Statistics, CPI, Series Id (CUURA421SAO).

**A. If the Base Year is 1987**

Step A. Determine what the Park’s NOI Entitlement would have been as of 10/28/96.

$$\begin{array}{r} \$ \quad 86,888 \\ \text{Base Year NOI} \\ \text{(Section IX)} \end{array} \times 1.26^{12} = \$ \quad 109,479 \\ \text{NOI Entitlement as of} \\ \text{10/28/96}$$

Step B1. Determine the Percentage Increase in the CPI since 10/28/96. (as of 10/28/96 the CPI = 158.8)

$$\left( \frac{256.21}{\text{CPI Through 2017}} / 158.8 \right) - 1 = \frac{61.3}{\text{Percent Increase in CPI}} \%$$

Step B2. Determine the Percentage Increase in the CPI since 10/28/96. (as of 10/28/96 the CPI = 158.8)

$$\left( \frac{105.00}{\text{CPI 2018 - 2019}} / 100.0 \right) - 1 = \frac{5.0}{66.33} \%$$

Step C. Calculate 80% of the Percentage Increase in the CPI since 10/28/96.

$$.8 \times \frac{66.33\%}{\text{Percent Increase in CPI (Outcome of Step B)}} = \frac{0.53071448}{\text{Current NOI Entitlement}}$$

Step D. Determine the Park’s Current NOI Entitlement by adjusting the NOI Entitlement as of 10/28/96 by 80% of the percentage increase in the CPI since 10/28/96.

$$\begin{array}{r} \$ \quad 109,479 \\ \text{NOI Entitlement as of} \\ \text{10/28/96} \\ \text{(Calculated in Step A)} \end{array} \times \left( 1 + \frac{.5307144}{\text{80\% of CPI Since 1996}} \right) = \$ \quad 167,581 \\ \text{Current NOI Entitlement} \\ \text{(Calculated in Step C)}$$

<sup>9</sup> Total Gross Income figure is from Section V-C, line 22

<sup>10</sup> Total Operating Expenses figure is from Section VI-A, line 30

<sup>11</sup> Ordinance Sec. 15.20.100.A.

<sup>12</sup> From 1987 to 10/28/96 the CPI increased by 38.3%; 66.67% of this amount is 26%.

<b>SECTION XI</b>	<b>CALCULATION OF NOI ADJUSTMENT</b>
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**Step A. Calculate the NOI Adjustment for the whole Park.**

The NOI Adjustment for the park is equal to the difference between the Park's current NOI entitlement and the current NOI.

$$\begin{array}{rcl}
 \$ 167,581 & - & (53,175) & = & \$ 220,756 \\
 \hline
 \text{Park Current NOI} & & \text{Park NOI Current Year} & & \text{Park NOI Adjustment} \\
 \text{Entitlement (Section X)} & & \text{(Section IX)} & & 
 \end{array}$$

**Step B. Calculate the NOI Adjustment Per Space Per Month.**

The NOI Adjustment per space is equal to the NOI adjustment for the whole Park divided by the number of spaces in the Park divided by twelve months.

$$\begin{array}{rclclcl}
 \$ 220,756 & / & 75 & / & 12 & = & \$ 245.28 \\
 \hline
 \text{Park NOI Adjustment} & & \text{\# of Spaces} & & \text{Months} & & \text{Monthly Space Adjustment}
 \end{array}$$

**SECTION XII MONTHLY SPACE RENTS (Rent Controlled)**

**(Base Period, Previous, Current, and Proposed)**

List the total monthly space base rents collected in the Park, from each month-to-month space (rent-controlled) for the twelve (12) months preceding the date of application, the current base rent as of the date the application submitted, (if applicable) list the monthly rents to be collected based on a City-approved Annual Adjustment which was noticed but not due prior to filing this MNOL/Fair Return Rent Adjustment Application and the proposed rent based on the special rent adjustment under YMC §15.20.100(A), (B) and/or (C). Please complete the Section XII-A Worksheet. Attach additional sheets as necessary and provide all supporting documentation labeled as "Section XII-A" (sequentially numbered with Bates numbers or other similar numbering system).

	(Totals from Section XII-A (A)) Base Rent for the 12 months Preceding the Date of Application (Yr. 20 <u>18</u> )	(Totals from Section XII-A (B)) Current Base Rent as of Date Application Submitted	(Totals from Section XII-A (C)) Annual Rent Adjustment Noticed but not due until after Submittal of the MNOL/Fair Return Application <sup>13</sup>	(Totals from Section XII-A (D)) Proposed Rent <sup>14</sup>
<b>Overall Grand Total from Section XII-A Worksheet(s):</b>	\$ 228,485.64	\$ 19621.55	\$ n/a	\$ 411,033.96

SECTION XII-A WORKSHEET ON NEXT PAGE →

<sup>13</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNOL/Fair Return Rent Adjustment Application.

<sup>14</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under YMC §15.20.100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

SECTION XII-A WORKSHEET - Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)	Date of Last Rent Increase	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Noticed but not due until after Submittal of the MNOF/Fair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
1	\$ 283.89	2/1/19	\$ 292.09	\$ N/A		\$ 529.17
5	\$ 330.34	3/1/19	\$ 345.26	\$ N/A		\$ 576.62
6	\$ 333.64	2/1/19	\$ 343.28	\$ N/A		\$ 528.92
7	\$ 325.47	3/1/19	\$ 340.16	\$ N/A		\$ 520.95
8	\$ 272.55	2/1/19	\$ 280.43	\$ N/A		\$ 519.83
9	\$ 267.42	2/1/19	\$ 295.93	\$ N/A		\$ 532.70
10	\$ 286.83	2/1/19	\$ 295.12	\$ N/A		\$ 532.11
11	\$ 321.24	2/1/19	\$ 330.52	\$ N/A		\$ 570.52
14	\$ 326.11	2/1/19	\$ 335.53	\$ N/A		\$ 571.39
15	\$ 320.40	2/1/19	\$ 329.66	\$ N/A		\$ 565.68
<b>TOTALS:</b>	<del>\$ 2986.89</del> \$ 3057.89		\$ 3189.78	\$		\$ 5545.69

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNOF/Fair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under YMC §15.20.100(A). (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

SECTION XII - A WORKSHEET - Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Notified but not due until after Submittal of the MINO/Fair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
18	\$ 330.91	\$ 340.54	N/A		\$ 576.25
19	\$ 288.10	\$ 296.43	N/A		\$ 533.38
20	\$ 266.50	\$ 294.20	N/A		\$ 511.78
22	\$ 323.20	\$ 332.54	N/A		\$ 568.48
24	\$ 347.63	\$ 357.68	N/A		\$ 592.91
25	\$ 266.50	\$ 294.20	N/A		\$ 511.78
27	\$ 321.24	\$ 330.52	N/A		\$ 566.52
28	\$ 260.36	\$ 288.46	N/A		\$ 525.64
30	\$ 292.74	\$ 301.20	N/A		\$ 538.02
30A	\$ 317.51	\$ 326.69	N/A		\$ 562.99
<b>TOTALS:</b>	<b>\$ 3,034.95</b>	<b>\$ 3,122.50</b>			<b>\$ 5,492.55</b>

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MINO/Fair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under VMIC §15.20.100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not set due or collected as of the date of filing this application.

SECTION XII - A WORKSHEET - Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)	Date of Last Rent Increase	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Noticed but not due until after Submittal of the MNOL/Fair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
31	\$ 283.89	2/1/19	\$ 292.09	\$ N/A		\$ 529.17
31A	\$ 248.49	2/1/19	\$ 296.81	\$ N/A		\$ 533.75
32	\$ 334.25	2/1/19	\$ 343.91	\$ N/A		\$ 579.53
33	\$ <del>342.42</del> 378.43	2/1/19	\$ 286.48	\$ N/A		\$ 523.71
34	\$ 342.92	2/1/19	\$ 352.83	\$ N/A		\$ 588.20
35	\$ 305.92	2/1/19	\$ 319.35	\$ N/A		\$ 551.20
36	\$ <del>305.33</del>	3/1/19	\$ 319.11	\$ N/A		\$ 550.61
37	\$ 264.69	2/1/19	\$ 276.46	\$ N/A		\$ 578.97
38	\$ 305.01	2/1/19	\$ 313.82	\$ N/A		\$ 550.29
39	\$ 308.18	2/1/19	\$ 319.09	\$ N/A		\$ 553.46
<b>TOTALS:</b>	<b>\$ 3021.09</b>		<b>\$ <del>3021.09</del> 3109.15</b>			<b>\$ 5,473.89</b>

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNOL/Fair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under YMC §15.20.100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

SECTION XII-A WORKSHEET- Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Noticed but not due until after Submittal of the MNDFair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
40	\$ 291.94	\$ 300.38	N/A		\$ 322.22
41	\$ 343.75	\$ 353.68	N/A		\$ 391.03
42	\$ 330.15	\$ 339.69	N/A		\$ 375.43
43	\$ 314.36	\$ 328.56	N/A		\$ 359.91
44	\$ 301.89	\$ 310.59	N/A		\$ 342.15
45	\$ 344.54	\$ 354.50	N/A		\$ 389.92
46	\$ 278.43	\$ 286.48	N/A		\$ 23.71
47	\$ 303.65	\$ 312.43	N/A		\$ 46.93
48	\$ 322.55	\$ 332.18	N/A		\$ 68.13
49	\$ 329.69	\$ 339.20	N/A		\$ 74.95
<b>TOTALS:</b>	<b>\$ 3,161.21</b>	<b>\$ 3,253.36</b>			<b>\$ 5614.01</b>

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNDFair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under YMC §15.20.100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

**SECTION XII -A WORKSHEET - Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)**

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)		Date of Last Rent Increase	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Noticed but not due until after Submission of the MNQI/Fair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
50	\$ 298,43		2/1/19	\$ 286,48	\$ N/A		\$ 523,91
51	\$ 270,69		2/1/19	\$ 278,51	\$ N/A		\$ 515,97
52	\$	N/A	2/1/19	\$	\$		\$
53	\$	N/A	2/1/19	\$	\$		\$
54	\$ 317,12		2/1/19	\$ 326,28	\$ N/A		\$ 562,24
55	\$ 313,26		3/1/19	\$ 327,41	\$ N/A		\$ 558,54
56	\$ 289,15		2/1/19	\$ 297,51	\$ N/A		\$ 534,43
57	\$ 278,43		2/1/19	\$ 286,48	\$ N/A		\$ 523,91
58	\$ 278,43		2/1/19	\$ 286,48	\$ N/A		\$ 523,91
59	\$ 330,99		2/1/19	\$ 340,54	\$ N/A		\$ 576,25
<b>TOTALS:</b>	<b>\$ 2356,48</b>			<b>\$ 2425,19</b>	<b>\$</b>		<b>\$ 4316,72</b>

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNQI/Fair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under YMC §15.20.100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

**SECTION XII - A WORKSHEET - Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)**

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)	Date of Last Rent Increase	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Noticed but not due until after Submittal of the MNOL/Fair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
60	\$ 330.89	2/1/19	\$ 340.45	N/A		\$ 576.17
61	\$ 330.99	2/1/19	\$ 340.35	N/A		\$ 576.07
62	\$ 278.43	2/1/19	\$ 286.48	N/A		\$ 523.71
63	\$ 309.63	2/1/19	\$ 318.58	N/A		\$ 554.91
64	\$ 326.11	2/1/19	\$ 335.53	N/A		\$ 571.39
65	\$ 315.41	2/1/19	\$ 324.53	N/A		\$ 560.69
66	\$ 299.43	2/1/19	\$ 306.03	N/A		\$ 542.71
68	\$ 305.52	2/1/19	\$ 314.35	N/A		\$ 550.80
69	\$ 312.94	2/1/19	\$ 321.98	N/A		\$ 558.22
90	\$ 335.44	2/1/19	\$ 345.13	N/A		\$ 580.72
<b>TOTALS:</b>	<b>\$ 3142.59</b>		<b>\$ 3,234.20</b>	<b>N/A</b>		<b>\$ 5,595.39</b>

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNOL/Fair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under VMIC §15.20, 100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

**SECTION XII-A WORKSHEET- Base Rent Preceding Application, Current, and Proposed Rent (REPRODUCE AS NEEDED)**

Space No.	(A) Base Rent for the 12 months Preceding the Date of Application (Yr. 20__)	Date of Last Rent Increase	(B) Current Base Rent as of Date Application Submitted	(C) Annual Rent Adjustment Noticed but not due until after Submittal of the MNQI/Fair Return Application <sup>15</sup>	Date Noticed Annual Rent Adjustment will Go Into Effect	(D) Proposed Rent <sup>16</sup>
71	\$ 330.08	3/1/19	\$ 344.99	N/A		\$ 525.36
72	\$ 307.19	2/1/19	\$ 316.06	N/A		\$ 552.46
73	\$ 299.60	2/1/19	\$ 308.26	N/A		\$ 544.88
74	\$ 299.60	2/1/19	\$ 308.26	N/A		\$ 544.88
	\$		\$			\$
	\$		\$			\$
	\$		\$			\$
	\$		\$			\$
	\$		\$			\$
	\$		\$			\$
<b>TOTALS:</b>	\$ 1236.46		\$ 1272.50	\$		\$ 2217.58

<sup>15</sup> Column (C) applies only if the Park Owner/Park Owner Representative issued notices of rent increase based on an Annual Adjustment during the twelve (12) months preceding the application date, and the due date for the increased rent will not occur until after filing of this MNQI/Fair Return Rent Adjustment Application.  
<sup>16</sup> "Proposed Rent" means the rent proposed to be charged, based on this application for a special rent adjustment under VMG §15.20.100(A), (B) and/or (C). "Proposed Rent" does not include the rent based on any Annual Adjustment noticed but not yet due or collected as of the date of filing this application.

(See Attachment Section XIII)

**SECTION XIII INCOME FROM ALL INDIVIDUAL PARK SPACES (Rent Controlled and Leased Spaces)**

List all other monthly income collected for each space in the Park, for the twelve (12) months preceding the date of application.

**Instructions regarding income from utilities (water, sewer, and trash):** Do not include any of the following income: income collected for the provision of sub metered gas and electricity expenses; reimbursements by Residents for utility company charges; and/or income collected for the provision of utility services if the utility company directly bills Residents for the utility service or if the utility cost is directly passed through to Residents. If the amount varies from month to month and is billed separately to the Residents of the space by the utility (billed directly to the residents by the utility provider or sub metered through a master meter), enter "P" in that column.

	Totals from Section XIII-A (A) Current Base Rents	Totals from Section XIII-A (B) Water	Totals from Section XIII-A (C) Sewer	Totals from Section XIII-A (D) Trash	Totals from Section XIII-A (E) Laundry	Totals from Section XIII-A (F) RV Parking	Totals from Section XIII-A (G) Other (Specify on Worksheet)
Overall Grand Totals from Section XIII-A Worksheet(s):	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

SECTION XIII-A WORKSHEET ON NEXT PAGE →



**SECTION XIV MOBILEHOME PARK SPACE LONG TERM LEASES (Exempt from Rent Control) – BASE YEAR**

**A. Base Year**

List monthly space base rent collected for each leased space<sup>18</sup> in the Park, for each of the 12 (twelve) months in calendar year 1987 (January 1, 1987 through December 31, 1987) or for each of the 12 (twelve) months in the revised base year. Insert the cumulative total for all leased spaces in this chart, and complete Section XIV-A for each space. Indicate the effective date the lease was entered into, the expiration date of the lease, and the name of the Resident(s) who executed the lease. Attach a copy of each lease to the application and label as “Section XIV-A” (sequentially numbered with bates numbers or other similar numbering system).

<p><b>Overall Grand Total from Section XIV-A Worksheet(s):</b></p>	<p>Totals from Section XIV-A (A)</p> <p>( _____ ) Base Year Monthly Lease Rent Payment</p> <p>\$ <u>unknown</u></p>	
--	---	--

**SECTION XIV-A WORKSHEET ON NEXT PAGE →**

<sup>18</sup> A “leased space” means any space on a lease or other rental agreement in excess of 12 (twelve) months’ duration.

**SECTION XV MOBILEHOME PARK SPACE LONG TERM LEASES – CURRENT PERIOD**

**A. Current Period**

List monthly space base rent collected for each leased space in the Park, for each of the 12 (twelve) months preceding the date of the application. Insert the cumulative total for all leased spaces in this chart, and complete Section XV-A for each space. Indicate the effective date the lease was entered into, the expiration date of the lease, and the Resident(s) who executed the lease. Attach a copy of each lease to the application and label as “Section XV-A” (sequentially numbered with bates numbers or other similar numbering system).

	Totals from Section XV-A (A)	Totals from Section XV-A (B)	
	Monthly Lease Rent Payment as of Date of Application	Other Monthly Lease Rent Payments in Prior 12 Months <sup>19</sup>	
<b>Overall Grand Total from Section XV-A Worksheet(s):</b>	\$ <u>None</u>	\$ <u>None</u>	

**SECTION XV-A WORKSHEET ON NEXT PAGE →**

<sup>19</sup> Complete Column B only if the monthly lease rent payment in the prior 12 months was different from the monthly lease rent payment as of the date of application listed in Column A.



**SECTION XVII ADJUSTMENT OF BASE YEAR NET OPERATING INCOME**

Pursuant to YMC § 15.20.100(B), you may apply to the Commission for an adjustment of your 1987 NOI if you contend that an adjustment is warranted on the basis that the 1987 NOI actually earned by the Park did not provide you with a just and reasonable return on your investment. If you apply for an adjustment of the Park's base year NOI under YMC §15.20.100(B), you bear the burden of proof of demonstrating, based on substantial evidence, that the 1987 NOI actually earned by the Park did not provide you with a just and reasonable return. If you intend to apply for a rent adjustment under this Section of the YMC, you must complete Sections I through XVI of this application form. Please check which statement(s) below are applicable to you.

**Itemized and complete documentation of claimed 1987 operating expenses, 1987 NOI, comparable rent in comparable Parks, and capital expenses etc., must be submitted with your application (sequentially numbered with bates numbers or other similar numbering system).**

**PLEASE NOTE: YOU ARE NOT ELIGIBLE FOR A RENT ADJUSTMENT BASED ON A READJUSTED BASE YEAR NOI IF YOU HAVE PREVIOUSLY RECEIVED APPROVAL OF A SPECIAL RENT ADJUSTMENT (MNOI RENT ADJUSTMENT, RENT ADJUSTMENT BASED ON A READJUSTED BASE YEAR NOI AND/OR FAIR RETURN RENT ADJUSTMENT) UNDER YMC §15.20.100(A), (B), AND/OR (C), OR ANY PREDECESSOR ORDINANCE.**

**A. Grounds for a Base Rent Adjustment**

- 1. The Park's operating expenses in 1987 were unusually high despite prudent business practices. Evidence that unusual repairs were required, an uninsured loss from natural events or vandalism occurred, or that the Park was unable to perform necessary repairs or maintenance in prior years resulting in unusually high expenses in 1987 could be used to establish this circumstance.

In this circumstance, the calculation of the Park's 1987 NOI may be adjusted by substituting the average of the Park's operating expenses over a reasonable time or the average operating expenses in comparable parks in 1987 for the Park's actual 1987 operating expenses.

- 2. Gross income was disproportionately low in 1987 despite prudent business practices. Evidence of a large number of vacancies arising from evictions for cause under State law or the voluntary removal of homes from a park could be used to establish this circumstance. This circumstance might also arise during the initial years of a park's operation before it has been filled.

In this circumstance, the calculation of the 1987 NOI may be adjusted by adding the difference between actual 1987 gross income and that which would have been earned but for this circumstance to the Park's 1987 gross income.

- 3. The rent during 1987 was disproportionately low when compared to rents being charged in comparable parks in 1987 in the City. Evidence that there were no rent increases during 1987, or rents were not established in arm's-length transactions and rents were below those in comparable parks because lower or fewer increases had been imposed in a park than in comparable parks in 1987 or prior years, could be used to establish this circumstance.

In this circumstance, the calculation of the 1987 NOI may be adjusted by increasing rental income from those spaces which were charged a disproportionately low rent by the difference between the rents actually charged in the Park and the rents charged in comparable parks in 1987.

**SECTION XVII ADJUSTMENT OF BASE YEAR NET OPERATING INCOME (Continued)**

- 4. Capital improvements were made during 1987, but were not reflected in rent increases collected in 1987. Evidence that the improvement is completed and operational and evidence of the cost incurred is required to establish this circumstance.

In this circumstance, the calculation of the 1987 NOI may be adjusted by adding to the Park's gross income the amount of the additional annual revenue which would have been received if a rent increase equal to the cost of the improvement, divided by its useful life and divided by the number of spaces, had been charged during each month of 1987.

- 5. The rent in 1987 was not sufficient to provide a just and reasonable return by providing evidence of the return actually earned by the Park in 1987 and of the return earned by comparable parks in the City in 1987. Examples of the type of information that may be used to establish this circumstance include evidence of the investment in the Park, the return earned on that investment, the purchase price of the Park and its net operating income in 1987, prior years and subsequent years, and the same information for comparable parks in the City.

In this circumstance, the calculation of the 1987 NOI shall be adjusted by adding to the Park's 1987 gross income the amount of rental income required to provide a just and reasonable return in 1987.

**B. Applicant's Justification for Adjustment of Base Year Net Operating Income (NOI)**

Attach additional sheets as necessary and provide all supporting documentation labeled as "Section XVII - B" (sequentially numbered with bates numbers or other similar numbering system).

See Brief In Support of Application and Base Year market rent analysis by John Neet.





**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

4. Phone Number: 714-299-6081 Facsimile (optional): \_\_\_\_\_
5. Email Address: malpert@beamlaw.net
6. Type of License: Attorney
7. Effective/Expiration Dates of License: 12/31/88 (none if fees paid)  
Effective Date Expiration Date
8. License No. or Certificate No. 138152
9. Type of contract [Check One]:  
 Retainer Agreement  Purchase Order  
 Contract  Other (Specify): \_\_\_\_\_

Provide any additional explanation as needed:

10. Total fees, costs and other expenses charged for this professional service: \$ 29,868
11. Rate Charged:  
 Hourly Rate: \$ 375.00  
 Lump Sum: \$ \_\_\_\_\_  
 Other (specify amount and explain): \$ \_\_\_\_\_

Explanation:

Includes approximately \$13,575 in incurred but unbilled time, plus estimated additional time for completing application, preparing and attending a single hearing. If an appeal hearing is needed, the total is increased by \$3,000 to \$32,868

12. Rate charged for that professional service in the Yucaipa (San Bernardino/Riverside) geographical area. \$ N/A

Specify if hourly or other basis. Provide a detailed explanation of the methodology you used to determine this rate, and attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-B(12)" (sequentially numbered with bates numbers or other similar numbering system).

This is a specialized legal expertise so there is no relevant rate. Those few attorneys who regularly practice in this area have a statewide practice and rates are in a similar or often higher range.

13. If you propose to use a different geographical area than the Yucaipa (San Bernardino/Riverside) geographical area, please provide an explanation stating specific reasons why another geographical area is comparable to the Yucaipa (San Bernardino/Riverside) area. Attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-B(13)" (sequentially numbered with bates numbers or other similar numbering system).

(See response to #12)

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

14. Describe each task or service performed in detail and a breakdown of all fees, costs and other expenses incurred. Include an itemized listing of all services performed by the professional and costs charged, on a daily and hourly basis. Attach additional sheets as needed, and attach all other supporting documentation, and label as "Section XIX-B(14)" (sequentially numbered with bates numbers or other similar numbering system).

See attached legal bills redacted for any privileged communication. Legal services include advising clients, analyzing potential rent increases, coordinating with experts, preparing the rent increase application, assisting in mediation efforts, hearing prep and attendance.

15. Explain all reason(s) for necessity for professional services and fees, costs and other expenses (e.g., the complexity of the matter). Attach additional sheets as needed and label as "Section XIX-B(15)" (sequentially numbered with bates numbers or other similar numbering system).

Specialized legal representation is necessary because of unique issues raised by rent control and this particular application has added complexity because the park is operated as a non-profit.

16. Have you paid all fees, costs, and expenses claimed in Section XIX?

Yes  No

If yes, attach copies of all invoices, checks and other supporting documentation and label as "Section XIX-B(16)" (sequentially numbered with bates numbers or other similar numbering system).

17. If you have not yet paid all fees, state when payment is due: 30 days from billing

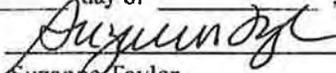
Attach copies of all invoices, checks and other supporting documentation and label as "Section XIX-B(17)" (sequentially numbered with bates numbers or other similar numbering system).

**C. Owner's Certification**

1. I retained the expert(s) who submitted reports as part of my application for an MNOI/Fair Return Rent Adjustment.
2. I am obligated to pay all expenses for professional services provided in connection with my application for an MNOI/Fair Return Rent Adjustment and referred to in this Section XIX.

I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed this 31st day of October, 20 19 at Upland, California.

Signed: 

Print Name: Suzanne Taylor

Title/Capacity: Managing Agent for Augusta Communities LLC

Mailing Address: 400 N. Mountain Ave. Upland CA

Phone: 909-981-0192

**SECTION XIX**

**APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

**D. Professional's Declaration Under Penalty of Perjury**

I, Mark D. Alpert declare as follows:

1. I am a (n) attorney  
Professional Title/ Area of Specialization

2. My license number is 138152

3. My license number effective date /expiration dates are: Effective Date: \_\_\_\_\_ Expiration Date: none

4. A copy of my resume or CV [**CHECK BOX**]  is /  is not attached to this Declaration.

5. My experience in this area is as follows:

For 18 years my practice has focused on rent control. I have represented park owners in over 50 rent increase applications including at least 3 other Special Adjustments in Yucaipa.

6. I performed the following services in support of the Park Owner's Application for the MNOI/Fair Return Rent Adjustment filed with the City of Yucaipa:

Helped prepare rent increase application, guided other professionals, advised client and assisted in mediation process. (See attached legal bills)

7. All tasks performed by me are relevant to the application for MNOI/Fair Return Rent Adjustment, for the following reasons:

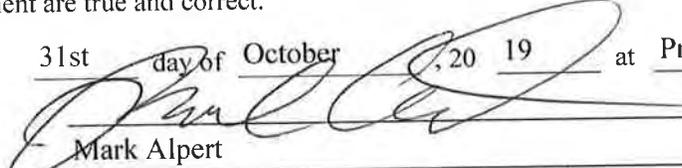
My representation related exclusively to the rent control rent increase process for Valley View.

8. All fees charged by me for my services performed are reasonable for the following reasons:

My rates are comparable to or lower than other professionals of comparable experience. My fees have been repeatedly accepted as reasonable by courts and administrative bodies, including several times by the City of Yucaipa. I am one of very few attorneys in California (or nationally) with such a high level of expertise in rent control matters.

I declare under penalty of perjury under the laws of the State of California that the information and documentation and statements contained in this Declaration and the attached application for a Temporary Rent Adjustment are true and correct.

Executed this 31st day of October, 2019 at Prescott, AZ California.

Signed: 

Print Name: Mark Alpert

Title/Capacity: Attorney

Mailing Address: (See above)



**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

4. Phone Number: 951-461-7755 Facsimile (optional): \_\_\_\_\_

5. Email Address: jneet@johnneet.com

6. Type of License: State Certified General Appraiser

7. Effective/Expiration Dates of License: 3/14/18 Effective Date \_\_\_\_\_ Expiration Date \_\_\_\_\_

8. License No. or Certificate No. A6003494

9. Type of contract [Check One]:  
 Retainer Agreement  Purchase Order  
 Contract  Other (Specify): \_\_\_\_\_

Provide any additional explanation as needed:

10. Total fees, costs and other expenses charged for this professional service: \$ 6,950

11. Rate Charged:  
 Hourly Rate: \$ 350/250  
 Lump Sum: \$ \_\_\_\_\_  
 Other (specify amount and explain): \$ \_\_\_\_\_  
 Explanation:  
 The \$350 rate applies to hearings/giving testimony.

12. Rate charged for that professional service in the Yucaipa (San Bernardino/Riverside) geographical area. \$ N/A

Specify if hourly or other basis. Provide a detailed explanation of the methodology you used to determine this rate, and attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-B(12)" (sequentially numbered with bates numbers or other similar numbering system).

Fixed fee and hourly. The report was prepared on a fixed fee basis. There is no specific market rate for specialized rent control services, the fees are similar to what comparably qualified appraiser typically charge for common valuation services in this community.

13. If you propose to use a different geographical area than the Yucaipa (San Bernardino/Riverside) geographical area, please provide an explanation stating specific reasons why another geographical area is comparable to the Yucaipa (San Bernardino/Riverside) area. Attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-B(13)" (sequentially numbered with bates numbers or other similar numbering system).

See response to item 12.

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

14. Describe each task or service performed in detail and a breakdown of all fees, costs and other expenses incurred. Include an itemized listing of all services performed by the professional and costs charged, on a daily and hourly basis. Attach additional sheets as needed, and attach all other supporting documentation, and label as "Section XIX-B(14)" (sequentially numbered with bates numbers or other similar numbering system).

See Invoice. Scope of Services Set Forth In Neet's Report

15. Explain all reason(s) for necessity for professional services and fees, costs and other expenses (e.g., the complexity of the matter). Attach additional sheets as needed and label as "Section XIX-B(15)" (sequentially numbered with bates numbers or other similar numbering system).

16. Have you paid all fees, costs, and expenses claimed in Section XIX?

Yes  No

If yes, attach copies of all invoices, checks and other supporting documentation and label as "Section XIX-B(16)" (sequentially numbered with bates numbers or other similar numbering system).

17. If you have not yet paid all fees, state when payment is due: On billing

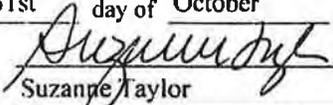
Attach copies of all invoices, checks and other supporting documentation and label as "Section XIX-B(17)" (sequentially numbered with bates numbers or other similar numbering system).

**C. Owner's Certification**

1. I retained the expert(s) who submitted reports as part of my application for an MNOI/Fair Return Rent Adjustment.
2. I am obligated to pay all expenses for professional services provided in connection with my application for an MNOI/Fair Return Rent Adjustment and referred to in this Section XIX.

I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed this 31st day of October, 20 19 at Upland California.

Signed: 

Print Name: Suzanne Taylor

Title/Capacity: Managing Agent For August Communities, LLC

Mailing Address: 400 N. Mountain Ave, Upland, CA

Phone: 909-981-0192

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

**D. Professional's Declaration Under Penalty of Perjury**

I, John P. Neet declare as follows:

1. I am a State Certified Appraiser  
Professional Title/ Area of Specialization

2. My license number is A6003494

3. My license number effective date /expiration dates are: Effective Date: 3/14/2018 Expiration Date: \_\_\_\_\_

4. A copy of my resume or CV [CHECK BOX]  is /  is not attached to this Declaration.

5. My experience in this area is as follows:

See professional qualifications/CV attached as an addendum to my report.

6. I performed the following services in support of the Park Owner's Application for the MNOI/Fair Return Rent Adjustment filed with the City of Yucaipa:

See Report and Scope of Services described.

7. All tasks performed by me are relevant to the application for MNOI/Fair Return Rent Adjustment, for the following reasons:

The NOI analysis utilizes base year market rents. The Special Adjustment Application includes an analysis of comparable rents.

8. All fees charged by me for my services performed are reasonable for the following reasons:

I have a great deal of expertise in mobilehome park valuation and rent control and my fees and charges are comparable to what is charged by appraisals for less specialized work with less experience.

I declare under penalty of perjury under the laws of the State of California that the information and documentation and statements contained in this Declaration and the attached application for a Temporary Rent Adjustment are true and correct.

Executed this 12<sup>TH</sup> day of September, 20 19 at MURRIETA California.

Signed: [Signature]

Print Name: John P. Neet

Title/Capacity: Real Estate

Mailing Address: 26845-A Jefferson Avenue, Murrieta, CA 92562

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

**A. Calculation of Temporary Rent Adjustment**

Please answer the following questions:

1. Separately list all professional services (by category or type) that the Applicant used in preparing and presenting the Special Rent Adjustment application to the City. Attach additional sheets as needed. Attach and label all supporting documentation as "Section XIX-A(1)" (sequentially numbered with bates numbers or other similar numbering system).
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_
  - e. \_\_\_\_\_
2. Total of all fees, costs and other expenses incurred for all professional services referred to in your answer to Question #1: \$ \_\_\_\_\_
3. Requested Temporary Rent Adjustment (per month per space): \$ \_\_\_\_\_
4. Proposed five-year period for imposition of temporary rent adjustment  
 Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_
5. Explain how the Applicant calculated the proposed temporary rent adjustment, including how the Applicant calculated interest. Attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-A(5)" (sequentially numbered with bates numbers or other similar numbering system).

**B. Costs Incurred for Professional Services**

Please answer the following questions. Attach all supporting documentation and label as "Section XIX-B". **NOTE:** Please complete Section B separately for each expert or other person who provided a professional service in support of the Applicant's Special Rent Adjustment application.

- Type of Professional Service: Accounting/Analysis
1. Complete Name(s) of Person Providing Professional Service: Michael E. McCarthy
  2. Professional's Business Address: (PO Box is not acceptable) 23832 Rockfield Blvd, Suite 245  
Lake Forest CA 92630  
City State Zip Code
  3. Professional's Mailing Address: (same as above)  
City State Zip Code

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

4. Phone Number: 949-298-6610 949-381-5655 Facsimile (optional): \_\_\_\_\_
5. Email Address: \_\_\_\_\_
6. Type of License: Certified Public Accountant
7. Effective/Expiration Dates of License: 7/9/99 Effective Date None Expiration Date
8. License No. or Certificate No. 77678
9. Type of contract [Check One]:  
 Retainer Agreement  Purchase Order  
 Contract  Other (Specify): \_\_\_\_\_

Provide any additional explanation as needed:  
 Agreement is Attached.

10. Total fees, costs and other expenses charged for this professional service: \$ 29225.86
11. Rate Charged:  
 Hourly Rate: \$ 275.00  
 Lump Sum: \$ \_\_\_\_\_  
 Other (specify amount and explain): \$ \_\_\_\_\_

Explanation:  
 We have billed \$24,750 for services. The remainder is unbilled or anticipated additional costs through an initial hearing, based on prior experience.

12. Rate charged for that professional service in the Yucaipa (San Bernardino/Riverside) geographical area. \$ N/A  
 Specify if hourly or other basis. Provide a detailed explanation of the methodology you used to determine this rate, and attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-B(12)" (sequentially numbered with bates numbers or other similar numbering system).  
 There is no specific market rate for specialized rent control services, the fees are below what comparably qualified accountants typically charge for such services statewide.

13. If you propose to use a different geographical area than the Yucaipa (San Bernardino/Riverside) geographical area, please provide an explanation stating specific reasons why another geographical area is comparable to the Yucaipa (San Bernardino/Riverside) area. Attach additional sheets as needed. Attach all supporting documentation and label as "Section XIX-B(13)" (sequentially numbered with bates numbers or other similar numbering system).  
 See response to item 12.

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

14. Describe each task or service performed in detail and a breakdown of all fees, costs and other expenses incurred. Include an itemized listing of all services performed by the professional and costs charged, on a daily and hourly basis. Attach additional sheets as needed, and attach all other supporting documentation, and label as "Section XIX-B(14)" (sequentially numbered with bates numbers or other similar numbering system).

Financial analysis, consultations and calculations necessary to perform and MNOI analysis, including assisting in preparing the City's application forms.

15. Explain all reason(s) for necessity for professional services and fees, costs and other expenses (e.g., the complexity of the matter). Attach additional sheets as needed and label as "Section XIX-B(15)" (sequentially numbered with bates numbers or other similar numbering system).

McCarthy, with Grobstein Teeple, LLC. performed the services requested and as directed by client and counsel for the Special Adjustment Application.

16. Have you paid all fees, costs, and expenses claimed in Section XIX?

Yes  No

If yes, attach copies of all invoices, checks and other supporting documentation and label as "Section XIX-B(16)" (sequentially numbered with bates numbers or other similar numbering system).

17. If you have not yet paid all fees, state when payment is due: On billing

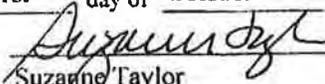
Attach copies of all invoices, checks and other supporting documentation and label as "Section XIX-B(17)" (sequentially numbered with bates numbers or other similar numbering system).

**C. Owner's Certification**

1. I retained the expert(s) who submitted reports as part of my application for an MNOI/Fair Return Rent Adjustment.
2. I am obligated to pay all expenses for professional services provided in connection with my application for an MNOI/Fair Return Rent Adjustment and referred to in this Section XIX.

I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed this 31st day of October, 20 19 at Ontario California.

Signed: 

Print Name: Suzanne Taylor

Title/Capacity: Managing Agent For August Communities, LLC

Mailing Address: 400 N. Mountain Ave, Upland, CA

Phone: 909-981-0192

**SECTION XIX APPLICATION FOR TEMPORARY ADJUSTMENT BASED ON PARK OWNER APPLICATION AND HEARING COSTS (Continued)**

**D. Professional's Declaration Under Penalty of Perjury**

I, Michael E. McCarthy declare as follows:

1. I am a Certified Public Accountant  
Professional Title/ Area of Specialization

2. My license number is 77678

3. My license number effective date /expiration dates are: Effective Date: 7/9/99 Expiration Date: none

4. A copy of my resume or CV [CHECK BOX]  is /  is not attached to this Declaration.

5. My experience in this area is as follows:  
Approximately 25 rent control engagements since 1999.

6. I performed the following services in support of the Park Owner's Application for the MNOI/Fair Return Rent Adjustment filed with the City of Yucaipa:  
MNOI application, analysis and preparation of applicable sections of the application.

7. All tasks performed by me are relevant to the application for MNOI/Fair Return Rent Adjustment, for the following reasons:  
Accounting expertise and prior experience.

8. All fees charged by me for my services performed are reasonable for the following reasons:  
Fees are charged at standard firm rates with no outcome-based fees.

I declare under penalty of perjury under the laws of the State of California that the information and documentation and statements contained in this Declaration and the attached application for a Temporary Rent Adjustment are true and correct.

Executed this 11 day of September, 2019 at LAKE FOREST California.

Signed: [Signature]  
Print Name: Michael E. McCarthy

Title/Capacity: Senior Manager, Grobstein Teeple, LP

Mailing Address: 23832 Rockfield Blvd, Suite 245, Lake Forest, CA 92630

Valley View Application Additional Information

ATTACHMENT PAGE III-2

(Information regarding resident meetings)



**AUGUSTA**  
COMMUNITIES

augustacommunities.org

400 N Mountain Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

October 8, 2019

Dear Valley View Residents:

After many months of working together Augusta Communities and the Resident Advisory Committee have reached consensus on a proposed special rent adjustment that will be put to a confidential vote of the 62 homeowners who live on regulated spaces. Soon the Resident Advisory Committee will be providing you information on the voting process. The voting and ballot instructions being followed were provided by the City. One adult resident from every regulated space will have an opportunity to vote on a confidential ballot either in favor or against the following proposed agreement.

DESCRIPTION OF \$85 PROPOSED SPECIAL RENT ADJUSTMENT

Rent will increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete the annual Resident Income Certification Form as required by Park Rules and Regulations 1) the \$85 per month increase will be phased in over three years through the use of rent credits that offset the increase in thirds, and 2) any CPI increase that is legally permitted under the ordinance will be credited to the resident's account. **The result is that current residents who complete the Resident Income Certification Form will have three equal increases of \$28.33 ( $\$85/3 = \$28.33$ ) per month per year for three years.**

The City will review all ballots and determine whether there is support by at least 51% of the 62 regulated spaces. Only one ballot per space shall be counted. Failure of a space to return their completed ballot will count as a "no" vote.

If 32 spaces (51%) vote YES for the proposed \$85 special rent adjustment, the adjustment will be approved by the City. If the proposed \$85 special rent adjustment is voted down, then the nonprofit will immediately submit the \$150 per month MNOL rent increase application to the City.

Attached are notices we are required to provide to you under the ordinance. Please contact Augusta Communities if you have any questions. You may also contact Jennifer Crawford at the City of Yucaipa (jrcrawford@yucaipa.org (909) 797-2489, ext. 236) if you have questions regarding the ordinance or the voting process.

Sincerely,

Suzanne Taylor

cc: Jennifer Crawford, Mobilehome Rent Administrator, City of Yucaipa  
Resident Advisory Committee

<b>FORM # 1. PARK OWNER (OR REPRESENTATIVE) PROOF OF SERVICE AND POSTING</b>
--

I / (We), Suzanne Taylor, Executive Director declare as follows:

I (we) am (are) the [CHECK APPLICABLE BOX]  Park Owner(s)  (Authorized Representative(s)) of the owner(s) of the Mobilehome Park listed below.

Name of Mobilehome Park: Valley View Mobilehome Park

1. I (We) am (are) authorized to submit this application for a Special Rent Adjustment by Voluntary Meet and Confer pursuant to Yucaipa Municipal Code ("YMC") Section 15.20.100(E) and Section 4.0006 of the Administrative Rules.

**NAME OF PARK OWNER** Augusta Communities LLC

2. On October 8, 20 19, **a complete copy of**  
 Month Day Year

**Forms #1 - 4 and supporting documentation** (if applicable) was served on Park residents of each month-to-month regulated space, by [CHECK APPLICABLE BOX]  personal delivery or  first-class mail, addressed as follows [insert name and mailing or delivery address]

**(Attach Proof of Service List)**

3. On October 8, 20 19, I posted a complete  
 Month Day Year

copy of Forms #1-4 (including all supporting documentation) at the following three locations in the Park:

Park Office:

Park Clubhouse:

Location open to residents on daily basis: pool

I will maintain a complete copy of Forms #1-4 (including all supporting documentation) in those three locations until the City issues its final decision on the application.

I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed this 8th day of October, 20 19 at Yucaipa California.

Signed:



Print Name: Suzanne Taylor

Title/Capacity: Executive Director, Augusta Communities LLC

Mailing Address: 400 N Mountain Ave, Suite 205 Upland CA 91786

Phone: 909-981-0192

**[Notice to Applicant: If the person serving the application is different from the person posting the application, then each person must complete and sign Form #1 - Park Owner (or Representative) Proof of Service and Posting]**

**FORM # 2. PARK OWNER NOTICE INITIATING MEET AND CONFER FOR SPECIAL RENT ADJUSTMENT**

**TO ALL MONTH-TO-MONTH REGULATED SPACE PARK RESIDENTS OF**

**NAME OF MOBILEHOME PARK:** Valley View Mobilehome Park      **Date:** 7/16/19

**PLEASE TAKE NOTICE** that I, Park Owner or (Authorized Representative) of the above-referenced Park, hereby initiate a Meet and Confer regarding a proposed Special Rent Adjustment by Voluntary Meet and Confer pursuant to the City of Yucaipa Mobilehome Rent Stabilization Program, Yucaipa Municipal Code (“YMC”) Chapter 15.20, in YMC §15.20.100(E) and Chapter 4, Section 4.0006 of the Administrative Rules.

**NOTICE OF REQUEST FOR APPOINTMENT OF PARK RESIDENT REPRESENTATIVES**

It is hereby requested the Park residents appoint not more than three (3) persons to represent the month-to-month residents (residents in rent controlled spaces) at the Meet and Confer, and to provide me with their names and contact information, ***no later than five calendar days*** following service of this Notice, and provide the names and contact information for each resident representative, along with the resident representatives’ available dates, times and preferred location(s) for the Meet and Confer.

It is further requested that the names and contact information for the resident representatives and their availability information also be submitted to the Mobilehome Rent Administrator, c/o City of Yucaipa, 34272 Yucaipa Blvd., Yucaipa, CA 92399.

**PROPOSED DATE AND LOCATION OF MEET AND CONFER (or such other date, time and location mutually acceptable to the Park Owner and selected Park Resident Representatives)**

The meet and confer shall be held not less than fourteen (14) days following service of this Notice, and not later than sixty (60) days after service of this Notice on all residents.

\* Dates in original notice to committee

**PROPOSED DATE:** Beginning on July 31, 2019\*  
**PROPOSED TIME:** 6 PM on each date  
**LOCATION:** Valley View Clubhouse

Note: The process of forming a volunteer committee began prior to receiving the City instructions and forms (including this form) related to the Meet and Confer process, which became available on September 12, 2019. On July 17, 2019, Augusta staff members went door-to-door requesting volunteers to sit on a committee to discuss rent adjustments with the Park Owner. If not home, the written invitation was placed in homeowner’s mail tube. Six homeowners volunteered. A few homeowners volunteered after the committee was formed, but the committee declined to add new members. Two volunteers immediately dropped off the committee. Only two members participated in all meetings. On Aug 26, new committee volunteers (listed below) were selected at a homeowners meeting. Original Committee: Diane Elmore #62 (all meetings), Shelley Wallace #35 (all meetings), Juan Uruena #22, Mary Ellen Wootton #30, Clay Caldwell #50, Manuel Acevedo #15 (advisor) New Committee: Phyllis Lewis #34, David Rhoton #72, Sandy Feguson #63, Shelley Wallace #35 (as advisor). On October 3rd, 2019 residents held a homeowners meeting and Phyllis Lewis #34, David Rhoton #72, and Sandy Feguson #63 stepped down from the committee. Two of the original members, Diane Elmore #62 and Shelley Wallace #35 were reinstated to sit on the committee.

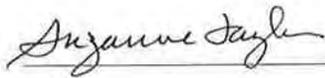
**FORM # 3. PARK OWNER (REPRESENTATIVE) DECLARATION UNDER PENALTY OF PERJURY**

I declare under penalty of perjury under the laws of the State of California that all of the information, documentation, and statements contained in [CHECK APPLICABLE BOX]:

- Form #1 – Park Owner (or Representative) Proof of Service and Posting
- Form #2 – Park Owner Notice Initiating Meet and Confer for Special Rent Adjustment
- Form #3 – Park Owner (Representative) Declaration Under Penalty of Perjury
- Form # 4 –Park Owner Application for Special Rent Adjustment by Voluntary Meet and Confer
- Supporting documentation (if applicable)
- Minutes from the Meet and Confer meeting(s)

is true and correct.

Executed this 8th day of October, 20 19 at Yucaipa, California.

Signed: 

Print Name: Suzanne Taylor

Title/Capacity: Executive Director, Augusta Communities LLC

Mailing Address: 400 N Mountain Ave, Suite 205

Phone: 909-981-0192

<b>FORM # 4. PARK OWNER APPLICATION FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER</b>
--

Each section must be typed or printed in black ink. Answer each question completely and attach all documentation that supports each of your responses. **The use of this form is mandatory.**

**ALL ATTACHMENTS AND DOCUMENTATION MUST BE SEQUENTIALLY NUMBERED WITH BATES NUMBERS OR OTHER SIMILAR NUMBERING SYSTEM BEFORE COPIES ARE MADE, AND ALL ATTACHMENTS MUST BE LABELED TO CORRESPOND TO THE RELATED SECTION OF THE APPLICATION FORM PRIOR TO SUBMISSION.**

<b>PARK OWNER APPLICANT</b>
-----------------------------

**Mobilehome Park Name:** Valley View Mobilehome Park  
12995 6th Street  
 (Street Address)  
Yucaipa CA 92399  
 City State Zip Code  
**Phone Number:** (909)981-0192 **E-Mail:** info@augustacommunities.org  
**Parcel Numbers:** 0319-151-02-0000

**Complete Name(s) of Park Owner(s):** Augusta Communities LLC

**Park Owner's Mailing Address:** (PO Box is not acceptable)

400 N Mountain Ave, Suite 205  
 (Street Address)  
Upland CA 91786  
 City State Zip Code  
**Phone Number:** 909-981-0192 **Facsimile (optional):** \_\_\_\_\_  
**Email Address:** info@augustacommunities.org

**Park Owner Representative:** (Enter Name or "Same as Above") same as above

**Park Owner Representative Mailing Address:** (PO Box is not acceptable)

same as above  
 (Street Address)  
 \_\_\_\_\_  
 City State Zip Code  
**Phone Number:** \_\_\_\_\_ **Facsimile (optional):** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_

**CONTINUED ON THE NEXT PAGE ►**

**FORM #4 PARK OWNER APPLICATION FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER (Continued)**

**DESCRIPTION OF PROPOSED ADJUSTMENT**

1. Amount of proposed special rent adjustment: \$ 85.00 per regulated month-to-month space.
2. Other proposed terms and conditions (e.g., phased-in, rent credit; etc.):

Rent will increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete the annual Resident Income Certification Form as required by Park Rules and Regulations 1) the \$85 per month increase will be phased in over three years through the use of rent credits that offset the increase in thirds, and 2) any CPI increase that is legally permitted under the ordinance will be credited to the resident's account. The result is that current residents who complete the Resident Income Certification Form will have three equal increases of \$28.33 ( $\$85/3 = \$28.33$ ) per month per year for three years. See detail in Attachment "Form #4 Number - 2"

**Type of application [CHECK APPLICABLE BOX]:**

- MNOI Rent Adjustment Based on Voluntary Meet and Confer
- MNOI Rent Adjustment Based on Readjusted Base Year NOI Based on Voluntary Meet and Confer

**GENERAL INFORMATION ABOUT THE PARK**

1. Year Park originally opened: 1969
2. Year Park purchased by current owner: 2012
3. Total number of spaces in the Park: 75
4. Total number of month-to-month (rent controlled) spaces in the Park: 62
5. Total number of long-term lease spaces in the Park: 0
6. Total number of vacant spaces in the Park: 3
7. Total number of spaces with park-owned mobilehomes: 10
8. Total number of spaces affected by proposed special rent adjustment: 62
9. List the space numbers for all of the spaces affected by the proposed meet and confer special rent adjustment:

1 5 6 7 8 9 10 11 14 15 18 19 20 22 24 25 27 28 30 30A 31 31A 32 33 34 35 36 37 38 39 40  
41 42 43 44 45 46 47 48 49 50 51 54 55 56 57 58 59 60 61 62 63 64 65 66 68 69 70 71 72  
73 74

**CONTINUED ON THE NEXT PAGE ►**

<b>FORM #4    PARK OWNER APPLICATION FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER (Continued)</b>
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10. Have there been any changes in services or amenities in the park since the last Park registration?    Yes     No

If your answer is "Yes", please explain. Attach additional sheets as necessary and provide all supporting documentation labeled as "Form #4, Number -10" (sequentially numbered with bates numbers or other similar numbering system).

11. Briefly describe the Park and the overall condition of the Park. Attach additional sheets as necessary and provide all supporting documentation labeled as "Form #4, Number 11" (sequentially numbered with bates numbers or other similar numbering system).

Valley View is a senior housing community. It was built in 1969 and has 75 spaces and 2 homes on 6.84 acres. The park-owned master-metered gas and/or electric systems were converted to direct utility services provided by SCE and So Cal Gas. The water and sewer system are still owned and operated by the Park. The streets are showing signs of age and there is patchwork where the public utility contractors trenched during the conversion project. The amenities are 50 years old and are in average condition for their life cycle.

**CONTINUED ON THE NEXT PAGE ►**

**FORM #4 PARK OWNER APPLICATION FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER (Continued)**
**LIST OF SPACES BY STATUS (MONTH-TO-MONTH, LONG-TERM LEASE OR PARK OWNED)**

List all spaces in the park and mark the check box for the applicable type of rental agreement.

Space Number	Resident(s)	Month-to-Month	Lease	Park Owned
1	Macomber, Lillian	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hernandez, Angela /Reyna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Creekbaum, Marion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sullivan, Diann	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sneed, Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Eloyd, Grace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lopez, Socorro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Murphy, Joyce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ulrich, Laura	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Acevedo, Manuel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Mcperson, Morgan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Scott, Sandra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Craft, David	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Uruena, Juan /Rosalba	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Britt, Stanley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Tzros, Bogdan /Josefina	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Chappelle, Shirley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	Patsch, Patricia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30	Wootton, Mary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30A	Cabral, Susan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	Nelson, Angela	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31A	Jacops, Constance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32	Morgan, William	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33	Davenport, Dale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34	Lewis, Phyllis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35	Wallace, Shelley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36	Green, James	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37	Perkins, Evelyn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**FORM #4 PARK OWNER APPLICATION FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER (Continued)**
**LIST OF SPACES BY STATUS (MONTH-TO-MONTH, LONG-TERM LEASE OR PARK OWNED)**

List all spaces in the park and mark the check box for the applicable type of rental agreement.

Space Number	Resident(s)	Month-to-Month	Lease	Park Owned
38	Cosa, Trandofir / Mariora	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Mummy, Debra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40	Covarrubias, Alfred / Gayle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41	Hays, Christy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42	Yang, Xuemae	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43	Blakley, Christy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44	Roberson, James	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45	Jenks, Ronn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46	Crum, Pamela	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
47	Miracle, Lois	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48	Santini, Georgette	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49	Steinlight, Marylou	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50	Bloom, Sharon / Clay Caldwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51	Papillon, Judie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
54	Agustin, Susan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
55	Pirvu, Elana	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
56	Saldana, Virginia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
57	Cox, Sandra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
58	Sigler, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
59	Gorman, Loa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60	Godin, Mark / Teresa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61	Pettit, Barbara / Jessyca Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62	Elmore, Diane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63	Ferguson, Sandra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64	Yusten, Penny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65	Anaya, Ruben	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
66	Maceanu, Mircea / Elena	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
68	Guzman, Enrique / Maria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
69	Carnes, Kenneth / Woneta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**FORM #4 PARK OWNER APPLICATION FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER (Continued)**

**LIST OF SPACES BY STATUS (MONTH-TO-MONTH, LONG-TERM LEASE OR PARK OWNED)**

List all spaces in the park and mark the check box for the applicable type of rental agreement.

Space Number	Resident(s)	Month-to-Month	Lease	Park Owned
70	Slumberchain, Maria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71	Gallagher, Christine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
72	Rhoton, Jack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Reynolds, James/ Valerie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
74	Tourville, Nancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kyranakis, William	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Wilde, Michael	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Henry, Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21	Beesley, Mary / Mary Green	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23	Farmer, Deborah	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26	Hausman, Vicki	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29	Allen, Linda	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
52	Leroy, Eugene/ Julie	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
53	Ellison, Suzanne	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
67	Bagely, Lowell / Pamela	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[THIS PAGE MAY BE DUPLICATED AS NEEDED]

SUPPORTING DOCUMENTATION  
AND ATTACHMENTS

Attachment Form #1 Number - 2  
Proof of Service Certification

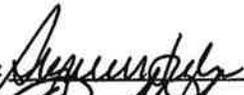
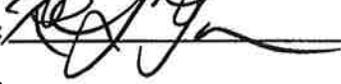
**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor  
Rebecca Taylor  
\_\_\_\_\_

affirm that I/we distributed the following document(s):  
Special Rent Adjustment Based on Voluntary Meet and Confer Forms #1 - #4  
\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at **Valley View Mobilehome Park** located at **12995 6<sup>th</sup> Street, Yucaipa,**  
**CA 92399** on (date) October 8, 2019.

Signature:   
Signature:   
Signature: \_\_\_\_\_

**PROOF OF SERVICE LIST**

<u>Lillian Macomber</u>	<u>1</u>	<input checked="" type="checkbox"/>	<u>Stanley Britt</u>	<u>24</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Angela/ Reyna Hernandez</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>Bogdan/ Josefina Tzros</u>	<u>25</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Marion Creekbaum</u>	<u>6</u>	<input checked="" type="checkbox"/>	<u>Shirley Chappelle</u>	<u>27</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Diann Sullivan</u>	<u>7</u>	<input checked="" type="checkbox"/>	<u>Patricia Patsch</u>	<u>28</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Allen Sneed</u>	<u>8</u>	<input checked="" type="checkbox"/>	<u>Mary Wootton</u>	<u>30</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Grace Eloyd</u>	<u>9</u>	<input checked="" type="checkbox"/>	<u>Susan Cabral</u>	<u>30A</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Socorro Lopez</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>William Morgan</u>	<u>32</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Joyce Murphy</u>	<u>11</u>	<input checked="" type="checkbox"/>	<u>Dale Davenport</u>	<u>33</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Laura Ulrich</u>	<u>14</u>	<input checked="" type="checkbox"/>	<u>Phyllis Lewis</u>	<u>34</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Manuel Acevedo</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>Shelley Wallace</u>	<u>35</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Morgan Mcpherson</u>	<u>18</u>	<input checked="" type="checkbox"/>	<u>James Green</u>	<u>36</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Sandra Scott</u>	<u>19</u>	<input checked="" type="checkbox"/>	<u>Evelyn Perkins</u>	<u>37</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>David Craft</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>Trandofir/ Mariora Cosa</u>	<u>38</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Juan/ Rosalba Uruena</u>	<u>22</u>	<input checked="" type="checkbox"/>	<u>Debra Mummy</u>	<u>39</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served

\*See last page  
for SPC 31 and 31A

[THIS PAGE MAY BE DUPLICATED AS NEEDED]

<b>PROOF OF SERVICE LIST</b>
------------------------------

<u>Alfred/ Gayle Covarrubias</u>	<b>40</b>	<input checked="" type="checkbox"/>	<u>Virginia Saldana</u>	<b>56</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Christy Hays</u>	<b>41</b>	<input checked="" type="checkbox"/>	<u>Sandra Cox</u>	<b>57</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Xuemae Yang</u>	<b>42</b>	<input checked="" type="checkbox"/>	<u>Robert Sigler</u>	<b>58</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Christy Blakley</u>	<b>43</b>	<input checked="" type="checkbox"/>	<u>Loa Gorman</u>	<b>59</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>James Roberson</u>	<b>44</b>	<input checked="" type="checkbox"/>	<u>Mark/ Teresa Godin</u>	<b>60</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Ronn Jenks</u>	<b>45</b>	<input checked="" type="checkbox"/>	<u>Barbara Pettit/ Jessyca Smith</u>	<b>61</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Pamela Crum</u>	<b>46</b>	<input checked="" type="checkbox"/>	<u>Diane Elmore</u>	<b>62</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Lois Miracle</u>	<b>47</b>	<input checked="" type="checkbox"/>	<u>Sandra Ferguson</u>	<b>63</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Georgette Santini</u>	<b>48</b>	<input checked="" type="checkbox"/>	<u>Penny Yusten</u>	<b>64</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Marylou Steinlight</u>	<b>49</b>	<input checked="" type="checkbox"/>	<u>Ruben Anaya</u>	<b>65</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Sharon Bloom/ Clay Caldwell</u>	<b>50</b>	<input checked="" type="checkbox"/>	<u>Mircea/ Elena Maceanu</u>	<b>66</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Judie Papillon</u>	<b>51</b>	<input checked="" type="checkbox"/>	<u>Enrique/ Maria Guzman</u>	<b>68</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Susan Agustin</u>	<b>54</b>	<input checked="" type="checkbox"/>	<u>Kenneth/ Woneta Carnes</u>	<b>69</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Elana Pirvu</u>	<b>55</b>	<input checked="" type="checkbox"/>	<u>Maria Slumberchain</u>	<b>70</b>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served

[THIS PAGE MAY BE DUPLICATED AS NEEDED]



**Attachment Form #4 Number - 2****Rent Increase for all Regulated Spaces**

Following approval of the special rent adjustment agreement by the City, and, following the 90-day notification mandated by mobile home residency law, rents for regulated spaces will increase by \$85 per month. Thereafter, rent on regulated spaces will increase annually based on the CPI as legally permitted under the City's Mobilehome Park Rent Stabilization Program.

**Three-Year Phasing of Rent Increase for Residents Currently Occupying a Regulated Space at Time of Special Rent Adjustment**

Effective Rents for regulated spaces occupied by current residents will increase by \$28.33 per month each year for three years until total rent increase equals \$85 as follows:

Phase 1 (Months 1-12)

A rent credit of \$56.66 will be applied to rent statements resulting in the first rent increase of \$28.33 per month above 2019 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 1-12.

Phase 2 (Months 13-24)

A rent credit of \$28.33 will be applied to rent statements resulting in the second rent increase of \$28.33 per month above the Phase 1 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 13-24.

Phase 3 (Months 25-36)

No rent credit will be applied to rent statements resulting in the third rent increase of \$28.33 per month above Phase 2 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 25-36.

Annually

To qualify for and keep the rent and CPI credits described below, residents must complete and return the annual Resident Income Certification as required by Park Rules and Regulations for the duration of their tenancy.

All rent credits are personal to current residents only.

MINUTES FROM THE MEET AND CONFER MEETINGS  
ATTACHMENT FORM #3



**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] \_\_\_\_\_

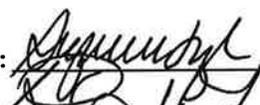
Suzanne Taylor

Rebecca Taylor

affirm that I/we distributed the following document(s):  
the minutes of the Oct 8 RAC meeting

by:  Personal Delivery  USPS

to the attached list of residents at Valley View Mobilehome Park located at 12995 6<sup>th</sup> Street, Yucaipa,  
CA 92399 on (date) October 8, 2019.

Signature:  \_\_\_\_\_

Signature:  \_\_\_\_\_

Signature: \_\_\_\_\_

## VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marion
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Wootton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrubias, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Miracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papillon, Judie
54	Agustin, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loa
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Maria
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62



**Valley View Resident Advisory Committee**  
**MINUTES**  
 October 8, 9:15 AM Conference Call

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
 Rebecca Taylor, Community Operations

**Resident Advisory Committee**

Shelley Wallace  
 Diane Elmore

**COMMITTEE MEMBERSHIP**

On October 3, 2019 residents of Valley View Mobilehome Park held a meeting of the homeowners in the clubhouse. At the meeting the following members of the resident advisory committee stepped down from the committee: Phyllis Lewis #34, David Rhoton #72, Sandy Ferguson #63. Two of the committee's original volunteers, Shelley Wallace #35 and Diane Elmore #62 were reselected to sit on the committee.

**FINAL CONSENSUS AGREEMENT**

The committee and the Nonprofit agreed on the final language for the ballot would be similar to the language contained in the minutes of the September 16 Park-Wide Resident Meeting (not a meet and confer meeting) and would be supplemented by additional detailed description of how the credits would be applied during the 3-year phase-in period (see page 2).

The committee and the Nonprofit agreed that the Nonprofit will offer a financial assistance program that will guard against displacement of the lowest income households in the community. It was agreed that the Nonprofit would revise the Park's annual budget to incorporate a financial assistance package if the residents vote to approve the \$85 proposal. It was agreed that the financial assistance package would not be in the language on the ballot because it requires a program/process that will be developed if the budget is revised following the approval of the \$85 proposal.

**NEXT STEPS/MEETING SCHEDULE**

The committee will send a letter to the City notifying it of the committee's new membership on October 8, 2019. Augusta will meet with the committee to get signatures of Forms 6-8 of the City's Meet and Confer process documents. Augusta and/or the committee will deliver/post all the documents required under the rent control ordinance to the committee beginning Tuesday, October 8. The committee will send out a flyer notifying residents that voting will be held on Thursday, Oct 10 at the clubhouse. Ballots will be delivered on Friday to those that did not vote on Thursday. The committee/Augusta will work together to get others to vote over the following days. If necessary, the committee will notice a second voting date for Sunday, Oct 13. Voting deadline is October 14. All hand delivered or mailed ballots must be into the city by Tuesday, October 15.

*For Form 4*

Rent will would increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete the annual Resident Income Certification Form as required by Park Rules and Regulations 1) the \$85 per month increase will be phased in over three years through the use of rent credits that offset the increase in thirds, and 2) any CPI increase that is legally permitted under the ordinance will be credited to the residents account. The result is that current residents who complete the Resident Income Certification Form will have three equal increases of \$28.33 ( $\$85/3 = \$28.33$ ) per month per year for three years.

*For Attachment Form #4 Number – 2***Rent Increase for all Regulated Spaces**

Following approval of the special rent adjustment agreement by the City, and, following the 90-day notification mandated by mobile home residency law, rents for regulated spaces will increase by \$85 per month. Thereafter, rent on regulated spaces will increase annually based on the CPI as legally permitted under the City's Mobilehome Park Rent Stabilization Program.

**Three-Year Phasing of Rent Increase for Residents Currently Occupying a Regulated Space at Time of Special Rent Adjustment**

Effective Rents for regulated spaces occupied by current residents will increase by \$28.33 per month each year for three years until total rent increase equals \$85 as follows:

Phase 1 (Months 1-12)

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Phase 2 (Months 13-24)

A rent credit of \$28.33 will be applied to rent statements resulting in the second rent increase of \$28.33 per month above the Phase 1 rent.

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No rent credit will be applied to rent statements resulting in the third rent increase of \$28.33 per month above Phase 2 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 25-36.

Annually

To qualify for and keep the rent and CPI credits described below, residents must complete and return the annual Resident Income Certification as required by Park Rules and Regulations for the duration of their tenancy.

All rent credits are personal to current residents only.



**AUGUSTA**  
COMMUNITIES

**Valley View Resident Advisory Committee**

**AGENDA**

October 8, 9:15 AM Conference Call

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Rebecca Taylor, Community Operations

**Resident Advisory Committee**

Shelley Wallace  
Diane Elmore

**COMMITTEE MEMBERSHIP**

**FINAL CONSENSUS AGREEMENT**

**NEXT STEPS/MEETING SCHEDULE**



**AUGUSTA**  
COMMUNITIES

### Community Function Sign-in

Park: Valley View Date: Sept 16, 2019 at 6:00 PM

Event: Park-wide Rent Adjustment Proposal Meeting

FIRST NAME	LAST NAME	SPACE #	EMAIL ADDRESS
Patti	Patsch	28	12995 6th st sp 28
Diane	Elmore	62	12995 6th st # 62
Penny	YUSTEN	64	
Bill	MORGAN	32	
E. J.	FLEMING	38	
Nancy	Tourville	74	
ROSALBA URBENA	toledo	22	12995 6th # 22
<del>CHRISTY BRADLEY</del>		43	
Robert Sigler	Sigler	58	
Bobbie S	Sigler	58	
Tony Stack	STACK	YMRA	TS.YMRA@GMAIL.COM
Yvonne Aguilera		"	None
Georgy S	Santini	48	georgysantini44@gmail
Shelley U Green	Wallaer Jim	35 36	greenverdiez@AOL.com
Phyllis Lewis	Lewis	34	PhyllisLewis1@gmail.com
JUDIE	Papillon	51	nannafoundit@gmail.com
Lois	Miracle	47	
MUMMY,	DeBRA	39	you have it
<del>Debra</del>	<del>Speed</del>	8	none
David Rhoton	Rhoton	72	Trngmm@yahoo.com
Jhirhey	Chappelle	27	12995 6th Fl 27
Erace <del>Stays</del>	ELoyd	9	12995 6th st # 9
MIRGAN	MCPHERSON	1818	

**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Rebecca Taylor

\_\_\_\_\_

\_\_\_\_\_

affirm that I/we distributed the following document(s):  
September 16, 2019 Park-wide Rent Adjustment Minutes of Meeting

\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at **Valley View Mobilehome Park** located at **12995 6<sup>th</sup> Street, Yucaipa,**  
**CA 92399** on (date) September 18, 2019.

Signature: Rebecca Taylor

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

## VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marion
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Wootton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrubias, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Miracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papillon, Judie
54	Agustin, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loa
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Maria
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62



**Valley View Minutes of Meeting**  
 Park-wide Rent Adjustment Proposals Meeting  
 Monday, September 16, 2019 at 6:00 PM in the clubhouse

Staff Present:

Suzanne Taylor – Augusta Communities  
 Mark Alpert – Augusta’s Legal Counsel

Rebecca Taylor – Augusta Communities

Number of residents present for sign-in: 24

**Call to Order**

The meeting was called to order at 6:00 PM by Augusta’s Community Operations Manager, Rebecca Taylor. Rebecca introduced herself, Augusta’s Executive Director, Suzanne Taylor and Augusta’s Attorney, Mark Alpert. Rebecca summarized the Meeting Rules of Order.

**MNOI Application presented by Mark Alpert**

Augusta’s legal counsel Mark Alpert described his professional experience and working knowledge of Yucaipa’s Mobilehome Rent Stabilization Ordinance. Mark explained the different types of rent adjustment applications that are permitted under the ordinance such as the MNOI (maintenance of net operating income) process and the Meet and Confer process.

The rent control ordinance includes the MNOI process because state law says that park owners have a right to earn a reasonable return. There was discussion about how a nonprofit does not fit neatly into this mold because any extra money not needed to pay for park expenses is not considered profit and must be used for a mission-driven purpose. For-profit owners may take their extra money as profit and use it as their ownership sees fit. The City does not have a separate process or waiver provision for nonprofits (despite Augusta’s requests), so they must adapt to the existing MNOI model. This creates additional uncertainty in the MNOI process.

Alternative to the MNOI, the ordinance includes a Meet and Confer process that encourages residents and park owners to agree on a reasonable rent increase among themselves, thereby avoiding the complications, uncertainty, and fees of the MNOI process. The Meet and Confer process is underway and a proposal was detailed by Suzanne later in the meeting. If the residents and nonprofit cannot reach an agreement accepted by a park-wide homeowner vote, then Augusta will file the following requests in a MNOI application to the City.

Estimated MNOI Rent Adjustment Requests

1. Permanent MNOI increase – A permanent monthly MNOI rent adjustment of \$150 (although calculation is actually about \$245). If approved, this increase would go into effect 90 days following notification to the residents by the Park’s management company.

2. Temporary Increase – as permitted by the ordinance, the nonprofit will request a temporary increase of \$20 per month for 5 years to cover the cost of the application. The process is very expensive.
3. Additional Temporary Increase – A recovery related increase would result in a 6-year temporary increase of about \$58 per month. The Park has been operating at a loss for years. This additional temporary increase may or may not be included in this in the MNOI application.

The following information was discussed:

- There is no way to know how the rent control commission will view the application or what rent increase it will approve. However, there is great certainty that some increase will be approved, and if approved, then the temporary rent increase will also be approved.
- The city's application is for profit-oriented park owners, which is one of the reasons the nonprofit park owner is lowering their request to \$150 per month in the MNOI application rather than the full \$245 increase that is calculated using the MNOI formula.
- Many experts are involved in the calculation of the MNOI request including accountants, appraisers and attorneys.
- The financials used in the preparation of the calculation have been previously reviewed and audited by multiple interested and independent parties.
- Experts with similar experience are involved in the review of the application at the City and commission level.
- Capital improvement expenses cannot be included in the MNOI application.

#### **Meet and Confer Proposal presented by Suzanne Taylor**

Augusta has been meeting and conferring with park resident representatives since July and are actively negotiating an adjustment significantly lower than the full MNOI formula calculation.

Under the most recent proposal, rents would increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete an annual income certification, the \$85 per month increase will be phased-in over a three year period through the use of rent credits that offset the increase in thirds. Any CPI increases legally permitted under the ordinance during the 3-year period will be permanently credited as long as the resident continues to complete the annual income certification. The result is that the current resident will have three equal increases of \$28.33 ( $\$85/3 = \$28.33$ ) per month per year for three years.

There was considerable discussion about the \$85 per month proposal in comparison to the estimated \$150 per month increase in the MNOI application discussed earlier in the meeting. A handout comparing the two estimates was provided and is attached. In summary, there are significant financial savings between the \$85 per month negotiated proposal and the \$150 per month MNOI application. The savings range from \$104 and \$142 per month over the course of three years.

The nonprofit will offer a financial assistance package to qualifying lower income households. In the financial model used to study the \$85 per month proposal, 20% of Park residents would benefit from

financial assistance. The nonprofit has financial assistance programs in all other parks, because they do not operate at a deficit.

The following information was discussed:

- Members of the resident advisory committee and nonprofit have met many times since July discussing the operation of the park, park finances, and alternative proposals to the \$150 per month MNOI increase that will be submitted if the park does reach a mutual agreement. Minutes of these meetings were distributed to the entire community throughout the process.
- The City provides oversight on both the MNOI and the Meet and Confer used to negotiate the \$85 per month proposal. The City is aware of the negotiations and recently provided new balloting guidelines related to community notifications and voting. These guidelines are complicated and time consuming. The committee and the nonprofit will work on them together and confirm balloting language and processes with the City over the next few weeks if a consensus is reached on the negotiated \$85 per month proposal.
- The annual income certification survey is important to negotiations because it exempts property taxes on spaces occupied by lower income households. The \$85 per month negotiation is predicated on the park benefiting from the exemption of these property taxes. Without the elimination of these taxes, the \$85 per month negotiated amount would not be possible.
- The phased approach will not be offered to brand new buyers who qualify to purchase a home in the park after the \$85 per month is approved (if approved) because rents paid by future homeowners without credits granted back will further the park's long-term financial sustainability and will partially fund the financial assistance program requested by the committee.

#### **Resident Advisory Committee Announcements**

Park Resident Representatives from the Resident Advisory announced their homeowner's meeting for Wednesday, September 18, 2019 at 6 PM in the clubhouse. The purpose of their homeowner's meeting is to compare and contrast the estimated \$150 per month increase requested in the proposed MNOI application with the \$85 per month negotiated Meet and Confer proposal.

#### **Next Steps**

If a consensus is reached on the \$85 month proposal, the Resident Advisory Committee would follow the City's instructions to facilitate a park-wide vote serving confidential ballots to each regulated space. If at least fifty-one percent (51%) of the 62 regulated spaces (or 32 spaces) consent "YES" to the \$85 per month proposal, the City will grant the Rent Adjustment.

Any ballot that is *not* submitted to the City will be counted as a "NO" vote.

If there is no consensus, or if there are not 32 votes in support of the \$85 per month proposal, then the nonprofit will immediately submit the \$150 per month MNOI rent increase application to the City.

## Miscellaneous Q & A

The following points were clarified and discussed throughout the meeting:

- A rent increase is being pursued because park expenses exceeds revenues and the Valley View has operated in the red (at a loss) for many years.
- The MNOI process is a very public process allowing a variety of parties to weigh in on the application. Many different parties might attend and participate in hearings including leaders of trade associations, for-profit owners of other parks, residents from other communities, and possibly elected officials from other cities. Decision making is largely out of the hands of Valley View homeowners during the MNOI process.
- The expenses and incomes related to the park-owned home are not considered in the MNOI calculation because they are not regulated spaces under the ordinance. Even though net income related to park rentals is not included in the MNOI calculation, the positive impact on park cash flow was considered during the preliminary Meet and Confer negotiations.
- The financial statements (income and expense) of this park are audited, reviewed and analyzed each year by several parties to make sure financial disclosures to lenders are accurate.
- Valley View's park operations budget is posted annually at [www.augustacommunities.org](http://www.augustacommunities.org) as well as other financial records. Quarterly financials are typically presented during biannual resident meetings, and financial reports were shared with the committee. If a resident would like additional explanation, they can contact the nonprofit and go over the finances.
- There was a discussion about how the nonprofit gets paid. The nonprofit only gets a fee for services and can only use excess proceeds for charitable purposes. Excess proceeds do not get released to any individual.
- Park improvements have been paid through loans, loans from other communities, and \$74,000 in funds generated from the 2012 refinancing.
- Neither the MNOI nor the \$85 per month proposal earmark specific funding for capital improvements.
- Emergency repairs and unanticipated capital improvements would require additional funding.
- There was discussion about a 3<sup>rd</sup> party accountant reviewing the \$85 per month proposal and the MNOI application finances on behalf of the residents.
- There was a discussion about interpreting the ordinance as it relates to the \$85 per month proposal or the MNOI as a base year adjustment.
- The provision to request residents to abide by the rules and regulations in order to receive the benefit of reduced increases was discussed. The purpose of this requirement is not meant to be punitive, but rather to open up dialogue between the resident who is receives assistance and who may need more time or more help to come into compliance with health and safety violations.
- The nonprofit wishes to continue meeting with resident groups to discuss budgeting, planning, and operations goals.



**AUGUSTA**  
COMMUNITIES

## Agenda

# Rent Adjustment Proposal

**Monday September 16, 2019 6:00 PM in the Clubhouse**

1. Meeting Rules of Order
2. MNOI Application presented by Mark Alpert, Attorney
3. Nonprofit/Resident Advisory Committee proposed negotiated agreement presented by Suzanne Taylor, Executive Director
4. Questions and Answers
5. Resident Advisory Committee Announcements
6. Next Steps

To stay on top of this and other events in your park please send an email to [info@augustacommunities.org](mailto:info@augustacommunities.org), call us at 909-981-0192, or visit us on the web at [www.augustacommunities.org](http://www.augustacommunities.org)

**MEETING RULES OF ORDER**

- Only items on the agenda will be up for discussion.
- The items on the agenda will be restricted to park-wide issues, and not an issue that is affecting just one resident.
- Every person who wishes to speak on an agenda item will have a chance to voice his or her thoughts.
- One person at a time will talk.
- Neighbor to neighbor disputes that do not have a wide-ranging impact on the community will not be on the agenda. Anyone who wishes to discuss a personal issue or a neighbor-to-neighbor issue may fill out a Resident Concern Form and park management or Augusta staff will respond to his or her concerns outside of the meeting.
- Anyone who wishes to recommend a future agenda item may fill out the Agenda Item Suggestion Form below. Residents may also recommend topics by writing, emailing or calling Augusta’s office.
- Residents are encouraged and welcomed to form an advisory committee to work on matters of importance or park programs in their own forum. The advisory committee could meet more often and submit their agenda items to Augusta for discussion at a biannual meeting.
- Park meetings will be limited to 90 minutes. If all the items on the agenda cannot be addressed within that time period, the agenda item will be continued to the next meeting.
- Written meeting minutes will be distributed to each household and posted on the park bulletin board.

**If any participant in the meeting becomes disruptive or shows threatening behavior at the meeting, he or she will be asked to leave.**

**AGENDA ITEM SUGGESTION FORM**

Do you have a topic or concern that you would like to see added to the meeting agenda? Please complete the form below and submit to the park office one week prior to the meeting. Topic Suggestion:

\_\_\_\_\_  
\_\_\_\_\_

Contact Information (Optional):

Name: \_\_\_\_\_ Space: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

To stay on top of this and other events in your park please send an email to [info@augustacommunities.org](mailto:info@augustacommunities.org), call us at 909-981-0192, or visit us on the web at [www.augustacommunities.org](http://www.augustacommunities.org)

Estimated Rent Adjustment Proposals Handout - Sept 16, 2019 Meeting

**\$150 MNOL Rent Adjustment**

Application is calculated at \$250 per month, but nonprofit is requesting \$150  
 If approved, entire monthly increase of \$150 is awarded first month  
 CPI applies every year  
 Temporary increase of \$15-\$20 for 5 years to pay for application costs and fees  
 If home is sold, new buyers rent the same as current owner

Pros

Hearing before commission  
 Commission could approve lower than \$150  
 Will begin funding a savings account for unanticipated costs

Cons

Entire adjustment awarded all at once; not spread out  
 CPI on entire \$150 from the date adjustment awarded - No CPI credit  
 If commission approves any increase, residents must pay additional fee for \$15-\$20 for 5 years to pay for application costs and fees  
 Total increase is the first 5 years could be \$150 permanent increase, plus annual CPI, plus \$15-\$20 temporary increase  
 Decision out of the hands of Valley View homeowners and into hands of residents, park owners and other groups  
 Nonprofit accounting does not fit neatly into the MNOL application that is modeled for a for-profit owner--lot of unknowns

**\$85 Proposal**

\$85 increase spread over three years  
 Rent will not increase until January 2020  
 Current residents will get a permanent CPI credit for three years (2020-2022)  
 For current residents, monthly rents will be increased as follows:  
 January 2020 - first rent increase of \$28.33 per month and no CPI increase  
 January 2021 - second rent increase of \$28.33 per month and no CPI increase (2 year total is \$56.66)  
 January 2022 - third increase of \$28.33 per month and no CPI increase ( 3 year total of \$85)  
 If home is sold, no deferral for new buyers. Rent will increase the \$85 plus CPI  
 Nonprofit will begin implementing a financial assistance program for the lowest income households

Pros

rents are raised over time instead of all at once  
 guards against unanticipated rent increases  
 Result of extensive negotiations with committee  
 Significant homeowner input  
 City provides oversight over the Meet & Confer process

Cons

savings for unanticipated costs grow more slowly  
 no funding for capital projects until savings accumulate

ESTIMATED Monthly Increase Comparisons				
Based on \$316 Average Rent, 2% CPI (rounded)				
Year	CPI Only	MNOL Application	Negotiated	Difference between \$150 and \$85
2019	\$316	\$150	\$85	\$142
2020	\$322	\$486	\$344	\$142
2021	\$329	\$495	\$373	\$123
2022	\$335	\$505	\$401	\$104
2023	\$342	\$515	\$409	\$105
2024	\$349	\$524	\$418	\$107
2025	\$356	\$524	\$427	\$88
2026	\$363	\$524	\$435	\$89
2027	\$370	\$535	\$444	\$91
		\$546	\$454	\$92





VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME

	1987	2013	2014	2015	2016	2017	2018	Adjmts	Normalized	G.L. #	Base Year
Electricity		28,820	34,975	34,606	34,013	36,176	10,437	(10,437)	(2)	5144	
Gas		16,862	14,024	14,836	13,614	13,680	9,566	(9,566)	(2)	5145	
Billing service		548	3,328	4,307	2,404	14,316	12,894	(12,894)	(2)	5160	
Park-owned maintenance		17,485	19,472	25,078	26,408	31,941	37,240	(37,240)	(3)	7030	
Depreciation		84,345	361,994	375,261	415,782	452,683	435,643	(101,440)	(8)		
<b>TOTAL OPERATING EXPENSES</b>		\$ 10,398	\$ 16,427	\$ 19,661	\$ 14,610	\$ 128,966	\$ 136,585	\$ (53,176)			
<b>NET OPERATING INCOME - APPLICATION</b>		\$ 86,888	\$ 30,552	\$ 37,028	\$ 39,484	\$ 57,829	\$ 34,328	\$ (197,837)			
<b>NET OPERATING INCOME</b>		50.7%	9.0%	9.0%	8.7%	12.4%	9.3%	-18.9%			

Step 4: Calculate NOI Maintenance Amount for the Current Year, and Monthly Rent Adjustment

Base Year NOI Adjusted for Inflation	\$ 196,259
Current Year Net Operating Loss	(53,176)
Difference - MNOI Rent Adjustment	251,434
Divided by Number of Spaces	75
Recommended Monthly Increase per Space to Maintain	12
Base Year NOI Adjusted for Inflation	\$ 279,37

MONTHLY SPACE ADJUSTMENT PER ORDINANCE	
Step A \$ 86,888	X 1.26 = \$ 109,479
Base Year NOI	NOI Entitlement as of 10/28/96
Step B1 256.21	+ 158.8 Y-1 = 61.3%
CPI Through 2017	
Step B2 105.00	+ 100 Y-1 = 5.0%
CPI 2018-2019	Percent Increase in CPI
Step C 0.8	X 66.3% = 0.5307145
Percent Increase in CPI	80% of CPI
(Outcome of Step B)	Since 1996
Step D \$ 109,479 X (1+ 0.5307145)	= \$ 167,561
NOI Entitlement as of 10/28/96	Less Park NOI CY
From Step A	\$ 53,176
From Step C	Park NOI Adjustment
	Divided by Number of Spaces
	Divided by Number of Months
	Monthly Space Adjustment \$ 245.28

RECONCILIATION	
Normalized Rent from Step 3	\$ 284,832
MNOI Rent Adjustment	251,434
Adjusted Rent Revenue	536,266
Other Income from Step 3	(3,804)
Total Adjusted Revenue	532,462
Expenses from Step 3	334,203
NOI after Rent Adjustment	198,259
Difference	(53,176)
Divided by Spaces	251,434
Divided by Months	75
Recommended Increase	12
	\$ 279.37

Summary of Adjustments

- Calculated as 75 spaces times average base rent per City of Yucaipa
- Gas and electric income and expense are eliminated
- Park owned income and expenses are excluded
- 1% increase for 2019
- Based on actual for 2018, 21% and 13% of electricity and gas expense, respectively, for 2018 - 2017
- Common area trash, water and sewer are estimated as the excess of expense paid over revenue collected
- 2017 reduced \$1,800 for purchase of golf cart
- Depreciation is eliminated as a non-cash item
- Eliminated as pass throughs to tenants
- 3-year average to smooth fluctuations
- WMA dues included starting in 2016
- Adjusted to 5% of Gross Income as required by the Ordinance
- Bond fee amortization
- Parent organization, Augusta Communities, LLC administrative costs allocated to this park
- 1/3 of interest on bonds used to purchase the park by the non-profit owner
- 1/3 of interest on bonds used to pay cost-of-issuance fees on purchase bonds by the non-profit owner
- Changed to outside landscaping contract which eliminated 2nd maintenance man hours - Actual in 2018, and expected going forward
- Reduced by amount to paint two resident's homes
- Actual amount reconciled for allocations among other Augusta Homes properties

(20) Recovery - Corporate Overhead Fees	
Incurred, but unpaid fees 8/12 - 12/18	\$266,773
Long term Treasury Bill rate	2.83%
Monthly recovery period (months)	72
Total amount to recover	\$316,081
Recovery period (years)	6
Divided by 6 years	\$52,680
Per space per month	\$56.55



**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor

Rebecca Taylor

\_\_\_\_\_

affirm that I/we distributed the following document(s):  
September 11, 2019 Resident Advisory Committee Minutes of Meeting

\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at **Valley View Mobilehome Park** located at **12995 6<sup>th</sup> Street, Yucaipa, CA 92399** on (date) Sept 12, 2019.

Signature: *Suzanne Taylor, Ex. Dir.*

Signature: *Rebecca L. Taylor*

Signature: \_\_\_\_\_

## VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marion
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Woolton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrublas, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Miracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papillon, Judie
54	Agustin, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loã
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Maria
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62

**Valley View Resident Advisory Committee**

**AGENDA**

**September 11, 12:00 PM Conference Call**

**Dial 712-770-5505**

**Access code: 756909#**

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Vanessa Hatch, Community Services  
Rebecca Taylor, Community Operations  
Chrissy Summerville, Finance Manager

**Resident Advisory Committee**

Phyllis Lewis, 34 Committee Member  
David Rhoton, 72 1Committee Member  
Sandy Ferguson, 63 Committee Member  
Shelley Wallace, 35 (advisor to the  
committee)

**NONPROFIT'S RESPONSE TO HOMEOWNER'S COUNTERPROPOSAL #3**

**NEXT STEPS/MEETING SCHEDULE**

**SUMMARY OF MEETING**



**Valley View Resident Advisory Committee  
MINUTES**

September 11, 12:00 AM ~~in the Clubhouse~~  
PM Conference Call

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Vanessa Hatch, Community Services  
Rebecca Taylor, Community Operations  
Chrissy Summerville, Finance Manager

**Resident Advisory Committee**

Phyllis Lewis, Committee Member  
David Rhoton, Committee Member  
Sandy Ferguson, Committee Member  
Shelley Wallace, Advisor (non-voting)

**NONPROFIT'S RESPONSE TO HOMEOWNER'S COUNTERPROPOSAL #3**

The Nonprofit rejected the Homeowner's Counterproposal #3 of \$75, spread over 3 years with no CPI until year 4.

As an alternative proposal (Nonprofit Proposal #3), the Nonprofit offer an increase of \$85, spread over 3 years through the use of credits for current homeowners. Current homeowners would be offered CPI credits for 3 years, and the total of the CPI credits would remain a credit for current homeowners while they own the home. Credits would be only available to current homeowners. If a home is sold, the credits will be removed and the new homeowner's rent will be the \$85 increased annually by CPI.

**COMMITTEE'S RESPONSE TO NONPROFIT'S PROPOSAL #3**

The committee accepted the proposal and requested that it be used in the Open House meetings as a comparison to the MNOI adjustment in the application that the Nonprofit will submit to the City in September if the homeowners do not vote for the negotiated agreement.

There was a discussion that the \$85 proposal covers park expenses and slowly begins to build savings over time, but does not pay for large capital improvement items.

The committee and the Nonprofit agreed that the Nonprofit will offer a financial assistance program that will guard against displacement of the lowest income households in the community.

**NEXT STEPS/MEETING SCHEDULE**

The committee will schedule a meeting of the homeowners to discuss the final agreement.



**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor

Rebecca Taylor

affirm that I/we distributed the following document(s):  
September 10, 2019 Resident Advisory Committee Minutes of Meeting

by:  Personal Delivery  USPS

to the attached list of residents at Valley View Mobilehome Park located at 12995 6<sup>th</sup> Street, Yucaipa,  
CA 92399 on (date) Sept 12, 2019.

Signature: Suzanne Taylor Ex-DIR.

Signature: Rebecca Taylor

Signature: \_\_\_\_\_

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72	Rhoton, Jack
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74	Tourville, Nancy

COUNT

62



**Valley View Resident Advisory Committee  
Minutes  
September 10, 10:00 AM in the Clubhouse**

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Vanessa Hatch, Community Services  
Rebecca Taylor, Community Operations

**Resident Advisory Committee**

Phyllis Lewis, Committee Member  
David Rhoton, Committee Member  
Sandy Ferguson, Committee Member  
Shelley Wallace, Advisor to Committee

**CALL TO ORDER – Rules of Order**

**INTRODUCTIONS** - Introduction of new Resident Advisory Committee (RAC) volunteers that were selected by the homeowners at prior meeting to continue meeting with the nonprofit to discuss proposed rent adjustments.

**PURPOSE OF MEETING & GOALS** – Executive Director reviewed the purpose of the meeting and the goals. The new committee made no changes.

- Guards against unanticipated rents increases
- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns of importance to the community and to the non-profit
- Additions or subtractions (by Nonprofit or RAC)

**RESIDENT ADVISORY COMMITTEE MEETING RECAPS**

Reviewed Yucaipa's Rent Stabilization Ordinance/MNOI process and provided information similar to what was presented to previous committee members.

Discussed the draft MNOI application that will be submitted to City in September if homeowners do not vote for the adjustment negotiated by the committee. Noted that the meet and confer financials are calculated much differently than the MNOI required calculation. Executive Director emphasized that while the application contains a calculated increase of \$279, the nonprofit is reducing the request to \$150.

Park's capital improvements and financial position was discussed including auditing, oversight and other nonprofit compliance reports. Augusta is a nonprofit committed to providing affordable housing, but does not fundraise. Expenses and improvements are paid with rents from the property.

The difference between a nonprofit and for profit was discussed.

Reviewed Proposal #1 which was rejected by homeowners (too high) and the Homeowner's Counterproposal #1 which was rejected by Nonprofit (doesn't meet goals listed above).

Reviewed goals including spreading rent adjustments over time, guarding against unanticipated rent increases, guarding against economic displacement of the lowest income households, avoiding temporary increases related to cost of processing MNOI application, and keeping Valley View homeowners involved in the process.

#### **COMMITTEE'S RESPONSE TO NONPROFIT PROPOSAL #2**

Committee reviewed the response to Nonprofit's Proposal #2. The committee felt it was in the right direction, and could possibly be acceptable, but presented an alternative of \$75, spread over 3 years with no CPI increases for 3 years (Homeowner's Counterproposal #3). The committee also reminded the nonprofit that they would like to have a program implemented that would prevent the lowest income households from displacement. A discussion of what the program might look like ensued.

#### **NEXT STEPS/MEETING SCHEDULE**

- Yucaipa Resident Representative – Possibly need to elect a resident representative who will receive city notices that are required to be distributed under the city's Mobilehome Park Rent Stabilization Program (Ord. 193 § 6, 1999; Ord. 161 § 5, 1996; Ord. 126 § 5, 1994).
- Open House one-on-one meeting with residents

Wednesday, September 11:	Drop by Hours: 4:00 PM – 6 PM (bilingual)
Thursday, September 12:	Drop by Hours: 10:00 AM to 4:00 PM
Additional Drop by Hours:	Scheduled based on demand
Questions or Appointments:	Call 909-981-0192 or email <a href="mailto:info@augustacommunities.org">info@augustacommunities.org</a>

- Resident Meeting, Monday, September 16, 2019. General Questions

#### **SUMMARY OF MEETING**

The committee and the Nonprofit agreed to meet by conference call on September 11 to discuss Homeowner's Counterproposal #3 after the Nonprofit has a chance to review.

**MEETING RULES OF ORDER**

- Only items on the agenda will be up for discussion.
- The items on the agenda will be restricted to park-wide issues, and not an issue that is affecting just one resident.
- Every person who wishes to speak on an agenda item will have a chance to voice his or her thoughts.
- One person at a time will talk.
- Neighbor to neighbor disputes that do not have a wide-ranging impact on the community will not be on the agenda. Anyone who wishes to discuss a personal issue or a neighbor-to-neighbor issue may fill out a Resident Concern Form and park management or Augusta staff will respond to his or her concerns outside of the meeting.
- Anyone who wishes to recommend a future agenda item may fill out the Agenda Item Suggestion Form below. Residents may also recommend topics by writing, emailing or calling Augusta's office.
- Residents are encouraged and welcomed to form an advisory committee to work on matters of importance or park programs in their own forum. The advisory committee could meet more often and submit their agenda items to Augusta for discussion at a biannual meeting.
- Park meetings will be limited to 90 minutes. If all the items on the agenda cannot be addressed within that time period, the agenda item will be continued to the next meeting.
- Written meeting minutes will be distributed to each household and posted on the park bulletin board.

If any participant in the meeting becomes disruptive or shows threatening behavior at the meeting, he or she will be asked to leave.

**AGENDA ITEM SUGGESTION FORM**

Do you have a topic or concern that you would like to see added to the meeting agenda? Please complete the form below and submit to the park office in advance of the resident meeting. Topic Suggestion:

\_\_\_\_\_  
\_\_\_\_\_

Contact Information (Optional):

Name: \_\_\_\_\_ Space: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Valley View Resident Advisory Committee**  
**AGENDA**  
September 10, 10:00 AM in the Clubhouse

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Vanessa Hatch, Community Services  
Rebecca Taylor, Community Operations

**CALL TO ORDER – Rules of Order**

**INTRODUCTIONS - Introduction of new Resident Advisory Committee (RAC) volunteers**

**PURPOSE OF MEETING & GOALS**

- Guards against unanticipated rents increases
- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns of importance to the community and to the non-profit
- Additions or subtractions (by Nonprofit or RAC)

**RESIDENT ADVISORY COMMITTEE MEETING RECAPS**

- Review of Yucaipa's Rent Stabilization Ordinance/MNOI process
- Discussion of draft MNOI application
- Park's Financial Position/Audit Process/Park Improvements
- Nonprofit's Proposal #1 rejected by homeowners (too high)
- Homeowner's Counterproposal #1 rejected by Nonprofit (doesn't meet goals listed above)
- Committee and Nonprofit agree to implement rent adjustment over time
- Committee and Nonprofit agreed to guard against unanticipated rent increases
- Committee and Nonprofit agree to spread out increase and any ordinance-permitted CPI, if possible.
- Committee and Nonprofit agreed to guard against economic displacement of the lowest income households
- Committee and Nonprofit agreed to continue negotiations to avoid temporary increase related to cost of processing MNOI application that will be submitted if negotiations are not successful
- Committee and Nonprofit agreed to continue negotiations to keep Valley View homeowners hands on the process
- Nonprofit Proposal #2 was presented to RAC

**OVERVIEW OF NONPROFIT OPERATIONS, BOND FINANCING AND OVERSIGHT**

**COMMITTEE'S QUESTIONS**

**COMMITTEE'S RESPONSE TO NONPROFIT PROPOSAL #2**

**NONPROFIT'S QUESTIONS AND DISCUSSION**

**NEXT STEPS/MEETING SCHEDULE**

- City of Yucaipa Resident Representative – Need to elect a resident representative who will receive city notices that are required to be distributed under the city's Mobilehome Park Rent Stabilization Program (Ord. 193 § 6, 1999; Ord. 161 § 5, 1996; Ord. 126 § 5, 1994).
- Open House one-on-one meeting with residents to

Wednesday, September 11:	Drop by Hours: 4:00 PM – 6 PM (bilingual)
Thursday, September 12:	Drop by Hours: 10:00 AM to 4:00 PM
Additional Drop by Hours:	Scheduled based on demand
Questions or Appointments:	Call 909-981-0192 or email <a href="mailto:info@augustacommunities.org">info@augustacommunities.org</a>

- Resident Meeting, Monday, September 16, 2019. General Questions

**SUMMARY OF MEETING**

**MEETING RULES OF ORDER**

- Only items on the agenda will be up for discussion.
- The items on the agenda will be restricted to park-wide issues, and not an issue that is affecting just one resident.
- Every person who wishes to speak on an agenda item will have a chance to voice his or her thoughts.
- One person at a time will talk.
- Neighbor to neighbor disputes that do not have a wide-ranging impact on the community will not be on the agenda. Anyone who wishes to discuss a personal issue or a neighbor-to-neighbor issue may fill out a Resident Concern Form and park management or Augusta staff will respond to his or her concerns outside of the meeting.
- Anyone who wishes to recommend a future agenda item may fill out the Agenda Item Suggestion Form below. Residents may also recommend topics by writing, emailing or calling Augusta’s office.
- Residents are encouraged and welcomed to form an advisory committee to work on matters of importance or park programs in their own forum. The advisory committee could meet more often and submit their agenda items to Augusta for discussion at a biannual meeting.
- Park meetings will be limited to 90 minutes. If all the items on the agenda cannot be addressed within that time period, the agenda item will be continued to the next meeting.
- Written meeting minutes will be distributed to each household and posted on the park bulletin board.

If any participant in the meeting becomes disruptive or shows threatening behavior at the meeting, he or she will be asked to leave.

**AGENDA ITEM SUGGESTION FORM**

Do you have a topic or concern that you would like to see added to the meeting agenda? Please complete the form below and submit to the park office in advance of the resident meeting. Topic Suggestion:

\_\_\_\_\_

\_\_\_\_\_

Contact Information (Optional):

Name: \_\_\_\_\_ Space: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor

\_\_\_\_\_

\_\_\_\_\_

affirm that I/we distributed the following document(s):  
August 26, 2019 Resident Advisory Committee Minutes of Meeting

\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at **Valley View Mobilehome Park** located at **12995 6<sup>th</sup> Street, Yucaipa, CA 92399** on (date) August 27, 2019

Signature: *Suzanne Taylor EA D/R*

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

## VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marion
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Wootton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrubias, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Miracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papillon, Judie
54	AgustIn, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loa
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Maria
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62



## AUGUSTA COMMUNITIES

**Valley View Resident Advisory Committee  
Minutes of Meeting**  
August 26, 2019 12:30PM in the Clubhouse

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Vanessa Hatch, Community Services  
Rebecca Taylor, Community Operations Mgr  
Mark Alpert (via phone)

**Resident Advisory Committee Volunteers**

Socorro Lopez (absent)  
Mary Ellen Wootton (absent)  
Shelley Wallace  
Diane Elmore  
Clay Caldwell (absent)

**CALL TO ORDER** - The meeting was called to order at 12:30 PM.

**PURPOSE OF MEETING & GOALS**

- Guards against unanticipated rents increases
- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns of importance to the community and to the non-profit

**PURPOSE OF MEETING & GOALS**

- Nonprofit Proposal #1 rejected homeowners
- Homeowner's Counterproposal #1 rejected by Nonprofit (doesn't meet goals listed above)
- Committee and Nonprofit agree to implement rent adjustment over time
- Committee and Nonprofit agreed to guard against unanticipated rent increases
- Committee and Nonprofit agree to spread out increase and any ordinance-permitted CPI, if possible.
- Committee and Nonprofit agreed to guard against economic displacement of the lowest income households
- Committee and Nonprofit agreed to continue negotiations to avoid temporary increase related to cost of processing MNOI application that will be submitted if negotiations are not successful
- Committee and Nonprofit agreed to continue to continue negotiations to keep Valley View homeowners hands on the process
- Nonprofit agreed to confer with Nonprofit attorney, accounting staff and board of directors to develop Nonprofit Proposal #2

**NONPROFITS'S PROPOSAL, IDEAS AND QUESTIONS**

The Executive Director presented the Nonprofit Proposal #2. If the homeowners agree to the proposal, the proposal will be reviewed by the Nonprofit's attorney to make certain the proposal complies with the City of Yucaipa's Rent Adjustment Ordinance. If the proposal is in compliance, a full agreement containing the provisions of the proposal will be provided to each homeowner for consideration.

- 1) Effective January 1, 2020
- 2) A negotiated base rent adjustment of \$100
- 3) No CPI increases for 5 years
- 4) A financial assistance program will be developed to assist the lowest income residents
- 5) A rent credit will be offered to each existing homeowner that offsets the adjustment. The rent credit will result in the following increases. To qualify for the rent credit, the homeowner must:
  - a) be in compliance will the Park rules and regulations,
  - b) return a completed income certification each year.

Year 1 increase = \$30
Year 2 increase = \$20
Year 3 increase = \$20
Year 4 increase = \$15
Year 5 increase = \$15
Total = \$100

- 6) Any new homeowner will pay the full increase of \$100 upon move in

**COMMITTEE'S QUESTIONS AND DISCUSSION**

**NEXT STEPS/MEETING SCHEDULE**

- Resident Advisory Committee, Tuesday September 10
- Homeowner's Meeting, Tuesday September 10, 6 PM Clubhouse
- Future Nonprofit/Homeowner's meeting - to be determined

**SUMMARY OF MEETING**

The Nonprofit will get additional information about the City of Yucaipa's balloting process in the rent control ordinance and share with the committee members prior to the next meeting.



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**Valley View Resident Advisory Committee**

**AGENDA**

August 26, 2019 12:30 ~~AM~~ <sup>PM</sup> in the Clubhouse

**Augusta Communities Attendees**

Suzanne Taylor  
Vanessa Hatch

**Resident Advisory Committee Volunteers**

Socorro Lopez  
Mary Ellen Wootton  
Shelley Wallace  
Diane Elmore  
Manny Acevedo  
Clay Caldwell

**CALL TO ORDER** - The meeting was called to order at 6:00 PM.

**PURPOSE OF MEETING & GOALS** - Guards against unanticipated rents increases

- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns of importance to the community and to the non-profit

**LAST MEETING RECAP**

- Nonprofit Proposal #1 rejected by residents
- Homeowner's Counterproposal #1 rejected by Nonprofit (doesn't meet goals listed above)
- Committee and Nonprofit agreed to implement rent adjustment over time
- Committee and Nonprofit agreed to delay increase for a period of time to provide residents with additional planning time
- Committee and Nonprofit agreed to guard against economic displacement of residents
- Committee and Nonprofit agreed to continue negotiations to avoid temporary increase related to cost of processing MNOI application
- Nonprofit agreed to confer with nonprofit attorney, accounting staff and board of directors to develop Nonprofit Proposal #2

**NONPROFIT'S PROPOSAL, IDEAS AND QUESTIONS**

**COMMITTEE'S QUESTIONS AND DISCUSSION**

**NEXT STEPS/MEETING SCHEDULE**

- Resident Advisory Committee Monday, September 10 12:30 AM Clubhouse
- Resident Meeting

**SUMMARY OF MEETING**



**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor

\_\_\_\_\_

\_\_\_\_\_

affirm that I/we distributed the following document(s):  
August 12, 2019 Resident Advisory Committee Minutes of Meeting

\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at **Valley View Mobilehome Park** located at **12995 6<sup>th</sup> Street, Yucaipa,**  
**CA 92399** on (date) August 22, 2019

Signature: *Suzanne Taylor Ex Dir*

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

## VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marion
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Wootton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrubias, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Mlracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papllon, Judie
54	Agustin, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loa
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Marla
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62



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**Valley View Resident Advisory Committee**  
**Minutes of Meeting**  
August 12, 2019  
6 PM in the Clubhouse

**Resident Advisory Committee Volunteers**

Socorro Lopez (Manny Acevedo translating)  
Mary Ellen Wootton (absent)  
Shelley Wallace  
Clay Caldwell (absent)  
Dianne Elmore

**Augusta Communities Attendees**

Suzanne Taylor, Executive Director  
Vanessa Hatch, Program Manager-Community Services

**CALL TO ORDER** - The meeting was called to order at 6:00 PM.

**PURPOSE OF MEETING & GOALS** – The Executive Director reviewed the purpose of the meeting and the meeting goals (listed below), then asked if anyone wanted to amend the goals. No amendments were proposed.

The purpose of the Resident Advisory Committee is for resident volunteers to collaborate with the nonprofit to develop a rent adjustment plan that meets the following goals:

- Guard against unanticipated rents increases
- Provide savings for improvement projects and emergencies
- Keep the community well-maintained
- Address other concerns of importance to the community and to the nonprofit

**COMMITTEE'S PROPOSAL, IDEAS AND QUESTIONS**

The Advisory Committee shared that a homeowner's meeting was held to discuss the nonprofit's initial rent adjustment proposal. The committee organized the meeting by distributing a meeting announcement to each space a few days before the meeting. The homeowner's meeting was attended by 24 people. The committee distributed minutes of the July 31, 2019 Resident Advisory Committee with the attendees and then hand-delivered minutes to the mail tubes of the residents who did not attend.

The committee shared that the nonprofit's initial proposal of an increase of \$30 for five consecutive years increased annually by CPI, with a financial assistance package for the lowest income residents (Nonprofit's Proposal #1) was rejected by those in attendance at the meeting.

The committee shared that the residents in attendance at the homeowner's meeting voted to ask the committee to present a counterproposal of \$10 per year for three years increased annually by CPI, with a financial assistance package protecting the lowest income residents (Homeowner's Counterproposal #1).

The committee recommended that any increase be implemented over a period of time, rather than all of the increase at one time.

The committee recommended that the nonprofit delay implementation of any increase (if an increase is negotiated) so that residents could plan for the future and prepare for the increase.

The committee shared there are many lower income households in the Park and that some residents were concerned that a rent adjustment could cause some residents to be economically displaced from the Park.

The committee talked about how the average rent in Valley View compared to average rents in other parks.

The committee noted the importance of keeping amenities in place and maintained. The committee also recommended researching ideas that might lower the cost of utilities in the Park, particularly Wi-Fi, since that would help lower the cost of living in the Park.

The committee noted that the swamp cooling system in the clubhouse was not working properly, making it difficult for the residents of the Park, particularly the older residents, to attend a meeting on a hot day. (The Executive Director took a moment to send an email to park management to ask them to check on the condition of the cooling system and get bids for repair. UPDATE: the swamp cooler contractor is scheduled for Thursday, August 22nd).

#### **NONPROFIT'S QUESTIONS AND DISCUSSION**

The Executive Director responded that the Homeowner's Counterproposal #1 is not acceptable it does not provide the Park with enough revenue to pay for its expenses and debts, build a savings reserve for anticipated or unanticipated maintenance expenses or park improvements, or fund a financial assistance program for the lowest income households.

The Executive Director agreed to consider proposing a rent adjustment plan that would delay increases and/or spread out increases over time giving residents more time to prepare for the future.

The Executive Director agreed to consider proposing a rent adjustment that includes financial assistance package for the lowest income household based on an application process.

The Executive Director assured the committee that the nonprofit wants to continue serving Valley View's lower income households now and in the future without displacing residents, but that the property still had to be properly maintained and its debts still needed to be paid.

The Executive Director noted that any counterproposal offered by the committee and residents should result in Valley View operating on its own rather than continuing to rely on Augusta's other low income communities for support.

A chart showing how Valley View rents compare with other Yucaipa parks (based on data published by the City of Yucaipa) was distributed to the committee. There was a discussion about how Valley View's rents compared with nonprofit parks, senior parks and other type of park. There was a discussion of why some residents chose to enter into long term leases (agreements that are for more than 12 months).

The Executive Director asked the committee to speak with the homeowners about importance of building a savings account to pay for future improvements (both anticipated and unanticipated) so both parties could agree on a savings goal that could be monitored annually as part of these negotiations.

The Executive Director emphasized that saving money for future capital improvements helps guard against unanticipated rent increases because the City's rent control ordinance permits the property owners to pass through the total cost of health and safety related emergency repairs to the residents. The Executive Director

shared that there is only \$23,000 (down from about \$30,000 in 2017) in the Park's savings account, which is not much for a community with the size, amenities and infrastructure of Valley View.

The Executive Director agreed that a private Wi-Fi system could be researched, but that such an improvement would be considered a capital improvement under the City of Yucaipa's rent control ordinance and, per that ordinance, could not be included in an MNOI calculation. The repayment of the cost of capital improvements cannot be included in the MNOI application.

#### **SUMMARY**

The committee and the nonprofit agreed to continue working together for a while longer rather than proceed through the MNOI Rent Adjustment process. One reason was because if the rent control commission approves a rent adjustment, then the costs incurred by the nonprofit related to the City's rent adjustment application process can be recouped by the nonprofit through a temporary rent increase that would be in place for a number of years. Both parties would like to avoid that temporary increase. Another reason is because after the application is submitted, the MNOI process begins and the result is dependent who do not live in the Park.

The Executive Director closed with a commitment to confer with the nonprofit's attorney, accounting staff and the board about a proposal that would be closer to the homeowner's counterproposal (Homeowners Counterproposal #1), but that would still address the long-term viability of the nonprofit's ownership of the Park.

The Executive Director noted that she had to leave early the next morning for a family emergency for about a week, and therefore the minutes of the meeting would be delayed until her return.

#### **NEXT STEPS/MEETING SCHEDULE**

- The committee would update the homeowners at an upcoming meeting and get additional feedback to share with the nonprofit
- The nonprofit would prepare an amended rent adjustment proposal and meet with the committee again upon the return of the Executive Director.



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**Valley View Resident Advisory Committee**

~~Minutes of Meeting~~ **AGENDA**

August 12, 2019

6 PM in the Clubhouse

**Augusta Communities Attendees**

Suzanne Taylor  
Vanessa Hatch

**Resident Advisory Committee Volunteers**

Socorro Lopez  
Mary Ellen Wootton  
Shelley Wallace  
Diane Elmore  
Manny Acevedo

**CALL TO ORDER** - The meeting was called to order at 6:00 PM.

**PURPOSE OF MEETING & GOALS** - Guards against unanticipated rents increases

- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns of importance to the community and to the non-profit

**COMMITTEE'S PROPOSAL, IDEAS AND QUESTIONS**

**NONPROFIT'S QUESTIONS AND DISCUSSION**

**NEXT STEPS/MEETING SCHEDULE**

- Monday, August 26 6 PM Clubhouse

**SUMMARY OF MEETING**



**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Shelley Wallace

\_\_\_\_\_

\_\_\_\_\_

affirm that I/we distributed the following document(s):  
July 31, 2019 Resident Advisory Committee Minutes of Meeting

\_\_\_\_\_

\_\_\_\_\_

by:  Personal Delivery  USPS

passed out at Homeowners Meeting on Aug 7

to the attached list of residents at Valley View Mobilehome Park located at 12995 6<sup>th</sup> Street, Yucaipa,

CA 92399 on (date) Aug 8<sup>th</sup>, 2019

Signature: Shelley Wallace

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

## VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marlon
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Wootton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrubias, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Miracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papillon, Judie
54	Agustin, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loa
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Maria
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62



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**Valley View Resident Advisory Committee  
Minutes of Meeting**

July 31, 2019, 6 PM in the Clubhouse

**Resident Advisory Committee Volunteers**

Socorro Lopez  
Mary Ellen Wootton  
Shelley Wallace  
Diane Elmore  
Clay Caldwell (Absent)  
Juan Uruena (Absent)

**Augusta Communities Attendees**

Suzanne Taylor  
Mark Alpert  
Rebecca Taylor  
Vanessa Hatch  
Chrissy Summerville (via phone)

**CALL TO ORDER** - The meeting was called to order at 6:00 PM.

**INTRODUCTIONS** – All attendees took turns introducing themselves. The nonprofit's staff shared their role in Augusta and the Resident Advisory Committee volunteers shared their names, space numbers, and backgrounds. Vanessa Hatch, who heads up Augusta's community services programs, noted that she would be providing translation services for Spanish language speakers.

**PURPOSE OF MEETING & GOALS** - Suzanne reviewed that the purpose of the meeting was for resident volunteers to collaborate with the non-profit to develop a rent adjustment plan that meets the following goals:

- Guards against unanticipated rents increases
- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns of importance to the community and to the non-profit

**YUCAIPA'S RENT CONTROL** – Yucaipa's Mobilehome Rent Stabilization Ordinance was discussed including the different types of rent adjustment applications that are permitted under the ordinance such as the maintenance of net operating income ("MNOI") application and the capital improvement adjustment, the history of MNOI and capital improvement applications in the city, the application process, and the complicated financial analysis mandated under the ordinance. There was much discussion about the section of the ordinance that permits the community owner and homeowners to come to a mutual agreement regarding a rent adjustment through the meet and confer process.

**PARKS' FINANCIAL POSITION/NON-PROFIT PROPOSAL** - Suzanne described Valley View's financial position including negative cash flows, improvements that have been made to the park including the upgrade of the gas and electric utility systems, and others improvements such as the water system and the streets that need to be addressed in the future. There was a discussion of how Valley View rents compared to other mobilehome communities in Yucaipa.

**COMMITTEE QUESTIONS AND DISCUSSION** - There was more discussion about the meet and confer process and Augusta's desire to work with the homeowners on a mutually agreeable solution, including providing provisions that would protect the lowest income residents. It was suggested that the committee meet among themselves and then with the residents as a whole to discuss their goals, to determine if the meet and confer process would be appealing to the homeowners.

**NEXT STEPS/MEETING SCHEDULE** - The committee indicated interest in sharing the information discussed at the Advisory Committee Meeting with the homeowners at an upcoming homeowner meeting, and then meeting with Augusta again in the upcoming weeks.

**SUMMARY OF MEETING** - Augusta thanked the volunteer committee for the open dialogue and both parties agreed to meet again in a few weeks' time.



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**AGENDA**

**Valley View Resident Advisory Committee**

July 31, 2019

6 PM in the Clubhouse

**VOLUNTEERS**

Advisory Committee

- Socorro Lopez – Space 10
- Juan Uruena – Space 22
- Mary Ellen Wootton – Space 30
- Shelley Wallace – Space 35
- Clay Caldwell – Space 50
- Diane Elmore – Space 62

August Communities

- Suzanne Taylor
- Märk Alpert
- Rebecca Taylor
- Vanessa Hatch
- Chrissy Summerville (via phone)

**PURPOSE OF MEETING & GOALS**

Volunteers collaborate with non-profit ownership to develop a rent adjustment plan that meets the following goals:

- Guards against unanticipated rents increases
- Provides savings for improvement projects and emergencies
- Keeps the community well-maintained
- Addresses other concerns importance to the community and to the nonprofit

**INTRODUCTIONS**

**YUCAIPA’S RENT CONTROL**

**PARKS’ FINANCIAL POSITION/NON-PROFIT PROPOSAL**

**COMMITTEE QUESTIONS AND DISCUSSION**

**NEXT STEPS/MEETING SCHEDULE**

**SUMMARY OF MEETING**



VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

LN	2013	2014	2015	2016	2017	2018	Adjmts	Normalized	GL #	Base Year
1	5,941	4,385	5,089	6,073	6,480	5,913	7,074	71	5202	(4)
2	4,503	5,943	7,212	7,136	7,014	7,597	7,460	7,460	5168	(5)
3	1,195	2,186	1,816	1,923	1,765	1,778	1,773	1,773	5202	(6)
4	6,570	7,617	11,213	7,389	2,179	9,237	14,033	14,033	5168	(7)
5	1,477	8,312	3,433	4,090	6,234	8,045	9,029	9,029	5202	(8)
6	930	1,150	1,563	12,434	3,025	2,674	2,053	3,676	5202	(9)
7	1,422	1,422	1,422	1,477	3,180	3,313	3,406	3,406	7003-007	(10)
	355	100	179	179	1,488	1,488	1,488	1,488	6001	(11)
	119	119	119	119	1,057	1,159	(327)	832	5230,6010	(12)
	398	10,582	8,308	4,923	5,862	6,002	6,021	6,021	6005	(13)
8	1,350	12,478	9,949	6,668	8,645	9,205	9,674	9,347	5203	(14)
9	5,516	17,315	21,155	18,597	14,822	23,540	28,348	28,348	5102	(15)
10	19,644	18,108	18,324	18,504	20,132	22,332	(8,281)	14,051	5203	(16)
11	5,518	36,959	39,263	36,921	33,326	43,672	50,650	42,359	5102	(17)
12	674	4,502	5,020	6,326	5,443	6,692	5,784	5,784	5203	(18)
	72	88	71	56	482	98	114	212	5108	(19)
	1,269	45	259	1,484	128	41	510	561	5169	(20)
	226	1,326	92	587	20	182	202	202	5172	(21)
	1,563	1,579	275	1,550	804	589	589	589	5175	(22)
	437	320	736	30	10	10	10	10	5179	(23)
	287	89	1,138	476	295	133	168	301	5167	(24)
	503	1,118	331	1,765	755	4085	(1,877)	78	5180,5186	(25)
	647	488	545	1,117	1,919	719	532	1,251	5164,5165	(26)
30,211	2,933	732	2,135	3,913	4,418	1,410	1,837	3,247	5159	(27)
	25,563	26,260	38,967	40,274	43,049	30,761	30,761	30,761	5103,5104,5105	(28)
	19,278	19,058	11,178	14,649	11,407	9,903	9,903	9,903	4017	(29)
13	30,211	52,778	51,103	57,058	65,921	63,489	47,759	49,314	6020	(30)
	696	790	748	651	716	682	682	682	6035	(31)
	1,304	453	641	1,389	1,416	1,451	1,451	1,451	6045	(32)
	271	89	991	324	646	174	174	174	7003-004	(33)
	350	745	750	745	745	745	745	745	6015	(34)
	12,534	1,304	2,428	1,930	1,439	1,440	1,440	1,440		(35)
	12,534	3,925	4,505	5,060	4,548	5,201	4,492	4,492		(36)
	3,414	1,708	1,690	1,900	1,813	4,482	4,539	4,539		(37)
	2,134	1,418	298	836	905	1,431	1,027	1,351		(38)
	347	347	432	347	684	347	347	347		(39)
	244	244	22	22	237	237	237	237		(40)
	3,626	19,766	20,107	20,573	21,172	22,603	24,210	17,476		(41)
	22,943	17,843	19,264	17,165	18,362	18,928	19,777	15,435		(42)
	34,912	35,766	36,265	39,267	36,265	36,265	36,265	36,265		(43)
	104	756	843	828	884	884	884	884		(44)
	306	153	153	153	153	153	153	153		(45)
	3,255	2,777	3,554	1,809	3,370	4,284	(1,136)	3,156		(46)
	5,851	6,581	7,725	7,405	8,041	7,005	7,005	7,005		(47)
	716	120	105							(48)
	41,871	42,542	43,091	43,650	44,526	45,762	52,680	52,680		(49)
	22,943	22,741	43,224	42,852	42,415	41,985	45,762	45,762		(50)
	2,089	1,908	1,734	1,546	1,344	1,128	41,985	41,985		(51)
	456	560	1,288	1,254	1,467	1,780	1,128	1,128		(52)
	1,172	67,762	89,135	89,983	90,366	95,162	48,280	143,442		(53)
	79,153	298,279	303,462	336,955	333,670	366,570	366,506	334,203		(54)
29										
30										

VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME

	1987	2013	2014	2015	2016	2017	2018	Admits Normalized	GL #	Base Year
Electricity		28,820	34,975	34,606	34,013	36,176	10,437	(10,437)	5144	
Gas		16,862	14,024	14,836	13,614	13,680	9,566	(9,566)	5145	
Billing service		548	3,328	4,307	2,404	14,316	12,864	(12,864)	5160	
Park-owned maintenance		17,455	19,472	25,078	26,408	31,541	37,240	(37,240)	7030	
Depreciation		79,153	361,954	375,261	415,752	410,109	452,653	(101,440)		
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 81,847</b>	<b>\$ 10,338</b>	<b>\$ 18,427</b>	<b>\$ (9,861)</b>	<b>\$ (5,833)</b>	<b>\$ (22,960)</b>	<b>\$ (14,610)</b>		
<b>NET OPERATING INCOME - APPLICATION</b>		<b>\$ 81,847</b>	<b>\$ 10,338</b>	<b>\$ 18,427</b>	<b>\$ (9,861)</b>	<b>\$ (5,833)</b>	<b>\$ (22,960)</b>	<b>\$ (14,610)</b>		
<b>NET OPERATING INCOME</b>		<b>\$ 81,847</b>	<b>\$ 30,592</b>	<b>\$ 37,028</b>	<b>\$ 39,484</b>	<b>\$ 57,829</b>	<b>\$ 34,328</b>	<b>\$ (97,637)</b>		
	53.7%	7.8%	9.0%	8.7%	12.4%	7.0%	9.3%	-18.9%		

Step 4: Calculate NOI Maintenance Amount for the Current Year, and Monthly Rent Adjustment

Base Year NOI Adjusted for Inflation	\$ 205,445
Current Year Net Operating Loss	(53,176)
Difference - MNQI Rent Adjustment	258,621
Divided by Number of Spaces	75
Divided by Number of Months	12
Recommended Monthly Increase per Space to Maintain Base Year NOI Adjusted for Inflation	<u>\$ 287.36</u>

RECONCILIATION	
Normalized Rent from Step 3	\$ 284,832
MNQI Rent Adjustment	258,621
Adjusted Rent Revenue	543,453
Other Income from Step 3	(3,804)
Total Adjusted Revenue	539,648
Expenses from Step 3	334,203
NOI after Rent Adjustment	205,445
NOI from Step 3	(53,176)
Difference	258,621
Divided by Spaces	75
Divided by Months	12
Recommended Increase	<u>\$ 287.36</u>

Summary of Adjustments

- Calculated as 75 spaces times average base rent per City of Yucaipa
- Gas and electric income and expense are eliminated
- Park owned income and expenses are excluded
- 1% increase for 2019
- Based on actual for 2018, 21% and 13% of electricity and gas expense, respectively, for 2013 - 2017
- Common area trash, water and sewer are estimated as the excess of expense paid over revenue collected
- 2017 reduced \$1,800 for purchase of golf cart
- Depreciation is eliminated as a non-cash item
- Eliminated as pass throughs to tenants
- 3-year average to smooth fluctuations
- WMA dues included starting in 2016
- Adjusted to 5% of Gross Income as required by the Ordinance
- Bond fee amortization
- Parent organization, Augusta Communities, LLC administrative costs allocated to this park
- 1/3 of interest on bonds used to purchase the park by the non-profit owner
- 1/3 of interest on bonds used to pay cost-of-issuance fees on purchase bonds by the non-profit owner
- Changed to outside landscaping contract which eliminated 2nd maintenance man hours - Actual in 2018, and expected going forward
- Reduced by amount to paint two resident's homes
- Actual amount reconciled for allocations among other Augusta Homes properties

MONTHLY SPACE ADJUSTMENT PER ORDINANCE	
Step A	\$ 86,860 X 1.26 = \$ 109,444
Base Year NOI	NOI Entitlement as of 10/28/96
Step B	271.53 ÷ 158.8 = 1.71 = 71.0%
Current CPI	Percent Increase in CPI
Step C	0.8 X 71.0% = 0.5679111
Percent Increase in CPI (Outcome of Step B)	90% of CPI Since 1996
Step D	\$ 109,444 X 0.5679111 = \$ 62,000
NOI Entitlement as of 10/28/96 from Step A	Current NOI Entitlement Less Park NOI CY
	\$ 171,388
	\$ 53,176
	Park NOI Adjustment
	\$ 224,773
	Divided by Number of Spaces 75
	Divided by Number of Months 12
	<b>Monthly Space Adjustment \$ 249.75</b>

(20) Recovery - Corporate Overhead Fees Incurred, but unpaid fees 8/12 - 12/18	\$ 266,773
Long term Treasury Bill rate	2.89%
Monthly recovery period (months)	72
Total amount to recover	\$316,081
Recovery period (Years)	6
Divided by 6 years	\$52,680
Per space per month	\$8.53

**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor

\_\_\_\_\_  
\_\_\_\_\_

affirm that I/we distributed the following document(s):  
July 29, 2019 Letter to the residents with names of the Resident Advisory Committee

\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at Valley View Mobilehome Park located at 12995 6<sup>th</sup> Street, Yucaipa,  
CA 92399 on (date) July 30, 2019.

Signature: *Suzanne Taylor* Ex DIR

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

VALLEY VIEW LIST OF REGULATED SPACES

Space	Last, First
1	Macomber, Lillian
5	Hernandez, Angela
6	Creekbaum, Marlon
7	Sullivan, Diann
8	Sneed, Allen
9	Eloyd, Grace
10	Lopez, Socorro
11	Murphy, Joyce
14	Ulrich, Laura
15	Acevedo, Manuel
18	Mcperson, Morgan
19	Scott, Sandra
20	Craft, David
22	Uruena, Juan
24	Britt, Stanley
25	Tzros, Bogdan
27	Chappelle, Shirley
28	Patsch, Patricia
30	Wootton, Mary
30A	Cabral, Susan
31	Nelson, Angela
31A	Jacops, Constance
32	Morgan, William
33	Davenport, Dale
34	Lewis, Phyllis
35	Wallace, Shelley
36	Green, James
37	Perkins, Evelyn
38	Fleming, E. Joesph
39	Mummy, Debra
40	Covarrubias, Alfred
41	Hays, Christy
42	Yang, Xuemae
43	Blakley, Christy
44	Roberson, James
45	Jenks, Ronn
46	Crum, Pamela
47	Miracle, Lois
48	Santini, Georgette
49	Steinlight, Ralph
50	Bloom, S.
51	Papillon, Judie
54	Agustin, Susan
55	Pirvu, Elana
56	Saldana, Virginia
57	Cox, Sandra
58	Sigler, Robert
59	Gorman, Loa
60	Godin, Mark
61	Pettit, Barbara
62	Elmore, Diane
63	Ferguson, Sandra
64	Yusten, Penny
65	Anaya, Ruben
66	Maceanu, Mircea
68	Guzman, Enrique
69	Carnes, Kenneth
70	Slumberchain, Maria
71	Gallagher, Christine
72	Rhoton, Jack
73	Reynolds, James
74	Tourville, Nancy

COUNT

62



**AUGUSTA**  
COMMUNITIES

augustacommunities.org

400 N Mountain Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

July 29, 2019

Dear Homeowners,

The following residents have volunteered to be on the Advisory Committee that will represent Valley View homeowners in discussions about rent adjustments and community improvements related to the rent adjustment application Augusta will be submitting in September.

Advisory Committee

Socorro Lopez – Space 10  
Juan Uruena – Space 22  
Mary Ellen Wootton – Space 30  
Shelley Wallace – Space 35  
Clay Caldwell – Space 50  
Diane Elmore – Space 62

In the upcoming Advisory Committee meetings, Augusta will share the financial information used to complete the application, discuss the City of Yucaipa's Rent Stabilization Ordinance and the rent adjustment process, formulate a rent adjustment plan, and then communicate this information to Valley View homeowners. Of course, any future agreement will require a vote of all homeowners, not just those on the committee.

We are looking forward to shaping a rent adjustment plan is supported by the residents prior to submitting our rent adjustment application to the Rent Control Commission. The plan should protect long-term affordability, guard against unanticipated rents increases, save for improvement projects and emergencies, and keep the community well-maintained.

As a reminder, neither Brooke nor Juan is involved in this process. Their responsibility relates to onsite management and maintenance. Please contact our office at 909-981-0192 or [info@augustacommunities.org](mailto:info@augustacommunities.org) with any questions or concerns you may have.

Regards,

Executive Director

7/25/19 email to unconfirmed volunteers

Dear Homeowner,

Last Wednesday my staff and I visited each space looking for five volunteers to join an advisory committee to represent Valley View homeowners in discussions about rent adjustments and community improvements. If a homeowner was not available to speak with us, or was not home, we left the attached letter asking them to contact us if they would like to be on the committee. Since we have not heard from any new volunteers since last week, we are now ready to form the committee.

As we explained when we met you, we asked for a volunteer from five separate geographical areas of the park. After our door-to-door visit, we found one volunteer from three of these areas and multiple volunteers from two of these areas. Yesterday we called each volunteer to confirm their interest. Once we hear from all the volunteers, we will form the committee. We will draw a name for those areas that have multiple volunteers.

There are only a few volunteers we have not been able to reach. **We left a message with you yesterday and today, but thought we would also follow up by email. Would you please confirm that you would still like to be on the committee? If so, please call us at 909-981-0192 or email us at [info@augustacommunities.org](mailto:info@augustacommunities.org).** We will be finalizing the committee membership tomorrow and sending out a meeting schedule.

As a reminder, neither Brooke nor Juan is involved in this process. Their responsibility relates to onsite management and maintenance. Please contact our office with any questions or concerns you may have.

Regards,



Suzanne Taylor  
Executive Director

7/25/19 email/letter to confirmed volunteers

Dear \_\_\_\_\_,

Last week we visited each space looking for five volunteers to join an advisory committee to represent Valley View homeowners in discussions about rent adjustments and community improvements. If a homeowner was not available to speak with us, or was not home, we left the attached letter asking them to contact us if they would like to be on the committee. Since we have not heard from any new volunteers since last week, we are now ready to form the committee.

As we explained when we met you, we asked for a volunteer from five separate geographical areas of the park. After our door-to-door visit, we found one volunteer from three of these areas and multiple volunteers from two of these areas. Yesterday we called each volunteer to confirm their interest. There are only a few volunteers we have not been able to reach, and we will call and email again today. Once we hear from all the volunteers, we will form the committee. We will draw a name for those areas that have multiple volunteers.

**Thank you for confirming that you are still interested in participating in the committee.** We will be finalizing the committee membership tomorrow afternoon and sending out a meeting schedule on Monday.

As a reminder, neither Brooke nor Juan is involved in this process. Their responsibility relates to onsite management and maintenance. Please contact our office at 909-981-0192 or [info@augustacommunities.org](mailto:info@augustacommunities.org) with any questions or concerns you may have.

Regards,

A handwritten signature in cursive script that reads "Suzanne Taylor".

Suzanne Taylor  
Executive Director

**PROOF OF SERVICE  
CERTIFICATION**

I/We, [name(s)] Suzanne Taylor

\_\_\_\_\_

\_\_\_\_\_

**affirm that I/we distributed the following document(s):**

July 26, 2019 letter to those residents who expressed an interest in volunteering on the Advisory Committee with the dates of three (3) upcoming meetings

\_\_\_\_\_

by:  Personal Delivery  USPS

to the attached list of residents at **Valley View Mobilehome Park** located at **12995 6<sup>th</sup> Street, Yucaipa, CA 92399** on (date) July 26, 2019.

Signature: *Suzanne Taylor Ex. Dir.*

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Resident Advisory Committee Volunteers  
July 26 Mailing**

Socorro Lopez – Space 10

Juan Uruena – Space 22

Mary Ellen Wootton – Space 30

Shirley Wallace – Space 35

Clay Caldwell – Space 50 (unconfirmed)

Diane Elmore – Space 62



**AUGUSTA**  
COMMUNITIES

augustacommunities.org

400 N Mountain Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

Dear Volunteers,

We have heard from all but one of the residents who expressed an interest for volunteering on the Advisory Committee to represent Valley View homeowners in discussions about rent adjustments and community improvements. Several of the original volunteers have changed their mind. We now have six residents from across the park who are interested, although I have not confirmed with one of them.

Advisory Committee

Socorro Lopez – Space 10  
Juan Uruena – Space 22  
Mary Ellen Wootton – Space 30  
Shirley Wallace – Space 35  
Clay Caldwell – Space 50 (unconfirmed)  
Diane Elmore – Space 62

The meetings will be held in the clubhouse on the days listed below. Please let me know if there is a conflict and we can try to reschedule.

Meeting Schedule

Wednesday, July 31 6 PM  
Monday, August 12 6 PM  
Monday, August 26 6 PM

We are looking forward to working with you and the other committee members to develop a rent adjustment plan that will address the concerns of the homeowners while protecting the long-term financial viability of the community. Our goal is to work closely with a committee that is serious about shaping a rent adjustment plan that can be supported by the residents before the application is submitted to the Rent Control Commission. Any proposal/s that we develop will go before a vote of the homeowners, so your participation on the committee and willingness to share ideas with us is important and appreciated.

As a reminder, neither Brooke nor Juan is involved in this process. Their responsibility relates to onsite management and maintenance. Please contact our office at 909-981-0192 or [info@augustacommunities.org](mailto:info@augustacommunities.org) with any questions or concerns you may have.

Regards,

Executive Director

**FORM # 5. PARK RESIDENT REPRESENTATIVES CONFIRMATION OF MEET AND CONFER AND VOTE BY CONFIDENTIAL BALLOT**

**PARK RESIDENT REPRESENTATIVE APPLICATION INSTRUCTIONS**

Each section must be typed or printed in black ink. Answer each question completely and attach all documentation that supports each of your responses. **The use of this form is mandatory.**

**ALL ATTACHMENTS AND DOCUMENTATION MUST BE SEQUENTIALLY NUMBERED WITH BATES NUMBERS OR OTHER SIMILAR NUMBERING SYSTEM BEFORE COPIES ARE MADE, AND ALL ATTACHMENTS MUST BE LABELED TO CORRESPOND TO THE RELATED SECTION OF THE APPLICATION FORM PRIOR TO SUBMISSION.**

This completed form, along with the *Form #6, "Park Resident Representatives Notice of Results of Meet and Confer and Vote by Confidential Ballot"*, sample *Enclosure Envelope* and *Form #8, "Park Resident Representatives - Proof of Service of Notice of Meet and Confer Results and Confidential Ballot Declaration Under Penalty of Perjury"*, must be filed with the Mobilehome Rent Administrator within five days of the date you serve the "*Park Resident Representatives Notice of Results of Meet and Confer and Vote by Confidential Ballot*" on the residents of all regulated month-to-month spaces in the Park.

**CONDUCT OF MEET AND CONFER**

In order for the City to approve a Rent Adjustment based on Voluntary Meet and Confer, the Park Owner must notify the residents of his/her intention and request appointment of resident representatives. The representatives of the Park Owner and Park residents must participate in a Meet and Confer, and if they reach consensus on the proposed Special Rent Adjustment, a confidential ballot process must thereafter take place by which at least 51% (fifty-one percent) consent to the proposed special rent adjustment. Proof of compliance with these requirements must be included in this application.

1. Prior to the submittal of this application, did the Park Owner serve Forms #1-4 on all residents of all regulated month-to-month spaces in the Park?

Yes

No

This form was not available when the meet and confer process started. All regulated spaces were provided personal notice on July 17 that the process had begun by Park Owner representatives (door to door and/or hand-delivered letter). The Park Owner or resident committee distributed minutes of all subsequent committee meetings by personal delivery or first class mail.

If Yes, were Forms #1-4 serviced by:  Personal Delivery or  First-Class Mail

2. Did the Park Owner and Park Residents use the services of a mediator in conducting the Meet and Confer?

Yes

No

If Yes, please complete the following:

Name of Mediator: \_\_\_\_\_

Mediator's Business Address: \_\_\_\_\_

Mediator's Telephone Number(s): \_\_\_\_\_

Mediator's email or other contact information: \_\_\_\_\_

**CONTINUED ON THE NEXT PAGE ►**

**FORM #5 PARK RESIDENT REPRESENTATIVES CONFIRMATION OF MEET AND CONFER AND VOTE BY CONFIDENTIAL BALLOT (Continued)**

3. Prior to the submittal of this application, did the representatives of the Park Owner and Park Residents hold a Meet and Confer on the proposed Special Rent Adjustment?

Yes  Date of Meeting: July 31, 2019 - Oct 8, 2019 No

List all attendees at the Meet and Confer and who they each represented:

Augusta Communities LLC and the Valley View Resident Advisory committee held six (6) different Meet and Confer meetings between July 31st and Oct 8th, 2019. Attendees representing Augusta Communities LLC included the following: Suzanne Taylor, Ex. Dir., Mark Alpert, Legal Counsel, Rebecca Taylor, Community Operations, Vanessa Hatch, Resident Services, Chrissy Summerville, Finance Manager.

Current Members of Resident Advisory Committee: Diane Elmore #62 and Shelley Wallace #35

Past Members of Resident Advisory Committee: Juan Uruena #22, Mary Ellen Wootton #30, Clay Caldwell #50, Manuel Acevedo #15 (advisor/translator), Phyllis Lewis #34, David Rhoton #72, and Sandy Feguson #63

4. Attach all documentation that supports your response to Question #3, above, including, but not limited to, the following:

- a. Form #6, 7 and 8; and
- b. Meet and Confer attendance sign-in sheet(s); and
- c. All other materials handed out at the Meet and Confer session(s)

5. Did the representatives of the Park Owner and Park Residents Representatives reach consensus on the proposed Special Rent Adjustment, and the method by which the proposed Special Rent Adjustment would be determined?

Yes  No

Please explain the result of Meet and Confer, including (i) the amount of the Special Rent Adjustment agreed to; (ii) terms and conditions agreed to, and (iii) attach all supporting documentation labeled as "Form #5, Number 5".

Augusta Communities LLC Ex. Dir., Suzanne Taylor and the current members of the Resident Advisory Committee listed above reached consensus and concluded the Meet and Confer process on October 8, 2019. See Attachment "Form #5, Number 5".

6. We, the Park Residents Representatives understand and agree that this type of application is [CHECK APPLICABLE BOX]:

MNOI Rent Adjustment Based on Voluntary Meet and Confer

MNOI Rent Adjustment Based on Readjusted Base Year NOI Based on Voluntary Meet and Confer

<b>FORM # 6. PARK RESIDENT REPRESENTATIVES – NOTICE OF RESULTS OF MEET AND CONFER AND VOTE BY CONFIDENTIAL BALLOT</b>
---

**INSTRUCTIONS TO PARK RESIDENTS FOR ELECTION BALLOT FORM FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER**

 Date: 10/8/2019 Name of Mobilehome Park: Valley View Mobilehome Park
**From Resident Representative(s):**

 First/Last Name: Diane Elmore #62

 First/Last Name: Shelley Wallace #35

First/Last Name: \_\_\_\_\_

**TO ALL MONTH-TO-MONTH RESIDENTS:**
**NOTICE OF RESULTS OF MEET AND CONFER:**

 On Oct 8, 20 19 at 9:15  a.m.  p.m.  
Month Day Year Time

representatives of the Park Owner and the Park Resident Representatives attended a Meet and Confer on a proposed [CHECK APPLICABLE BOX]:

 MNOI Rent Adjustment by Voluntary Meet and Confer; or

 MNOI Rent Adjustment based on Readjusted Base Year NOI by Voluntary Meet and Confer

The Park Resident Representatives' names, addresses and telephone numbers are listed in the documentation enclosed with this Notice and Ballot Form. At the Meet and Confer, the Park Owner Representatives and Park Resident Representatives reached consensus on a proposed Special Rent Adjustment to be presented for a confidential resident vote, including the method by which the proposed rent adjustment would be determined, and the documentation upon which the proposed rent adjustment is based.

**WHERE YOU CAN REVIEW SUPPORTING DOCUMENTATION:**

All documentation of the Meet and Confer and an explanation of the method of calculation may be inspected by all residents at the following three locations:

 Park Office

 Park Clubhouse or Recreation Building (specify) Clubhouse
 Other Location Open to the Residents on a Daily Basis (specify) Pool
**RESIDENT RIGHT TO VOTE:**

The residents of every regulated month-to-month space (by the vote of one adult resident per space) have the right to vote in favor of or against the proposed Special Rent Adjustment, by submittal of this Confidential Ballot to the Mobilehome Rent Administrator **not later than fifteen (15) days after service of this Notice on you.** If at least fifty-one percent (51%) of the affected spaces consent to the Rent Adjustment, the Mobilehome Rent Administrator will grant the Rent Adjustment. All ballots that are not submitted to the Mobilehome Rent Administrator will be counted as "no" votes. Any completed Ballots not received by the fifteen-day deadline will not be accepted by the Mobilehome Rent Administrator.

**CONTINUED ON THE NEXT PAGE ►**

**FORM #6    PARK RESIDENT REPRESENTATIVES – NOTICE OF RESULTS OF  
MEET AND CONFER AND VOTE BY CONFIDENTIAL BALLOT  
(Continued)**

**HOW TO VOTE:**

Detach the Ballot Form from these Instructions. In the Voting Box below on the Ballot, please indicate whether or not you consent to the proposed Special Rent Adjustment, sign your vote, and print your full name, space number and the date that you signed the Ballot. Upon completion of your Ballot, please enclose the Ballot in an envelope, seal the envelope, and sign the envelope with your complete name, space number, and include the date of your signature. You must personally complete your Ballot and seal it inside the envelope, unless you have a disability that requires assistance from a personal representative or other agent. *Representatives of the Park Owner or Park management shall not sign any Ballot or deliver any completed Ballots to the Mobilehome Rent Administrator.*

A completed confidential ballot may also be delivered to the Mobilehome Rent Administrator by you, another adult resident of the same space, or by a representative of a resident (excluding the Park Owner or Park Manager, or any other representative of the Park Owner or Park Manager) so long as such ballot is accompanied by a written authorization from the resident designating that person as his/her representative, under penalty of perjury, on the City approved form.

**DEADLINE FOR SUBMITTAL OF BALLOTS:**    October 15, 2019 (to City)

**WHERE TO SUBMIT YOUR COMPLETED BALLOT:**

Your completed Ballot must be placed in a sealed envelope and submitted to the City of Yucaipa by personal delivery or by mail, addressed to the Mobilehome Rent Administrator.

Mobilehome Rent Administrator  
City of Yucaipa  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

---

**DO NOT GIVE YOUR BALLOT TO THE PARK OWNER/REPRESENTATIVE OR PARK MANAGEMENT. ALL SEALED BALLOTS MUST BE SUBMITTED TO THE MOBILEHOME RENT ADMINISTRATOR AS SPECIFIED ABOVE.**

---

**MOBILEHOME RENT ADMINISTRATOR DECISION:**

The Mobilehome Rent Administrator will review all ballots and determine whether there is support by at least 51% of the affected spaces. Unless at least 51% of the total number of occupied spaces vote in favor of the proposed rent increase, the proposed Special Rent Adjustment will not be approved. Only one ballot per space shall be counted. Failure of a space to return their completed ballot will count as a “no” vote. The Mobilehome Rent Administrator will notify the Park Owner and Park Residents of the results of the election and the Mobilehome Rent Administrator’s decision not later than 15 days after the deadline for submittal of the ballots.

**EFFECTIVE DATE OF DECISION:**

The Mobilehome Rent Administrator’s decision is final on the date of service of Decision by mail, and there is no right of appeal.

**90-DAY NOTICE OF RENT INCREASE:**

If the Mobilehome Rent Administrator approves the Rent Adjustment, the Rent Adjustment will not be effective until 90 days after Park management serves you with ninety (90) days’ notice of rent increase in accordance with state law.

**FORM # 7. CONFIDENTIAL BALLOT ELECTION FORM FOR SPECIAL RENT ADJUSTMENT BY VOLUNTARY MEET AND CONFER**

**TYPE OF SPECIAL RENT ADJUSTMENT PROPOSED:**

This Special Rent Adjustment is proposed under the following methodology set out in the Ordinance:

MNOI rent adjustment methodology; or

MNOI rent adjustment methodology by readjustment of base year NOI

**EXPLANATION OF PROPOSED SPECIAL RENT ADJUSTMENT:**

The following explains all terms of the proposed Special Rent Adjustment, including dollar amount of the monthly rent increase to be added to current space rent; the methodology used to determine the rent increase; any agreement by the Park Owner to refrain from capital improvement rent adjustments for a specified period of time; and additional terms proposed.

**DESCRIPTION OF PROPOSED SPECIAL RENT ADJUSTMENT**

1. Amount of proposed special rent adjustment: \$ 85.00 per month to-month regulated space
2. Other terms and conditions (e.g., phased-in, rent credit; etc.):

Rent will increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete the annual Resident Income Certification Form as required by Park Rules and Regulations 1) the \$85 per month increase will be phased in over three years through the use of rent credits that offset the increase in thirds, and 2) any CPI increase that is legally permitted under the ordinance will be credited to the resident's account. The result is that current residents who complete the Resident Income Certification Form will have three equal increases of \$28.33 ( $\$85/3 = \$28.33$ ) per month per year for three years.

**RESIDENT VOTE:**

**PLEASE VOTE BY COMPLETING THE APPLICABLE SECTIONS BELOW:**

**I hereby vote YES (IN FAVOR OF) the above-described Special Rent Adjustment.**

Resident Signature	Date
Please Print First and Last Name	Space No.

**OR**

**I hereby vote NO (AGAINST) the above-described Special Rent Adjustment.**

Resident Signature	Date
Please Print First and Last Name	Space No.

**RESIDENT WRITTEN AUTHORIZATION DESIGNATING A REPRESENTATIVE**

I, \_\_\_\_\_  
(Print Resident Name)

hereby designate \_\_\_\_\_  
(Print Name of Designated Representative)

as my representative to deliver my completed Confidential Ballot Election Form for Special Rent Adjustment by Voluntary Meet and Confer to the Mobilehome Rent Administrator.

I declare under penalty of perjury under the laws of the State of California that this form shall serve as my written authorization designating the above-named Representative to deliver my completed Confidential Ballot Election Form for Special Rent Adjustment by Voluntary Meet and Confer to the Mobilehome Rent Administrator.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ California.

Signed: \_\_\_\_\_

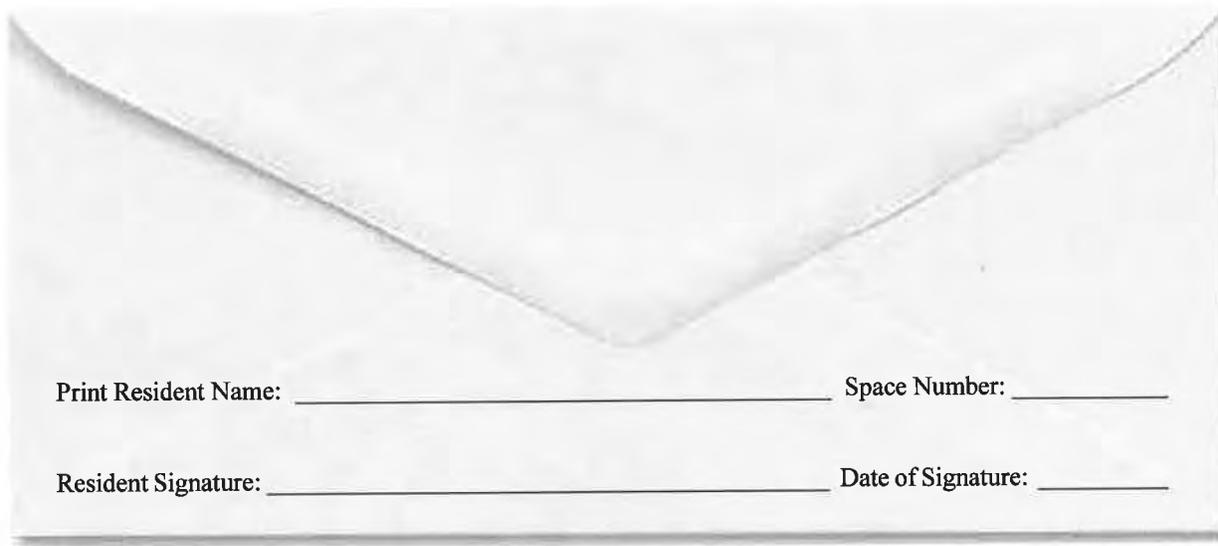
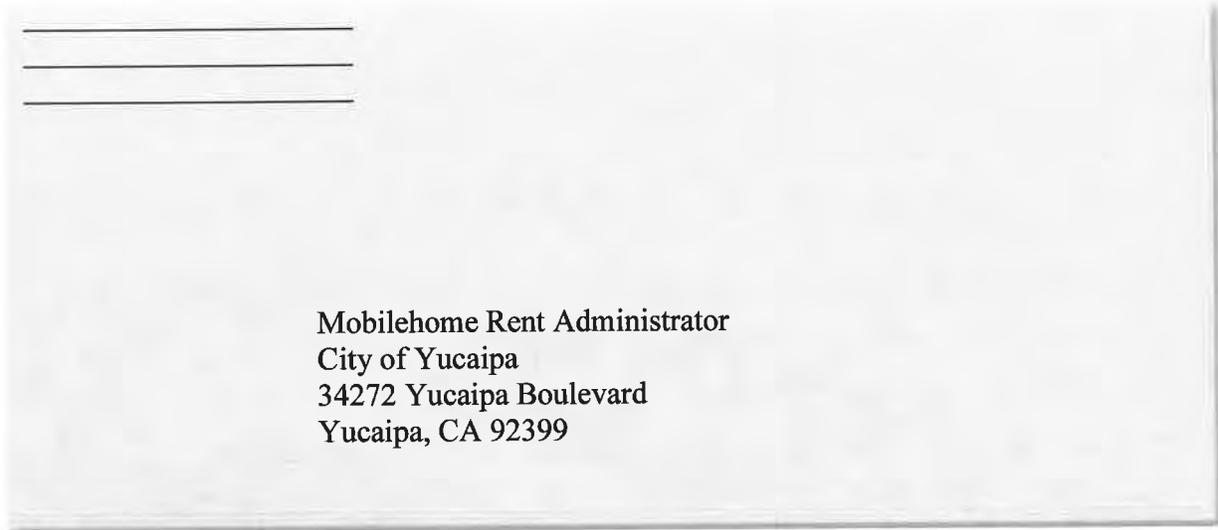
Print Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Yucaipa, CA 92399

Phone: \_\_\_\_\_

**SAMPLE ENCLOSURE ENVELOPE**

Your completed Ballot must be placed in a sealed envelope and submitted to the City of Yucaipa by personal delivery or by mail, addressed to the Mobilehome Rent Administrator.



**FORM # 8. PARK RESIDENT REPRESENTATIVES - PROOF OF SERVICE OF NOTICE OF MEET AND CONFER RESULTS AND CONFIDENTIAL BALLOT AND DECLARATION UNDER PENALTY OF PERJURY**

**PROOF OF SERVICE OF NOTICE OF MEET AND CONFER RESULTS AND CONFIDENTIAL BALLOT**

I / (We), (insert name(s) of Park Resident Representatives who served residents)

Diane Elmore #62

Shelley Wallace #35

declare as follows: I (we) am (are) the authorized Park Resident Representative(s) of the month-to-month residents of the Mobilehome Park listed below.

**Name of Mobilehome Park:** Valley View Mobilehome Park

On Oct 10-14, 20 19, **a complete copy of Forms #6-8**  
Month Day Year

were served on the residents of each month-to-month space, by [CHECK APPLICABLE BOX]

- by placing a true copy thereof enclosed in sealed envelopes addressed as set forth in the attached Proof of Service List
- by personally delivering the document(s) listed above to the person(s) at the address(es) as set forth in the attached Proof of Service List

**(ATTACH PROOF OF SERVICE LIST)**

**DECLARATION UNDER PENALTY OF PERJURY**

I / (We) declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed this 14 day of Oct, 20 19 at Yucaipa California.

Signed: \_\_\_\_\_ Print Name: Diane Elmore  
 Mailing Address: 12995 6th Street, SPC #62 Yucaipa, CA 92399  
 Phone: (909)797-8553 Email: rocks2oldies@yahoo.com

Signed: \_\_\_\_\_ Print Name: Shelley Wallace  
 Mailing Address: 12995 6th Street, SPC #35 Yucaipa, CA 92399  
 Phone: (909)797-3628 Email: msshelywalace@aol.com

Signed: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Yucaipa, CA 92399  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**PROOF OF SERVICE LIST**

<u>Lillian Macomber</u>	<u>1</u>	<input checked="" type="checkbox"/>	<u>Stanley Britt</u>	<u>24</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Angela/ Reyna Hernandez</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>Bogdan/ Josefina Tzros</u>	<u>25</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Marion Creekbaum</u>	<u>6</u>	<input checked="" type="checkbox"/>	<u>Shirley Chappelle</u>	<u>27</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Diann Sullivan</u>	<u>7</u>	<input checked="" type="checkbox"/>	<u>Patricia Patsch</u>	<u>28</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Allen Sneed</u>	<u>8</u>	<input checked="" type="checkbox"/>	<u>Mary Wootton</u>	<u>30</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Grace Eloyd</u>	<u>9</u>	<input checked="" type="checkbox"/>	<u>Susan Cabral</u>	<u>30A</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Socorro Lopez</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>William Morgan</u>	<u>32</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Joyce Murphy</u>	<u>11</u>	<input checked="" type="checkbox"/>	<u>Dale Davenport</u>	<u>33</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Laura Ulrich</u>	<u>14</u>	<input checked="" type="checkbox"/>	<u>Phyllis Lewis</u>	<u>34</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Manuel Acevedo</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>Shelley Wallace</u>	<u>35</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Morgan Mcpherson</u>	<u>18</u>	<input checked="" type="checkbox"/>	<u>James Green</u>	<u>36</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Sandra Scott</u>	<u>19</u>	<input checked="" type="checkbox"/>	<u>Evelyn Perkins</u>	<u>37</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>David Craft</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>Trandofir/ Mariora Cosa</u>	<u>38</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
<u>Juan/ Rosalba Uruena</u>	<u>22</u>	<input checked="" type="checkbox"/>	<u>Debra Mummy</u>	<u>39</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served

\*See last page  
for SPC 31 and 31A

[THIS PAGE MAY BE DUPLICATED AS NEEDED]

**PROOF OF SERVICE LIST**

Alfred/ Gayle Covarrubias	<u>40</u>	<input checked="" type="checkbox"/>	Virginia Saldana	<u>56</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Christy Hays	<u>41</u>	<input checked="" type="checkbox"/>	Sandra Cox	<u>57</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Xuemae Yang	<u>42</u>	<input checked="" type="checkbox"/>	Robert Sigler	<u>58</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Christy Blakley	<u>43</u>	<input checked="" type="checkbox"/>	Loa Gorman	<u>59</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
James Roberson	<u>44</u>	<input checked="" type="checkbox"/>	Mark/ Teresa Godin	<u>60</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Ronn Jenks	<u>45</u>	<input checked="" type="checkbox"/>	Barbara Pettit/ Jessyca Smith	<u>61</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Pamela Crum	<u>46</u>	<input checked="" type="checkbox"/>	Diane Elmore	<u>62</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Lois Miracle	<u>47</u>	<input checked="" type="checkbox"/>	Sandra Ferguson	<u>63</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Georgette Santini	<u>48</u>	<input checked="" type="checkbox"/>	Penny Yusten	<u>64</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Marylou Steinlight	<u>49</u>	<input checked="" type="checkbox"/>	Ruben Anaya	<u>65</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Sharon Bloom/ Clay Caldwell	<u>50</u>	<input checked="" type="checkbox"/>	Mircea/ Elena Maceanu	<u>66</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Judie Papillon	<u>51</u>	<input checked="" type="checkbox"/>	Enrique/ Maria Guzman	<u>68</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Susan Agustin	<u>54</u>	<input checked="" type="checkbox"/>	Kenneth/ Woneta Carnes	<u>69</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served
Elana Pirvu	<u>55</u>	<input checked="" type="checkbox"/>	Maria Slumberchain	<u>70</u>	<input checked="" type="checkbox"/>
Resident Name	Space #	Served	Resident Name	Space #	Served

[THIS PAGE MAY BE DUPLICATED AS NEEDED]

**PROOF OF SERVICE LIST**

Christine Gallagher 71  Served  
 Resident Name Space #

Jack Rhoton 72  Served  
 Resident Name Space #

James/ Valerie Reynolds 73  Served  
 Resident Name Space #

Nancy Tourville 74  Served  
 Resident Name Space #

Angela Nelson 31  Served  
 Resident Name Space #

Constance Jacops 31A  Served  
 Resident Name Space #

\_\_\_\_\_  
 Resident Name Space #  Served

[THIS PAGE MAY BE DUPLICATED AS NEEDED]

**FORM #5  
ATTACHMENT**

**Attachment Form #5 Number - 5***For Form 4*

Rent will increase by \$85 per month and annually thereafter by the percentage of CPI legally permitted under the ordinance. However, for current homeowners that complete the annual Resident Income Certification Form as required by Park Rules and Regulations 1) the \$85 per month increase will be phased in over three years through the use of rent credits that offset the increase in thirds, and 2) any CPI increase that is legally permitted under the ordinance will be credited to the residents account. The result is that current residents who complete the Resident Income Certification Form will have three equal increases of \$28.33 ( $\$85/3 = \$28.33$ ) per month per year for three years.

*For Attachment Form #4 Number – 2***Rent Increase for all Regulated Spaces**

Following approval of the special rent adjustment agreement by the City, and, following the 90-day notification mandated by mobile home residency law, rents for regulated spaces will increase by \$85 per month. Thereafter, rent on regulated spaces will increase annually based on the CPI as legally permitted under the City's Mobilehome Park Rent Stabilization Program.

**Three-Year Phasing of Rent Increase for Residents Currently Occupying a Regulated Space at Time of Special Rent Adjustment**

Effective Rents for regulated spaces occupied by current residents will increase by \$28.33 per month each year for three years until total rent increase equals \$85 as follows:

Phase 1 (Months 1-12)

A rent credit of \$56.66 will be applied to rent statements resulting in the first rent increase of \$28.33 per month above 2019 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 1-12.

Phase 2 (Months 13-24)

A rent credit of \$28.33 will be applied to rent statements resulting in the second rent increase of \$28.33 per month above the Phase 1 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 13-24.

Phase 3 (Months 25-36)

No rent credit will be applied to rent statements resulting in the third rent increase of \$28.33 per month above Phase 2 rent.

A permanent rent credit in an amount equal to the legally permitted annual adjustment based on CPI will be applied to rent statements for months 25-36.

Annually

To qualify for and keep the rent and CPI credits described below, residents must complete and return the annual Resident Income Certification as required by Park Rules and Regulations for the duration of their tenancy.

All rent credits are personal to current residents only.

## Ballots Served to Regulated Spaces

\* I hereby designate a member of the resident advisory committee to deliver my Completed Confidential Ballot Election Form for the Special Rent adjustment by Voluntary Meet and Confer to the Mobilehome Rent Administrator I declare under penalty of perjury under the laws of the State of California that this form shall serve as my written authorization designating the above-named Representative to deliver my completed Confidential Ballot Election Form for Special Rent Adjustment by Voluntary Meet and Confer to the Mobilehome Rent Administrator.

\* (Homeowner signs if they are in agreement to  
above consent)

Committee Member initials  
indicate delivery of ballot  
to Homeowner)

Space	Name	Ballot delivered to Homeowner and Homeowner Dropped in Ballot Box	Ballot Delivered to Homeowner and Homeowner mails or delivers to City
1	Macomber, Lillian		
5	Hernandez, Angela/ Reyna		
6	Creekbaum, Manon		
7	Sullivan, Diann		
8	Sneed, Allen		
9	Eloyd, Grace		
10	Lopez, Socorro		
11	Murphy, Joyce		
14	Ulrich, Laura		
15	Acevedo, Manuel		
18	Mcperson, Morgan		
19	Scott, Sandra		
20	Craft, David		
22	Uruena, Juan/ Rosalba		
24	Britt, Stanley		
25	Tzros, Bogdan/ Josefina		
27	Chappelle, Shirley		
28	Patsch, Patricia		
30	Wootton, Mary		
30A	Cabral, Susan		
31	Nelson, Angela		
31A	Jacops, Constance		
32	Morgan, William		
33	Davenport, Dale		
34	Lewis, Phyllis		
35	Wallace, Shelley		
36	Green, James		
37	Perkins, Evelyn		
38	Cosa, Trandofir/ Mariora		
39	Mummy, Debra		
40	Covarrubias, Alfred/ Gayle		
41	Hays, Christy		

## Ballots Served to Regulated Spaces

\* I hereby designate a member of the resident advisory committee to deliver my Completed Confidential Ballot Election Form for the Special Rent adjustment by Voluntary Meet and Confer to the Mobilehome Rent Administrator I declare under penalty of perjury under the laws of the State of California that this form shall serve as my written authorization designating the above-named Representative to deliver my completed Confidential Ballot Election Form for Special Rent Adjustment by Voluntary Meet and Confer to the Mobilehome Rent Administrator

\* (Homeowner signs if they are in agreement to above consent)

Committee Member initials indicate delivery of ballot to Homeowner)

Space	Name	Ballot delivered to Homeowner and Homeowner Dropped in Ballot Box	Ballot Delivered to Homeowner and Homeowner mails or delivers to City
42	Yang, Xuemae		
43	Blakley, Christy		
44	Roberson, James		
45	Jenks, Ronn		
46	Crum, Pamela		
47	Miracle, Lois		
48	Santini, Georgette		
49	Steinlight, Marylou		
50	Bloom, Sharon/ Caldwell, Clay		
51	Papillon, Judie		
54	Agustin, Susan		
55	Pirvu, Elana		
56	Saldana, Virginia		
57	Cox, Sandra		
58	Sigler, Robert		
59	Gorman, Loa		
60	Godin, Mark/ Teresa		
61	Pettit, Barbara/ Smith, Jessyca		
62	Elmore, Diane		
63	Ferguson, Sandra		
64	Yusten, Penny		
65	Anaya, Ruben		
66	Maceanu, Mircea/ Elena		
68	Guzman, Enrique/ Marisa		
69	Carnes, Kenneth/ Woneta		
70	Slumberchain, Maria		
71	Gallagher, Christine		
72	Rhoton, Jack		
73	Reynolds, James/ Valerie		
74	Tourville, Nancy		

Valley View Application Additional Information

ATTACHMENT PAGE IV-A

(Income 2018)

Applicant used an imputed rent for base year income (See McCarthy analysis) and space rent reported by the City for regulated spaces for 2018. Documentation of other income is backed up by the general ledger (See Attachment VI-A)

Valley View Application Additional Information

ATTACHMENT PAGE VI-A

(Backup of Expenses 2018)

# Park 1987

income	rents	131 368 08
	utilities	43 637 13
		174 005 21
expenses	interest	17 507 67
	repair + maintenance	30 210 62
	supplies	12 533 64
	insurance	6 569 88
	disposal	3 626 40
	sewer service, close out seepool system	10 000 00
	seepool service	440 00
	property tax	5 940 50
	license + permits	398 00
	advertising	715 75
	payroll	5 516 06
	payroll tax	653 70
	entertaining 80%	455 62
	WMA (western mobile home ass) dues	992 00
	accounting	930 00
	convention + seminars W.M.F.	3 413 74
	legal fees	1 477 00
	utilities	36 582 96
	donations	
		100.00 70
		88.36 70
		11.64 00
6-1-1973	Cady 2 662.51	total inc 17631 from 15008 less 1983
	Courier pickups 2 358 14	total 4100 75% tax 3116 misc 984

JUN 26 2010

**HAVEN MANAGEMENT SERVICES**  
1910 ARCHIBALD AVENUE, SUITE J, ONTARIO, CA 91761

(909) 930-9750  
FAX: (909) 930-9498







203vvm	43166 03/18
203vvm	43166 03/18
203vvm	43167 03/18
203vvm	43168 03/18
203vvm	43171 03/18
203vvm	43172 03/18
203vvm	43173 03/18
203vvm	43175 03/18
203vvm	43180 03/18
203vvm	43185 03/18
203vvm	43189 03/18
203vvm	43189 03/18
203vvm	36999 04/18
203vvm	43191 04/18
203vvm	43192 04/18
203vvm	43193 04/18
203vvm	43194 04/18

























1115-000-000

203vvm	43100 01/18
203vvm	43100 01/18
203vvm	43101 01/18
203vvm	43103 01/18
203vvm	43104 01/18
203vvm	43104 01/18
203vvm	43108 01/18
203vvm	43110 01/18
203vvm	43120 01/18
203vvm	43132 02/18
203vvm	43132 02/18
203vvm	43133 02/18
203vvm	43136 02/18
203vvm	43138 02/18
203vvm	43139 02/18
203vvm	43143 02/18
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203vvm	43171 03/18
203vvm	43173 03/18
203vvm	43181 03/18
203vvm	36999 04/18
203vvm	43192 04/18
203vvm	43193 04/18
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203vvm	43195 04/18
203vvm	43199 04/18
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203vvm	43252 06/18
203vvm	43255 06/18
203vvm	43256 06/18
203vvm	43257 06/18
203vvm	43258 06/18
203vvm	43258 06/18
203vvm	43263 06/18
203vvm	43269 06/18
203vvm	43270 06/18
203vvm	43271 06/18
203vvm	43271 06/18
203vvm	43271 06/18
203vvm	43284 07/18
203vvm	43287 07/18
203vvm	43290 07/18
203vvm	43293 07/18
203vvm	43301 07/18
203vvm	43313 08/18
203vvm	43314 08/18
203vvm	43318 08/18
203vvm	43319 08/18
203vvm	43321 08/18
203vvm	43326 08/18
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203vvm	43348 09/18
203vvm	43349 09/18
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203vvm	43355 09/18
203vvm	43360 09/18
203vvm	43363 09/18
203vvm	43374 10/18
203vvm	43375 10/18
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203vvm	43381 10/18
203vvm	43388 10/18
203vvm	43393 10/18
203vvm	43405 11/18
203vvm	43409 11/18
203vvm	43410 11/18
203vvm	43411 11/18
203vvm	43412 11/18
203vvm	43417 11/18
203vvm	43425 11/18
203vvm	43437 12/18
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203vvm	43454 12/18
203vvm	43465 12/18

1120-000-000	
203vvm	43104 01/18
203vvm	43112 01/18
203vvm	43119 01/18
203vvm	43126 01/18
203vvm	43132 02/18
203vvm	43140 02/18
203vvm	43147 02/18
203vvm	43154 02/18
203vvm	43161 03/18
203vvm	43168 03/18
203vvm	43175 03/18
203vvm	43182 03/18
203vvm	43191 04/18
203vvm	43196 04/18
203vvm	43203 04/18
203vvm	43210 04/18
203vvm	43220 04/18
203vvm	43224 05/18
203vvm	43231 05/18
203vvm	43238 05/18
203vvm	43243 05/18
203vvm	43252 06/18
203vvm	43262 06/18
203vvm	43266 06/18

203vvm	43273 06/18
203vvm	43280 06/18
203vvm	43286 07/18
203vvm	43294 07/18
203vvm	43300 07/18
203vvm	43308 07/18
203vvm	43315 08/18
203vvm	43322 08/18
203vvm	43329 08/18
203vvm	43336 08/18
203vvm	43344 09/18
203vvm	43349 09/18
203vvm	43350 09/18
203vvm	43364 09/18
203vvm	43374 10/18
203vvm	43378 10/18
203vvm	43385 10/18
203vvm	43392 10/18
203vvm	43398 10/18
203vvm	43406 11/18
203vvm	43413 11/18
203vvm	43420 11/18
203vvm	43430 11/18
203vvm	43434 11/18
203vvm	43437 12/18
203vvm	43440 12/18
203vvm	43441 12/18
203vvm	43448 12/18
203vvm	43454 12/18
203vvm	43462 12/18

1130-000-000

1131-000-001

1132-001-002

1151-000-000

1152-002-001

203vvm	43131 01/18
203vvm	43159 02/18
203vvm	43189 03/18
203vvm	43220 04/18
203vvm	43251 05/18
203vvm	43281 06/18
203vvm	43312 07/18
203vvm	43343 08/18
203vvm	43373 09/18
203vvm	43404 10/18
203vvm	43434 11/18
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43465 12/18



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7038-000-003  
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Description	Control	Refer	Debit	Credit
Cash in Bank - Wells Fargo Bank				
:Prog Gen Reverses Journal c	J-50093	Adjust Bank	1670.29	
Correct Bank Rec Erro	J-50090	Correct Bank		1670.29
(augvlm) Augusta Communities LLC	K-120756	4242		1165
(haven999) Haven Management Services, Inc	K-120782	4243		1861
( ) rent deposit 2	R-37956		13300.05	
( ) rent deposit 3	R-37957		10311.33	
(pond) Kenneth Pond	K-120898	4244		197.69
(cic429) CIC	K-120824	4245		27
(fro740) Frontier	K-120828	4246		284.82
(haven999) Haven Management Services, Inc	K-120786	4247		3120.8
(haven999) Haven Management Services, Inc	K-120786	4247	207.85	
(haven999) Haven Management Services, Inc	K-120895	4248		10.12
(haven999) Haven Management Services, Inc	K-120895	4248		117.25
(haven999) Haven Management Services, Inc	K-120895	4248		8.25
(haven999) Haven Management Services, Inc	K-120895	4248		1.6
(haven999) Haven Management Services, Inc	K-120895	4248		11.32
(par910) Park Billing Co., Inc.	K-120897	4249		124
(rea856) ReadyRefresh	K-120829	4250		20.76
(yuc730) Yucaipa Valley Water District	K-120827	4251		1310.6
(yuc730) Yucaipa Valley Water District	K-120827	4251		3022.08
( ) rent deposit 4	R-37958		10551.34	
(haven999) Haven Management Services, Inc	K-120932	4252		552.36
Rent Deposit #5	J-50202	Rent Deposit	1670.29	
Wire Out To Trustee	J-49778	Wire Out To		7865
(dir105) DirectTV	K-121027	4253		73.18
(gasc) The Gas Company	K-120995	4254		1627.48
(gasc) The Gas Company	K-120996	4254		504.72
(haven999) Haven Management Services, Inc	K-121008	4255		78.94
(haven999) Haven Management Services, Inc	K-121008	4255		189
(inl830) Inland Desert Security & Communi	K-121036	4256		86.25
(met272) Meterman, Inc.	K-120994	4257		49.5
(sou600) Southern California Edison	K-120935	4258		746.17
(sou600) Southern California Edison	K-120936	4258		1863.19
(wat843) Waterworks Plumbing&Rooter, Corp	K-121028	4259		185
(yuc542) Yucaipa Disposal, Inc.	K-121021	4260		1937.25
(haven999) Haven Management Services, Inc	K-121168	4261		3320.28
(haven999) Haven Management Services, Inc	K-121168	4261		199.48
(hom603) Home Depot Credit Services	K-121197	4262		40.37
(hom603) Home Depot Credit Services	K-121197	4262		44.68

(hom603) Home Depot Credit Services	K-121197	4262		151.23
(cit342) City of Yucaipa	K-121260	4263		3437.28
(lot149) Lotshaw Air Conditioning Company	K-121292	4264		2916
(lot149) Lotshaw Air Conditioning Company	K-121293	4264		132.5
(par910) Park Billing Co., Inc.	K-121308	4265		124
(wat843) Waterworks Plumbing&Rooter, Corp	K-121352	4266		125
(wat843) Waterworks Plumbing&Rooter, Corp	K-121361	4266		1238
(wat843) Waterworks Plumbing&Rooter, Corp	K-121362	4266		225
(rea856) ReadyRefresh	K-121415	4267		26.02
( ) Rent Deposit #1	R-38072		9952.13	
(augvlm) Augusta Communities LLC	K-121418	4268		1165
(haven999) Haven Management Services, Inc	K-121433	4269		1861
(fro740) Frontier	K-121444	4270		285.29
(haven999) Haven Management Services, Inc	K-121485	4271	559.32	
(haven999) Haven Management Services, Inc	K-121485	4271		2760.96
(wat843) Waterworks Plumbing&Rooter, Corp	K-121474	4272		325
(zel101) Z Electric Wire Works, Inc.	K-121463	4273		921.79
(zel101) Z Electric Wire Works, Inc.	K-121478	4273		453.79
:Prog Gen Reverses Journal c	J-50201	:Reversal		1670.29
( ) Rent Deposit #2	R-38091		2456.42	
( ) Rent Deposit #3	R-38073		14423.41	
( ) Rent Deposit #4	R-38119		8694.47	
(haven999) Haven Management Services, Inc	K-121603	4274		11.32
(haven999) Haven Management Services, Inc	K-121603	4274		139.95
(haven999) Haven Management Services, Inc	K-121603	4274		22.5
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(haven999) Haven Management Services, Inc	K-121603	4274		6.5
(haven999) Haven Management Services, Inc	K-121603	4274		20.72
(haven999) Haven Management Services, Inc	K-121605	4275		552.36
(hom603) Home Depot Credit Services	K-121508	4276		114.92
(hom603) Home Depot Credit Services	K-121509	4276		58.39
(hom603) Home Depot Credit Services	K-121509	4276		56.2
(hom603) Home Depot Credit Services	K-121510	4276		44.68
(hom603) Home Depot Credit Services	K-121510	4276		111.31
( ) Rent Deposit #5	R-38092		450	
(gasc) The Gas Company	K-121659	4277		1448.45
(gasc) The Gas Company	K-121660	4277		491.87
(hom603) Home Depot Credit Services	K-121647	4278		26.89
(hom603) Home Depot Credit Services	K-121647	4278		72.39
(sou600) Southern California Edison	K-121640	4279		485.06
(sou600) Southern California Edison	K-121644	4279		1367.72
(sou600) Southern California Edison	K-121711	4279		119.92
(yuc730) Yucaipa Valley Water District	K-121639	4280		1361.5
(yuc730) Yucaipa Valley Water District	K-121639	4280		3022.08
Wire Out To Trustee	J-50643	Wire Out To		7857

( ) Rent Deposit #6	R-38120		604.32	
( ) Rent Deposit #7	R-38121		500	
( ) Laundry	R-38122		78.03	
( ) Rent Deposit #8	R-38123		1163.73	
(haven999) Haven Management Services, Inc	K-121733	4281		7.48
(inl830) Inland Desert Security & Communi	K-121770	4282		68.6
(dir105) DirectTV	K-121837	4283		79.79
(haven999) Haven Management Services, Inc	K-121828	4284	29.1	
(haven999) Haven Management Services, Inc	K-121828	4284		2731.86
(hom603) Home Depot Credit Services	K-121836	4285		236.51
(hom603) Home Depot Credit Services	K-121838	4285		66.36
(hom603) Home Depot Credit Services	K-121838	4285		72.84
(ind674) Independent Cities Finance Autho	K-121872	4286		6012.92
(yuc542) Yucaipa Disposal, Inc.	K-121885	4287		1937.25
(gre315) Green Irrigation Solutions	K-121969	4288		900
(hom603) Home Depot Credit Services	K-121975	4289		46.72
(mcclean) Petty Cash - Brooke McClean	K-122004	4290		23.98
(mcclean) Petty Cash - Brooke McClean	K-122004	4290		37.65
(mcclean) Petty Cash - Brooke McClean	K-122004	4290		133.42
(rea856) ReadyRefresh	K-122066	4291		4.31
(zel101) Z Electric Wire Works, Inc.	K-121978	4292		474
Adj Prior Adj Due To Dec 17	J-50910	Adj Prior Ad	1670.29	
Deposit Amt Error	J-50912	Deposit Amt	0.05	
( ) Rent Deposit #1	R-38184		2287.95	
(ala788) Alarmco Security One Services	K-122086	4293		86.85
(augvlm) Augusta Communities LLC	K-122100	4294		1165
(fro740) Frontier	K-122099	4295		285.33
(haven999) Haven Management Services, Inc	K-122071	4296		1861
( ) Rent Deposit #2	R-38172		7941.41	
(haven999) Haven Management Services, Inc	K-122153	4297	25.68	
(haven999) Haven Management Services, Inc	K-122153	4297		2709.18
(haven999) Haven Management Services, Inc	K-122171	4298		20.82
(haven999) Haven Management Services, Inc	K-122171	4298		22.45
(haven999) Haven Management Services, Inc	K-122171	4298		110.6
(haven999) Haven Management Services, Inc	K-122171	4298		6.25
(haven999) Haven Management Services, Inc	K-122171	4298		6.58
(haven999) Haven Management Services, Inc	K-122171	4298		2.55
( ) Rent Deposit #3	R-38185		8293.26	
( ) Rent Deposit #4	R-38199		13844.51	
(gasc) The Gas Company	K-122245	4299		1661.29
(gasc) The Gas Company	K-122246	4299		578.39
(haven999) Haven Management Services, Inc	K-122185	4300		552.36
(par910) Park Billing Co., Inc.	K-122186	4301		124
(yuc730) Yucaipa Valley Water District	K-122244	4302		1352.65
(yuc730) Yucaipa Valley Water District	K-122244	4302		3022.08

( ) Rent Deposit #5	R-38226		1497.94	
(haven999) Haven Management Services, Inc	K-122274	4303		7.27
( ) Rent Deposit #6	R-38227		810.69	
Wire Out To Trustee	J-51212	Wire Out To		7857
( ) Rent Deposit #7	R-38228		838.62	
(dir105) DirectTV	K-122378	4304		79.79
(hom603) Home Depot Credit Services	K-122379	4305		274.9
(hom603) Home Depot Credit Services	K-122380	4305		57.38
(qui940) Quill Corporation	K-122376	4306		286.9
(wat843) Waterworks Plumbing&Rooter, Corp	K-122377	4307		330
( ) Rent Deposit #8	R-38229		458.1	
(gre315) Green Irrigation Solutions	K-122501	4308		900
(haven999) Haven Management Services, Inc	K-122496	4309	21.95	
(haven999) Haven Management Services, Inc	K-122496	4309		2687.23
(inl830) Inland Desert Security & Communi	K-122498	4310		77.1
(yuc542) Yucaipa Disposal, Inc.	K-122469	4311		1937.25
(hom603) Home Depot Credit Services	K-122567	4312		16.14
(hom603) Home Depot Credit Services	K-122567	4312		71.33
(hom603) Home Depot Credit Services	K-122568	4312		15.97
(hom603) Home Depot Credit Services	K-122568	4312		19.92
(hom603) Home Depot Credit Services	K-122568	4312		169.31
(zel101) Z Electric Wire Works, Inc.	K-122678	4313		158
(rea856) ReadyRefresh	K-122743	4314		30.31
(wat843) Waterworks Plumbing&Rooter, Corp	K-122787	4315		1285
( ) Rent Deposit #9	R-38361		412.69	
(augvlm) Augusta Communities LLC	K-122795	4316		1165
(fro740) Frontier	K-122824	4317		286.26
(haven999) Haven Management Services, Inc	K-122796	4318		1861
(haven999) Haven Management Services, Inc	K-122811	4319		52.48
(haven999) Haven Management Services, Inc	K-122811	4319		2739.71
(haven999) Haven Management Services, Inc	K-122811	4319		3
( ) Rent Deposit #1	R-38291		10641.46	
(san172) SBC Tax Collector	K-122870	4320		67.44
(san172) SBC Tax Collector	K-122871	4321		2456.28
(san172) SBC Tax Collector	K-122872	4322		191.95
( ) Rent Deposit #2	R-38292		5475.49	
( ) Rent Deposit #3	R-38293		4640.45	
(cic429) CIC	K-122887	4323		36
(haven999) Haven Management Services, Inc	K-122953	4324		552.36
(haven999) Haven Management Services, Inc	K-122971	4325		2.95
(haven999) Haven Management Services, Inc	K-122971	4325		11.75
(haven999) Haven Management Services, Inc	K-122971	4325		118.71
(haven999) Haven Management Services, Inc	K-122971	4325		5.75
(haven999) Haven Management Services, Inc	K-122971	4325		18.2
(haven999) Haven Management Services, Inc	K-122971	4325		11.8

(hom603) Home Depot Credit Services	K-122894	4326		89.71
(par910) Park Billing Co., Inc.	K-122878	4327		124
(qui940) Quill Corporation	K-122903	4328		57.3
(qui940) Quill Corporation	K-122903	4328		33.97
(yuc542) Yucaipa Disposal, Inc.	K-122883	4329		1937.25
(yuc730) Yucaipa Valley Water District	K-122884	4330		3022.08
(yuc730) Yucaipa Valley Water District	K-122884	4330		1222.07
( ) Rent Deposit #4	R-38294		6227.34	
(haven999) Haven Management Services, Inc	K-122991	4331		663.5
(haven999) Haven Management Services, Inc	K-122991	4331		7.27
(haven999) Haven Management Services, Inc	K-122991	4331		710
( ) Rent Deposit #5	R-38336		4587.93	
( ) Rent Deposit #6	R-38337		787.78	
Wire Out To Trustee	J-51653	Wire Out To		7857
(augvlm) Augusta Communities LLC	K-123081	4332		105.91
(augvlm) Augusta Communities LLC	K-123082	4332		35.05
(cit342) City of Yucaipa	K-123043	4333		4
(gasc) The Gas Company	K-123012	4334		104.17
(gasc) The Gas Company	K-123014	4334		464.85
(gasc) The Gas Company	K-123015	4334		3.38
(hom603) Home Depot Credit Services	K-123020	4335		20
(hom603) Home Depot Credit Services	K-123021	4335		50.63
(hom603) Home Depot Credit Services	K-123022	4335		50
(spa419) Sparkling Pools	K-122882	4336		2947.29
( ) Rent Deposit #7	R-38338		383.9	
(haven999) Haven Management Services, Inc	K-123243	4337		3
(haven999) Haven Management Services, Inc	K-123243	4337		2634.01
(haven999) Haven Management Services, Inc	K-123243	4337	105.7	
(hom603) Home Depot Credit Services	K-123149	4338		38.89
(hom603) Home Depot Credit Services	K-123149	4338		19.98
(inl830) Inland Desert Security & Communi	K-123132	4339		93.25
(sit241) SiteOne Landscape Supply	K-123197	4340		88.05
(wat843) Waterworks Plumbing&Rooter, Corp	K-123163	4341		370
(yuc542) Yucaipa Disposal, Inc.	K-123168	4342		521.49
( ) Rent Deposit #8	R-38360		400	
(hom603) Home Depot Credit Services	K-123261	4343		110.52
(hom603) Home Depot Credit Services	K-123261	4343		69.33
(hom603) Home Depot Credit Services	K-123261	4343		44.92
(ortiz2) Juan Ortiz	K-123251	4344		18.88
(augvlm) Augusta Communities LLC	K-123349	4345		75.58
(gre315) Green Irrigation Solutions	K-123356	4346		900
(hom603) Home Depot Credit Services	K-123441	4347		100.63
(haven999) Haven Management Services, Inc	K-123474	4348		117.74
(haven999) Haven Management Services, Inc	K-123474	4348		3
(haven999) Haven Management Services, Inc	K-123474	4348		2751.75

(wma455) WMA	K-123486	4349		900
( ) Rent Deposit #1	R-38425		5011.19	
(augvlm) Augusta Communities LLC	K-123535	4350		1165
(haven999) Haven Management Services, Inc	K-123521	4351		1861
(red310) Redlands Pool & Spa Ctr.	K-123509	4352		88.31
( ) Rent Deposit #2	R-38426		3845.32	
( ) Rent Deposit #3	R-38427		7707.91	
(cic429) CIC	K-123663	4353		45
(fro740) Frontier	K-123636	4354		285.51
(haven999) Haven Management Services, Inc	K-123626	4355		15.05
(haven999) Haven Management Services, Inc	K-123626	4355		120.89
(haven999) Haven Management Services, Inc	K-123626	4355		0.95
(haven999) Haven Management Services, Inc	K-123626	4355		8.5
(haven999) Haven Management Services, Inc	K-123626	4355		11.8
(haven999) Haven Management Services, Inc	K-123630	4356		552.36
(hom603) Home Depot Credit Services	K-123673	4357		66.7
(par910) Park Billing Co., Inc.	K-123656	4358		124
(yuc542) Yucaipa Disposal, Inc.	K-123658	4359		1937.25
(yuc730) Yucaipa Valley Water District	K-123635	4360		1394.7
(yuc730) Yucaipa Valley Water District	K-123635	4360		3022.08
( ) Rent Deposit #4	R-38442		13846.01	
( ) Rent Deposit #5	R-38428		1129.77	
Wire Out To Trustee	J-52092	Wire Out To		7857
(haven999) Haven Management Services, Inc	K-123710	4361	5.3	
(haven999) Haven Management Services, Inc	K-123710	4361		2752.45
(haven999) Haven Management Services, Inc	K-123724	4362		350
(haven999) Haven Management Services, Inc	K-123724	4362		7.27
(haven999) Haven Management Services, Inc	K-123724	4362		256.65
( ) Rent Deposit #6	R-38460		2619.15	
(hom603) Home Depot Credit Services	K-123772	4363		36.11
(hom603) Home Depot Credit Services	K-123772	4363		78.94
(hom603) Home Depot Credit Services	K-123772	4363		39.54
(dow284) Dowdall Law Offices, A.P.C.	K-123898	4364		1279
(gasc) The Gas Company	K-123808	4365		23.36
(gasc) The Gas Company	K-123809	4365		100.82
(gasc) The Gas Company	K-123810	4365		13.68
(gasc) The Gas Company	K-123811	4365		97.8
(gasc) The Gas Company	K-123821	4365		8.22
(gasc) The Gas Company	K-123865	4365		0.16
(hom603) Home Depot Credit Services	K-123869	4366		192
(hom603) Home Depot Credit Services	K-123869	4366		253.02
(hom603) Home Depot Credit Services	K-123869	4366		43.68
(inl830) Inland Desert Security & Communi	K-123882	4367		92.4
(rea856) ReadyRefresh	K-123815	4368		29.6
(wat843) Waterworks Plumbing&Rooter, Corp	K-123866	4369		940

(hom603) Home Depot Credit Services	K-123971	4370		12.98
(hom603) Home Depot Credit Services	K-123971	4370		9.96
(hom603) Home Depot Credit Services	K-123971	4370		66.42
(red310) Redlands Pool & Spa Ctr.	K-123972	4371		85.1
(wat843) Waterworks Plumbing&Rooter, Corp	K-123989	4372		1550
(haven999) Haven Management Services, Inc	K-124141	4373	46.07	
(haven999) Haven Management Services, Inc	K-124141	4373		2706.38
(lot149) Lotshaw Air Conditioning Company	K-124128	4374		177.5
(wat843) Waterworks Plumbing&Rooter, Corp	K-124098	4375		125
(gre315) Green Irrigation Solutions	K-124164	4376		900
(hom603) Home Depot Credit Services	K-124163	4377		222.48
(hom603) Home Depot Credit Services	K-124163	4377		42.54
(hom603) Home Depot Credit Services	K-124163	4377		75.36
(hom603) Home Depot Credit Services	K-124214	4377		123.6
(lot149) Lotshaw Air Conditioning Company	K-124235	4378		177.5
(rea856) ReadyRefresh	K-124203	4379		23.89
(wat843) Waterworks Plumbing&Rooter, Corp	K-124145	4380		185
( ) Rent Deposit #1	R-38518		4735.18	
( ) Laundry	R-38520		133.64	
(ala788) Alarmco Security One Services	K-124318	4381		86.85
(augvlm) Augusta Communities LLC	K-124312	4382		1165
(fro740) Frontier	K-124317	4383		285.51
(haven999) Haven Management Services, Inc	K-124298	4384		1861
( ) Rent Deposit #2	R-38519		13733.13	
(haven999) Haven Management Services, Inc	K-124379	4385		7.75
(haven999) Haven Management Services, Inc	K-124379	4385		11.75
(haven999) Haven Management Services, Inc	K-124379	4385		1.1
(haven999) Haven Management Services, Inc	K-124379	4385		11.96
(haven999) Haven Management Services, Inc	K-124379	4385		121.3
(mil686) Miller Mendes Asphalt Paving	K-124388	4386		6900
(par910) Park Billing Co., Inc.	K-124394	4387		124
(yuc542) Yucaipa Disposal, Inc.	K-124385	4388		1937.25
( ) Rent Deposit #3	R-38549		6753.79	
( ) Rent Deposit #4	R-38546		3511.49	
( ) Rent Deposit #5	R-38559		2294.26	
( ) Rent Deposit #6	R-38560		1760.34	
(cic429) CIC	K-124416	4389		45
(gasc) The Gas Company	K-124404	4390		10.51
(gasc) The Gas Company	K-124405	4390		83.39
(gasc) The Gas Company	K-124406	4390		40.43
(gasc) The Gas Company	K-124407	4390		8.81
(gasc) The Gas Company	K-124408	4390		183.3
(gasc) The Gas Company	K-124409	4390		24.66
(gasc) The Gas Company	K-124421	4390		8.97
(haven999) Haven Management Services, Inc	K-124474	4391		603.36

(yuc730) Yucaipa Valley Water District	K-124414	4392		3022.08
(yuc730) Yucaipa Valley Water District	K-124414	4392		1414.62
(haven999) Haven Management Services, Inc	K-124534	4393		252.09
(haven999) Haven Management Services, Inc	K-124534	4393	96.3	
(haven999) Haven Management Services, Inc	K-124534	4393		2958.47
(haven999) Haven Management Services, Inc	K-124575	4394		7.27
(haven999) Haven Management Services, Inc	K-124575	4394		240
(hom603) Home Depot Credit Services	K-124542	4395		13.72
(hom603) Home Depot Credit Services	K-124542	4395		215.03
(hom603) Home Depot Credit Services	K-124542	4395		7.98
(hom603) Home Depot Credit Services	K-124543	4395		58.28
(hom603) Home Depot Credit Services	K-124543	4395		65.86
Wire Out To Trustee	J-52809	Wire Out To		7585
( ) Rent Deposit #7	R-38578		1224.5	
(lot149) Lotshaw Air Conditioning Company	K-124235	4378v	177.5	
(inl830) Inland Desert Security & Communi	K-124666	4396		97.4
(zel101) Z Electric Wire Works, Inc.	K-124678	4397		475.19
( ) Refund VVM Conversion	R-38592		4635	
( ) Refund VVM Conversion	R-38592		993.99	
( ) Refund VVM Conversion	R-38592		1409.1	
( ) Rent Deposit #8	R-38595		411.72	
( ) Rent Deposit #9	R-38597		1680.34	
(dow284) Dowdall Law Offices, A.P.C.	K-124733	4398		1496
(hom603) Home Depot Credit Services	K-124736	4399		146.87
(hom603) Home Depot Credit Services	K-124736	4399		30.94
(hom603) Home Depot Credit Services	K-124736	4399		33.7
(mcclean) Petty Cash - Brooke McClean	K-124695	4400		33.75
(mcclean) Petty Cash - Brooke McClean	K-124695	4400		60
(mcclean) Petty Cash - Brooke McClean	K-124695	4400		21.23
(mcclean) Petty Cash - Brooke McClean	K-124695	4400		82.33
(haven999) Haven Management Services, Inc	K-124860	4401		2784.38
(haven999) Haven Management Services, Inc	K-124860	4401	174.09	
(hom603) Home Depot Credit Services	K-124955	4402		114.74
(hom603) Home Depot Credit Services	K-124955	4402		41.94
(qui940) Quill Corporation	K-124945	4403		203.05
(augvlm) Augusta Communities LLC	K-125011	4404		1165
(gasc) The Gas Company	K-125039	4405		5.43
(haven999) Haven Management Services, Inc	K-125005	4406		1861
( ) Rent Deposit #1	R-38657		17632.13	
(fro740) Frontier	K-125048	4407		285.51
(haven999) Haven Management Services, Inc	K-125114	4408		603.36
(haven999) Haven Management Services, Inc	K-125063	4409	112.48	
(haven999) Haven Management Services, Inc	K-125063	4409		2671.9
(haven999) Haven Management Services, Inc	K-125132	4410		5.75
(haven999) Haven Management Services, Inc	K-125132	4410		9.26

(haven999) Haven Management Services, Inc	K-125132	4410		23.19
(haven999) Haven Management Services, Inc	K-125132	4410		125.58
(haven999) Haven Management Services, Inc	K-125132	4410		11.65
(haven999) Haven Management Services, Inc	K-125132	4410		3.05
(par910) Park Billing Co., Inc.	K-125062	4411		124
( ) Rent Deposit #2	R-38658		10774.65	
( ) Gas Refund	R-38660		8.81	
( ) Rent Deposit #3	R-38659		5011.86	
Wire Out To Trustee	J-53469	Wire Out To		7852
( ) Rent Deposit #4	R-38685		841.89	
(dow284) Dowdall Law Offices, A.P.C.	K-125218	4412		3071.5
(gasc) The Gas Company	K-125165	4413		23.55
(gasc) The Gas Company	K-125166	4413		290.84
(gasc) The Gas Company	K-125167	4413		21.05
(haven999) Haven Management Services, Inc	K-125309	4414		7
(haven999) Haven Management Services, Inc	K-125309	4414		28.62
(haven999) Haven Management Services, Inc	K-125309	4414		235.12
(haven999) Haven Management Services, Inc	K-125309	4414		174.56
(hom603) Home Depot Credit Services	K-125230	4415		67.23
(hom603) Home Depot Credit Services	K-125230	4415		31.56
(rea856) ReadyRefresh	K-125211	4416		32.93
(yuc542) Yucaipa Disposal, Inc.	K-125256	4417		1937.25
(yuc730) Yucaipa Valley Water District	K-125168	4418		1558.48
(yuc730) Yucaipa Valley Water District	K-125168	4418		3022.08
(augvlm) Augusta Communities LLC	K-125461	4419		744.68
(gre315) Green Irrigation Solutions	K-125339	4420		900
(hom603) Home Depot Credit Services	K-125412	4421		42.54
(hom603) Home Depot Credit Services	K-125412	4421		41.39
(inl830) Inland Desert Security & Communi	K-125331	4422		73.6
(san172) SBC Tax Collector	K-125398	4423		514.06
(hms1910) Haven Management Services, Inc.	K-125465	4424		2457.85
(hms1910) Haven Management Services, Inc.	K-125465	4424	214.05	
(hom603) Home Depot Credit Services	K-125516	4425		48.7
(hom603) Home Depot Credit Services	K-125516	4425		50.57
(ala788) Alarmco Security One Services	K-125719	4426		5464.26
(rea856) ReadyRefresh	K-125715	4427		32.93
(yuc542) Yucaipa Disposal, Inc.	K-125713	4428		2025.57
(yuc730) Yucaipa Valley Water District	K-125720	4429		1697.9
(yuc730) Yucaipa Valley Water District	K-125720	4429		3022.08
( ) rent deposit #1	R-38741		6162.74	
(augvlm) Augusta Communities LLC	K-125801	4430		1165
(fro740) Frontier	K-125774	4431		288.03
(hms1910) Haven Management Services, Inc.	K-125745	4432		1861
(mccleanb) Brooke McClean	K-125786	4433		204.4
( ) rent deposit #2	R-38742		6564.22	

(gasc) The Gas Company	K-125806	4434	169.99
(gasc) The Gas Company	K-125807	4434	23.34
(gasc) The Gas Company	K-125808	4434	20.72
(hms1910) Haven Management Services, Inc.	K-125803	4435	141.28
(hms1910) Haven Management Services, Inc.	K-125803	4435	2599.13
(mcclean) Petty Cash - Brooke McClean	K-125812	4436	10
(mcclean) Petty Cash - Brooke McClean	K-125812	4436	12.47
(mcclean) Petty Cash - Brooke McClean	K-125812	4436	53.4
(par910) Park Billing Co., Inc.	K-125836	4437	124
( ) Rent Deposit #3	R-38760		19388.6
(hms1910) Haven Management Services, Inc.	K-125855	4438	6.5
(hms1910) Haven Management Services, Inc.	K-125855	4438	135.24
(hms1910) Haven Management Services, Inc.	K-125855	4438	7.99
(hms1910) Haven Management Services, Inc.	K-125855	4438	5.5
(hms1910) Haven Management Services, Inc.	K-125855	4438	11.96
(sou600) Southern California Edison	K-125865	4439	1325.38
( ) Rent Deposit #4	R-38761		1535.96
(hms1910) Haven Management Services, Inc.	K-125984	4440	603.36
(hom603) Home Depot Credit Services	K-125936	4441	421.14
(hom603) Home Depot Credit Services	K-125937	4441	83.44
(hom603) Home Depot Credit Services	K-125937	4441	20.58
(sou600) Southern California Edison	K-125902	4442	1544.95
( ) Rent Deposit #5	R-38762		361
Wire Out To Trustee	J-54074	Wire Out To	7859
( ) Rent Deposit #6	R-38791		791.53
(hms1910) Haven Management Services, Inc.	K-126124	4443	7
(inl830) Inland Desert Security & Communi	K-126154	4444	68.6
(san777) San Bernardino County	K-126166	4445	797.5
(dow284) Dowdall Law Offices, A.P.C.	K-126177	4446	353
(gre315) Green Irrigation Solutions	K-126248	4447	900
(hms1910) Haven Management Services, Inc.	K-126214	4448	78.53
(hms1910) Haven Management Services, Inc.	K-126214	4448	2520.6
(hom603) Home Depot Credit Services	K-126175	4449	15.48
(hom603) Home Depot Credit Services	K-126175	4449	41.94
(hom603) Home Depot Credit Services	K-126175	4449	100.06
(hom603) Home Depot Credit Services	K-126176	4449	79.63
(hom603) Home Depot Credit Services	K-126249	4449	58.9
(hom603) Home Depot Credit Services	K-126249	4449	19.88
(hom603) Home Depot Credit Services	K-126249	4449	31.56
(augvlm) Augusta Communities LLC	K-126452	4450	8346.84
(cic429) CIC	K-126380	4451	9
(dir105) DirectTV	K-126437	4452	84.04
(hom603) Home Depot Credit Services	K-126451	4453	59.94
(ala788) Alarmco Security One Services	K-126485	4454	86.85
(mcclean) Petty Cash - Brooke McClean	K-126479	4455	17.8

(mcclean) Petty Cash - Brooke McClean	K-126479	4455		8.61
(mcclean) Petty Cash - Brooke McClean	K-126479	4455		93.87
(rea856) ReadyRefresh	K-126487	4456		32.93
(wat843) Waterworks Plumbing&Rooter, Corp	K-126366	4457		285
(wat843) Waterworks Plumbing&Rooter, Corp	K-126367	4457		325
(wat843) Waterworks Plumbing&Rooter, Corp	K-126478	4457		125
(augvlm) Augusta Communities LLC	K-126560	4458		1165
(fro740) Frontier	K-126584	4459		288.03
(hms1910) Haven Management Services, Inc.	K-126541	4460		72.9
(hms1910) Haven Management Services, Inc.	K-126541	4460		2593.5
(hms1910) Haven Management Services, Inc.	K-126552	4461		1861
(dir105) DirectTV	K-126633	4462		75.59
(hms1910) Haven Management Services, Inc.	K-126603	4463		603.36
(hms1910) Haven Management Services, Inc.	K-126609	4464		144.99
(hms1910) Haven Management Services, Inc.	K-126609	4464		98
(hms1910) Haven Management Services, Inc.	K-126609	4464		7
(hms1910) Haven Management Services, Inc.	K-126609	4464		105.53
( ) Rent Deposit #1	R-38869		23717.37	
( ) Rent Deposit #2	R-38870		8932.54	
( ) Rent Deposit #3	R-38871		752	
( ) Rent Deposit #4	R-38892		821.67	
(burrtec) Burrtec Waste Industries, Inc.	K-126733	4465		2025.57
(cic429) CIC	K-126713	4466		9
(gasc) The Gas Company	K-126723	4467		178.33
(gasc) The Gas Company	K-126724	4467		29.4
(gasc) The Gas Company	K-126725	4467		26.38
(hms1910) Haven Management Services, Inc.	K-126652	4468		7
(hms1910) Haven Management Services, Inc.	K-126652	4468		10.08
(hms1910) Haven Management Services, Inc.	K-126652	4468		11.57
(hms1910) Haven Management Services, Inc.	K-126652	4468		112.92
(hms1910) Haven Management Services, Inc.	K-126652	4468		16.55
(hms1910) Haven Management Services, Inc.	K-126772	4469	83.31	
(hms1910) Haven Management Services, Inc.	K-126772	4469		2510.19
(hom603) Home Depot Credit Services	K-126716	4470		17.97
(hom603) Home Depot Credit Services	K-126716	4470		42.36
(hom603) Home Depot Credit Services	K-126716	4470		128.63
(par910) Park Billing Co., Inc.	K-126743	4471		124
(sou600) Southern California Edison	K-126718	4472		322.95
(sou600) Southern California Edison	K-126718	4472v	322.95	
(yuc730) Yucaipa Valley Water District	K-126730	4473		1936.94
(yuc730) Yucaipa Valley Water District	K-126730	4473		3022.08
(augvlm) Augusta Communities LLC	K-125461	4419v	744.68	
(augvlm) Augusta Communities LLC	K-125461	4474		744.68
Wire Out To Trustee	J-54436	Wire Out To		7859
( ) Rent Deposit #5	R-38885		785.65	

( ) Rent Deposit #6	R-38893		833.76	
(hom603) Home Depot Credit Services	K-126974	4475		163.35
(hom603) Home Depot Credit Services	K-126975	4475		70.38
(hom603) Home Depot Credit Services	K-126975	4475		9.94
(hom603) Home Depot Credit Services	K-126975	4475		54.84
(inl830) Inland Desert Security & Communi	K-126843	4476		73.6
(augvlm) Augusta Communities LLC	K-127078	4477		100.09
(gre315) Green Irrigation Solutions	K-127010	4478		900
(sou600) Southern California Edison	K-127005	4479		15.24
(wat843) Waterworks Plumbing&Rooter, Corp	K-127163	4480		125
( ) Rent Deposit #1	R-38954		7520.22	
(augvlm) Augusta Communities LLC	K-127222	4481		1165
(fro740) Frontier	K-127238	4482		287.54
(hms1910) Haven Management Services, Inc.	K-127234	4483	26.49	
(hms1910) Haven Management Services, Inc.	K-127234	4483		2483.7
(hms1910) Haven Management Services, Inc.	K-127235	4484		1861
(hms1910) Haven Management Services, Inc.	K-127266	4485		44.07
(hms1910) Haven Management Services, Inc.	K-127266	4485		5.75
(hms1910) Haven Management Services, Inc.	K-127266	4485		0.4
(hms1910) Haven Management Services, Inc.	K-127266	4485		115.69
(hms1910) Haven Management Services, Inc.	K-127266	4485		5.17
( ) Rent Deposit #2	R-38955		4989.67	
( ) Rent Deposit #3	R-38956		6411.11	
(cic429) CIC	K-127286	4486		9
(hms1910) Haven Management Services, Inc.	K-127342	4487		603.36
(hom603) Home Depot Credit Services	K-127277	4488		269.94
(hom603) Home Depot Credit Services	K-127277	4488		31.56
(hom603) Home Depot Credit Services	K-127278	4488		26.92
(hom603) Home Depot Credit Services	K-127290	4488		27.88
(hom603) Home Depot Credit Services	K-127290	4488		157.61
(hom603) Home Depot Credit Services	K-127304	4488		73.88
(hom603) Home Depot Credit Services	K-127304	4488		35.1
(hom603) Home Depot Credit Services	K-127304	4488		27.44
(par910) Park Billing Co., Inc.	K-127343	4489		124
(yuc730) Yucaipa Valley Water District	K-127279	4490		3022.08
(yuc730) Yucaipa Valley Water District	K-127279	4490		1618.23
( ) Rent Deposit #4	R-38957		4333.61	
(dir105) DirectTV	K-127370	4491		75.49
(rea856) ReadyRefresh	K-127363	4492		32.93
(thr177) 360 Technical Solutions	K-127374	4493		100
(yuc542) Yucaipa Disposal, Inc.	K-127354	4494		2025.57
( ) Rent Deposit #5	R-38987		10511.75	
( ) Rent Deposit #6	R-38988		427.17	
Wire Out To Trustee	J-55003	Wire Out To		7859
(augvlm) Augusta Communities LLC	K-127508	4495		39.39

(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496		234.37
(gasc) The Gas Company	K-127478	4497		340.32
(gasc) The Gas Company	K-127494	4497		25.16
(gasc) The Gas Company	K-127495	4497		19.77
(hms1910) Haven Management Services, Inc.	K-127501	4498	96.57	
(hms1910) Haven Management Services, Inc.	K-127501	4498		2478.95
(hms1910) Haven Management Services, Inc.	K-127501	4498	4.75	
(ind674) Independent Cities Finance Autho	K-127507	4499		6012.92
( ) Rent Deposit #7	R-38989		450	
(gre315) Green Irrigation Solutions	K-127596	4500		900
(hms1910) Haven Management Services, Inc.	K-127641	4501		7
(hms1910) Haven Management Services, Inc.	K-127641	4501		46.13
(inl830) Inland Desert Security & Communi	K-127583	4502		68.6
(sou600) Southern California Edison	K-127574	4503		1846.51
(gre315) Green Irrigation Solutions	K-127790	4504		900
(hom603) Home Depot Credit Services	K-127787	4505		23.94
(hom603) Home Depot Credit Services	K-127787	4505		41.92
(hom603) Home Depot Credit Services	K-127787	4505		242.09
(mccleanb) Brooke McClean	K-127712	4506		900
(sit241) SiteOne Landscape Supply	K-127760	4507	152.49	
(sit241) SiteOne Landscape Supply	K-127761	4507		263.58
(hms1910) Haven Management Services, Inc.	K-127871	4508		2526.75
(hms1910) Haven Management Services, Inc.	K-127871	4508		47.8
(hom603) Home Depot Credit Services	K-127833	4509		31.56
(hom603) Home Depot Credit Services	K-127833	4509		114.26
(home603) Home Depot Credit Services	K-127832	4510		146.26
(hom603) Home Depot Credit Services	K-127896	4511		157.6
(thr177) 360 Technical Solutions	K-127967	4512		100
(rea856) ReadyRefresh	K-127994	4513		32.93
( ) Rent Deposit #1	R-39044		10591.88	
( ) Laundry	R-39045		37.37	
(augvlm) Augusta Communities LLC	K-128059	4514		1165
(fro740) Frontier	K-128047	4515		288.81
(hms1910) Haven Management Services, Inc.	K-128036	4516		1861
(yuc730) Yucaipa Valley Water District	K-128046	4517		3022.08
(yuc730) Yucaipa Valley Water District	K-128046	4517		1611.59
(gasc) The Gas Company	K-127478	4497v	340.32	
(gasc) The Gas Company	K-127494	4497v	25.16	
(gasc) The Gas Company	K-127495	4497v	19.77	
(hms1910) Haven Management Services, Inc.	K-128106	4518		2.6
(hms1910) Haven Management Services, Inc.	K-128106	4518		113.59
(hms1910) Haven Management Services, Inc.	K-128106	4518		8.25
(hms1910) Haven Management Services, Inc.	K-128106	4518	30.12	
(hms1910) Haven Management Services, Inc.	K-128106	4518		10.98
(hms1910) Haven Management Services, Inc.	K-128106	4518		37.6

(hom603) Home Depot Credit Services	K-128087	4519		21.71
(hom603) Home Depot Credit Services	K-128088	4519		15.91
(hom603) Home Depot Credit Services	K-128088	4519		64.92
(hom603) Home Depot Credit Services	K-128088	4519		158
(hom603) Home Depot Credit Services	K-128088	4519		56.16
(mcclean) Petty Cash - Brooke McClean	K-128080	4520		37.58
(mcclean) Petty Cash - Brooke McClean	K-128080	4520		20
(mcclean) Petty Cash - Brooke McClean	K-128080	4520		127.36
(yuc542) Yucaipa Disposal, Inc.	K-128081	4521		2025.57
( ) Rent Deposit #2	R-39054		13700.22	
(augvlm) Augusta Communities LLC	K-127508	4495v	39.39	
(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496v	234.37	
(ind674) Independent Cities Finance Autho	K-127507	4499v	6012.92	
(gasc) The Gas Company	K-127478	4522		340.32
(gasc) The Gas Company	K-127494	4522		25.16
(gasc) The Gas Company	K-127495	4522		19.77
(hms1910) Haven Management Services, Inc.	K-128163	4523		603.36
(augvlm) Augusta Communities LLC	K-127508	4524		39.39
(ind674) Independent Cities Finance Autho	K-127507	4525		6012.92
( ) Rent Deposit #3	R-39055		7307.75	
( ) Rent Deposit #4	R-39056		1533.85	
( ) Rent Deposit #5	R-39102		371.15	
(cic429) CIC	K-128208	4526		9
(dow284) Dowdall Law Offices, A.P.C.	K-127504	4527		234.37
(gasc) The Gas Company	K-128202	4528		26.52
(gasc) The Gas Company	K-128203	4529		27.76
(gasc) The Gas Company	K-128201	4530		369.18
(hms1910) Haven Management Services, Inc.	K-128184	4531		2343.57
(hms1910) Haven Management Services, Inc.	K-128184	4531	183.18	
Wire Out To Trustee	J-55597	Wire Out To		7859
(at&t501) AT&T	K-128301	4532		75.54
(hms1910) Haven Management Services, Inc.	K-128398	4533		22.49
(hms1910) Haven Management Services, Inc.	K-128398	4533		1600
(hms1910) Haven Management Services, Inc.	K-128398	4533		7
(hms1910) Haven Management Services, Inc.	K-128398	4533		2330.28
(par910) Park Billing Co., Inc.	K-128370	4534		124
(qui940) Quill Corporation	K-128315	4535		346.11
( ) Rent Deposit #6	R-39099		1231.68	
(hom603) Home Depot Credit Services	K-128514	4536		601.15
(inl830) Inland Desert Security & Communi	K-128504	4537		68.6
(sou600) Southern California Edison	K-128473	4538		243.79
(gre315) Green Irrigation Solutions	K-128629	4539		900
(hms1910) Haven Management Services, Inc.	K-128649	4540		166.62
(hms1910) Haven Management Services, Inc.	K-128649	4540		2510.19
(hom603) Home Depot Credit Services	K-128547	4541		146.26

(hom603) Home Depot Credit Services	K-128548	4541		161.85
(hom603) Home Depot Credit Services	K-128548	4541		39.91
(sou600) Southern California Edison	K-128543	4542		41.13
(hcd-sac) HCD	K-128699	4543		64
(hom603) Home Depot Credit Services	K-128671	4544		368.19
(hom603) Home Depot Credit Services	K-128671	4544		41.56
(hom603) Home Depot Credit Services	K-128671	4544		199.3
( ) Home Depot Refund	R-39203		50	
( ) Rent Deposit #1	R-39172		15492.4	
(augvlm) Augusta Communities LLC	K-128765	4545		1165
(fro740) Frontier	K-128775	4546		288.81
(hms1910) Haven Management Services, Inc.	K-128751	4547		1861
(hms1910) Haven Management Services, Inc.	K-128794	4548		678
(san172) SBC Tax Collector	K-128834	4549		2262.26
(san172) SBC Tax Collector	K-128835	4550		192.53
(san172) SBC Tax Collector	K-128836	4551		192.53
(san172) SBC Tax Collector	K-128837	4552		67.65
(san172) SBC Tax Collector	K-128838	4553		270.58
(san172) SBC Tax Collector	K-128839	4554		269.78
(san172) SBC Tax Collector	K-128840	4555		21.53
(san172) SBC Tax Collector	K-128841	4556		273.18
(san172) SBC Tax Collector	K-128842	4557		272.37
(san172) SBC Tax Collector	K-128843	4558		21.74
(hms1910) Haven Management Services, Inc.	K-128875	4559		14.1
(hms1910) Haven Management Services, Inc.	K-128875	4559		11.99
(hms1910) Haven Management Services, Inc.	K-128875	4559		119.32
(hms1910) Haven Management Services, Inc.	K-128875	4559		9.35
(hms1910) Haven Management Services, Inc.	K-128875	4559		7.75
(hms1910) Haven Management Services, Inc.	K-128877	4560		603.36
( ) Rent Deposit #2	R-39173		7123.81	
( ) Rent Deposit #3	R-39174		3710.58	
( ) Rent Deposit #4	R-39175		2424.87	
(hms1910) Haven Management Services, Inc.	K-129005	4561		208.58
(hms1910) Haven Management Services, Inc.	K-129005	4561		2668.76
(par910) Park Billing Co., Inc.	K-128880	4562		124
(rea856) ReadyRefresh	K-128958	4563		37.72
(wat843) Waterworks Plumbing&Rooter, Corp	K-129008	4564		1365
(yuc730) Yucaipa Valley Water District	K-128984	4565		1722.25
(yuc730) Yucaipa Valley Water District	K-128984	4565		3022.08
( ) Rent Deposit #5	R-39176		4071.78	
Wire Out To Trustee	J-56411	Wire Out To		7859
( ) Rent Deposit #6	R-39177		1237.52	
(ala788) Alarmco Security One Services	K-128946	4566		86.85
(at&t501) AT&T	K-129030	4567		75.54
(cic429) CIC	K-129020	4568		12

(gasc) The Gas Company	K-129036	4569		422.88
(gasc) The Gas Company	K-129037	4570		40.95
(gasc) The Gas Company	K-129038	4570		25.02
(hms1910) Haven Management Services, Inc.	K-129105	4571		7
(sou600) Southern California Edison	K-129039	4572		265.86
( ) Laundry	R-39216		68.52	
(hcd-sac) HCD	K-129111	4573		32
(hom603) Home Depot Credit Services	K-129114	4574		148.57
(hom603) Home Depot Credit Services	K-129115	4574		290.51
(hom603) Home Depot Credit Services	K-129115	4574		76.81
(hom603) Home Depot Credit Services	K-129115	4574		233.8
(hom603) Home Depot Credit Services	K-129116	4574	233.8	
(inl830) Inland Desert Security & Communi	K-129157	4575		76.8
(yuc542) Yucaipa Disposal, Inc.	K-129223	4576		2025.57
(aad346) A-Advantage Plumbing	K-129358	4577		3600
(augvlm) Augusta Communities LLC	K-129397	4578		3405.5
(augvlm) Augusta Communities LLC	K-129398	4578		896.61
(augvlm) Augusta Communities LLC	K-129399	4578		461.34
(cit342) City of Yucaipa	K-129413	4579		1140
(cou385) County of San Bernardino	K-129364	4580		448
(hms1910) Haven Management Services, Inc.	K-129415	4581		2905.89
(hms1910) Haven Management Services, Inc.	K-129415	4581		237.13
(hom603) Home Depot Credit Services	K-129359	4582		20
(sou600) Southern California Edison	K-129339	4583		303.29
(hom603) Home Depot Credit Services	K-129463	4584		94.94
(hom603) Home Depot Credit Services	K-129464	4584		159.2
(hom603) Home Depot Credit Services	K-129471	4584		404.04
(hom603) Home Depot Credit Services	K-129471	4584		83.14
(hom603) Home Depot Credit Services	K-129472	4584		66.93
(hom603) Home Depot Credit Services	K-129472	4584		7.5
(hom603) Home Depot Credit Services	K-129492	4584		148.85
(hom603) Home Depot Credit Services	K-129492	4584		38.42
(hom603) Home Depot Credit Services	K-129492	4584		46.43
(hcd-sac) HCD	K-129506	4585		108
(hom603) Home Depot Credit Services	K-129507	4586		2705.85
(lot149) Lotshaw Air Conditioning Company	K-129515	4587		518
(lot149) Lotshaw Air Conditioning Company	K-129516	4587		92.5
(lot149) Lotshaw Air Conditioning Company	K-129517	4587		247.5
(lot149) Lotshaw Air Conditioning Company	K-129518	4587		213.75
(lot149) Lotshaw Air Conditioning Company	K-129519	4587		772
(lot149) Lotshaw Air Conditioning Company	K-129520	4587		3111
(gre315) Green Irrigation Solutions	K-129333	4588		900
(gre315) Green Irrigation Solutions	K-129514	4588		2650
NetChange= -8,043.28				

Cash on Hand				
:Prog Gen Reverses Journal c	J-50093	Adjust Bank		1670.29
Correct Bank Rec Erro	J-50090	Correct Bank	1670.29	
Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal		1225
( ) rent deposit 2	R-37956			13300.05
( ) rent deposit 3	R-37957			10311.33
(pond) Kenneth Pond	K-120898	4244	197.69	
( ) rent deposit 4	R-37958			10551.34
Rent Deposit #5	J-50202	Rent Deposit		1670.29
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	37058.01	
( ) Rent Deposit #1	R-38072			9952.13
:Prog Gen Reverses Journal c	J-50201	:Reversal	1670.29	
( ) Rent Deposit #2	R-38091			2456.42
( ) Rent Deposit #3	R-38073			14423.41
( ) Rent Deposit #4	R-38119			8694.47
( ) Rent Deposit #5	R-38092			450
( ) Rent Deposit #6	R-38120			604.32
( ) Rent Deposit #7	R-38121			500
( ) Rent Deposit #8	R-38123			1163.73
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	38244.48	
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	38244.48	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent		38244.48
Adj Prior Adj Due To Dec 17	J-50910	Adj Prior Ad		1670.29
Correct Posting Error	J-50911	Correct Post		197.69
( ) Rent Deposit #1	R-38184			2287.95
( ) Rent Deposit #2	R-38172			7941.41
( ) Rent Deposit #3	R-38185			8293.26
( ) Rent Deposit #4	R-38199			13844.51
( ) Rent Deposit #5	R-38226			1497.94
( ) Rent Deposit #6	R-38227			810.69
( ) Rent Deposit #7	R-38228			838.62
( ) Rent Deposit #8	R-38229			458.1
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	35972.48	
( ) Rent Deposit #9	R-38361			412.69
( ) Rent Deposit #1	R-38291			10641.46
( ) Rent Deposit #2	R-38292			5475.49
( ) Rent Deposit #3	R-38293			4640.45
( ) Rent Deposit #4	R-38294			6227.34
( ) Rent Deposit #5	R-38336			4587.93
( ) Rent Deposit #6	R-38337			787.78
( ) Rent Deposit #7	R-38338			383.9
( ) Rent Deposit #8	R-38360			400
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	33557.04	
( ) Rent Deposit #1	R-38425			5011.19
( ) Rent Deposit #2	R-38426			3845.32

( ) Rent Deposit #3	R-38427		7707.91
( ) Rent Deposit #4	R-38442		13846.01
( ) Rent Deposit #5	R-38428		1129.77
( ) Rent Deposit #6	R-38460		2619.15
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	910.34
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	910.34
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	34159.35
( ) Rent Deposit #1	R-38518		4735.18
( ) Rent Deposit #2	R-38519		13733.13
( ) Rent Deposit #3	R-38549		6753.79
( ) Rent Deposit #4	R-38546		3511.49
( ) Rent Deposit #5	R-38559		2294.26
( ) Rent Deposit #6	R-38560		1760.34
( ) Rent Deposit #7	R-38578		1224.5
( ) Rent Deposit #8	R-38595		411.72
( ) Rent Deposit #9	R-38597		1680.34
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1764.68
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	36104.75
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1764.68
( ) Rent Deposit #1	R-38657		17632.13
( ) Rent Deposit #2	R-38658		10774.65
( ) Rent Deposit #3	R-38659		5011.86
( ) Rent Deposit #4	R-38685		841.89
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	34260.53
( ) rent deposit #1	R-38741		6162.74
( ) rent deposit #2	R-38742		6564.22
( ) Rent Deposit #3	R-38760		19388.6
( ) Rent Deposit #4	R-38761		1535.96
( ) Rent Deposit #5	R-38762		361
( ) Rent Deposit #6	R-38791		791.53
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	348.62
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	348.62
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	34804.05
( ) Rent Deposit #1	R-38869		23717.37
( ) Rent Deposit #2	R-38870		8932.54
( ) Rent Deposit #3	R-38871		752
( ) Rent Deposit #4	R-38892		821.67
( ) Rent Deposit #5	R-38885		785.65
( ) Rent Deposit #6	R-38893		833.76
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	35842.99
( ) Rent Deposit #1	R-38954		7520.22
( ) Rent Deposit #2	R-38955		4989.67
( ) Rent Deposit #3	R-38956		6411.11
( ) Rent Deposit #4	R-38957		4333.61
( ) Rent Deposit #5	R-38987		10511.75

( ) Rent Deposit #6	R-38988			427.17
( ) Rent Deposit #7	R-38989			450
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	34643.53	
( ) Rent Deposit #1	R-39044			10591.88
( ) Rent Deposit #2	R-39054			13700.22
( ) Rent Deposit #3	R-39055			7307.75
( ) Rent Deposit #4	R-39056			1533.85
( ) Rent Deposit #5	R-39102			371.15
( ) Rent Deposit #6	R-39099			1231.68
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	34763.53	
( ) Rent Deposit #1	R-39172			15492.4
( ) Rent Deposit #2	R-39173			7123.81
( ) Rent Deposit #3	R-39174			3710.58
( ) Rent Deposit #4	R-39175			2424.87
( ) Rent Deposit #5	R-39176			4071.78
( ) Rent Deposit #6	R-39177			1237.52
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	34060.96	
Correct Posting Error	J-56617	Adjust Cash		27
NetChange= 0.00				

Payroll Clearing

(haven999) Haven Management Services, Inc Payroll 1-12-2018	K-120786 J-50240	4247 Payroll 1-12	3120.8	3120.8
(haven999) Haven Management Services, Inc Payroll 01/26/18	K-121168 J-50310	4261 Payroll 01/2	3320.28	3320.28
(haven999) Haven Management Services, Inc Payroll 2-09-2018	K-121485 J-50762	4271 Payroll 2-09	2760.96	2760.96
(haven999) Haven Management Services, Inc Payroll 02-23-18	K-121828 J-50844	4284 Payroll 02-2	2731.86	2731.86
(haven999) Haven Management Services, Inc Payroll 3-09-18	K-122153 J-51333	4297 Payroll 3-09	2709.18	2709.18
(haven999) Haven Management Services, Inc Payroll 3-23-2018	K-122496 J-51406	4309 Payroll 3-23	2687.23	2687.23
(haven999) Haven Management Services, Inc Payroll 04-06-2018	K-122811 J-51865	4319 Payroll 04-0	2739.71	2739.71
(haven999) Haven Management Services, Inc Payroll 4-20-18	K-123243 J-51950	4337 Payroll 4-20	2634.01	2634.01
(haven999) Haven Management Services, Inc Payroll 5-04-18	K-123474 J-52400	4348 Payroll 5-04	2751.75	2751.75
(haven999) Haven Management Services, Inc Payroll 5-18-2018	K-123710 J-52488	4361 Payroll 5-18	2752.45	2752.45
(haven999) Haven Management Services, Inc Payroll 6-15-18	K-124141 J-52639	4373 Payroll 6-1-	2706.38	2706.38
(haven999) Haven Management Services, Inc Payroll 6-15-18	K-124534 J-52996	4393 Payroll 6-15	2958.47	2958.47

(haven999) Haven Management Services, Inc Payroll 6-29-18	K-124860 J-53175	4401 Payroll 6-29	2784.38	2784.38
(haven999) Haven Management Services, Inc Payroll 7-13-18	K-125063 J-53534	4409 Payroll 7-1	2671.9	2671.9
(hms1910) Haven Management Services, Inc. Payroll 07-27-2018	K-125465 J-53746	4424 Payroll 07-2	2457.85	2457.85
(hms1910) Haven Management Services, Inc. Payroll 8-10-18	K-125803 J-54118	4435 Payroll 8-10	2599.13	2599.13
(hms1910) Haven Management Services, Inc. Payroll 8-24-2018	K-126214 J-54226	4448 Payroll 8-24	2520.6	2520.6
(hms1910) Haven Management Services, Inc.	K-126541	4460	2593.5	
(hms1910) Haven Management Services, Inc. Payroll 9-07-18	K-126772 J-54712	4469 Payroll 9-07	2510.19	2593.5
Payroll 9-21-18	J-54809	Payroll 9-2		2510.19
(hms1910) Haven Management Services, Inc. Payroll 10-05-2018	K-127234 J-55245	4483 Payroll 10-0	2483.7	2483.7
(hms1910) Haven Management Services, Inc. Payroll 10-19-18	K-127501 J-55304	4498 Payroll 10-1	2478.95	2478.95
(hms1910) Haven Management Services, Inc. Payroll 11-02-18	K-127871 J-55453	4508 Payroll 11-0	2526.75	2526.75
(hms1910) Haven Management Services, Inc. Payroll 11-16-18	K-128184 J-55846	4531 Payroll 11-1	2343.57	2343.57
(hms1910) Haven Management Services, Inc. Payroll 11-30-2018	K-128649 J-55947	4540 Payroll 11-3	2510.19	2510.19
(hms1910) Haven Management Services, Inc.	K-128794	4548	678	
(hms1910) Haven Management Services, Inc. Payroll 12-07-18	K-129005 J-56107	4561 Payroll 12-0	2668.76	678
Payroll 12-14-18	J-56392	Payroll 12-1		2668.76
(hms1910) Haven Management Services, Inc. Payroll 12-28-18	K-129415 J-56438	4581 Payroll 12-2	2905.89	2905.89
NetChange= 0.00				

Petty Cash

NetChange= 0.00

Repair & Replacement Fund

NetChange= 0.00

Debt Service Reserve Fund

NetChange= 0.00

Security Deposit

NetChange= 0.00

Prepaid Insurance

Expense 1 Mnth Prepd Insuran	J-50467	Prepd Ins VV		607.15
Expense 1 Mnth Prepd Insuran	J-50906	Prepd Ins VV		1312.52
Expense 1 Mnth Prepaid Insur	J-51482	Prepaid Insu		1312.52
Expense 1 Mnth Prepd Ins	J-52066	Prepd Ins VV		1312.52
Expense 1 Mnth Prepd Ins	J-52574	Prepaid Ins		1312.52
Expense 1 Mnth Prepd Insuran	J-53099	Prepd Ins VV		1312.55
Exp 1 Mnth Ins	J-53715	Prepd Ins VV		1312.55
Prepaid Insurance Began July	J-54284	Prepd Ins VV	6955.7	
Expense 1 Mnth Prepaid Insur	J-54875	Prepd Ins VV		695.57
Expense 1 Mnth Prepd Insuran	J-55392	Prepd Ins VV		695.57
Expense 1 Mnth Prepd Ins	J-56020	Prepd Ins vv		695.57
Adjust Prepaid Ins	J-56618	Adjust Prepa	1312.56	
Expense 1 Mth Prepd Ins	J-56493	Prepd Ins VV		695.57
NetChange= -2,996.35				

Accounts Receivable				
Receivable & Prepaid	J-58006	Augusta Dec	1077.58	
NetChange= 1,077.58				

Due From Haven Management				
(haven999) Haven Management Services, Inc	K-120786	4247		207.85
Payroll 01/26/18	J-50310	Payroll 01/2	559.32	
(haven999) Haven Management Services, Inc	K-121485	4271		559.32
Payroll 2-09-2018	J-50762	Payroll 2-09	29.1	
(haven999) Haven Management Services, Inc	K-121828	4284		29.1
Payroll 02-23-18	J-50844	Payroll 02-2	25.68	
(haven999) Haven Management Services, Inc	K-122153	4297		25.68
Payroll 3-09-18	J-51333	Payroll 3-09	21.95	
(haven999) Haven Management Services, Inc	K-122496	4309		21.95
Payroll 04-06-2018	J-51865	Payroll 04-0	105.7	
(haven999) Haven Management Services, Inc	K-123243	4337		105.7
Payroll 5-18-2018	J-52488	Payroll 5-18	46.07	
(haven999) Haven Management Services, Inc	K-124141	4373		46.07
Payroll 6-15-18	J-52996	Payroll 6-15	174.09	
(haven999) Haven Management Services, Inc	K-124860	4401		174.09
Payroll 6-29-18	J-53175	Payroll 6-29	112.48	
(haven999) Haven Management Services, Inc	K-125063	4409		112.48
Payroll 7-13-18	J-53534	Payroll 7-1	214.05	
(hms1910) Haven Management Services, Inc.	K-125465	4424		214.05
Payroll 8-10-18	J-54118	Payroll 8-10	78.53	
(hms1910) Haven Management Services, Inc.	K-126214	4448		78.53
(hms1910) Haven Management Services, Inc.	K-126772	4469		83.31
Payroll 9-07-18	J-54712	Payroll 9-07	83.31	
Payroll 9-21-18	J-54809	Payroll 9-2	26.49	
(hms1910) Haven Management Services, Inc.	K-127234	4483		26.49

Payroll 10-05-2018	J-55245	Payroll 10-0	4.75	
(hms1910) Haven Management Services, Inc.	K-127501	4498		4.75
Payroll 11-02-18	J-55453	Payroll 11-0	183.18	
(hms1910) Haven Management Services, Inc.	K-128184	4531		183.18
Payroll 12-28-18	J-56438	Payroll 12-2	15.36	
NetChange= -192.49				
Coach Inventory Sp 4				
Capital Improvements 2018	J-58003	Augusta Dec	23420	
NetChange= 23,420.00				
Coach Inventory Sp 53				
Capital Improvements 2018	J-58003	Augusta Dec	2916	
NetChange= 2,916.00				
Coach Inventory Sp 67				
Capital Improvements 2018	J-58003	Augusta Dec	3111	
NetChange= 3,111.00				
Coach Inventory Space 2				
NetChange= 0.00				
Coach Inventory Space 3				
NetChange= 0.00				
Coach Inventory Space 4				
NetChange= 0.00				
Coach Inventory Sp 21				
NetChange= 0.00				
Coach Inventory Sp 23				
NetChange= 0.00				
Coach Inventory Space 26				
NetChange= 0.00				
Coach Inventory Sp 29				
NetChange= 0.00				
Coach Inventory Space 52				
NetChange= 0.00				
Coach Inventory Space 53				
NetChange= 0.00				



Accrue Dec 18 Exp	J-56885	Accrue Dec 1	14838	
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	3382	
Capital Improvements 2018	J-58003	Augusta Dec		23420
Capital Improvements 2018	J-58003	Augusta Dec		3111
Capital Improvements 2018	J-58003	Augusta Dec		5464.26
Capital Improvements 2018	J-58003	Augusta Dec		2916
Capital Improvements 2018	J-58003	Augusta Dec		6900
Capital Improvements 2018	J-58003	Augusta Dec		2947.29
NetChange= 0.00				
Accumulated Depreciation				
Amortization & Depreciation	J-58002	Augusta Dec		37240.24
NetChange= -37,240.24				
Deferred Income				
Prepaid Jan 18 Rents	J-50724	:Reversal	382.44	
NetChange= 382.44				
Accounts Payable				
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	284.82	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	3022.08	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	189	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	27	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	78.94	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	1310.6	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	185	
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	20.76	
:Prog Gen Reverses Journal c	J-51887	Augusta Yr E	6012.92	
Correct Entry Reverse Twice	J-53004	Correct Entr		6012.92
Reverse Dec Accrual Reversed	J-51598	Reverse Dec	6012.92	
:Prog Gen Reverses Journal c	J-52000	Reverse Dec		6012.92
Reverse Posting Error	J-53101	Correct Post	6012.92	
Dec 2018 Accrued Expenses Pa	J-56439	Accrue Dec 1		324.3
Dec 2018 Accrued Expenses Pa	J-56439	Accrue Dec 1		87.92
Accrue Dec 18 Expenses Rever	J-56801	Accrue Dec 1		2025.57
Accrue Dec 18 Expenses Rever	J-56801	Accrue Dec 1		37.95
Accrue Dec Exp	J-56856	Accrue Dec E		444
Accrue Dec Exp	J-56856	Accrue Dec E		37.95
Accrue Dec 18 Exp	J-56885	Accrue Dec 1		20
Accrue Dec 18 Exp	J-56885	Accrue Dec 1		14838
:Prog Gen Reverses Journal c	J-57496	Accrue Dec 1	2025.57	
:Prog Gen Reverses Journal c	J-57496	Accrue Dec 1	37.95	
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1		152.44
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1		288.81
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1		7

Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	269.24
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	1531.92
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	3022.08
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	3382
Water Works Accrual For Dec	J-50334	Accrue Water	350
:Prog Gen Reverses Journal c	J-57646	Accrue Water	350
NetChange= -13,274.54			
Current Portion of LTD			
Accrued Interest	J-58004	Augusta Dec	1311.8
NetChange= -1,311.80			
Advance Rent Credits			
Receivable & Prepaid	J-58006	Augusta Dec	48.5
NetChange= 48.50			
Accrued Interest Expense			
NetChange= 0.00			
Tenant Deposits			
Adjust Tenant Dep	J-50913	Adjust Tenan	620.31
Correct Posting Error	J-50911	Correct Post	197.69
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	400
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	754
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	850
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1660
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	1090
NetChange= 552.00			
Loan Payable			
NetChange= 0.00			
Current Portion of Long-Term			
Accrued Interest	J-58004	Augusta Dec	1311.8
NetChange= 1,311.80			
Bond Payable			
Accrued Interest	J-58004	Augusta Dec	41321.74
NetChange= 41,321.74			
Reoffering Premiums			
NetChange= 0.00			
Disc/Prem Amort			
Amortization & Depreciation	J-58002	Augusta Dec	153.14

NetChange= -153.14

Issuer Fee

NetChange= 0.00

Original Issue Discount

NetChange= 0.00

Due To Haven Management

Payroll 1-12-2018	J-50240	Payroll 1-12		199.48
(haven999) Haven Management Services, Inc	K-121168	4261	199.48	
Payroll 3-23-2018	J-51406	Payroll 3-23		52.48
(haven999) Haven Management Services, Inc	K-122811	4319	52.48	
(haven999) Haven Management Services, Inc	K-122811	4319	3	
(haven999) Haven Management Services, Inc	K-123243	4337	3	
Payroll 4-20-18	J-51950	Payroll 4-20		117.74
(haven999) Haven Management Services, Inc	K-123474	4348	3	
(haven999) Haven Management Services, Inc	K-123474	4348	117.74	
Payroll 5-04-18	J-52400	Payroll 5-04		0.7
(haven999) Haven Management Services, Inc	K-123710	4361		5.3
	J-52639	Payroll 6-1-		252.09
(haven999) Haven Management Services, Inc	K-124534	4393	252.09	
Payroll 07-27-2018	J-53746	Payroll 07-2		141.28
(hms1910) Haven Management Services, Inc.	K-125803	4435	141.28	
Payroll 8-24-2018	J-54226	Payroll 8-24		72.9
(hms1910) Haven Management Services, Inc.	K-126541	4460	72.9	
Payroll 10-19-18	J-55304	Payroll 10-1		47.8
(hms1910) Haven Management Services, Inc.	K-127871	4508	47.8	
Payroll 11-16-18	J-55846	Payroll 11-1		166.62
(hms1910) Haven Management Services, Inc.	K-128649	4540	166.62	
Payroll 11-30-2018	J-55947	Payroll 11-3		158.57
(hms1910) Haven Management Services, Inc.	K-129005	4561	208.58	
Payroll 12-07-18	J-56107	Payroll 12-0		50.01
Payroll 12-14-18	J-56392	Payroll 12-1		237.13
(hms1910) Haven Management Services, Inc.	K-129415	4581	237.13	

NetChange= 3.00

Accrued Interest Payable

Accrued Interest	J-58004	Augusta Dec	156.23	
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NetChange= 156.23

Contribution In - Augusta

NetChange= 0.00

Opening Balance Entry

NetChange= 0.00

Retained Earnings

Close Yr End P/L	J-50677	Close Yr End	29549.48	
Close Yr End Dec 17	J-51335	Close Yr End		88706.36

NetChange= -59,156.88

Current Earnings

Close Yr End P/L	J-50677	Close Yr End		29549.48
Close Yr End Dec 17	J-51335	Close Yr End	88706.36	

NetChange= 59,156.88

Scheduled Gross Rental Income

Prepaid Jan 18 Rents	J-50724	:Reversal		382.44
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		19413.07
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	650	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		19040.07
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		19040.07
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	19040.07	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		19040.07
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		19040.07
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		19040.07
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	850	
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		19890.07
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		19040.07
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		19040.07
Trash Income Reversed by ctr	J-54326	Correct Jan	1513	
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		19040.07
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		19040.07
:Prog Gen Reverses Journal c	J-57239	Correct Jan		1513
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		19040.07
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		19070.39

NetChange= -228,616.60

Vacancies/COC's

Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	355.5	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	406.42	
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	406.42	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent		406.42
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	395.1	
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	395.1	
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	396.54	
Reclass RV Vacant	J-54133	Reclass RV V		1948.66
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	396.54	
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	385.34	

Reclass RV Vacant	J-56875	Reclass RV V		385.34
NetChange= 396.54				

Concessions/Discounted Rent

Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	666.45	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	666.45	
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	666.45	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent		666.45
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	666.45	
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	666.45	
NetChange= 2,665.80				

Management Housing

Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	859.47	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	952.56	
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	952.56	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent		952.56
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	868.54	
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	868.12	
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	794.34	
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	794.34	
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	794.34	
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	794.34	
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	794.34	
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	794.34	
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	794.34	
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	794.34	
NetChange= 9,903.41				

Write-Off

Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	70.63	
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	14.14	
NetChange= 84.77				

Net Delinquencies/Writeoff

Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	1318.03	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		842.56
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	2422.39	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		1318.03
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		1318.03
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	2422.39	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent		2422.39
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	1318.03	
Deposit Amt Error	J-50912	Deposit Amt		0.05
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		2422.39

Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	1892.24	
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		1892.24
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	4079.09	
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	1821.82	
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		4079.09
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	2644.08	
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		1821.82
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		2644.08
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	3971.16	
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		3971.16
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	967.42	
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		967.42
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	140.7	
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		19
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	338.83	
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		140.7
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	182.58	
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		338.83
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		182.58
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	1031.08	
Correct Posting Error	J-56617	Adjust Cash	27	
Receivable & Prepaid	J-58006	Augusta Dec		1126.08
NetChange= -929.61				

Coach Rental Income				
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		6797.65
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		6797.65
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		6797.65
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	6797.65	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		6797.65
Reclass sp 21 & 23 To Vacant	J-51817	Reclass sp 2		1281.35
Reclass sp 21 & 23 To Vacant	J-51818	Reclass sp 2		1281.35
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		6797.65
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		7949
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		41
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	198.33	
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		8022
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		8063
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		8063
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		8063
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		8063
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		8063
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		8063
NetChange= -93,944.97				

RV Rental Income			
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	274.14
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	276.52
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	325
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	325
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	325
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	274.14
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	325
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	274.14
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	325
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	325
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	274.14
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	325
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	325
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	325
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	274.14
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	325
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	274.14
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	325
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	274.14
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	325
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	325
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	325
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	274.14
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	325
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	325
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	325
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	274.14
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	325
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	325
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	274.14
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	50.86
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	325
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	325
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	325
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	325
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	325
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	325
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	325
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	325
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	325
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	325
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	325
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	325
NetChange= -11,295.50			

RV Vacant

May 18 Rent Roll Breakdown	J-52464	May 18 Rent	396.54
Reclass RV Vacant	J-54133	Reclass RV V	1948.66
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	421.01
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	407.76
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	399.48
Reclass RV Vacant	J-56875	Reclass RV V	385.34
NetChange= 3,958.79			

House/Apt Rental Income

Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	1055.14	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		2180
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		2180
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		2180
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	2180	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		2180
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		2180
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		2180
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		2200
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		2200
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		2200
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		2200
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		2200
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		2200
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		2200
NetChange= -25,244.86				

Vacant Rentals

Reclass sp 21 & 23 To Vacant	J-51817	Reclass sp 2	1281.35
Reclass sp 21 & 23 To Vacant	J-51818	Reclass sp 2	1281.35
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	843.48
May 18 Rent Roll Breakdown	J-52464	May 18 Rent	910.34
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	396.54
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	12.55
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	1217.39
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	756.54
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	756.54
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	756.54
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	756.54
NetChange= 8,969.16			

Rental Write Off

May 18 Rent Roll Breakdown	J-52464	May 18 Rent	3392.48
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	12.55

Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	2437.86	
NetChange= 5,842.89				
Electric				
Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	50.45	
Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal		31
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		2636.89
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		3146.94
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		3146.94
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	3146.94	
NetChange= -5,764.38				
Gas/Oil				
Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	27.85	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		1890.93
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		2932.68
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		3022.25
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		2932.68
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	2932.68	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	3022.25	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		2493.38
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		2527.64
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		417.44
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		1623.93
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		71.58
NetChange= -11,929.73				
Trash				
Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	19.65	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		1513.05
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		1513.05
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	1513.05	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		76
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		1513.05
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		1513.05
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		1623.93
Correct Jan Prior Entry Tras	J-53964	Correct Jan		1513.05
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		1623.93
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		1623.93
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		1623.93
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		1623.93
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		1623.93
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		1623.93
NetChange= -17,476.06				

Water

Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	28.28	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		1185.1
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		1223.19
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		1223.19
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	1223.19	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		1182.58
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		1099.46
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		1263.08
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		46.5
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		12.55
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		13.9
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		1198.78
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		1360.8
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		1376.89
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		1538.61
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		1375.75
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		14.14
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		1256.09
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		1304.61
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		11.2
NetChange= -15,434.95				

Sewer

Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	39.25	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		3022.25
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		3022.25
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		3022.25
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		3022.25
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		3022.25
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		3022.25
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		3022.25
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		3022.25
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		3022.25
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		3022.25
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		3022.25
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		3022.25
NetChange= -36,227.75				

Late/NSF Fees

Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	35.38	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		100
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		125
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		125
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	125	

Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		150
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		100
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		150
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		125
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		75
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	25	
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		125
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		75
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		50
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		125
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		125
NetChange= -1,264.62				

Patrol				
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		1513.05
Correct Jan Prior Entry Tras	J-53964	Correct Jan	1513.05	
Trash Income Reversed by ctr	J-54326	Correct Jan		1513
:Prog Gen Reverses Journal c	J-57239	Correct Jan	1513	
NetChange= 0.00				

Laundry/Vending Machine				
( ) Laundry	R-38122			78.03
( ) Laundry	R-38520			133.64
( ) Laundry	R-39045			37.37
( ) Laundry	R-39216			68.52
NetChange= -317.56				

Parking/Storage				
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	19	
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		76
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	19	
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		19
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		76
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		76
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	114	
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		76
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		19
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		76
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	114	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	76	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent		114
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	19	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	76	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	76	
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		57

Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		57
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		57
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		57
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		57
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		57
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	19	
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		57
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	38	
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	57	
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		57
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		38
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	76	
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		57
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		57
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent		57
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		57
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		76
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	95	
NetChange= -532.00				

Miscellaneous

Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		143.22
Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent		269.08
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		269.08
Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent		143.22
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		269.08
Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent		143.22
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	143.22	
:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	269.08	
Adjust Tenant Dep	J-50913	Adjust Tenan		620.31
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		269.08
Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent		143.22
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		269.08
Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent		143.22
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		269.08
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		143.22
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		143.22
Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent		269.08
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		269.08
Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent		143.22
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		269.08
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		143.22
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		269.08
Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent		143.22
Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent		269.08

Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	143.22
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	143.22
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	269.08
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	269.08
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	143.22
NetChange= -5,567.91			

Manager/Assistant Manager

Payroll 1-12-2018	J-50240	Payroll 1-12	1145.5
Payroll 01/26/18	J-50310	Payroll 01/2	1075
Payroll 2-09-2018	J-50762	Payroll 2-09	1051.75
Payroll 02-23-18	J-50844	Payroll 02-2	1031.25
Payroll 3-09-18	J-51333	Payroll 3-09	993.5
Payroll 3-23-2018	J-51406	Payroll 3-23	1092.5
Payroll 04-06-2018	J-51865	Payroll 04-0	1040
Payroll 4-20-18	J-51950	Payroll 4-20	1136.25
Payroll 5-04-18	J-52400	Payroll 5-04	1162.5
Payroll 5-18-2018	J-52488	Payroll 5-18	1103
Payroll 6-01-18	J-52639	Payroll 6-1-	1355
Payroll 6-15-18	J-52996	Payroll 6-15	1212.25
Payroll 6-29-18	J-53175	Payroll 6-29	1118.75
Payroll 7-13-18	J-53534	Payroll 7-1	938
Payroll 07-27-2018	J-53746	Payroll 07-2	1057.5
Payroll 8-10-18	J-54118	Payroll 8-10	987.5
Payroll 8-24-2018	J-54226	Payroll 8-24	1048.75
Payroll 9-07-18	J-54712	Payroll 9-07	978.75
Payroll 9-21-18	J-54809	Payroll 9-2	953
Payroll 10-05-2018	J-55245	Payroll 10-0	952.5
Payroll 10-19-18	J-55304	Payroll 10-1	993.25
Payroll 11-02-18	J-55453	Payroll 11-0	838.75
Payroll 11-16-18	J-55846	Payroll 11-1	978.75
Payroll 11-30-2018	J-55947	Payroll 11-3	1110.25
Payroll 12-14-18	J-56392	Payroll 12-1	1311.25
Payroll 12-28-18	J-56438	Payroll 12-2	1250
NetChange= 27,915.50			

Maintenance/Office

Payroll 1-12-2018	J-50240	Payroll 1-12	1528.2
Payroll 01/26/18	J-50310	Payroll 01/2	1152
Payroll 2-09-2018	J-50762	Payroll 2-09	1152
Payroll 02-23-18	J-50844	Payroll 02-2	1152
Payroll 3-09-18	J-51333	Payroll 3-09	1184
Payroll 3-23-2018	J-51406	Payroll 3-23	1152
Payroll 04-06-2018	J-51865	Payroll 04-0	1152
Payroll 4-20-18	J-51950	Payroll 4-20	1152

Payroll 5-04-18	J-52400	Payroll 5-04	1152
Payroll 5-18-2018	J-52488	Payroll 5-18	1200
	J-52639	Payroll 6-1-	1152
Payroll 6-15-18	J-52996	Payroll 6-15	1152
Payroll 6-29-18	J-53175	Payroll 6-29	1152
Payroll 7-13-18	J-53534	Payroll 7-1	1152
Payroll 07-27-2018	J-53746	Payroll 07-2	1152
Payroll 8-10-18	J-54118	Payroll 8-10	1152
Payroll 8-24-2018	J-54226	Payroll 8-24	1152
Payroll 9-07-18	J-54712	Payroll 9-07	1152
Payroll 9-21-18	J-54809	Payroll 9-2	1152
Payroll 10-05-2018	J-55245	Payroll 10-0	1152
Payroll 10-19-18	J-55304	Payroll 10-1	1152
Payroll 11-02-18	J-55453	Payroll 11-0	1152
Payroll 11-16-18	J-55846	Payroll 11-1	1152
Payroll 11-30-2018	J-55947	Payroll 11-3	1152
Payroll 12-14-18	J-56392	Payroll 12-1	1152
Payroll 12-28-18	J-56438	Payroll 12-2	1152
NetChange= 30,408.20			

Overtime			
Payroll 12-28-18	J-56438	Payroll 12-2	52.5
NetChange= 52.50			

Bonus			
(mcclean) Petty Cash - Brooke McClean	K-122004	4290	133.42
Payroll 12-07-18	J-56107	Payroll 12-0	600
NetChange= 733.42			

Payroll Tax Expense			
Payroll 1-12-2018	J-50240	Payroll 1-12	388.86
Payroll 01/26/18	J-50310	Payroll 01/2	323.86
Payroll 2-09-2018	J-50762	Payroll 2-09	320.49
Payroll 02-23-18	J-50844	Payroll 02-2	317.5
Payroll 3-09-18	J-51333	Payroll 3-09	316.66
Payroll 3-23-2018	J-51406	Payroll 3-23	295.04
Payroll 04-06-2018	J-51865	Payroll 04-0	240.17
Payroll 4-20-18	J-51950	Payroll 4-20	248.1
Payroll 5-04-18	J-52400	Payroll 5-04	214.45
Payroll 5-18-2018	J-52488	Payroll 5-18	175.69
	J-52639	Payroll 6-1-	202.65
Payroll 6-15-18	J-52996	Payroll 6-15	192.87
Payroll 6-29-18	J-53175	Payroll 6-29	184.12
Payroll 7-13-18	J-53534	Payroll 7-1	171.09
Payroll 07-27-2018	J-53746	Payroll 07-2	179.44

Payroll 8-10-18	J-54118	Payroll 8-10	174.08
Payroll 8-24-2018	J-54226	Payroll 8-24	178.76
Payroll 9-07-18	J-54712	Payroll 9-07	173.4
Payroll 9-21-18	J-54809	Payroll 9-2	176.3
Payroll 10-05-2018	J-55245	Payroll 10-0	171.42
Payroll 10-19-18	J-55304	Payroll 10-1	173.69
Payroll 11-02-18	J-55453	Payroll 11-0	162.69
Payroll 11-16-18	J-55846	Payroll 11-1	173.41
Payroll 11-30-2018	J-55947	Payroll 11-3	185.9
Payroll 12-07-18	J-56107	Payroll 12-0	45.9
Payroll 12-14-18	J-56392	Payroll 12-1	198.84
Payroll 12-28-18	J-56438	Payroll 12-2	198.17
NetChange= 5,783.55			

Insurance/Other Benefits			
(haven999) Haven Management Services, Inc	K-120932	4252	552.36
Payroll 1-12-2018	J-50240	Payroll 1-12	70.1
Payroll 01/26/18	J-50310	Payroll 01/2	70.1
(haven999) Haven Management Services, Inc	K-121605	4275	552.36
Payroll 2-09-2018	J-50762	Payroll 2-09	70.1
Payroll 02-23-18	J-50844	Payroll 02-2	70.1
(haven999) Haven Management Services, Inc	K-122185	4300	552.36
Payroll 3-09-18	J-51333	Payroll 3-09	70.1
Payroll 3-23-2018	J-51406	Payroll 3-23	70.1
(haven999) Haven Management Services, Inc	K-122953	4324	552.36
Payroll 04-06-2018	J-51865	Payroll 04-0	70.1
Payroll 4-20-18	J-51950	Payroll 4-20	70.1
(haven999) Haven Management Services, Inc	K-123630	4356	552.36
Payroll 5-04-18	J-52400	Payroll 5-04	70.1
Payroll 5-18-2018	J-52488	Payroll 5-18	70.1
	J-52639	Payroll 6-1-	70.1
(haven999) Haven Management Services, Inc	K-124474	4391	603.36
Payroll 6-15-18	J-52996	Payroll 6-15	75.98
Payroll 6-29-18	J-53175	Payroll 6-29	75.98
(haven999) Haven Management Services, Inc	K-125114	4408	603.36
Payroll 7-13-18	J-53534	Payroll 7-1	75.98
Payroll 07-27-2018	J-53746	Payroll 07-2	75.98
(hms1910) Haven Management Services, Inc.	K-125984	4440	603.36
Payroll 8-10-18	J-54118	Payroll 8-10	75.98
Payroll 8-24-2018	J-54226	Payroll 8-24	75.98
(hms1910) Haven Management Services, Inc.	K-126603	4463	603.36
Payroll 9-07-18	J-54712	Payroll 9-07	75.98
Payroll 9-21-18	J-54809	Payroll 9-2	75.98
Reclass Med Exp	J-55538	Reclass Med	603.36
Payroll 10-05-2018	J-55245	Payroll 10-0	75.98

Payroll 10-19-18	J-55304	Payroll 10-1		75.98
Payroll 11-02-18	J-55453	Payroll 11-0		75.98
(hms1910) Haven Management Services, Inc.	K-128163	4523	603.36	
Payroll 11-16-18	J-55846	Payroll 11-1		75.98
Payroll 11-30-2018	J-55947	Payroll 11-3		75.98
(hms1910) Haven Management Services, Inc.	K-128877	4560	603.36	
Payroll 12-14-18	J-56392	Payroll 12-1		75.98
Payroll 12-28-18	J-56438	Payroll 12-2		75.98
NetChange= 5,074.52				

Worker's Comp/ADP Fees

Payroll 1-12-2018	J-50240	Payroll 1-12	313.87	
Payroll 01/26/18	J-50310	Payroll 01/2	266.25	
Payroll 2-09-2018	J-50762	Payroll 2-09	263.77	
Payroll 02-23-18	J-50844	Payroll 02-2	261.58	
Payroll 3-09-18	J-51333	Payroll 3-09	249.22	
Payroll 3-23-2018	J-51406	Payroll 3-23	256.32	
Payroll 04-06-2018	J-51865	Payroll 04-0	257.99	
Payroll 4-20-18	J-51950	Payroll 4-20	271.55	
Payroll 5-04-18	J-52400	Payroll 5-04	279.65	
Payroll 5-18-2018	J-52488	Payroll 5-18	283.84	
	J-52639	Payroll 6-1-	304.97	
(haven999) Haven Management Services, Inc	K-124534	4393		96.3
Payroll 6-15-18	J-52996	Payroll 6-15	289.29	
Payroll 6-29-18	J-53175	Payroll 6-29	279.06	
Payroll 7-13-18	J-53534	Payroll 7-1	258.79	
Payroll 07-27-2018	J-53746	Payroll 07-2	272.22	
Payroll 8-10-18	J-54118	Payroll 8-10	269.05	
Payroll 8-24-2018	J-54226	Payroll 8-24	276.02	
Payroll 9-07-18	J-54712	Payroll 9-07	268.07	
Payroll 9-21-18	J-54809	Payroll 9-2	264.43	
Payroll 10-05-2018	J-55245	Payroll 10-0	265.06	
(hms1910) Haven Management Services, Inc.	K-127501	4498		96.57
Payroll 10-19-18	J-55304	Payroll 10-1	269.84	
Payroll 11-02-18	J-55453	Payroll 11-0	252.16	
Payroll 11-16-18	J-55846	Payroll 11-1	268.06	
Payroll 11-30-2018	J-55947	Payroll 11-3	282.64	
Payroll 12-07-18	J-56107	Payroll 12-0	68.16	
Payroll 12-14-18	J-56392	Payroll 12-1	305.83	
Payroll 12-28-18	J-56438	Payroll 12-2	299.89	
NetChange= 7,004.71				

Electric

(sou600) Southern California Edison	K-120935	4258	746.17	
(sou600) Southern California Edison	K-120936	4258	1863.19	

(sou600) Southern California Edison	K-121640	4279	485.06	
(sou600) Southern California Edison	K-121644	4279	1367.72	
(sou600) Southern California Edison	K-121711	4279	119.92	
(sou600) Southern California Edison	K-125865	4439	1325.38	
(sou600) Southern California Edison	K-125902	4442	1544.95	
(sou600) Southern California Edison	K-126718	4472	322.95	
(sou600) Southern California Edison	K-126718	4472v		322.95
(sou600) Southern California Edison	K-127005	4479	15.24	
(sou600) Southern California Edison	K-127574	4503	1846.51	
(sou600) Southern California Edison	K-128473	4538	243.79	
(sou600) Southern California Edison	K-128543	4542	41.13	
(sou600) Southern California Edison	K-129039	4572	265.86	
(sou600) Southern California Edison	K-129339	4583	303.29	
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	269.24	
NetChange= 10,437.45				

Gas/Oil

(gasc) The Gas Company	K-120995	4254	1627.48	
(gasc) The Gas Company	K-120996	4254	504.72	
(gasc) The Gas Company	K-121659	4277	1448.45	
(gasc) The Gas Company	K-121660	4277	491.87	
(gasc) The Gas Company	K-122245	4299	1661.29	
(gasc) The Gas Company	K-122246	4299	578.39	
(gasc) The Gas Company	K-123012	4334	104.17	
(gasc) The Gas Company	K-123014	4334	464.85	
(gasc) The Gas Company	K-123015	4334	3.38	
(gasc) The Gas Company	K-123808	4365	23.36	
(gasc) The Gas Company	K-123809	4365	100.82	
(gasc) The Gas Company	K-123810	4365	13.68	
(gasc) The Gas Company	K-123811	4365	97.8	
(gasc) The Gas Company	K-123821	4365	8.22	
(gasc) The Gas Company	K-123865	4365	0.16	
(gasc) The Gas Company	K-124404	4390	10.51	
(gasc) The Gas Company	K-124405	4390	83.39	
(gasc) The Gas Company	K-124406	4390	40.43	
(gasc) The Gas Company	K-124407	4390	8.81	
(gasc) The Gas Company	K-124408	4390	183.3	
(gasc) The Gas Company	K-124409	4390	24.66	
(gasc) The Gas Company	K-124421	4390	8.97	
(gasc) The Gas Company	K-125039	4405	5.43	
( ) Gas Refund	R-38660			8.81
(gasc) The Gas Company	K-125165	4413	23.55	
(gasc) The Gas Company	K-125166	4413	290.84	
(gasc) The Gas Company	K-125167	4413	21.05	
(gasc) The Gas Company	K-125806	4434	169.99	

(gasc) The Gas Company	K-125807	4434	23.34	
(gasc) The Gas Company	K-125808	4434	20.72	
(gasc) The Gas Company	K-126723	4467	178.33	
(gasc) The Gas Company	K-126724	4467	29.4	
(gasc) The Gas Company	K-126725	4467	26.38	
(gasc) The Gas Company	K-127478	4497	340.32	
(gasc) The Gas Company	K-127494	4497	25.16	
(gasc) The Gas Company	K-127495	4497	19.77	
(gasc) The Gas Company	K-127478 4497v			340.32
(gasc) The Gas Company	K-127494 4497v			25.16
(gasc) The Gas Company	K-127495 4497v			19.77
(gasc) The Gas Company	K-127478	4522	340.32	
(gasc) The Gas Company	K-127494	4522	25.16	
(gasc) The Gas Company	K-127495	4522	19.77	
(gasc) The Gas Company	K-128202	4528	26.52	
(gasc) The Gas Company	K-128203	4529	27.76	
(gasc) The Gas Company	K-128201	4530	369.18	
(gasc) The Gas Company	K-129036	4569	422.88	
(gasc) The Gas Company	K-129037	4570	40.95	
(gasc) The Gas Company	K-129038	4570	25.02	
NetChange= 9,566.49				

Trash

(yuc542) Yucaipa Disposal, Inc.	K-121021	4260	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-121885	4287	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-122469	4311	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-122883	4329	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-123168	4342	521.49	
(yuc542) Yucaipa Disposal, Inc.	K-123658	4359	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-124385	4388	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-125256	4417	1937.25	
(yuc542) Yucaipa Disposal, Inc.	K-125713	4428	2025.57	
(burrtec) Burrtec Waste Industries, Inc.	K-126733	4465	2025.57	
(yuc542) Yucaipa Disposal, Inc.	K-127354	4494	2025.57	
(yuc542) Yucaipa Disposal, Inc.	K-128081	4521	2025.57	
(yuc542) Yucaipa Disposal, Inc.	K-129223	4576	2025.57	
Accrue Dec 18 Expenses Rever	J-56801	Accrue Dec 1	2025.57	
:Prog Gen Reverses Journal c	J-57496	Accrue Dec 1		2025.57
NetChange= 24,210.09				

Water

Accrued Dec Exp Paid In Jan	J-50130	:Reversal		20.76
Accrued Dec Exp Paid In Jan	J-50130	:Reversal		1310.6
(rea856) ReadyRefresh	K-120829	4250	20.76	
(yuc730) Yucaipa Valley Water District	K-120827	4251	1310.6	

(rea856) ReadyRefresh	K-121415	4267	26.02	
(yuc730) Yucaipa Valley Water District	K-121639	4280	1361.5	
(rea856) ReadyRefresh	K-122066	4291	4.31	
(yuc730) Yucaipa Valley Water District	K-122244	4302	1352.65	
(rea856) ReadyRefresh	K-122743	4314	30.31	
(yuc730) Yucaipa Valley Water District	K-122884	4330	1222.07	
(yuc730) Yucaipa Valley Water District	K-123635	4360	1394.7	
(rea856) ReadyRefresh	K-123815	4368	29.6	
(rea856) ReadyRefresh	K-124203	4379	23.89	
(yuc730) Yucaipa Valley Water District	K-124414	4392	1414.62	
(rea856) ReadyRefresh	K-125211	4416	32.93	
(yuc730) Yucaipa Valley Water District	K-125168	4418	1558.48	
(rea856) ReadyRefresh	K-125715	4427	32.93	
(yuc730) Yucaipa Valley Water District	K-125720	4429	1697.9	
(rea856) ReadyRefresh	K-126487	4456	32.93	
(yuc730) Yucaipa Valley Water District	K-126730	4473	1936.94	
(yuc730) Yucaipa Valley Water District	K-127279	4490	1618.23	
(rea856) ReadyRefresh	K-127363	4492	32.93	
(rea856) ReadyRefresh	K-127994	4513	32.93	
(yuc730) Yucaipa Valley Water District	K-128046	4517	1611.59	
(rea856) ReadyRefresh	K-128958	4563	37.72	
(yuc730) Yucaipa Valley Water District	K-128984	4565	1722.25	
Accrue Dec 18 Expenses Rever	J-56801	Accrue Dec 1	37.95	
Accrue Dec Exp	J-56856	Accrue Dec E	37.95	
:Prog Gen Reverses Journal c	J-57496	Accrue Dec 1		37.95
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	1531.92	
NetChange= 18,777.30				

Sewer				
Accrued Dec Exp Paid In Jan	J-50130	:Reversal		3022.08
(yuc730) Yucaipa Valley Water District	K-120827	4251	3022.08	
(yuc730) Yucaipa Valley Water District	K-121639	4280	3022.08	
(yuc730) Yucaipa Valley Water District	K-122244	4302	3022.08	
(yuc730) Yucaipa Valley Water District	K-122884	4330	3022.08	
(yuc730) Yucaipa Valley Water District	K-123635	4360	3022.08	
(yuc730) Yucaipa Valley Water District	K-124414	4392	3022.08	
(yuc730) Yucaipa Valley Water District	K-125168	4418	3022.08	
(yuc730) Yucaipa Valley Water District	K-125720	4429	3022.08	
(yuc730) Yucaipa Valley Water District	K-126730	4473	3022.08	
(yuc730) Yucaipa Valley Water District	K-127279	4490	3022.08	
(yuc730) Yucaipa Valley Water District	K-128046	4517	3022.08	
(yuc730) Yucaipa Valley Water District	K-128984	4565	3022.08	
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	3022.08	
NetChange= 36,264.96				

Cable TV			
(dir105) DirectTV	K-121027	4253	73.18
(dir105) DirectTV	K-121837	4283	79.79
(dir105) DirectTV	K-122378	4304	79.79
(haven999) Haven Management Services, Inc	K-125309	4414	235.12
(dir105) DirectTV	K-126437	4452	84.04
(dir105) DirectTV	K-126633	4462	75.59
(hms1910) Haven Management Services, Inc.	K-126609	4464	105.53
(dir105) DirectTV	K-127370	4491	75.49
(at&t501) AT&T	K-128301	4532	75.54
NetChange= 884.07			

Bldg. Repair/Maintenance			
(wat843) Waterworks Plumbing&Rooter, Corp	K-122787	4315	1285
(wat843) Waterworks Plumbing&Rooter, Corp	K-127163	4480	125
NetChange= 1,410.00			

Bldg./Coach Rental Expense			
Accrued Dec Exp Paid In Jan	J-50130	:Reversal	185
(wat843) Waterworks Plumbing&Rooter, Corp	K-121028	4259	185
(wat843) Waterworks Plumbing&Rooter, Corp	K-121361	4266	1238
(wat843) Waterworks Plumbing&Rooter, Corp	K-121474	4272	325
(zel101) Z Electric Wire Works, Inc.	K-121463	4273	921.79
(zel101) Z Electric Wire Works, Inc.	K-121478	4273	453.79
(wat843) Waterworks Plumbing&Rooter, Corp	K-123866	4369	940
(wat843) Waterworks Plumbing&Rooter, Corp	K-123989	4372	1550
(lot149) Lotshaw Air Conditioning Company	K-124128	4374	177.5
(wat843) Waterworks Plumbing&Rooter, Corp	K-124098	4375	125
(lot149) Lotshaw Air Conditioning Company	K-124235	4378	177.5
(wat843) Waterworks Plumbing&Rooter, Corp	K-124145	4380	185
(hom603) Home Depot Credit Services	K-124542	4395	215.03
(lot149) Lotshaw Air Conditioning Company	K-124235	4378v	177.5
(zel101) Z Electric Wire Works, Inc.	K-124678	4397	475.19
( ) Refund VVM Conversion	R-38592		993.99
(haven999) Haven Management Services, Inc	K-125309	4414	174.56
(wat843) Waterworks Plumbing&Rooter, Corp	K-126366	4457	285
(wat843) Waterworks Plumbing&Rooter, Corp	K-126367	4457	325
(lot149) Lotshaw Air Conditioning Company	K-129515	4587	518
(lot149) Lotshaw Air Conditioning Company	K-129516	4587	92.5
(lot149) Lotshaw Air Conditioning Company	K-129517	4587	247.5
(lot149) Lotshaw Air Conditioning Company	K-129518	4587	213.75
(lot149) Lotshaw Air Conditioning Company	K-129519	4587	772
GNA Home Painting	J-58005	Augusta Dec	1948
Home Depot Ck 4586	J-56576	Reclass Expe	2705.85
NetChange= 12,894.47			

Cleaning/Janitorial

(hom603) Home Depot Credit Services	K-121197	4262	40.37	
(hom603) Home Depot Credit Services	K-121509	4276	58.39	
(hom603) Home Depot Credit Services	K-121647	4278	26.89	
(hom603) Home Depot Credit Services	K-121975	4289	46.72	
(hom603) Home Depot Credit Services	K-122567	4312	16.14	
(hom603) Home Depot Credit Services	K-122568	4312	15.97	
(qui940) Quill Corporation	K-122903	4328	33.97	
(hom603) Home Depot Credit Services	K-123261	4343	69.33	
(hom603) Home Depot Credit Services	K-123261	4343	44.92	
(hom603) Home Depot Credit Services	K-123772	4363	36.11	
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		125
(hom603) Home Depot Credit Services	K-124736	4399	30.94	
(hom603) Home Depot Credit Services	K-125516	4425	50.57	
(hom603) Home Depot Credit Services	K-126249	4449	58.9	
(hom603) Home Depot Credit Services	K-126716	4470	17.97	
(hom603) Home Depot Credit Services	K-126975	4475	9.94	
(hom603) Home Depot Credit Services	K-127304	4488	35.1	
(hom603) Home Depot Credit Services	K-127787	4505	23.94	
(hom603) Home Depot Credit Services	K-128088	4519	64.92	
(hom603) Home Depot Credit Services	K-128548	4541	39.91	
(hom603) Home Depot Credit Services	K-129115	4574	76.81	
(hom603) Home Depot Credit Services	K-129492	4584	46.43	
NetChange= 719.24				

Elec. System Repair/Maintenance

(zel101) Z Electric Wire Works, Inc.	K-121978	4292	474	
(zel101) Z Electric Wire Works, Inc.	K-122678	4313	158	
( ) Refund VVM Conversion	R-38592			1409.1
NetChange= -777.10				

Equipment Expense

(hom603) Home Depot Credit Services	K-122568	4312	169.31	
(hom603) Home Depot Credit Services	K-123021	4335	50.63	
(hom603) Home Depot Credit Services	K-123022	4335	50	
(hom603) Home Depot Credit Services	K-125936	4441	421.14	
(hom603) Home Depot Credit Services	K-126249	4449	19.88	
(hms1910) Haven Management Services, Inc.	K-128398	4533	2330.28	
(hom603) Home Depot Credit Services	K-129115	4574	233.8	
(hom603) Home Depot Credit Services	K-129116	4574		233.8
(hom603) Home Depot Credit Services	K-129464	4584	159.2	
NetChange= 3,200.44				

Furnishings/Appliances

(hom603) Home Depot Credit Services	K-123869	4366	192	
(hom603) Home Depot Credit Services	K-123971	4370	66.42	
(hom603) Home Depot Credit Services	K-124163	4377	222.48	
(hom603) Home Depot Credit Services	K-129471	4584	404.04	
NetChange= 884.94				
Gas System Repair/Maintenance				
(met272) Meterman, Inc.	K-120994	4257	49.5	
(wat843) Waterworks Plumbing&Rooter, Corp	K-121362	4266	225	
(wat843) Waterworks Plumbing&Rooter, Corp	K-122377	4307	330	
(wat843) Waterworks Plumbing&Rooter, Corp	K-123163	4341	370	
Water Works Accrual For Dec	J-50334	Accrue Water	225	
:Prog Gen Reverses Journal c	J-57646	Accrue Water		225
NetChange= 974.50				
Heating/Air Conditioning				
(lot149) Lotshaw Air Conditioning Company	K-121293	4264	132.5	
NetChange= 132.50				
Landscaping				
(hom603) Home Depot Credit Services	K-121510	4276	111.31	
(hom603) Home Depot Credit Services	K-121838	4285	66.36	
(gre315) Green Irrigation Solutions	K-121969	4288	900	
(gre315) Green Irrigation Solutions	K-122501	4308	900	
(hom603) Home Depot Credit Services	K-123149	4338	19.98	
(sit241) SiteOne Landscape Supply	K-123197	4340	88.05	
(gre315) Green Irrigation Solutions	K-123356	4346	900	
(hom603) Home Depot Credit Services	K-123441	4347	100.63	
(gre315) Green Irrigation Solutions	K-124164	4376	900	
(hom603) Home Depot Credit Services	K-124542	4395	7.98	
(hom603) Home Depot Credit Services	K-124736	4399	146.87	
(hom603) Home Depot Credit Services	K-125230	4415	67.23	
(gre315) Green Irrigation Solutions	K-125339	4420	900	
(mcclean) Petty Cash - Brooke McClean	K-125812	4436	10	
(hom603) Home Depot Credit Services	K-125937	4441	83.44	
(gre315) Green Irrigation Solutions	K-126248	4447	900	
(hom603) Home Depot Credit Services	K-126175	4449	15.48	
(gre315) Green Irrigation Solutions	K-127010	4478	900	
(hom603) Home Depot Credit Services	K-127290	4488	157.61	
(hom603) Home Depot Credit Services	K-127304	4488	73.88	
(gre315) Green Irrigation Solutions	K-127596	4500	900	
(gre315) Green Irrigation Solutions	K-127790	4504	900	
(hom603) Home Depot Credit Services	K-127787	4505	242.09	
(sit241) SiteOne Landscape Supply	K-127760	4507		152.49
(sit241) SiteOne Landscape Supply	K-127761	4507	263.58	

(hom603) Home Depot Credit Services	K-127896	4511	157.6
(hom603) Home Depot Credit Services	K-128088	4519	15.91
(gre315) Green Irrigation Solutions	K-128629	4539	900
(hom603) Home Depot Credit Services	K-129472	4584	7.5
(gre315) Green Irrigation Solutions	K-129333	4588	900
(gre315) Green Irrigation Solutions	K-129514	4588	2650
NetChange= 14,033.01			

Locks/Keys			
(hms1910) Haven Management Services, Inc.	K-126609	4464	98
NetChange= 98.00			

Maintenance Supplies			
(hom603) Home Depot Credit Services	K-121197	4262	151.23
(hom603) Home Depot Credit Services	K-121508	4276	114.92
(hom603) Home Depot Credit Services	K-121509	4276	56.2
(hom603) Home Depot Credit Services	K-121647	4278	72.39
(hom603) Home Depot Credit Services	K-121838	4285	72.84
(hom603) Home Depot Credit Services	K-122379	4305	274.9
(hom603) Home Depot Credit Services	K-122380	4305	57.38
(hom603) Home Depot Credit Services	K-122567	4312	71.33
(hom603) Home Depot Credit Services	K-123020	4335	20
(hom603) Home Depot Credit Services	K-123149	4338	38.89
(hom603) Home Depot Credit Services	K-123261	4343	110.52
(hom603) Home Depot Credit Services	K-123772	4363	78.94
(hom603) Home Depot Credit Services	K-123869	4366	253.02
(hom603) Home Depot Credit Services	K-123971	4370	9.96
(hom603) Home Depot Credit Services	K-124163	4377	75.36
(hom603) Home Depot Credit Services	K-124214	4377	123.6
(hom603) Home Depot Credit Services	K-124543	4395	65.86
(hom603) Home Depot Credit Services	K-124955	4402	114.74
(mcclean) Petty Cash - Brooke McClean	K-125812	4436	12.47
(hom603) Home Depot Credit Services	K-126175	4449	100.06
(hom603) Home Depot Credit Services	K-126176	4449	79.63
(mcclean) Petty Cash - Brooke McClean	K-126479	4455	8.61
(hom603) Home Depot Credit Services	K-126716	4470	128.63
(hom603) Home Depot Credit Services	K-126974	4475	163.35
(hom603) Home Depot Credit Services	K-126975	4475	54.84
(hom603) Home Depot Credit Services	K-127290	4488	27.88
(hom603) Home Depot Credit Services	K-127833	4509	114.26
(home603) Home Depot Credit Services	K-127832	4510	146.26
(hom603) Home Depot Credit Services	K-128087	4519	21.71
(hom603) Home Depot Credit Services	K-128088	4519	158
(mcclean) Petty Cash - Brooke McClean	K-128080	4520	37.58
(hom603) Home Depot Credit Services	K-128514	4536	601.15

(hom603) Home Depot Credit Services	K-128547	4541	146.26	
(hom603) Home Depot Credit Services	K-128548	4541	161.85	
(hom603) Home Depot Credit Services	K-128671	4544	199.3	
( ) Home Depot Refund	R-39203			50
(hom603) Home Depot Credit Services	K-129114	4574	148.57	
(hom603) Home Depot Credit Services	K-129359	4582	20	
(hom603) Home Depot Credit Services	K-129471	4584	83.14	
(hom603) Home Depot Credit Services	K-129492	4584	148.85	
(hom603) Home Depot Credit Services	K-129507	4586	2705.85	
Accrue Dec 18 Exp	J-56885	Accrue Dec 1	20	
Home Depot Ck 4586	J-56576	Reclass Expe		2705.85
NetChange= 4,294.48				

Pest Control				
(hom603) Home Depot Credit Services	K-125412	4421	41.39	
NetChange= 41.39				

Pool/Spa/Fountain				
(hom603) Home Depot Credit Services	K-121197	4262	44.68	
(hom603) Home Depot Credit Services	K-121510	4276	44.68	
(hom603) Home Depot Credit Services	K-122894	4326	89.71	
(red310) Redlands Pool & Spa Ctr.	K-123509	4352	88.31	
(hom603) Home Depot Credit Services	K-123673	4357	66.7	
(hom603) Home Depot Credit Services	K-123772	4363	39.54	
(hom603) Home Depot Credit Services	K-123869	4366	43.68	
(hom603) Home Depot Credit Services	K-123971	4370	12.98	
(red310) Redlands Pool & Spa Ctr.	K-123972	4371	85.1	
(hom603) Home Depot Credit Services	K-124163	4377	42.54	
(hom603) Home Depot Credit Services	K-124542	4395	13.72	
(hom603) Home Depot Credit Services	K-124543	4395	58.28	
(hom603) Home Depot Credit Services	K-124736	4399	33.7	
(hom603) Home Depot Credit Services	K-124955	4402	41.94	
(hom603) Home Depot Credit Services	K-125230	4415	31.56	
(hom603) Home Depot Credit Services	K-125412	4421	42.54	
(hom603) Home Depot Credit Services	K-125516	4425	48.7	
(hom603) Home Depot Credit Services	K-125937	4441	20.58	
(hom603) Home Depot Credit Services	K-126175	4449	41.94	
(hom603) Home Depot Credit Services	K-126249	4449	31.56	
(hom603) Home Depot Credit Services	K-126451	4453	59.94	
(hom603) Home Depot Credit Services	K-126716	4470	42.36	
(hom603) Home Depot Credit Services	K-126975	4475	70.38	
(hom603) Home Depot Credit Services	K-127277	4488	31.56	
(hom603) Home Depot Credit Services	K-127304	4488	27.44	
(hom603) Home Depot Credit Services	K-127787	4505	41.92	
(hom603) Home Depot Credit Services	K-127833	4509	31.56	

(hom603) Home Depot Credit Services	K-128088	4519	56.16	
(hom603) Home Depot Credit Services	K-128671	4544	41.56	
(hom603) Home Depot Credit Services	K-129472	4584	66.93	
(hom603) Home Depot Credit Services	K-129492	4584	38.42	
NetChange= 1,430.67				
Sewer System Repair/Maintenance				
(wat843) Waterworks Plumbing&Rooter, Corp	K-121352	4266	125	
( ) Refund VVM Conversion	R-38592			4635
(wat843) Waterworks Plumbing&Rooter, Corp	K-126478	4457	125	
Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	255	
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	225	
Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent		225
Water Works Accrual For Dec	J-50334	Accrue Water	125	
:Prog Gen Reverses Journal c	J-57646	Accrue Water		125
NetChange= -4,130.00				
Signage				
(hom603) Home Depot Credit Services	K-122568	4312	19.92	
NetChange= 19.92				
Street Lighting				
(hms1910) Haven Management Services, Inc.	K-126609	4464	144.99	
Accrue Dec Exp	J-56856	Accrue Dec E	444	
NetChange= 588.99				
Street Repairs				
(hom603) Home Depot Credit Services	K-121836	4285	236.51	
NetChange= 236.51				
Water System Repairs/Maintenance				
(wat843) Waterworks Plumbing&Rooter, Corp	K-129008	4564	1365	
NetChange= 1,365.00				
Insurance				
Expense 1 Mnth Prepd Insuran	J-50467	Prepd Ins VV	607.15	
Expense 1 Mnth Prepd Insuran	J-50906	Prepd Ins VV	1,312.52	
Expense 1 Mnth Prepaid Insur	J-51482	Prepaid Insu	1,312.52	
(augvlm) Augusta Communities LLC	K-123082	4332	35.05	
Expense 1 Mnth Prepd Ins	J-52066	Prepd Ins VV	1,312.52	
Expense 1 Mnth Prepd Ins	J-52574	Prepaid Ins	1,312.52	
Expense 1 Mnth Prepd Insuran	J-53099	Prepd Ins VV	1,312.55	
Exp 1 Mnth Ins	J-53715	Prepd Ins VV	1,312.55	
(augvlm) Augusta Communities LLC	K-126452	4450	8,346.84	
Prepaid Insurance Began July	J-54284	Prepd Ins VV		6,955.70

(augvlm) Augusta Communities LLC	K-127078	4477	100.09	
Expense 1 Mnth Prepaid Insur	J-54875	Prepd Ins VV	695.57	
(hms1910) Haven Management Services, Inc.	K-127342	4487	603.36	
Reclass Med Exp	J-55538	Reclass Med		603.36
(augvlm) Augusta Communities LLC	K-127508	4495	39.39	
Expense 1 Mnth Prepd Insuran	J-55392	Prepd Ins VV	695.57	
(augvlm) Augusta Communities LLC	K-127508	4495v		39.39
(augvlm) Augusta Communities LLC	K-127508	4524	39.39	
Expense 1 Mnth Prepd Ins	J-56020	Prepd Ins vv	695.57	
(augvlm) Augusta Communities LLC	K-129398	4578	896.61	
(augvlm) Augusta Communities LLC	K-129399	4578	461.34	
Adjust Prepaid Ins	J-56618	Adjust Prepa		1,312.56
Expense 1 Mth Prepd Ins	J-56493	Prepd Ins VV	695.57	
NetChange= 12,875.67				

Property Tax				
(san172) SBC Tax Collector	K-122870	4320	67.44	
(san172) SBC Tax Collector	K-122871	4321	2,456.28	
(san172) SBC Tax Collector	K-122872	4322	191.95	
(san172) SBC Tax Collector	K-125398	4423	514.06	
(san172) SBC Tax Collector	K-128834	4549	2,262.26	
(san172) SBC Tax Collector	K-128835	4550	192.53	
(san172) SBC Tax Collector	K-128836	4551	192.53	
(san172) SBC Tax Collector	K-128837	4552	67.65	
(san172) SBC Tax Collector	K-128838	4553	270.58	
(san172) SBC Tax Collector	K-128839	4554	269.78	
(san172) SBC Tax Collector	K-128840	4555	21.53	
(san172) SBC Tax Collector	K-128841	4556	273.18	
(san172) SBC Tax Collector	K-128842	4557	272.37	
(san172) SBC Tax Collector	K-128843	4558	21.74	
NetChange= 7,073.88				

License/Fees/Permits				
(cit342) City of Yucaipa	K-121260	4263	3,437.28	
(haven999) Haven Management Services, Inc	K-122171	4298	20.82	
(cit342) City of Yucaipa	K-123043	4333	4	
(san777) San Bernardino County	K-126166	4445	797.5	
(hms1910) Haven Management Services, Inc.	K-128106	4518		30.12
(hcd-sac) HCD	K-128699	4543	64	
(hcd-sac) HCD	K-129111	4573	32	
(cit342) City of Yucaipa	K-129413	4579	1,140.00	
(cou385) County of San Bernardino	K-129364	4580	448	
(hcd-sac) HCD	K-129506	4585	108	
NetChange= 6,021.48				

Accounting				
(augv1m) Augusta Communities LLC	K-129397	4578	3,405.50	
Reclass Audit Fees	J-56497	Reclass Audi		3,405.50
NetChange= 0.00				

Legal/Collections				
(haven999) Haven Management Services, Inc	K-122991	4331	710	
(haven999) Haven Management Services, Inc	K-123724	4362	350	
(dow284) Dowdall Law Offices, A.P.C.	K-123898	4364	1,279.00	
May 18 Rent Roll Breakdown	J-52464	May 18 Rent		920
(haven999) Haven Management Services, Inc	K-124575	4394	240	
(dow284) Dowdall Law Offices, A.P.C.	K-124733	4398	1,496.00	
(dow284) Dowdall Law Offices, A.P.C.	K-125218	4412	3,071.50	
(dow284) Dowdall Law Offices, A.P.C.	K-126177	4446	353	
Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent		885
(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496	234.37	
(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496v		234.37
(dow284) Dowdall Law Offices, A.P.C.	K-127504	4527	234.37	
NetChange= 5,928.87				

Management Fees				
(haven999) Haven Management Services, Inc	K-120782	4243	1,861.00	
(haven999) Haven Management Services, Inc	K-121433	4269	1,861.00	
(haven999) Haven Management Services, Inc	K-122071	4296	1,861.00	
(haven999) Haven Management Services, Inc	K-122796	4318	1,861.00	
(haven999) Haven Management Services, Inc	K-123521	4351	1,861.00	
(haven999) Haven Management Services, Inc	K-124298	4384	1,861.00	
(haven999) Haven Management Services, Inc	K-125005	4406	1,861.00	
(hms1910) Haven Management Services, Inc.	K-125745	4432	1,861.00	
(hms1910) Haven Management Services, Inc.	K-126552	4461	1,861.00	
(hms1910) Haven Management Services, Inc.	K-127235	4484	1,861.00	
(hms1910) Haven Management Services, Inc.	K-128036	4516	1,861.00	
(hms1910) Haven Management Services, Inc.	K-128751	4547	1,861.00	
NetChange= 22,332.00				

Patrol/Alarm				
(ala788) Alarmco Security One Services	K-122086	4293	86.85	
(ala788) Alarmco Security One Services	K-124318	4381	86.85	
(ala788) Alarmco Security One Services	K-126485	4454	86.85	
(ala788) Alarmco Security One Services	K-128946	4566	86.85	
NetChange= 347.40				

Personnel Expenses				
(mcclean) Petty Cash - Brooke McClean	K-124695	4400	21.23	
(haven999) Haven Management Services, Inc	K-125309	4414	28.62	

NetChange= 49.85

Other Outside Services

(thr177) 360 Technical Solutions	K-127374	4493	100
(thr177) 360 Technical Solutions	K-127967	4512	100

NetChange= 200.00

Resident Relations

Accrued Dec Exp Paid In Jan	J-50130	:Reversal		78.94
(haven999) Haven Management Services, Inc	K-121008	4255	78.94	
(mcclean) Petty Cash - Brooke McClean	K-122004	4290	37.65	
(mcclean) Petty Cash - Brooke McClean	K-124695	4400	33.75	
(mcclean) Petty Cash - Brooke McClean	K-125812	4436	53.4	
(mcclean) Petty Cash - Brooke McClean	K-126479	4455	93.87	
(hom603) Home Depot Credit Services	K-127277	4488	269.94	
(hom603) Home Depot Credit Services	K-127278	4488	26.92	
(hms1910) Haven Management Services, Inc.	K-127641	4501	46.13	
(mccleanb) Brooke McClean	K-127712	4506	900	
(mcclean) Petty Cash - Brooke McClean	K-128080	4520	127.36	
(hom603) Home Depot Credit Services	K-128671	4544	368.19	
(hom603) Home Depot Credit Services	K-129115	4574	290.51	
(hom603) Home Depot Credit Services	K-129463	4584	94.94	
Dec 2018 Accrued Expenses Pa	J-56439	Accrue Dec 1	87.92	
Dec 2018 Accrued Expenses Pa	J-56439	Accrue Dec 1	324.3	
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	152.44	
GNA Home Painting	J-58005	Augusta Dec	3,200.00	

NetChange= 6,107.32

Billing Service

(par910) Park Billing Co., Inc.	K-120897	4249	124
(par910) Park Billing Co., Inc.	K-121308	4265	124
(par910) Park Billing Co., Inc.	K-122186	4301	124
(par910) Park Billing Co., Inc.	K-122878	4327	124
(par910) Park Billing Co., Inc.	K-123656	4358	124
(par910) Park Billing Co., Inc.	K-124394	4387	124
(par910) Park Billing Co., Inc.	K-125062	4411	124
(par910) Park Billing Co., Inc.	K-125836	4437	124
(par910) Park Billing Co., Inc.	K-126743	4471	124
(par910) Park Billing Co., Inc.	K-127343	4489	124
(par910) Park Billing Co., Inc.	K-128370	4534	124
(par910) Park Billing Co., Inc.	K-128880	4562	124

NetChange= 1,488.00

Dues/Subscriptions

(augvlm) Augusta Communities LLC	K-123081	4332	105.91
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(wma455) WMA	K-123486	4349	900
NetChange= 1,005.91			

Education/Seminars

(haven999) Haven Management Services, Inc	K-121008	4255	189
(haven999) Haven Management Services, Inc	K-122991	4331	663.5
(haven999) Haven Management Services, Inc	K-123724	4362	256.65
NetChange= 1,109.15			

Office Expense

(haven999) Haven Management Services, Inc	K-120895	4248	1.6
(haven999) Haven Management Services, Inc	K-120895	4248	11.32
(haven999) Haven Management Services, Inc	K-120895	4248	8.25
(haven999) Haven Management Services, Inc	K-121603	4274	22.5
(haven999) Haven Management Services, Inc	K-121603	4274	11.32
(haven999) Haven Management Services, Inc	K-121603	4274	2
(haven999) Haven Management Services, Inc	K-121603	4274	6.5
(haven999) Haven Management Services, Inc	K-121733	4281	7.48
(haven999) Haven Management Services, Inc	K-122171	4298	2.55
(haven999) Haven Management Services, Inc	K-122171	4298	22.45
(haven999) Haven Management Services, Inc	K-122171	4298	6.25
(haven999) Haven Management Services, Inc	K-122274	4303	7.27
(qui940) Quill Corporation	K-122376	4306	286.9
(haven999) Haven Management Services, Inc	K-122971	4325	5.75
(haven999) Haven Management Services, Inc	K-122971	4325	11.8
(haven999) Haven Management Services, Inc	K-122971	4325	2.95
(haven999) Haven Management Services, Inc	K-122971	4325	18.2
(qui940) Quill Corporation	K-122903	4328	57.3
(haven999) Haven Management Services, Inc	K-122991	4331	7.27
(haven999) Haven Management Services, Inc	K-123626	4355	11.8
(haven999) Haven Management Services, Inc	K-123626	4355	0.95
(haven999) Haven Management Services, Inc	K-123626	4355	8.5
(haven999) Haven Management Services, Inc	K-123724	4362	7.27
(haven999) Haven Management Services, Inc	K-124379	4385	7.75
(haven999) Haven Management Services, Inc	K-124379	4385	1.1
(haven999) Haven Management Services, Inc	K-124379	4385	11.96
(haven999) Haven Management Services, Inc	K-124575	4394	7.27
(mcclean) Petty Cash - Brooke McClean	K-124695	4400	82.33
(qui940) Quill Corporation	K-124945	4403	203.05
(haven999) Haven Management Services, Inc	K-125132	4410	5.75
(haven999) Haven Management Services, Inc	K-125132	4410	3.05
(haven999) Haven Management Services, Inc	K-125132	4410	11.65
(haven999) Haven Management Services, Inc	K-125309	4414	7
(hms1910) Haven Management Services, Inc.	K-125855	4438	5.5
(hms1910) Haven Management Services, Inc.	K-125855	4438	11.96

(hms1910) Haven Management Services, Inc.	K-125855	4438	6.5
(hms1910) Haven Management Services, Inc.	K-126124	4443	7
(hms1910) Haven Management Services, Inc.	K-126609	4464	7
(hms1910) Haven Management Services, Inc.	K-126652	4468	7
(hms1910) Haven Management Services, Inc.	K-126652	4468	16.55
(hms1910) Haven Management Services, Inc.	K-126652	4468	11.57
(hms1910) Haven Management Services, Inc.	K-127266	4485	0.4
(hms1910) Haven Management Services, Inc.	K-127266	4485	5.75
(hms1910) Haven Management Services, Inc.	K-127266	4485	44.07
(hms1910) Haven Management Services, Inc.	K-127641	4501	7
(hms1910) Haven Management Services, Inc.	K-128106	4518	2.6
(hms1910) Haven Management Services, Inc.	K-128106	4518	8.25
(hms1910) Haven Management Services, Inc.	K-128106	4518	10.98
(hms1910) Haven Management Services, Inc.	K-128398	4533	22.49
(hms1910) Haven Management Services, Inc.	K-128398	4533	7
(qui940) Quill Corporation	K-128315	4535	346.11
(hms1910) Haven Management Services, Inc.	K-128875	4559	7.75
(hms1910) Haven Management Services, Inc.	K-128875	4559	11.99
(hms1910) Haven Management Services, Inc.	K-128875	4559	9.35
(hms1910) Haven Management Services, Inc.	K-129105	4571	7
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	7
NetChange= 1,439.91			

Postage/Messenger Service

(haven999) Haven Management Services, Inc	K-120895	4248	10.12
Payroll 1-12-2018	J-50240	Payroll 1-12	13.95
Payroll 01/26/18	J-50310	Payroll 01/2	13.95
(haven999) Haven Management Services, Inc	K-121603	4274	20.72
Payroll 2-09-2018	J-50762	Payroll 2-09	13.95
Payroll 02-23-18	J-50844	Payroll 02-2	13.95
(mcclean) Petty Cash - Brooke McClean	K-122004	4290	23.98
(haven999) Haven Management Services, Inc	K-122171	4298	6.58
Payroll 3-09-18	J-51333	Payroll 3-09	13.95
Payroll 3-23-2018	J-51406	Payroll 3-23	13.95
(haven999) Haven Management Services, Inc	K-122971	4325	11.75
Payroll 04-06-2018	J-51865	Payroll 04-0	13.95
Payroll 4-20-18	J-51950	Payroll 4-20	13.95
(haven999) Haven Management Services, Inc	K-123626	4355	15.05
Payroll 5-04-18	J-52400	Payroll 5-04	13.95
Payroll 5-18-2018	J-52488	Payroll 5-18	13.95
	J-52639	Payroll 6-1-	13.95
(haven999) Haven Management Services, Inc	K-124379	4385	11.75
Payroll 6-15-18	J-52996	Payroll 6-15	13.95
(mcclean) Petty Cash - Brooke McClean	K-124695	4400	60
Payroll 6-29-18	J-53175	Payroll 6-29	13.95

(haven999) Haven Management Services, Inc	K-125132	4410	9.26
(haven999) Haven Management Services, Inc	K-125132	4410	23.19
Payroll 7-13-18	J-53534	Payroll 7-1	13.95
Payroll 07-27-2018	J-53746	Payroll 07-2	13.95
(hms1910) Haven Management Services, Inc.	K-125855	4438	7.99
Payroll 8-10-18	J-54118	Payroll 8-10	13.95
Payroll 8-24-2018	J-54226	Payroll 8-24	13.95
(mcclean) Petty Cash - Brooke McClean	K-126479	4455	17.8
(hms1910) Haven Management Services, Inc.	K-126652	4468	10.08
Paryoll 9-07-18	J-54712	Paryoll 9-07	13.95
Payroll 9-21-18	J-54809	Payroll 9-2	13.95
(hms1910) Haven Management Services, Inc.	K-127266	4485	5.17
Payroll 10-05-2018	J-55245	Payroll 10-0	13.95
Payroll 10-19-18	J-55304	Payroll 10-1	13.95
(hms1910) Haven Management Services, Inc.	K-128106	4518	37.6
(mcclean) Petty Cash - Brooke McClean	K-128080	4520	20
Payroll 11-02-18	J-55453	Payroll 11-0	13.95
Payroll 11-16-18	J-55846	Payroll 11-1	13.95
Payroll 11-30-2018	J-55947	Payroll 11-3	13.95
(hms1910) Haven Management Services, Inc.	K-128875	4559	14.1
Payroll 12-07-18	J-56107	Payroll 12-0	13.95
Payroll 12-14-18	J-56392	Payroll 12-1	13.95
Payroll 12-28-18	J-56438	Payroll 12-2	13.95
NetChange= 681.79			

Service Charges-Bank

(haven999) Haven Management Services, Inc	K-120895	4248	117.25
(haven999) Haven Management Services, Inc	K-121603	4274	139.95
(haven999) Haven Management Services, Inc	K-122171	4298	110.6
(haven999) Haven Management Services, Inc	K-122971	4325	118.71
(haven999) Haven Management Services, Inc	K-123626	4355	120.89
(haven999) Haven Management Services, Inc	K-124379	4385	121.3
(haven999) Haven Management Services, Inc	K-125132	4410	125.58
(hms1910) Haven Management Services, Inc.	K-125855	4438	135.24
(hms1910) Haven Management Services, Inc.	K-126652	4468	112.92
(hms1910) Haven Management Services, Inc.	K-127266	4485	115.69
(hms1910) Haven Management Services, Inc.	K-128106	4518	113.59
(hms1910) Haven Management Services, Inc.	K-128875	4559	119.32
NetChange= 1,451.04			

Telephone/Answering/Internet

Accrued Dec Exp Paid In Jan	J-50130	:Reversal	284.82
(fro740) Frontier	K-120828	4246	284.82
(inl830) Inland Desert Security & Communi	K-121036	4256	86.25
(fro740) Frontier	K-121444	4270	285.29

(inl830) Inland Desert Security & Communi	K-121770	4282	68.6
(fro740) Frontier	K-122099	4295	285.33
(inl830) Inland Desert Security & Communi	K-122498	4310	77.1
(fro740) Frontier	K-122824	4317	286.26
(inl830) Inland Desert Security & Communi	K-123132	4339	93.25
(augvlm) Augusta Communities LLC	K-123349	4345	75.58
(fro740) Frontier	K-123636	4354	285.51
(inl830) Inland Desert Security & Communi	K-123882	4367	92.4
(fro740) Frontier	K-124317	4383	285.51
(inl830) Inland Desert Security & Communi	K-124666	4396	97.4
(fro740) Frontier	K-125048	4407	285.51
(inl830) Inland Desert Security & Communi	K-125331	4422	73.6
(fro740) Frontier	K-125774	4431	288.03
(inl830) Inland Desert Security & Communi	K-126154	4444	68.6
(fro740) Frontier	K-126584	4459	288.03
(inl830) Inland Desert Security & Communi	K-126843	4476	73.6
(fro740) Frontier	K-127238	4482	287.54
(inl830) Inland Desert Security & Communi	K-127583	4502	68.6
(fro740) Frontier	K-128047	4515	288.81
(inl830) Inland Desert Security & Communi	K-128504	4537	68.6
(fro740) Frontier	K-128775	4546	288.81
(at&t501) AT&T	K-129030	4567	75.54
(inl830) Inland Desert Security & Communi	K-129157	4575	76.8
Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	288.81
NetChange= 4,539.36			

Title Search/Credit Report

Accrued Dec Exp Paid In Jan	J-50130	:Reversal	27
(cic429) CIC	K-120824	4245	27
(cic429) CIC	K-122887	4323	36
(cic429) CIC	K-123663	4353	45
(cic429) CIC	K-124416	4389	45
(cic429) CIC	K-126380	4451	9
(cic429) CIC	K-126713	4466	9
(cic429) CIC	K-127286	4486	9
(cic429) CIC	K-128208	4526	9
(cic429) CIC	K-129020	4568	12
NetChange= 174.00			

Travel/Mileage/Allowance

Accrued Dec Exp Paid In Jan	J-50130	:Reversal	189
(ortiz2) Juan Ortiz	K-123251	4344	18.88
(mccleanb) Brooke McClean	K-125786	4433	204.4
NetChange= 34.28			

Transfers - Augusta				
(augvlm) Augusta Communities LLC	K-120756	4242	1,165.00	
Wire Out To Trustee	J-49778	Wire Out To	7,865.00	
(augvlm) Augusta Communities LLC	K-121418	4268	1,165.00	
:Prog Gen Reverses Journal c	J-51887	Augusta Yr E		6,012.92
Wire Out To Trustee	J-50643	Wire Out To	7,857.00	
(ind674) Independent Cities Finance Autho	K-121872	4286	6,012.92	
(augvlm) Augusta Communities LLC	K-122100	4294	1,165.00	
Wire Out To Trustee	J-51212	Wire Out To	7,857.00	
Correct Entry Reverse Twice	J-53004	Correct Entr	6,012.92	
Reverse Dec Accrual Reversed	J-51598	Reverse Dec		6,012.92
(augvlm) Augusta Communities LLC	K-122795	4316	1,165.00	
Wire Out To Trustee	J-51653	Wire Out To	7,857.00	
:Prog Gen Reverses Journal c	J-52000	Reverse Dec	6,012.92	
Reverse Posting Error	J-53101	Correct Post		6,012.92
(augvlm) Augusta Communities LLC	K-123535	4350	1,165.00	
Wire Out To Trustee	J-52092	Wire Out To	7,857.00	
(augvlm) Augusta Communities LLC	K-124312	4382	1,165.00	
Wire Out To Trustee	J-52809	Wire Out To	7,585.00	
(augvlm) Augusta Communities LLC	K-125011	4404	1,165.00	
Wire Out To Trustee	J-53469	Wire Out To	7,852.00	
(augvlm) Augusta Communities LLC	K-125801	4430	1,165.00	
Wire Out To Trustee	J-54074	Wire Out To	7,859.00	
(augvlm) Augusta Communities LLC	K-126560	4458	1,165.00	
Wire Out To Trustee	J-54436	Wire Out To	7,859.00	
(augvlm) Augusta Communities LLC	K-127222	4481	1,165.00	
Wire Out To Trustee	J-55003	Wire Out To	7,859.00	
(ind674) Independent Cities Finance Autho	K-127507	4499	6,012.92	
(augvlm) Augusta Communities LLC	K-128059	4514	1,165.00	
(ind674) Independent Cities Finance Autho	K-127507	4499v		6,012.92
(ind674) Independent Cities Finance Autho	K-127507	4525	6,012.92	
Wire Out To Trustee	J-55597	Wire Out To	7,859.00	
(augvlm) Augusta Communities LLC	K-128765	4545	1,165.00	
Wire Out To Trustee	J-56411	Wire Out To	7,859.00	
Accrued Interest	J-58004	Augusta Dec		41,321.74
Accrued Interest	J-58004	Augusta Dec		113,622.32
GNA Home Painting	J-58005	Augusta Dec	1,948.00	
GNA Home Painting	J-58005	Augusta Dec		3,200.00
GNA Home Painting	J-58005	Augusta Dec	3,200.00	
GNA Home Painting	J-58005	Augusta Dec		1,948.00
NetChange= -40,926.14				
Bond Services Fee				
(augvlm) Augusta Communities LLC	K-125461	4419	744.68	
(augvlm) Augusta Communities LLC	K-125461	4419v		744.68

(augvIm) Augusta Communities LLC	K-125461	4474	744.68	
Reclass S & P Exp	J-57493	Reclass S &		744.68
NetChange= 0.00				
S & P Fee				
Reclass S & P Exp	J-57493	Reclass S &	744.68	
NetChange= 744.68				
Audit Fees				
Reclass Audit Fees	J-56497	Reclass Audi	3,405.50	
NetChange= 3,405.50				
Reimbursements				
GNA Home Painting	J-58005	Augusta Dec		3,200.00
GNA Home Painting	J-58005	Augusta Dec		1,948.00
NetChange= -5,148.00				
Depreciation Expense				
Amortization & Depreciation	J-58002	Augusta Dec	37,240.24	
NetChange= 37,240.24				
Amortization Expense				
Amortization & Depreciation	J-58002	Augusta Dec	153.14	
NetChange= 153.14				
Non-Park Interest Expense				
Accrued Interest	J-58004	Augusta Dec	113,622.32	
Accrued Interest	J-58004	Augusta Dec		156.23
NetChange= 113,466.09				
			2,007,520.52	2,007,520.52

Balance	Remarks
41690.74	= Beginning Balance =
43361.03	Adjust Bank Error
41690.74	Correct Bank Rec Erro
40525.74	
38664.74	
51964.79	rent deposit 2
62276.12	rent deposit 3
62078.43	security deposit refund
62051.43	
61766.61	acct.909 795-2118 022204 5
58645.81	
58853.66	
58843.54	
58726.29	
58718.04	
58716.44	
58705.12	
58581.12	
58560.36	
57249.76	acct.710418803 11/17-12/18/1
54227.68	acct.710418803 11/17-12/18/1
64779.02	rent deposit 4
64226.66	
65896.95	Rent Deposit #5
58031.95	Wire Out To Trustee
57958.77	acct.7333388
56331.29	acct.04392234292 11/28-12/29
55826.57	acct.04602234447 11/28-12/29
55747.63	
55558.63	
55472.38	
55422.88	
54676.71	acct.2218852705 12/4-1/3/18
52813.52	acct.2218852390 12/4-1/3/18
52628.52	
50691.27	
47370.99	
47171.51	
47131.14	
47086.46	

46935.23  
43497.95 2018 rent control fee  
40581.95 #53 furnace  
40449.45  
40325.45  
40200.45 #31/#32  
38962.45 #29  
38737.45 #40  
38711.43  
48663.56 Rent Deposit #1  
47498.56 mobilehomes  
45637.56  
45352.27 acct.909 795-2118 022204 5  
45911.59  
43150.63  
42825.63 #4 repair leak  
41903.84 short to swamp cooler  
41450.05 short in outside electrical  
39779.76 Adjust Bank Error  
42236.18 Rent Deposit #2  
56659.59 Rent Deposit #3  
65354.06 Rent Deposit #4  
65342.74  
65202.79  
65180.29  
65178.29  
65171.79  
65151.07  
64598.71 acct.132637  
64483.79  
64425.4  
64369.2  
64324.52  
64213.21  
64663.21 Rent Deposit #5  
63214.76 acct.04392234292 12/29-1/29/  
62722.89 acct.04602234447 12/29-1/29/  
62696  
62623.61  
62138.55 acct.2218852705 1/3-2/1/18  
60770.83 acct.2218852390 1/3-2/1/18  
60650.91 acct.2404126518 1/16-2/1/18  
59289.41 acct.710418803 12/18-1/19/18  
56267.33 acct.710418803 12/18-1/19/18  
48410.33 Wire Out To Trustee

49014.65 Rent Deposit #6  
49514.65 Rent Deposit #7  
49592.68 Laundry  
50756.41 Rent Deposit #8  
50748.93  
50680.33  
50600.54 acct.7333388  
50629.64  
47897.78  
47661.27  
47594.91  
47522.07  
41509.15  
39571.9 acct.13519366  
38671.9 Jan20th to Feb20th  
38625.18  
38601.2 11/30-1/30/18  
38563.55 11/30-1/30/18  
38430.13 11/30-1/30/18  
38425.82  
37951.82  
39622.11 Adj Prior Adj  
39622.16 Deposit Amt Error  
41910.11 Rent Deposit #1  
41823.26  
40658.26 mobile homes  
40372.93 acct.909 795-2118 022204 5  
38511.93  
46453.34 Rent Deposit #2  
46479.02 Payroll Adv 3-9-18  
43769.84 Payroll Adv 3-9-18  
43749.02  
43726.57  
43615.97  
43609.72  
43603.14  
43600.59  
51893.85 Rent Deposit #3  
65738.36 Rent Deposit #4  
64077.07 acct.04392234292 1/29-2/28/1  
63498.68 acct.04602234447 1/29-2/28/1  
62946.32 acct.132637  
62822.32  
61469.67 acct.710418803 1/19-2/19/18  
58447.59 acct.710418803 1/19-2/19/18

59945.53 Rent Deposit #5  
59938.26  
60748.95 Rent Deposit #6  
52891.95 Wire Out To Trustee  
53730.57 Rent Deposit #7  
53650.78 acct.7333388  
53375.88  
53318.5  
53031.6  
52701.6 CH-gas valves & lines  
53159.7 Rent Deposit #8  
52259.7 2/20-3/20/18  
52281.65 Payroll Adv 3-23-18  
49594.42 Payroll Adv 3-23-18  
49517.32  
47580.07 acct.13519366  
47563.93  
47492.6  
47476.63  
47456.71  
47287.4  
47129.4  
47099.09  
45814.09  
46226.78 Rent Deposit #9  
45061.78 mobilehomes  
44775.52 acct.909 795-2118 022204 5  
42914.52  
42862.04  
40122.33  
40119.33  
50760.79 Rent Deposit #1  
50693.35 parcel 0319 151 02 6 004  
48237.07 parcel 0319 151 02 0 000  
48045.12 parcel 0319 151 02 6 003  
53520.61 Rent Deposit #2  
58161.06 Rent Deposit #3  
58125.06  
57572.7 acct.132637  
57569.75  
57558  
57439.29  
57433.54  
57415.34  
57403.54

57313.83  
57189.83  
57132.53  
57098.56  
55161.31 acct.13519366  
52139.23 acct.710418803 2/19-3/19/18  
50917.16 acct.710418803 2/19-3/19/18  
57144.5 Rent Deposit #4  
56481  
56473.73  
55763.73  
60351.66 Rent Deposit #5  
61139.44 Rent Deposit #6  
53282.44 Wire Out To Trustee  
53176.53 MHET dues reimbursement  
53141.48 Insurance endorsement reimbu  
53137.48 2018 Business License  
53033.31 acct.04602234447 2/28-3/29/1  
52568.46 acct.04392234292 2/28-3/29/1  
52565.08 acct.16388818730 3/14-2/29/1  
52545.08  
52494.45  
52444.45  
49497.16  
49881.06 Rent Deposit #7  
49878.06  
47244.05  
47349.75  
47310.86  
47290.88  
47197.63  
47109.58  
46739.58  
46218.09 acct.13555487  
46618.09 Rent Deposit #8  
46507.57  
46438.24  
46393.32  
46374.44 mileage reimbursement 4/3-4/  
46298.86 2-way radios  
45398.86 3/20-4/20/18  
45298.23  
45180.49  
45177.49  
42425.74

41525.74 2018-19 membership  
46536.93 Rent Deposit #1  
45371.93 mobilehomes  
43510.93  
43422.62  
47267.94 Rent Deposit #2  
54975.85 Rent Deposit #3  
54930.85  
54645.34 acct.909 795-2118 022204 5  
54630.29  
54509.4  
54508.45  
54499.95  
54488.15  
53935.79  
53869.09  
53745.09  
51807.84 acct.13519366  
50413.14 acct.710418803 3/19-4/16/18  
47391.06 acct.710418803 3/19-4/16/18  
61237.07 Rent Deposit #4  
62366.84 Rent Deposit #5  
54509.84 Wire Out To Trustee  
54515.14  
51762.69  
51412.69  
51405.42  
51148.77  
53767.92 Rent Deposit #6  
53731.81  
53652.87  
53613.33  
52334.33 22148.032  
52310.97 acct.11555514808  
52210.15 acct.05253451370 3/1-4/27/18  
52196.47 acct.04302234447 3/29-4/27/1  
52098.67 acct.04392234292 3/29-4/27/1  
52090.45 acct.16388818730 3/29-4/27/1  
52090.29 acct.18906387222 4/26-4/27/1  
51898.29  
51645.27  
51601.59  
51509.19  
51479.59 acct.0023742232  
50539.59 repair tub&toilet-#B

50526.61  
50516.65  
50450.23  
50365.13  
48815.13  
48861.2  
46154.82  
45977.32 spaces 2&29  
45852.32  
44952.32 4/20-5/20/18  
44729.84  
44687.3  
44611.94  
44488.34  
44310.84 #29-heater Reversed by ctrl#  
44286.95  
44101.95  
48837.13 Rent Deposit #1  
48970.77 Laundry  
48883.92  
47718.92 mobilehomes  
47433.41 acct.909 795-2118 022204 5  
45572.41  
59305.54 Rent Deposit #2  
59297.79  
59286.04  
59284.94  
59272.98  
59151.68  
52251.68 driveways  
52127.68  
50190.43 acct.13519366  
56944.22 Rent Deposit #3  
60455.71 Rent Deposit #4  
62749.97 Rent Deposit #5  
64510.31 Rent Deposit #6  
64465.31  
64454.8 acct.04602234447 4/27-5/29/1  
64371.41 acct.04392234292 4/27-5/29/1  
64330.98 acct.05253451370 4/27-5/29/1  
64322.17 acct.16388818730 4/27-5/29/1  
64138.87 acct.11555514808 4/27-5/29/1  
64114.21 acct.18906387222 4/27-5/29/1  
64105.24 acct.16388818730 5/29-5/30/1  
63501.88

60479.8 acct.710418803 4/16-5/18/18  
59065.18 acct.710418803 4/16-5/18/18  
58813.09  
58909.39  
55950.92  
55943.65  
55703.65  
55689.93  
55474.9  
55466.92  
55408.64  
55342.78  
47757.78 Wire Out To Trustee  
48982.28 Rent Deposit #7  
49159.78 #29-heater Reversed by ctrl#  
49062.38  
48587.19 garbage disposal  
53222.19 Refund VVM Conversion For Da  
54216.18 Refund VVM Conversion For Da  
55625.28 Refund VVM Conversion For Da  
56037 Rent Deposit #8  
57717.34 Rent Deposit #9  
56221.34 22148.032  
56074.47  
56043.53  
56009.83  
55976.08 3/14-5/31/18  
55916.08 3/14-5/31/18  
55894.85 3/14-5/31/18  
55812.52 3/14-5/31/18  
53028.14  
53202.23  
53087.49  
53045.55  
52842.5  
51677.5 mobilehomes  
51672.07 acct.04602234447 - closing b  
49811.07  
67443.2 Rent Deposit #1  
67157.69 acct.909 795-2118 022204 5  
66554.33  
66666.81  
63994.91  
63989.16  
63979.9

63956.71  
63831.13  
63819.48  
63816.43  
63692.43  
74467.08 Rent Deposit #2  
74475.89 Gas Refund  
79487.75 Rent Deposit #3  
71635.75 Wire Out To Trustee  
72477.64 Rent Deposit #4  
69406.14 22148.032  
69382.59 acct.05253451370 5/29-6/27/1  
69091.75 acct.11555514808 5/29-6/27/1  
69070.7 acct.18906387222 5/29-6/27/1  
69063.7  
69035.08  
68799.96  
68625.4  
68558.17  
68526.61  
68493.68  
66556.43 acct.13519366  
64997.95 acct.710418803 5/18-6/18/18  
61975.87 acct.710418803 5/18-6/18/18  
61231.19 S&P fees reimbursements  
60331.19 6/20-7/20/18  
60288.65  
60247.26  
60173.66  
59659.6 unsecured property tax  
57201.75  
57415.8  
57367.1  
57316.53  
51852.27 upgrade and add cameras  
51819.34  
49793.77 acct.13519366  
48095.87 acct.710418803 6/18-7/16/18  
45073.79 acct.710418803 6/18-7/16/18  
51236.53 rent deposit #1  
50071.53 mobile homes  
49783.5 acct.909 795-2118 022204 5  
47922.5  
47718.1 8/24/17-6/13/18  
54282.32 rent deposit #2

54112.33 acct.11555514808 6/27-7/27/1  
54088.99 acct.05253451370 6/27-7/27/1  
54068.27 acct.18906387222 6/27-7/27/1  
53926.99  
51327.86  
51317.86 7/11-7/31/18  
51305.39 7/11-7/31/18  
51251.99 7/11-7/31/18  
51127.99  
70516.59 Rent Deposit #3  
70510.09  
70374.85  
70366.86  
70361.36  
70349.4  
69024.02 acct.2404126518 Feb-July2018  
70559.98 Rent Deposit #4  
69956.62 acct.132637  
69535.48  
69452.04  
69431.46  
67886.51 acct.2404126518 716-8/2/18  
68247.51 Rent Deposit #5  
60388.51 Wire Out To Trustee  
61180.04 Rent Deposit #6  
61173.04  
61104.44  
60306.94 W&M-permit #1665  
59953.94 22148.032  
59053.94 July20-Aug20 2018  
59132.47  
56611.87  
56596.39  
56554.45  
56454.39  
56374.76  
56315.86  
56295.98  
56264.42  
47917.58 reimbursement of park insura  
47908.58  
47824.54 acct.7333388  
47764.6  
47677.75  
47659.95 7/31-8/28/18

47651.34 7/31-8/28/18  
47557.47 7/31-8/28/18  
47524.54  
47239.54 garbage disposal #26  
46914.54 House B - no hot water  
46789.54 #11-roots  
45624.54 mobile homes  
45336.51 acct.909 795-2118 022204 5  
45263.61  
42670.11  
40809.11  
40733.52 acct.7333388  
40130.16  
39985.17  
39887.17  
39880.17  
39774.64  
63492.01 Rent Deposit #1  
72424.55 Rent Deposit #2  
73176.55 Rent Deposit #3  
73998.22 Rent Deposit #4  
71972.65 acct.13519366  
71963.65  
71785.32 acct.11555514808 7/27-8/28/1  
71755.92 acct.05253451370 7/27-8/28/1  
71729.54 acct.18906387222 7/27-8/28/1  
71722.54  
71712.46  
71700.89  
71587.97  
71571.42  
71654.73  
69144.54  
69126.57  
69084.21  
68955.58  
68831.58  
68508.63 acct.2404126518 8/2-8/31/18  
68831.58 acct.2404126518 8/2-8/31/18  
66894.64 acct.710418803 7/16-8/17/18  
63872.56 acct.710418803 7/16-8/17/18  
64617.24 S&P fees reimbursements  
63872.56 S&P fees reimbursements  
56013.56 Wire Out To Trustee  
56799.21 Rent Deposit #5

57632.97 Rent Deposit #6  
57469.62  
57399.24  
57389.3  
57334.46  
57260.86  
57160.77 reimbursement of ins. endors  
56260.77 8/20-9/20/18  
56245.53 acct.2410481907 8/16-9/14/18  
56120.53  
63640.75 Rent Deposit #1  
62475.75 mobile homes  
62188.21 acct.909 795-2118 022204 5  
62214.7  
59731  
57870  
57825.93  
57820.18  
57819.78  
57704.09  
57698.92  
62688.59 Rent Deposit #2  
69099.7 Rent Deposit #3  
69090.7  
68487.34 acct.132637  
68217.4  
68185.84  
68158.92  
68131.04  
67973.43  
67899.55  
67864.45  
67837.01  
67713.01  
64690.93 acct.710418803 8/17-9/17/18  
63072.7 acct.710418803 8/17-9/17/18  
67406.31 Rent Deposit #4  
67330.82 acct.7333388  
67297.89  
67197.89  
65172.32 acct.13519366  
75684.07 Rent Deposit #5  
76111.24 Rent Deposit #6  
68252.24 Wire Out To Trustee  
68212.85 auto insurance

67978.48 23128.001  
67638.16 acct.11555514808 8/28-9/27/1  
67613 acct.05253451370 8/28-9/27/1  
67593.23 acct.18906387222 8/28-9/27/1  
67689.8  
65210.85  
65215.6  
59202.68  
59652.68 Rent Deposit #7  
58752.68 9/20-10/20/18  
58745.68  
58699.55  
58630.95  
56784.44 acct.2404470031 8/14-9/13/18  
55884.44 5/20-6/20/18  
55860.5  
55818.58  
55576.49  
54676.49 Christmas Party  
54828.98  
54565.4  
52038.65  
51990.85  
51959.29  
51845.03  
51698.77  
51541.17  
51441.17  
51408.24  
62000.12 Rent Deposit #1  
62037.49 Laundry  
60872.49 mobile homes  
60583.68 acct.909 795-2118 022204 5  
58722.68  
55700.6 acct.710418803 9/17-10/15/18  
54089.01 acct.710418803 9/17-10/15/18  
54429.33 acct.11555514808 8/28-9/27/1  
54454.49 acct.05253451370 8/28-9/27/1  
54474.26 acct.18906387222 8/28-9/27/1  
54471.66  
54358.07  
54349.82  
54379.94  
54368.96  
54331.36

54309.65  
 54293.74  
 54228.82  
 54070.82  
 54014.66  
 53977.08 8/30-10/31/18  
 53957.08 8/30-10/31/18  
 53829.72 8/30-10/31/18  
 51804.15 acct.13519366  
 65504.37 Rent Deposit #2  
 65543.76 auto insurance  
 65778.13 23128.001  
 71791.05  
 71450.73 acct.11555514808 8/28-9/27/1  
 71425.57 acct.05253451370 8/28-9/27/1  
 71405.8 acct.18906387222 8/28-9/27/1  
 70802.44  
 70763.05 auto insurance  
 64750.13  
 72057.88 Rent Deposit #3  
 73591.73 Rent Deposit #4  
 73962.88 Rent Deposit #5  
 73953.88  
 73719.51 23128.001  
 73692.99 acct.05253451370 9/27-10/29/  
 73665.23 acct.18906387222 9/27-10/29/  
 73296.05 acct.11555514808 9/27-10/29/  
 70952.48  
 71135.66  
 63276.66 Wire Out To Trustee  
 63201.12 acct.262414641  
 63178.63  
 61578.63  
 61571.63  
 59241.35  
 59117.35 43405  
 58771.24  
 60002.92 Rent Deposit #6  
 59401.77  
 59333.17  
 59089.38 acct.2404126518 10/2-10/31/1  
 58189.38 10/20-11/20/18  
 58022.76  
 55512.57  
 55366.31

55204.46  
55164.55  
55123.42 acct.2404470031 10/12-11/13/  
55059.42 Decal:ABH7490  
54691.23  
54649.67  
54450.37  
54500.37 Refund Home Depot  
69992.77 Rent Deposit #1  
68827.77 mobile homes  
68538.96 acct.909 795-2118 022204 5  
66677.96  
65999.96  
63737.7 0319-151-02-2-000  
63545.17 0319-151-02-6-003  
63352.64 0319-151-02-6-002  
63284.99 0319-151-02-6-004  
63014.41 0319-151-02-6-021  
62744.63 0319-151-02-6-021  
62723.1 0319-151-02-6-021  
62449.92 0319-151-02-6-023  
62177.55 0319-151-02-6-023  
62155.81 0319-151-02-6-023  
62141.71  
62129.72  
62010.4  
62001.05  
61993.3  
61389.94  
68513.75 Rent Deposit #2  
72224.33 Rent Deposit #3  
74649.2 Rent Deposit #4  
74440.62  
71771.86  
71647.86  
71610.14  
70245.14 mainline water leak  
68522.89 acct.710418803 10/15-11/16/1  
65500.81 acct.710418803 10/15-11/16/1  
69572.59 Rent Deposit #5  
61713.59 Wire Out To Trustee  
62951.11 Rent Deposit #6  
62864.26  
62788.72 acct.262414641  
62776.72

62353.84 acct.11555514808 10/29-11/29  
62312.89 acct.05253451370 10/29-11/29  
62287.87 acct.18906387222 10/29-11/29  
62280.87  
62015.01 acct.2404126518 10/31-12/03/  
62083.53 Laundry  
62051.53 Decal:AB11939-Space 26  
61902.96  
61612.45  
61535.64  
61301.84  
61535.64  
61458.84  
59433.27 acct.13519366  
55833.27 repipe #4  
52427.77 audit fees  
51531.16 professional liability  
51069.82 umbrella policy  
49929.82 2019 permit to operate  
49481.82 pool permit  
46575.93  
46338.8  
46318.8  
46015.51 acct.2404470031 11/13-12/13/  
45920.57  
45761.37  
45357.33  
45274.19  
45207.26  
45199.76  
45050.91  
45012.49  
44966.06  
44858.06 Decal:ABH7490  
42152.21  
41634.21 House A - blower motor  
41541.71 #52-pilot repair  
41294.21 #2 & #3-swamp cooler repair  
41080.46 #26 - capacitor  
40308.46 furnace service for rental h  
37197.46 #67-new furnace;CH-new fan c  
36297.46 11/20-12/20/18  
33647.46  
33647.46 = Ending Balance =

0 = Beginning Balance =  
-1670.29 Adjust Bank Error  
0 Correct Bank Rec Erro  
-1225 Adj Cash On Hand  
-14525.05 rent deposit 2  
-24836.38 rent deposit 3  
-24638.69 security deposit refund  
-35190.03 rent deposit 4  
-36860.32 Rent Deposit #5  
197.69 Jan 18 Collected  
-9754.44 Rent Deposit #1  
-8084.15 Adjust Bank Error  
-10540.57 Rent Deposit #2  
-24963.98 Rent Deposit #3  
-33658.45 Rent Deposit #4  
-34108.45 Rent Deposit #5  
-34712.77 Rent Deposit #6  
-35212.77 Rent Deposit #7  
-36376.5 Rent Deposit #8  
1867.98 Feb 18 Collected  
40112.46 Feb 18 Collected  
1867.98 Feb 18 Collected  
197.69 Adj Prior Adj  
0 Correct Posting Error  
-2287.95 Rent Deposit #1  
-10229.36 Rent Deposit #2  
-18522.62 Rent Deposit #3  
-32367.13 Rent Deposit #4  
-33865.07 Rent Deposit #5  
-34675.76 Rent Deposit #6  
-35514.38 Rent Deposit #7  
-35972.48 Rent Deposit #8  
0 Mar 18 Collected  
-412.69 Rent Deposit #9  
-11054.15 Rent Deposit #1  
-16529.64 Rent Deposit #2  
-21170.09 Rent Deposit #3  
-27397.43 Rent Deposit #4  
-31985.36 Rent Deposit #5  
-32773.14 Rent Deposit #6  
-33157.04 Rent Deposit #7  
-33557.04 Rent Deposit #8  
0 Apr 18 Collected  
-5011.19 Rent Deposit #1  
-8856.51 Rent Deposit #2

-16564.42 Rent Deposit #3  
-30410.43 Rent Deposit #4  
-31540.2 Rent Deposit #5  
-34159.35 Rent Deposit #6  
-33249.01 May 18 Credit Tenant Move Ou  
-34159.35 May 18 Add Tenant Move In  
0 May 18 Collected  
-4735.18 Rent Deposit #1  
-18468.31 Rent Deposit #2  
-25222.1 Rent Deposit #3  
-28733.59 Rent Deposit #4  
-31027.85 Rent Deposit #5  
-32788.19 Rent Deposit #6  
-34012.69 Rent Deposit #7  
-34424.41 Rent Deposit #8  
-36104.75 Rent Deposit #9  
-37869.43 Jun 18 Add Tenant Move In  
-1764.68 Jun 18 Collected  
0 Jun 18 Credit Tenant Move Ou  
-17632.13 Rent Deposit #1  
-28406.78 Rent Deposit #2  
-33418.64 Rent Deposit #3  
-34260.53 Rent Deposit #4  
0 Jul 18 Collected  
-6162.74 rent deposit #1  
-12726.96 rent deposit #2  
-32115.56 Rent Deposit #3  
-33651.52 Rent Deposit #4  
-34012.52 Rent Deposit #5  
-34804.05 Rent Deposit #6  
-34455.43 Aug 18 Credit Tenant Move Ou  
-34804.05 Aug 18 Add New Tenant Move I  
0 Aug 18 Collected  
-23717.37 Rent Deposit #1  
-32649.91 Rent Deposit #2  
-33401.91 Rent Deposit #3  
-34223.58 Rent Deposit #4  
-35009.23 Rent Deposit #5  
-35842.99 Rent Deposit #6  
0 Sept 18 Collected  
-7520.22 Rent Deposit #1  
-12509.89 Rent Deposit #2  
-18921 Rent Deposit #3  
-23254.61 Rent Deposit #4  
-33766.36 Rent Deposit #5

-34193.53 Rent Deposit #6  
 -34643.53 Rent Deposit #7  
     0 Oct 18 Collected  
 -10591.88 Rent Deposit #1  
   -24292.1 Rent Deposit #2  
 -31599.85 Rent Deposit #3  
   -33133.7 Rent Deposit #4  
 -33504.85 Rent Deposit #5  
 -34736.53 Rent Deposit #6  
     27 Nov 18 Collected  
   -15465.4 Rent Deposit #1  
 -22589.21 Rent Deposit #2  
 -26299.79 Rent Deposit #3  
 -28724.66 Rent Deposit #4  
 -32796.44 Rent Deposit #5  
 -34033.96 Rent Deposit #6  
     27 Dec 18 Collected  
     0 Adjust Cash On Hand  
     0 = Ending Balance =  
  
     0 = Beginning Balance =  
   3120.8  
     0 Payroll 1-12-2018  
 3320.28  
     0 Payroll 01/26/18  
 2760.96  
     0 Payroll 2-09-2018  
 2731.86  
     0 Payroll 02-23-18  
 2709.18 Payroll Adv 3-9-18  
     0 Payroll 3-09-18  
 2687.23 Payroll Adv 3-23-18  
     0 Payroll 3-23-2018  
 2739.71  
     0 Payroll 04-06-2018  
 2634.01  
     0 Payroll 4-20-18  
 2751.75  
     0 Payroll 5-04-18  
 2752.45  
     0 Payroll 5-18-2018  
 2706.38  
     0 Payroll 6-01-18  
 2958.47  
     0 Payroll 6-15-18

2784.38  
0 Payroll 6-29-18  
2671.9  
0 Payroll 7-13-18  
2457.85  
0 Payroll 07-27-2018  
2599.13  
0 Payroll 8-10-18  
2520.6  
0 Payroll 8-24-2018  
2593.5  
5103.69  
2510.19 Payroll 9-07-18  
0 Payroll 9-21-18  
2483.7  
0 Payroll 10-05-2018  
2478.95  
0 Payroll 10-19-18  
2526.75  
0 Payroll 11-02-18  
2343.57  
0 Payroll 11-16-18  
2510.19  
0 Payroll 11-30-2018  
678  
3346.76  
2668.76 Payroll 12-07-18  
0 Payroll 12-14-18  
2905.89  
0 Payroll 12-28-18  
0 = Ending Balance =

200 = Beginning Balance =

200 = Ending Balance =

30003.55 = Beginning Balance =

30003.55 = Ending Balance =

155984.65 = Beginning Balance =

155984.65 = Ending Balance =

93.75 = Beginning Balance =

93.75 = Ending Balance =

7169.78 = Beginning Balance =

6562.63 Expense 1 Mnth Prepd Insuran  
5250.11 Expense 1 Mnth Prepd Insuran  
3937.59 Expense 1 Mnth Prepaid Insur  
2625.07 Expense 1 Mnth Prepd Ins  
1312.55 Expense 1 Mnth Prepd Ins  
0 Expense 1 Mnth Prepd Insuran  
-1312.55 Exp 1 Mnth Ins  
5643.15 Prepaid Insurance Began July  
4947.58 Expense 1 Mnth Prepaid Insur  
4252.01 Expense 1 Mnth Prepd Insuran  
3556.44 Expense 1 Mnth Prepd Ins  
4869 Adjust Prepaid Ins  
4173.43 Expense 1 Mth Prepd Ins  
4173.43 = Ending Balance =

0 = Beginning Balance =  
1077.58 Receivable & Prepaid  
1077.58 = Ending Balance =

207.85 = Beginning Balance =

0  
559.32 Payroll 01/26/18  
0  
29.1 Payroll 2-09-2018  
0  
25.68 Payroll 02-23-18  
0 Payroll Adv 3-9-18  
21.95 Payroll 3-09-18  
0 Payroll Adv 3-23-18  
105.7 Payroll 04-06-2018  
0  
46.07 Payroll 5-18-2018  
0  
174.09 Payroll 6-15-18  
0  
112.48 Payroll 6-29-18  
0  
214.05 Payroll 7-13-18  
0  
78.53 Payroll 8-10-18  
0  
-83.31  
0 Paryoll 9-07-18  
26.49 Payroll 9-21-18  
0

4.75 Payroll 10-05-2018

0

183.18 Payroll 11-02-18

0

15.36 Payroll 12-28-18

15.36 = Ending Balance =

0 = Beginning Balance =

23420 Capital Improvements 2018

23420 = Ending Balance =

0 = Beginning Balance =

2916 Capital Improvements 2018

2916 = Ending Balance =

0 = Beginning Balance =

3111 Capital Improvements 2018

3111 = Ending Balance =

51813.25 = Beginning Balance =

51813.25 = Ending Balance =

49730.35 = Beginning Balance =

49730.35 = Ending Balance =

1266 = Beginning Balance =

1266 = Ending Balance =

63619 = Beginning Balance =

63619 = Ending Balance =

66419 = Beginning Balance =

66419 = Ending Balance =

10711.1 = Beginning Balance =

10711.1 = Ending Balance =

12202.63 = Beginning Balance =

12202.63 = Ending Balance =

18168.06 = Beginning Balance =

18168.06 = Ending Balance =

8236.11 = Beginning Balance =

8236.11 = Ending Balance =

33256.5 = Beginning Balance =  
33256.5 = Ending Balance =

765000 = Beginning Balance =  
765000 = Ending Balance =

95545.77 = Beginning Balance =  
102445.77 Capital Improvements 2018  
102445.77 = Ending Balance =

476081.64 = Beginning Balance =  
476081.64 = Ending Balance =

0 = Beginning Balance =  
2947.29 Capital Improvements 2018  
2947.29 = Ending Balance =

5782.5 = Beginning Balance =  
5782.5 = Ending Balance =

250000 = Beginning Balance =  
250000 = Ending Balance =

11500 = Beginning Balance =  
11500 = Ending Balance =

16569.76 = Beginning Balance =  
16569.76 = Ending Balance =

3000 = Beginning Balance =  
3000 = Ending Balance =

6685.36 = Beginning Balance =  
12149.62 Capital Improvements 2018  
12149.62 = Ending Balance =

0 = Beginning Balance =  
2916 #53 furnace  
5863.29  
12763.29 driveways  
18227.55 upgrade and add cameras  
19827.55  
23427.55 repipe #4  
26538.55 #67-new furnace;CH-new fan c

41376.55 Frontline Property Maintenan  
44758.55 Curtis Allan Floor Ck #4606  
21338.55 Capital Improvements 2018  
18227.55 Capital Improvements 2018  
12763.29 Capital Improvements 2018  
9847.29 Capital Improvements 2018  
2947.29 Capital Improvements 2018  
0 Capital Improvements 2018  
0 = Ending Balance =

-547314.78 = Beginning Balance =  
-584555.02 Depreciation  
-584555.02 = Ending Balance =

-382.44 = Beginning Balance =  
0 Prepaid Jan 18 Rents  
0 = Ending Balance =

-11131.12 = Beginning Balance =  
-10846.3 Frontier Ck 4246  
-7824.22 Yucaipa Valley Water Ck 4251  
-7635.22 Haven Mgmt Ck 4255  
-7608.22 CIC Ck 4245  
-7529.28 Haven Mgmt Ck 4255  
-6218.68 Yucaipa Valley Water Ck 4251  
-6033.68 WaterWorks Ck 4259  
-6012.92 Ready Fresh Ck 4250  
0 2012 AP Park  
-6012.92 Correct Entry  
0 Reverse Dec Accrual  
-6012.92 Reverse Dec Accrual  
0 Reverse Posting Error  
-324.3 Stater Brothers On CC HMS  
-412.22 Costco On Credit Card HMS  
-2437.79 Yucaipa Disposal  
-2475.74 Ready Refresh  
-2919.74 Z Electric  
-2957.69 Ready Fress  
-2977.69 Home Depot  
-17815.69 Frontline Property Maintenan  
-15790.12 Yucaipa Disposal  
-15752.17 Ready Refresh  
-15904.61 Haven Management Ck #4601  
-16193.42 Frontier Ck #4591  
-16200.42 Haven Management Ck #4601

-16469.66 So Cal Edison Ck #5144  
-18001.58 Yucaipa Valley Water Ck #459  
-21023.66 Yucaipa Valley Water Ck #459  
-24405.66 Curtis Allan Floor Ck #4606  
-24755.66 Water Works Accrual  
-24405.66 Water Works Accrual  
-24405.66 = Ending Balance =

-41321.74 = Beginning Balance =  
-42633.54 Accrued Interest  
-42633.54 = Ending Balance =

0 = Beginning Balance =  
48.5 Receivable & Prepaid  
48.5 = Ending Balance =

-14397.64 = Beginning Balance =  
-14397.64 = Ending Balance =

-10192 = Beginning Balance =  
-9571.69 Adjust Tenant Dep  
-9374 Correct Posting Error  
-8974 Mar 18 Credit Sec Dep 41, 46  
-8220 May 18 Credit Sec Dep Sp 3  
-9070 May 18 Add Sec Dep Sp 21  
-10730 Jun 18 Add Sec Dep Sp 3,23  
-9640 Aug 18 Credit Sec Dep Sp 4  
-9640 = Ending Balance =

-40038 = Beginning Balance =  
-40038 = Ending Balance =

41321.74 = Beginning Balance =  
42633.54 Accrued Interest  
42633.54 = Ending Balance =

-2422240.98 = Beginning Balance =  
-2380919.24 Allocate Bond Payment  
-2380919.24 = Ending Balance =

-54040.05 = Beginning Balance =  
-54040.05 = Ending Balance =

-829.56 = Beginning Balance =  
-982.7 Amortization

-982.7 = Ending Balance =

6600 = Beginning Balance =

6600 = Ending Balance =

52800 = Beginning Balance =

52800 = Ending Balance =

-3 = Beginning Balance =

-202.48 Payroll 1-12-2018

-3

-55.48 Payroll 3-23-2018

-3

0

3

-114.74 Payroll 4-20-18

-111.74

6

5.3 Payroll 5-04-18

0

-252.09 Payroll 6-01-18

0

-141.28 Payroll 07-27-2018

0

-72.9 Payroll 8-24-2018

0

-47.8 Payroll 10-19-18

0

-166.62 Payroll 11-16-18

0

-158.57 Payroll 11-30-2018

50.01

0 Payroll 12-07-18

-237.13 Payroll 12-14-18

0

0 = Ending Balance =

0 = Beginning Balance =

156.23 Accrued Interest

156.23 = Ending Balance =

236958.6 = Beginning Balance =

236958.6 = Ending Balance =

-170540.64 = Beginning Balance =

-170540.64 = Ending Balance =

852971.14 = Beginning Balance =

882520.62 Close Yr End P/L

793814.26 Close Yr End Dec 17

793814.26 = Ending Balance =

-59156.88 = Beginning Balance =

-88706.36 Close Yr End P/L

0 Close Yr End Dec 17

0 = Ending Balance =

0 = Beginning Balance =

-382.44 Prepaid Jan 18 Rents

-19795.51 Jan 18 Rent

-19145.51 Jan 18 Credit Rent

-38185.58 Feb 18 Rent

-57225.65 Feb 18 Rent

-38185.58 Feb 18 Rent

-57225.65 Mar 18 Rent

-76265.72 Apr 18 Rent

-95305.79 May 18 Rent

-94455.79 Jun 18 Credit Rent

-114345.86 Jun 18 Rent

-133385.93 Jul 18 Rent

-152426 Aug 18 Rent

-150913 Trash Income

-169953.07 Sept 18 Rent

-188993.14 Oct 18 Rent

-190506.14 Trash Income

-209546.21 Nov 18 Rent

-228616.6 Dec 18 Rent

-228616.6 = Ending Balance =

0 = Beginning Balance =

355.5 Jan 18 Credit Vacant RV

761.92 Feb 18 Credit Vacant RV

1168.34 Feb 18 Credit Vacant RV

761.92 Feb 18 Credit Vacant RV

1157.02 Mar 18 Credit Vacant RV

1552.12 Apr 18 Credit Vacant RV

1948.66 Jul 18 Credit Vacant RV

0 Reclass RV Vacant

396.54 Aug 18 Credit Vacant RV

781.88 Dec 18 Credit Vacant RV

396.54 Reclass RV Vacant  
396.54 = Ending Balance =

0 = Beginning Balance =  
666.45 Jan 18 Credit COC  
1332.9 Feb 18 Credit COC  
1999.35 Feb 18 Credit COC  
1332.9 Feb 18 Credit COC  
1999.35 Mar 18 Credit COC  
2665.8 Apr 18 Credit COC  
2665.8 = Ending Balance =

0 = Beginning Balance =  
859.47 Jan 18 Credit Lodging  
1812.03 Feb 18 Credit Lodging  
2764.59 Feb 18 Credit Lodging  
1812.03 Feb 18 Credit Lodging  
2680.57 Mar 18 Credit Lodging  
3548.69 Apr 18 Credit Lodging  
4343.03 May 18 Credit Lodging  
5137.37 Jun 18 Credit Lodging  
5931.71 Jul 18 Credit Lodging  
6726.05 Aug 18 Credit Lodging  
7520.39 Sept 18 Cr Lodging  
8314.73 Oct 18 Cr Lodging  
9109.07 Nov 18 Cr Lodging  
9903.41 Dec 18 Credit Lodging  
9903.41 = Ending Balance =

0 = Beginning Balance =  
70.63 Jun 18 Credit Write Off  
84.77 Oct 18 Cr Write Off  
84.77 = Ending Balance =

0 = Beginning Balance =  
1318.03 Jan 18 Ending Balance  
475.47 Beginning Balance From Dec 1  
2897.86 Feb 18 Ending Balance  
1579.83 Beginning Balance From Jan 1  
261.8 Beginning Balance From Jan 1  
2684.19 Feb 18 Ending Balance  
261.8 Feb 18 Ending Balance  
1579.83 Beginning Balance From Jan 1  
1579.78 Deposit Amt Error  
-842.61 Beginning Balance From Feb 1

1049.63 Mar 18 Ending Balance  
 -842.61 Beginning Balance From Mar 1  
 3236.48 Apr 18 Ending Balance  
 5058.3 May 18 Ending Balance  
 979.21 Beginning Balance From Apr 1  
 3623.29 Jun 18 Ending Balance  
 1801.47 Beginning Balance From May 1  
 -842.61 Beginning Balance From Jun 1  
 3128.55 Jul 18 Ending Balance  
 -842.61 Beginning Balance From Jul 1  
 124.81 Aug 18 Ending Balance  
 -842.61 Beginning Balance From Aug 1  
 -701.91 Sept 18 Ending Balance  
 -720.91 Beginning Balance From Aug 1  
 -382.08 Oct 18 Ending Balance  
 -522.78 Beginning Balance From Sept  
 -340.2 Nov 18 Ending Balance  
 -679.03 Beginning Balance From Oct 1  
 -861.61 Dec 18 Beginning Balance Nov  
 169.47 Dec 18 Ending Balance  
 196.47 Correct Posting Error  
 -929.61 Receivable & Prepaid  
 -929.61 = Ending Balance =

0 = Beginning Balance =  
 -6797.65 Jan 18 Hse Rents  
 -13595.3 Feb 18 Rent Hse  
 -20392.95 Feb 18 Rent Hse  
 -13595.3 Feb 18 Rent Hse  
 -20392.95 Mar 18 Hse Rent  
 -21674.3 Reclass sp 21 & 23 To Vacant  
 -22955.65 Reclass sp 21 & 23 To Vacant  
 -29753.3 Apr 18 Rent Hse  
 -37702.3 May 18 Rent House  
 -37743.3 Jun 18 Add House Rent  
 -37544.97 Jun 18 Credit House Rent  
 -45566.97 Jun 18 Rent House  
 -53629.97 Jul 18 Rent Rental Hse  
 -61692.97 Aug 18 Hse Rent  
 -69755.97 Sept 18 Rent Hse Rents  
 -77818.97 Oct 18 Hse Rent  
 -85881.97 Nov 18 Hse Rent  
 -93944.97 Dec 18 Rent Hse Rent  
 -93944.97 = Ending Balance =

0 = Beginning Balance =  
 -274.14 Jan 18 Rent Sp 12  
 -550.66 Jan 18 Rent Sp 16  
 -875.66 Jan 18 Rent Sp 17  
 -1200.66 Feb 18 Rent Sp 16  
 -1525.66 Feb 18 Rent Sp 17  
 -1799.8 Feb 18 Rent Sp 12  
 -2124.8 Feb 18 Rent Sp 16  
 -2398.94 Feb 18 Rent Sp 12  
 -2723.94 Feb 18 Rent Sp 17  
 -2398.94 Feb 18 Rent Sp 16  
 -2124.8 Feb 18 Rent Sp 12  
 -1799.8 Feb 18 Rent Sp 17  
 -2124.8 Mar 18 Rent Hse 17  
 -2449.8 Mar 18 Remt Hse 16  
 -2723.94 Mar 18 Rent Hse 12  
 -3048.94 Apr 18 Rent RV Sp 16  
 -3323.08 Apr 18 Rent RV Sp 12  
 -3648.08 Apr 18 Rent RV Sp 17  
 -3922.22 May 18 Rent Sp 12  
 -4247.22 May 18 Rent Sp 16  
 -4572.22 May 18 Rent Sp 17  
 -4897.22 Jun 18 Rent RV Sp 16  
 -5171.36 Jun 18 Rent RV Sp 12  
 -5496.36 Jun 18 Rent RV Sp 17  
 -5821.36 Jul 18 Rent RV Sp 17  
 -6146.36 Jul 18 Rent RV Sp 16  
 -6420.5 Jul 18 Rent RV Sp 12  
 -6745.5 Aug 18 RV Rental Sp 16  
 -7070.5 Aug 18 RV Rental Sp 17  
 -7344.64 Aug 18 RV Rental Sp 12  
 -7395.5 Aug 18 Add RV Sp Rental  
 -7720.5 Sept 18 Rent Sp 16  
 -8045.5 Sept 18 Rent Sp 12  
 -8370.5 Sept 18 Rent Sp 17  
 -8695.5 Oct 18 RV Rent Sp 17  
 -9020.5 Oct 18 RV Rent Sp 12  
 -9345.5 Oct 18 RV Rent Sp 16  
 -9670.5 Nov 18 Rent Sp 12  
 -9995.5 Nov 18 Rent Sp 17  
 -10320.5 Nov 18 Rent Sp 16  
 -10645.5 Dec 18 RV Rent Sp 17  
 -10970.5 Dec 18 RV Rent Sp 16  
 -11295.5 Dec 18 RV Rent Sp 12  
 -11295.5 = Ending Balance =

0 = Beginning Balance =  
396.54 May 18 Credit RV Vacant  
2345.2 Reclass RV Vacant  
2766.21 Sept 18 Cr Vacant RV  
3173.97 Oct 18 Cr Vacant RV  
3573.45 Nov 18 Cr Vacant RV  
3958.79 Reclass RV Vacant  
3958.79 = Ending Balance =

0 = Beginning Balance =  
1055.14 Adj Cash On Hand  
-1124.86 Jan 18 Hse A & B Rent  
-3304.86 Feb 18 Rent Hse A & B  
-5484.86 Feb 18 Rent Hse A & B  
-3304.86 Feb 18 Rent Hse A & B  
-5484.86 Mar 18 Rent Hse A & B  
-7664.86 Apr 18 Rent Hse A & B  
-9844.86 May 18 Rent Hse A & B  
-12044.86 Jun 18 Rent Hse A & B  
-14244.86 Jul 18 Rent Hse A & B  
-16444.86 Aug 18 Rent Hse A & B  
-18644.86 Sept 18 Rent Hse A & B  
-20844.86 Oct 18 Hse A & B Rent  
-23044.86 Nov 18Hse A & B Rent  
-25244.86 Dec 18 Rent Hse A & B  
-25244.86 = Ending Balance =

0 = Beginning Balance =  
1281.35 Reclass sp 21 & 23 To Vacant  
2562.7 Reclass sp 21 & 23 To Vacant  
3406.18 May 18 Credit Vacant RV  
4316.52 May 18 Credit COC  
4713.06 Jun 18 Credit Vacant Rental  
4725.61 Jun 18 Credit Coach Rental V  
5943 Aug 18 Credit House Rent  
6699.54 Sept 18 Cr Coach Rental Vaca  
7456.08 Oct 18 Credit Vacant Lot  
8212.62 Nov 18 Cr Coach Rent Vacant  
8969.16 Dec 18 Credit Coach Rental V  
8969.16 = Ending Balance =

0 = Beginning Balance =  
3392.48 May 18 Credit Write Off Sp 3  
3405.03 Jun 18 Credit Rental Write O

5842.89 Aug 18 Credit RV Write Off S  
5842.89 = Ending Balance =

0 = Beginning Balance =  
50.45 Adj Cash On Hand  
19.45 Adj Cash On Hand  
-2617.44 Jan 18 Electric  
-5764.38 Feb 18 Electric  
-8911.32 Feb 18 Electric  
-5764.38 Feb 18 Electric  
-5764.38 = Ending Balance =

0 = Beginning Balance =  
27.85 Adj Cash On Hand  
-1863.08 Jan 18 Gas  
-4795.76 Feb 18 Gas  
-7818.01 Feb 18 Sewer  
-10750.69 Feb 18 Gas  
-7818.01 Feb 18 Gas  
-4795.76 Feb 18 Sewer  
-7289.14 Mar 18 Gas  
-9816.78 Apr 18 Gas  
-10234.22 May 18 Gas  
-11858.15 Jun 18 Trash  
-11929.73 Jun 18 Gas  
-11929.73 = Ending Balance =

0 = Beginning Balance =  
19.65 Adj Cash On Hand  
-1493.4 Feb 18 Trash  
-3006.45 Feb 18 Trash  
-1493.4 Feb 18 Trash  
-1569.4 Mar 18 Add RV Storage  
-3082.45 Mar 18 Trash  
-4595.5 Apr 18 Trash  
-6219.43 May 18 Trash  
-7732.48 Correct Jan Prior Entry Tras  
-9356.41 Jul 18 Trash  
-10980.34 Aug 18 Trash  
-12604.27 Sept 18 Trash  
-14228.2 Oct 18 Trash  
-15852.13 Nov 18 Trash  
-17476.06 Dec 18 Trash  
-17476.06 = Ending Balance =

0 = Beginning Balance =  
28.28 Adj Cash On Hand  
-1156.82 Jan 18 Water  
-2380.01 Feb 18 Water  
-3603.2 Feb 18 Water  
-2380.01 Feb 18 Water  
-3562.59 Mar 18 Water  
-4662.05 Apr 18 Water  
-5925.13 May 18 Water  
-5971.63 May 18 Water Adj  
-5984.18 May 18 Add Water  
-5998.08 Jun 18 Add Water  
-7196.86 Jun 18 Water  
-8557.66 Jul 18 Water  
-9934.55 Aug 18 Water  
-11473.16 Sept 18 Water  
-12848.91 Oct 18 Water  
-12863.05 Oct 18 Add Water  
-14119.14 Nov 18 Water  
-15423.75 Dec 18 Water  
-15434.95 Dec 18 Add Water  
-15434.95 = Ending Balance =

0 = Beginning Balance =  
39.25 Adj Cash On Hand  
-2983 Jan 18 Sewer  
-6005.25 Feb 18 Sewer  
-9027.5 Mar 18 Sewer  
-12049.75 Apr 18 Sewer  
-15072 May 18 Sewer  
-18094.25 Jun 18 Sewer  
-21116.5 Jul 18 Sewer  
-24138.75 Aug 18 Sewer  
-27161 Sept 18 Sewer  
-30183.25 Oct 18 Sewer  
-33205.5 Nov 18 Sewer  
-36227.75 Dec 18 Sewer  
-36227.75 = Ending Balance =

0 = Beginning Balance =  
35.38 Adj Cash On Hand  
-64.62 Jan 18 Add Late Fee  
-189.62 Feb 18 Add Late Fee  
-314.62 Feb 18 Add Late Fee  
-189.62 Feb 18 Add Late Fee

-339.62 Mar 18 Add Late Fee  
-439.62 Apr 18 Add Late Fee  
-589.62 May 18 Add Late Fee  
-714.62 Jun 18 Add Late Fee  
-789.62 Jul 18 Add Late Fee  
-764.62 Aug 18 Credit Late Fee  
-889.62 Aug 18 Add Late Fee  
-964.62 Sept 18 Add Late Fee  
-1014.62 Oct 18 Add Late Fee  
-1139.62 Nov 18 Add Late Fee  
-1264.62 Dec 18 Add Late Fee  
-1264.62 = Ending Balance =

0 = Beginning Balance =  
-1513.05 Jan 18 Trash  
0 Correct Jan Prior Entry Tras  
-1513 Trash Income  
0 Trash Income  
0 = Ending Balance =

0 = Beginning Balance =  
-78.03 Laundry  
-211.67 Laundry  
-249.04 Laundry  
-317.56 Laundry  
-317.56 = Ending Balance =

0 = Beginning Balance =  
19 Jan 18 Ending Balance  
-57 Jan 18 RV  
-38 Jan 18 Credit RV Storage  
-57 Beginning Balance From Jan 1  
-133 Feb 18 Ending Balance  
-209 Feb 18 RV  
-95 Feb 18 Credit RV Storage  
-171 Feb 18 Ending Balance  
-190 Beginning Balance From Jan 1  
-266 Feb 18 RV  
-152 Feb 18 Credit RV Storage  
-76 Feb 18 Ending Balance  
-190 Feb 18 Credit RV Storage  
-171 Beginning Balance From Jan 1  
-95 Feb 18 RV  
-19 Beginning Balance From Feb 1  
-76 Mar 18 RV

-133 Apr 18 RV  
 -190 May 18 RV  
 -247 Jun 18 RV  
 -304 Jul 18 RV  
 -361 Aug 18 RV  
 -342 Aug 18 Ending Balance RV Sto  
 -399 Sept 18 RV  
 -361 Sept 18 Ending Balance  
 -304 Oct 18 Ending Balance RV  
 -361 Oct 18 RV  
 -399 Beginning Balance From Sept  
 -323 Nov 18 Ending Balance  
 -380 Nov 18 RV  
 -437 Nov 18 RV  
 -494 Nov 18 Beginning Balance Oct  
 -551 Dec 18 RV  
 -627 Dec 18 RV Storage Beg Bal No  
 -532 Dec 18 Ending Balance RV Sto  
 -532 = Ending Balance =

0 = Beginning Balance =

-143.22 Jan 18 Rent Control  
 -412.3 Jan 18 Paramedic  
 -681.38 Feb 18 Paramedic  
 -824.6 Feb 18 Rent Control  
 -1093.68 Feb 18 Paramedic  
 -1236.9 Feb 18 Rent Control  
 -1093.68 Feb 18 Rent Control  
 -824.6 Feb 18 Paramedic  
 -1444.91 Adjust Tenant Dep  
 -1713.99 Mar 18 Paramedic  
 -1857.21 Mar 18 Rent Control  
 -2126.29 Apr 18 Paramedic  
 -2269.51 Apr 18 Rent Control  
 -2538.59 May 18 Paramedic  
 -2681.81 May 18 Rent Control  
 -2825.03 Jun 18 Rent Control  
 -3094.11 Jun 18 Paramedic  
 -3363.19 Jul 18 Paramedic  
 -3506.41 Jul 18 Rent Control  
 -3775.49 Aug 18 Paramedic  
 -3918.71 Aug 18 Rent Control  
 -4187.79 Sept 18 Paramedic  
 -4331.01 Sept 18 Rent Control  
 -4600.09 Oct 18 Paramedic

-4743.31 Oct 18 Rent Control  
-4886.53 Nov 18 Rent Control  
-5155.61 Nov 18 Paramedic  
-5424.69 Dec 18 Paramedic  
-5567.91 Dec 18 Rent Control  
-5567.91 = Ending Balance =

0 = Beginning Balance =  
1145.5 Payroll 1-12-2018  
2220.5 Payroll 01/26/18  
3272.25 Payroll 2-09-2018  
4303.5 Payroll 02-23-18  
5297 Payroll 3-09-18  
6389.5 Payroll 3-23-2018  
7429.5 Payroll 04-06-2018  
8565.75 Payroll 4-20-18  
9728.25 Payroll 5-04-18  
10831.25 Payroll 5-18-2018  
12186.25 Payroll 6-1-18  
13398.5 Payroll 6-15-18  
14517.25 Payroll 6-29-18  
15455.25 Payroll 7-13-18  
16512.75 Payroll 07-27-2018  
17500.25 Payroll 8-10-18  
18549 Payroll 8-24-2018  
19527.75 Payroll 9-07-18  
20480.75 Payroll 9-21-18  
21433.25 Payroll 10-05-2018  
22426.5 Payroll 10-19-18  
23265.25 Payroll 11-02-18  
24244 Payroll 11-16-18  
25354.25 Payroll 11-30-2018  
26665.5 Payroll 12-14-18  
27915.5 Payroll 12-28-18  
27915.5 = Ending Balance =

0 = Beginning Balance =  
1528.2 Payroll 1-12-2018  
2680.2 Payroll 01/26/18  
3832.2 Payroll 2-09-2018  
4984.2 Payroll 02-23-18  
6168.2 Payroll 3-09-18  
7320.2 Payroll 3-23-2018  
8472.2 Payroll 04-06-2018  
9624.2 Payroll 4-20-18

10776.2 Payroll 5-04-18  
11976.2 Payroll 5-18-2018  
13128.2 Payroll 6-01-18  
14280.2 Payroll 6-15-18  
15432.2 Payroll 6-29-18  
16584.2 Payroll 7-13-18  
17736.2 Payroll 07-27-2018  
18888.2 Payroll 8-10-18  
20040.2 Payroll 8-24-2018  
21192.2 Payroll 9-07-18  
22344.2 Payroll 9-21-18  
23496.2 Payroll 10-05-2018  
24648.2 Payroll 10-19-18  
25800.2 Payroll 11-02-18  
26952.2 Payroll 11-16-18  
28104.2 Payroll 11-30-2018  
29256.2 Payroll 12-14-18  
30408.2 Payroll 12-28-18  
30408.2 = Ending Balance =

0 = Beginning Balance =  
52.5 Payroll 12-28-18  
52.5 = Ending Balance =

0 = Beginning Balance =  
133.42 11/30-1/30/18  
733.42 Payroll 12-07-18  
733.42 = Ending Balance =

0 = Beginning Balance =  
388.86 Payroll 1-12-2018  
712.72 Payroll 01/26/18  
1033.21 Payroll 2-09-2018  
1350.71 Payroll 02-23-18  
1667.37 Payroll 3-09-18  
1962.41 Payroll 3-23-2018  
2202.58 Payroll 04-06-2018  
2450.68 Payroll 4-20-18  
2665.13 Payroll 5-04-18  
2840.82 Payroll 5-18-2018  
3043.47 Payroll 6-01-18  
3236.34 Payroll 6-15-18  
3420.46 Payroll 6-29-18  
3591.55 Payroll 7-13-18  
3770.99 Payroll 07-27-2018

3945.07 Payroll 8-10-18  
4123.83 Payroll 8-24-2018  
4297.23 Payroll 9-07-18  
4473.53 Payroll 9-21-18  
4644.95 Payroll 10-05-2018  
4818.64 Payroll 10-19-18  
4981.33 Payroll 11-02-18  
5154.74 Payroll 11-16-18  
5340.64 Payroll 11-30-2018  
5386.54 Payroll 12-07-18  
5585.38 Payroll 12-14-18  
5783.55 Payroll 12-28-18  
5783.55 = Ending Balance =

0 = Beginning Balance =

552.36  
482.26 Payroll 1-12-2018  
412.16 Payroll 01/26/18  
964.52 acct.132637  
894.42 Payroll 2-09-2018  
824.32 Payroll 02-23-18  
1376.68 acct.132637  
1306.58 Payroll 3-09-18  
1236.48 Payroll 3-23-2018  
1788.84 acct.132637  
1718.74 Payroll 04-06-2018  
1648.64 Payroll 4-20-18  
2201  
2130.9 Payroll 5-04-18  
2060.8 Payroll 5-18-2018  
1990.7 Payroll 6-01-18  
2594.06  
2518.08 Payroll 6-15-18  
2442.1 Payroll 6-29-18  
3045.46  
2969.48 Payroll 7-13-18  
2893.5 Payroll 07-27-2018  
3496.86 acct.132637  
3420.88 Payroll 8-10-18  
3344.9 Payroll 8-24-2018  
3948.26  
3872.28 Payroll 9-07-18  
3796.3 Payroll 9-21-18  
4399.66 Reclass Med Exp  
4323.68 Payroll 10-05-2018

4247.7 Payroll 10-19-18  
4171.72 Payroll 11-02-18  
4775.08  
4699.1 Payroll 11-16-18  
4623.12 Payroll 11-30-2018  
5226.48  
5150.5 Payroll 12-14-18  
5074.52 Payroll 12-28-18  
5074.52 = Ending Balance =

0 = Beginning Balance =

313.87 Payroll 1-12-2018  
580.12 Payroll 01/26/18  
843.89 Payroll 2-09-2018  
1105.47 Payroll 02-23-18  
1354.69 Payroll 3-09-18  
1611.01 Payroll 3-23-2018  
1869 Payroll 04-06-2018  
2140.55 Payroll 4-20-18  
2420.2 Payroll 5-04-18  
2704.04 Payroll 5-18-2018  
3009.01 Payroll 6-01-18  
2912.71  
3202 Payroll 6-15-18  
3481.06 Payroll 6-29-18  
3739.85 Payroll 7-13-18  
4012.07 Payroll 07-27-2018  
4281.12 Payroll 8-10-18  
4557.14 Payroll 8-24-2018  
4825.21 Payroll 9-07-18  
5089.64 Payroll 9-21-18  
5354.7 Payroll 10-05-2018  
5258.13  
5527.97 Payroll 10-19-18  
5780.13 Payroll 11-02-18  
6048.19 Payroll 11-16-18  
6330.83 Payroll 11-30-2018  
6398.99 Payroll 12-07-18  
6704.82 Payroll 12-14-18  
7004.71 Payroll 12-28-18  
7004.71 = Ending Balance =

0 = Beginning Balance =

746.17 acct.2218852705 12/4-1/3/18  
2609.36 acct.2218852390 12/4-1/3/18

3094.42 acct.2218852705 1/3-2/1/18  
 4462.14 acct.2218852390 1/3-2/1/18  
 4582.06 acct.2404126518 1/16-2/1/18  
 5907.44 acct.2404126518 Feb-July2018  
 7452.39 acct.2404126518 716-8/2/18  
 7775.34 acct.2404126518 8/2-8/31/18  
 7452.39 acct.2404126518 8/2-8/31/18  
 7467.63 acct.2410481907 8/16-9/14/18  
 9314.14 acct.2404470031 8/14-9/13/18  
 9557.93 acct.2404126518 10/2-10/31/1  
 9599.06 acct.2404470031 10/12-11/13/  
 9864.92 acct.2404126518 10/31-12/03/  
 10168.21 acct.2404470031 11/13-12/13/  
 10437.45 So Cal Edison Ck #5144  
 10437.45 = Ending Balance =

0 = Beginning Balance =

1627.48 acct.04392234292 11/28-12/29  
 2132.2 acct.04602234447 11/28-12/29  
 3580.65 acct.04392234292 12/29-1/29/  
 4072.52 acct.04602234447 12/29-1/29/  
 5733.81 acct.04392234292 1/29-2/28/1  
 6312.2 acct.04602234447 1/29-2/28/1  
 6416.37 acct.04602234447 2/28-3/29/1  
 6881.22 acct.04392234292 2/28-3/29/1  
 6884.6 acct.16388818730 3/14-2/29/1  
 6907.96 acct.11555514808  
 7008.78 acct.05253451370 3/1-4/27/18  
 7022.46 acct.04302234447 3/29-4/27/1  
 7120.26 acct.04392234292 3/29-4/27/1  
 7128.48 acct.16388818730 3/29-4/27/1  
 7128.64 acct.18906387222 4/26-4/27/1  
 7139.15 acct.04602234447 4/27-5/29/1  
 7222.54 acct.04392234292 4/27-5/29/1  
 7262.97 acct.05253451370 4/27-5/29/1  
 7271.78 acct.16388818730 4/27-5/29/1  
 7455.08 acct.11555514808 4/27-5/29/1  
 7479.74 acct.18906387222 4/27-5/29/1  
 7488.71 acct.16388818730 5/29-5/30/1  
 7494.14 acct.04602234447 - closing b  
 7485.33 Gas Refund  
 7508.88 acct.05253451370 5/29-6/27/1  
 7799.72 acct.11555514808 5/29-6/27/1  
 7820.77 acct.18906387222 5/29-6/27/1  
 7990.76 acct.11555514808 6/27-7/27/1

8014.1 acct.05253451370 6/27-7/27/1  
 8034.82 acct.18906387222 6/27-7/27/1  
 8213.15 acct.11555514808 7/27-8/28/1  
 8242.55 acct.05253451370 7/27-8/28/1  
 8268.93 acct.18906387222 7/27-8/28/1  
 8609.25 acct.11555514808 8/28-9/27/1  
 8634.41 acct.05253451370 8/28-9/27/1  
 8654.18 acct.18906387222 8/28-9/27/1  
 8313.86 acct.11555514808 8/28-9/27/1  
 8288.7 acct.05253451370 8/28-9/27/1  
 8268.93 acct.18906387222 8/28-9/27/1  
 8609.25 acct.11555514808 8/28-9/27/1  
 8634.41 acct.05253451370 8/28-9/27/1  
 8654.18 acct.18906387222 8/28-9/27/1  
 8680.7 acct.05253451370 9/27-10/29/  
 8708.46 acct.18906387222 9/27-10/29/  
 9077.64 acct.11555514808 9/27-10/29/  
 9500.52 acct.11555514808 10/29-11/29  
 9541.47 acct.05253451370 10/29-11/29  
 9566.49 acct.18906387222 10/29-11/29  
 9566.49 = Ending Balance =

0 = Beginning Balance =  
 1937.25

3874.5 acct.13519366  
 5811.75 acct.13519366  
 7749 acct.13519366  
 8270.49 acct.13555487  
 10207.74 acct.13519366  
 12144.99 acct.13519366  
 14082.24 acct.13519366  
 16107.81 acct.13519366  
 18133.38 acct.13519366  
 20158.95 acct.13519366  
 22184.52 acct.13519366  
 24210.09 acct.13519366  
 26235.66 Yucaipa Disposal  
 24210.09 Yucaipa Disposal  
 24210.09 = Ending Balance =

0 = Beginning Balance =  
 -20.76 Ready Fresh Ck 4250  
 -1331.36 Yucaipa Valley Water Ck 4251  
 -1310.6  
 0 acct.710418803 11/17-12/18/1

26.02  
 1387.52 acct.710418803 12/18-1/19/18  
 1391.83  
 2744.48 acct.710418803 1/19-2/19/18  
 2774.79  
 3996.86 acct.710418803 2/19-3/19/18  
 5391.56 acct.710418803 3/19-4/16/18  
 5421.16 acct.0023742232  
 5445.05  
 6859.67 acct.710418803 4/16-5/18/18  
 6892.6  
 8451.08 acct.710418803 5/18-6/18/18  
 8484.01  
 10181.91 acct.710418803 6/18-7/16/18  
 10214.84  
 12151.78 acct.710418803 7/16-8/17/18  
 13770.01 acct.710418803 8/17-9/17/18  
 13802.94  
 13835.87  
 15447.46 acct.710418803 9/17-10/15/18  
 15485.18  
 17207.43 acct.710418803 10/15-11/16/1  
 17245.38 Ready Refresh  
 17283.33 Ready Fress  
 17245.38 Ready Refresh  
 18777.3 Yucaipa Valley Water Ck #459  
 18777.3 = Ending Balance =

0 = Beginning Balance =  
 -3022.08 Yucaipa Valley Water Ck 4251  
 0 acct.710418803 11/17-12/18/1  
 3022.08 acct.710418803 12/18-1/19/18  
 6044.16 acct.710418803 1/19-2/19/18  
 9066.24 acct.710418803 2/19-3/19/18  
 12088.32 acct.710418803 3/19-4/16/18  
 15110.4 acct.710418803 4/16-5/18/18  
 18132.48 acct.710418803 5/18-6/18/18  
 21154.56 acct.710418803 6/18-7/16/18  
 24176.64 acct.710418803 7/16-8/17/18  
 27198.72 acct.710418803 8/17-9/17/18  
 30220.8 acct.710418803 9/17-10/15/18  
 33242.88 acct.710418803 10/15-11/16/1  
 36264.96 Yucaipa Valley Water Ck #459  
 36264.96 = Ending Balance =

0 = Beginning Balance =  
73.18 acct.7333388  
152.97 acct.7333388  
232.76 acct.7333388  
467.88  
551.92 acct.7333388  
627.51 acct.7333388  
733.04  
808.53 acct.7333388  
884.07 acct.262414641  
884.07 = Ending Balance =

0 = Beginning Balance =  
1285  
1410  
1410 = Ending Balance =

0 = Beginning Balance =  
-185 WaterWorks Ck 4259  
0  
1238 #29  
1563 #4 repair leak  
2484.79 short to swamp cooler  
2938.58 short in outside electrical  
3878.58 repair tub&toilet-#B  
5428.58  
5606.08 spaces 2&29  
5731.08  
5908.58 #29-heater Reversed by ctrl#  
6093.58  
6308.61  
6131.11 #29-heater Reversed by ctrl#  
6606.3 garbage disposal  
5612.31 Refund VVM Conversion For Da  
5786.87  
6071.87 garbage disposal #26  
6396.87 House B - no hot water  
6914.87 House A - blower motor  
7007.37 #52-pilot repair  
7254.87 #2 & #3-swamp cooler repair  
7468.62 #26 - capacitor  
8240.62 furnace service for rental h  
10188.62 Driveways 21 & 23  
12894.47 Home Depot Ck 4586  
12894.47 = Ending Balance =

0 = Beginning Balance =  
40.37  
98.76  
125.65  
172.37  
188.51  
204.48  
238.45  
307.78  
352.7  
388.81  
263.81 May 18 Add Cleaning  
294.75  
345.32  
404.22  
422.19  
432.13  
467.23  
491.17  
556.09  
596  
672.81  
719.24  
719.24 = Ending Balance =

0 = Beginning Balance =  
474  
632  
-777.1 Refund VVM Conversion For Da  
-777.1 = Ending Balance =

0 = Beginning Balance =  
169.31  
219.94  
269.94  
691.08  
710.96  
3041.24  
3275.04  
3041.24  
3200.44  
3200.44 = Ending Balance =

0 = Beginning Balance =

192  
258.42  
480.9  
884.94  
884.94 = Ending Balance =

0 = Beginning Balance =  
49.5  
274.5 #40  
604.5 CH-gas valves & lines  
974.5  
1199.5 Water Works Accrual  
974.5 Water Works Accrual  
974.5 = Ending Balance =

0 = Beginning Balance =  
132.5  
132.5 = Ending Balance =

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111.31  
177.67  
1077.67 Jan20th to Feb20th  
1977.67 2/20-3/20/18  
1997.65  
2085.7  
2985.7 3/20-4/20/18  
3086.33  
3986.33 4/20-5/20/18  
3994.31  
4141.18  
4208.41  
5108.41 6/20-7/20/18  
5118.41 7/11-7/31/18  
5201.85  
6101.85 July20-Aug20 2018  
6117.33  
7017.33 8/20-9/20/18  
7174.94  
7248.82  
8148.82 9/20-10/20/18  
9048.82 5/20-6/20/18  
9290.91  
9138.42  
9402

9559.6  
9575.51  
10475.51 10/20-11/20/18  
10483.01  
11383.01 11/20-12/20/18  
14033.01  
14033.01 = Ending Balance =

0 = Beginning Balance =  
98  
98 = Ending Balance =

0 = Beginning Balance =  
151.23  
266.15  
322.35  
394.74  
467.58  
742.48  
799.86  
871.19  
891.19  
930.08  
1040.6  
1119.54  
1372.56  
1382.52  
1457.88  
1581.48  
1647.34  
1762.08  
1774.55 7/11-7/31/18  
1874.61  
1954.24  
1962.85 7/31-8/28/18  
2091.48  
2254.83  
2309.67  
2337.55  
2451.81  
2598.07  
2619.78  
2777.78  
2815.36 8/30-10/31/18  
3416.51

3562.77  
3724.62  
3923.92  
3873.92 Refund Home Depot  
4022.49  
4042.49  
4125.63  
4274.48  
6980.33  
7000.33 Home Depot  
4294.48 Home Depot Ck 4586  
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41.39 = Ending Balance =

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44.68  
89.36  
179.07  
267.38  
334.08  
373.62  
417.3  
430.28  
515.38  
557.92  
571.64  
629.92  
663.62  
705.56  
737.12  
779.66  
828.36  
848.94  
890.88  
922.44  
982.38  
1024.74  
1095.12  
1126.68  
1154.12  
1196.04  
1227.6

1283.76  
1325.32  
1392.25  
1430.67  
1430.67 = Ending Balance =

0 = Beginning Balance =  
125 #31/#32  
-4510 Refund VVM Conversion For Da  
-4385 #11-roots  
-4130 Nov 18 Cr Sewer Repair  
-3905 Dec 18 Credit Sewer Repair  
-4130 Dec 18 Add Sewer Repair  
-4005 Water Works Accrual  
-4130 Water Works Accrual  
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0 = Beginning Balance =  
19.92  
19.92 = Ending Balance =

0 = Beginning Balance =  
144.99  
588.99 Z Electric  
588.99 = Ending Balance =

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236.51  
236.51 = Ending Balance =

0 = Beginning Balance =  
1365 mainline water leak  
1365 = Ending Balance =

0 = Beginning Balance =  
607.15 Expense 1 Mnth Prepd Insuran  
1,919.67 Expense 1 Mnth Prepd Insuran  
3,232.19 Expense 1 Mnth Prepaid Insur  
3,267.24 Insurance endorsement reimbu  
4,579.76 Expense 1 Mnth Prepd Ins  
5,892.28 Expense 1 Mnth Prepd Ins  
7,204.83 Expense 1 Mnth Prepd Insuran  
8,517.38 Exp 1 Mnth Ins  
16,864.22 reimbursement of park insura  
9,908.52 Prepaid Insurance Began July

10,008.61 reimbursement of ins. endors  
10,704.18 Expense 1 Mnth Prepaid Insur  
11,307.54 acct.132637  
10,704.18 Reclass Med Exp  
10,743.57 auto insurance  
11,439.14 Expense 1 Mnth Prepd Insuran  
11,399.75 auto insurance  
11,439.14 auto insurance  
12,134.71 Expense 1 Mnth Prepd Ins  
13,031.32 professional liability  
13,492.66 umbrella policy  
12,180.10 Adjust Prepaid Ins  
12,875.67 Expense 1 Mth Prepd Ins  
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0 = Beginning Balance =

67.44 parcel 0319 151 02 6 004  
2,523.72 parcel 0319 151 02 0 000  
2,715.67 parcel 0319 151 02 6 003  
3,229.73 unsecured property tax  
5,491.99 0319-151-02-2-000  
5,684.52 0319-151-02-6-003  
5,877.05 0319-151-02-6-002  
5,944.70 0319-151-02-6-004  
6,215.28 0319-151-02-6-021  
6,485.06 0319-151-02-6-021  
6,506.59 0319-151-02-6-021  
6,779.77 0319-151-02-6-023  
7,052.14 0319-151-02-6-023  
7,073.88 0319-151-02-6-023  
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3,437.28 2018 rent control fee  
3,458.10  
3,462.10 2018 Business License  
4,259.60 W&M-permit #1665  
4,229.48  
4,293.48 Decal:ABH7490  
4,325.48 Decal:AB11939-Space 26  
5,465.48 2019 permit to operate  
5,913.48 pool permit  
6,021.48 Decal:ABH7490  
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0 = Beginning Balance =  
3,405.50 audit fees  
0 Reclass Audit Fees  
0 = Ending Balance =

0 = Beginning Balance =  
710  
1,060.00  
2,339.00 22148.032  
1,419.00 May 18 Add Legal  
1,659.00  
3,155.00 22148.032  
6,226.50 22148.032  
6,579.50 22148.032  
5,694.50 Aug 18 Add Legal  
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5,694.50 23128.001  
5,928.87 23128.001  
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3,722.00  
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9,305.00  
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49.85

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100

200

200 = Ending Balance =

0 = Beginning Balance =

-78.94 Haven Mgmt Ck 4255

0

37.65 11/30-1/30/18

71.4 3/14-5/31/18

124.8 7/11-7/31/18

218.67 7/31-8/28/18

488.61

515.53

561.66

1,461.66 Christmas Party

1,589.02 8/30-10/31/18

1,957.21

2,247.72

2,342.66

2,430.58 Costco On Credit Card HMS

2,754.88 Stater Brothers On CC HMS

2,907.32 Haven Management Ck #4601

6,107.32 GNA Home Painting

6,107.32 = Ending Balance =

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124

248

372

496

620

744

868

992

1,116.00

1,240.00

1,364.00

Nov-18

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105.91 MHET dues reimbursement

1,005.91 2018-19 membership

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0 = Beginning Balance =

189

852.5

1,109.15

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0 = Beginning Balance =

1.6

12.92

21.17

43.67

54.99

56.99

63.49

70.97

73.52

95.97

102.22

109.49

396.39

402.14

413.94

416.89

435.09

492.39

499.66

511.46

512.41

520.91

528.18

535.93

537.03

548.99

556.26

638.59 3/14-5/31/18

841.64

847.39

850.44

862.09

869.09

874.59

886.55

893.05  
900.05  
907.05  
914.05  
930.6  
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992.39  
999.39  
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0 = Beginning Balance =  
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24.07 Payroll 1-12-2018  
38.02 Payroll 01/26/18  
58.74  
72.69 Payroll 2-09-2018  
86.64 Payroll 02-23-18  
110.62 11/30-1/30/18  
117.2  
131.15 Payroll 3-09-18  
145.1 Payroll 3-23-2018  
156.85  
170.8 Payroll 04-06-2018  
184.75 Payroll 4-20-18  
199.8  
213.75 Payroll 5-04-18  
227.7 Payroll 5-18-2018  
241.65 Payroll 6-01-18  
253.4  
267.35 Payroll 6-15-18  
327.35 3/14-5/31/18  
341.3 Payroll 6-29-18

350.56  
373.75  
387.7 Payroll 7-13-18  
401.65 Payroll 07-27-2018  
409.64  
423.59 Payroll 8-10-18  
437.54 Payroll 8-24-2018  
455.34 7/31-8/28/18  
465.42  
479.37 Payroll 9-07-18  
493.32 Payroll 9-21-18  
498.49  
512.44 Payroll 10-05-2018  
526.39 Payroll 10-19-18  
563.99  
583.99 8/30-10/31/18  
597.94 Payroll 11-02-18  
611.89 Payroll 11-16-18  
625.84 Payroll 11-30-2018  
639.94  
653.89 Payroll 12-07-18  
667.84 Payroll 12-14-18  
681.79 Payroll 12-28-18  
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0 = Beginning Balance =

117.25  
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367.8  
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607.4  
728.7  
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989.52  
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0 acct.909 795-2118 022204 5  
86.25  
371.54 acct.909 795-2118 022204 5

440.14  
725.47 acct.909 795-2118 022204 5  
802.57  
1,088.83 acct.909 795-2118 022204 5  
1,182.08  
1,257.66 2-way radios  
1,543.17 acct.909 795-2118 022204 5  
1,635.57  
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3,809.40  
4,098.21 acct.909 795-2118 022204 5  
4,173.75 acct.262414641  
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4,539.36 Frontier Ck #4591  
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0 = Beginning Balance =  
-27 CIC Ck 4245  
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36  
81  
126  
135  
144  
153  
162  
174  
174 = Ending Balance =

0 = Beginning Balance =  
-189 Haven Mgmt Ck 4255  
-170.12 mileage reimbursement 4/3-4/  
34.28 8/24/17-6/13/18  
34.28 = Ending Balance =

0 = Beginning Balance =  
 1,165.00  
 9,030.00 Wire Out To Trustee  
 10,195.00 mobilehomes  
 4,182.08 2012 AP Park  
 12,039.08 Wire Out To Trustee  
 18,052.00  
 19,217.00 mobile homes  
 27,074.00 Wire Out To Trustee  
 33,086.92 Correct Entry  
 27,074.00 Reverse Dec Accrual  
 28,239.00 mobilehomes  
 36,096.00 Wire Out To Trustee  
 42,108.92 Reverse Dec Accrual  
 36,096.00 Reverse Posting Error  
 37,261.00 mobilehomes  
 45,118.00 Wire Out To Trustee  
 46,283.00 mobilehomes  
 53,868.00 Wire Out To Trustee  
 55,033.00 mobilehomes  
 62,885.00 Wire Out To Trustee  
 64,050.00 mobile homes  
 71,909.00 Wire Out To Trustee  
 73,074.00 mobile homes  
 80,933.00 Wire Out To Trustee  
 82,098.00 mobile homes  
 89,957.00 Wire Out To Trustee  
 95,969.92  
 97,134.92 mobile homes  
 91,122.00  
 97,134.92  
 104,993.92 Wire Out To Trustee  
 106,158.92 mobile homes  
 114,017.92 Wire Out To Trustee  
 72,696.18 Allocate Bond Payment  
 -40,926.14 Allocate Interest Expense  
 -38,978.14 Driveways 21 & 23  
 -42,178.14 GNA Home Painting  
 -38,978.14 GNA Home Painting  
 -40,926.14 Driveways 21 & 23  
 -40,926.14 = Ending Balance =

0 = Beginning Balance =  
 744.68 S&P fees reimbursements  
 0 S&P fees reimbursements

744.68 S&P fees reimbursements

0 Reclass S & P Exp

0 = Ending Balance =

0 = Beginning Balance =

744.68 Reclass S & P Exp

744.68 = Ending Balance =

0 = Beginning Balance =

3,405.50 Reclass Audit Fees

3,405.50 = Ending Balance =

0 = Beginning Balance =

-3,200.00 GNA Home Painting

-5,148.00 Driveways 21 & 23

-5,148.00 = Ending Balance =

0 = Beginning Balance =

37,240.24 Depreciation

37,240.24 = Ending Balance =

0 = Beginning Balance =

153.14 Amortization

153.14 = Ending Balance =

0 = Beginning Balance =

113,622.32 Allocate Interest Expense

113,466.09 Accrued Interest

113,466.09 = Ending Balance =

Valley View Application Additional Information

ATTACHMENT PAGE XI

Calculation of MNOI Rent Increase



VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

LN	1987	2013	2014	2015	2016	2017	2018	Adjmts	Normalized	GL #	Base Year
<b>LN OPERATING EXPENSES</b>											
1 Property taxes	2,113	4,385	5,089	6,073	6,480	5,913	7,074	71	7,145	(4)	5202
2 Common area electricity	4,503	5,943	7,212	7,136	7,014	7,597	7,460		7,460	(5)	
3 Common area gas	1,155	2,186	1,818	1,923	1,765	1,778	1,773		1,773	(5)	
4 Landscaping		7,617	11,213	7,389	2,179	9,237	14,033		14,033	(17)	5168
5 Insurance		3,816	3,433	4,090	6,234	8,045	9,029		9,029	(19)	5201
6 Legal	1,477	8,312	1,583	12,434	3,025	2,674	5,929	(2,053)	3,876	(10)	5227
7 Accounting		930	1,150	3,697	3,143	3,180	3,313		3,406		7003-007
		1,422	1,422	1,477	1,468	1,468	1,468		1,468		6001
Meetings & conferences		355	100	179	279	1,057	1,159	(327)	832	(10)	5230,6010
Dues & subscriptions	927	119	119	1,016	1,058	1,058	1,006		1,006	(11)	6005
Licenses & fees	368	10,582	8,308	4,923	5,862	5,602	6,021		6,021		5203
Payroll	1,390	12,478	9,949	6,698	8,645	9,205	9,674	(327)	9,347		
Management fee	5,516	17,315	21,155	18,597	14,822	23,540	28,348		28,348		5102
Owner performed labor		19,644	18,324	18,504	20,132	22,332	(8,261)		14,051		
Payroll taxes	5,516	36,959	39,263	36,921	33,326	43,672	50,680	(8,281)	42,399	(12)	5228
Miscellaneous supplies	654	4,502	5,020	6,326	5,443	6,692	5,784		5,784		5108
Key service		72	88	71	56	482	98	114	212	(10)	5169
Pest control		1,269	45	259	1,484	128	41	510	551	(10)	5172
Signage		226	1,326	92	587		20	182	202	(10)	5175
Street lighting		1,563	1,579	275	1,550	804	589		589	(7)	5176
Vehicle maintenance		437	320	736	30			10	10	(10)	5179
HVAC repairs		287	89	1,138	476	295	133	168	301	(10)	5167
Repairs				1,341				78	78	(10)	5160,5186
Small tools		503	1,118	331	1,785	755	4,085	(1,877)	2,208	(10)	5164,5165
Cleaning/janitorial		647	488	545	1,117	1,918	719	532	1,251	(10)	5162
Repairs & maintenance	30,211	2,933	732	2,135	3,913	4,418	1,410	1,837	3,247	(10)	5159
Labor		25,563	26,250	38,987	40,274	43,049	30,761		30,761		5103,5104,5105
Housing		19,278	19,058	11,178	14,649	11,407	9,903		9,903		4017
Repairs & maintenance		52,778	51,103	57,088	65,921	63,489	47,759	1,555	49,314		6020
Postage		696	790	748	651	716	682		682		6035
Bank charges		1,304	453	641	1,389	1,416	1,451		1,451		6045
Credit reports		271	89	991	324	646	174		174		7003-004
S&P fees		350	745	750	745	745	745		745		6015
Office supplies and expense	12,534	1,304	2,428	1,930	1,439	1,678	1,440		1,440		
Office supplies and expense	12,534	3,925	4,505	5,060	4,548	5,201	4,492		4,492		
Auto expense - Travel	3,414	1,708	1,690	1,900	1,813	4,482	4,539		4,539		6040
Telephone		2,134	1,418	298	836	905	1,431	102	136	(10)	6050
Pool maintenance		347	347	432	347	684	347	(374)	1,057	(10)	5173
Security		244		22			237		237		5229
Street maintenance											5177
Street sweeping											
Trash	3,656	19,765	20,107	20,573	21,172	22,803	24,210	(17,476)	6,734	(6)	5146
Water	9,040	17,943	19,264	17,168	18,362	18,928	18,777	(15,455)	3,342	(6)	5147
Sewer		34,912	35,766	36,265	39,267	36,265	36,265	(36,228)	37	(6)	5148
Cable TV			104	756	843	828	884		884		5149
Amortization		306	153	153	153	153	153		153	(13)	7033
Operating supplies		3,255	2,777	3,554	1,809	3,370	4,294	(1,136)	3,158	(10)	5171
Benefits		2,180	3,814	4,323	4,556	5,075	5,075		5,075		5108
Worker compensation/ADP fees		5,851	6,591	7,725	7,405	8,041	7,005		7,005		5110
Advertising	716		120	105							5301
Recovery - Unpaid Overhead Fees								52,680	52,680	(20)	
AC LLC administrative costs		41,871	42,542	43,091	43,650	44,526	45,762		45,762	(14)	
Bond interest		22,943	22,741	43,224	42,862	42,415	41,965		41,965	(15)	
Subordinate bond interest		2,089	1,909	1,734	1,546	1,344	1,128		1,128	(16)	
Resident relations	456	560	1,288	1,254	1,467	1,780	6,107	(4,400)	1,707	(18)	5303
Outside services		279	535	575	45	300	200		200		5240
Other	1,172	67,762	68,135	89,883	80,560	90,366	95,162	48,280	143,442		
<b>TOTAL OPERATING EXPENSES - APPLICATION</b>	84,345	298,279	303,462	336,955	333,670	356,570	365,506	(31,303)	334,203		

VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

	1987	2013	2014	2015	2016	2017	2018	2019	GL #	Base Year
Electricity		28,820	34,975	34,606	34,013	36,176	10,437	10,437	(1)	5144
Gas		16,862	14,024	14,836	13,614	13,680	9,566	9,566	(2)	5145
Billing service		548	3,328	4,307	2,404	14,316	12,894	12,894	(2)	5160
Park-owned maintenance		17,485	19,472	25,078	26,408	31,941	37,240	37,240	(3)	7030
Depreciation		361,894	375,251	415,782	410,109	452,683	435,643	1,017,440	(8)	
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 64,345</b>	<b>\$ 10,338</b>	<b>\$ 15,427</b>	<b>\$ (6,833)</b>	<b>\$ (22,956)</b>	<b>\$ (14,610)</b>	<b>\$ (38,565)</b>		
<b>NET OPERATING INCOME - APPLICATION</b>		<b>\$ 86,888</b>	<b>\$ 30,582</b>	<b>\$ 37,028</b>	<b>\$ 39,464</b>	<b>\$ 57,829</b>	<b>\$ 44,662</b>	<b>\$ (97,837)</b>		
<b>NET OPERATING INCOME</b>		<b>50.7%</b>	<b>7.8%</b>	<b>9.0%</b>	<b>8.7%</b>	<b>7.0%</b>	<b>9.3%</b>	<b>(18.9%)</b>		

Step 4: Calculate NOI Maintenance Amount for the Current Year, and Monthly Rent Adjustment

Base Year NOI Adjusted for Inflation	\$ 198,259
Current Year Net Operating Loss	(53,176)
Difference - MNOI Rent Adjustment	251,434
Divided by Number of Spaces	75
Divided by Number of Months	12
Recommended Monthly Increase per Space to Maintain Base Year NOI Adjusted for Inflation	<b>\$ 279.37</b>

RECONCILIATION	
Normalized Rent from Step 3	\$ 284,832
MNOI Rent Adjustment	251,434
Adjusted Rent Revenue	536,266
Other Income from Step 3	(3,804)
Total Adjusted Revenue	532,462
Expenses from Step 3	334,203
NOI after Rent Adjustment	198,259
NOI from Step 3	(53,176)
Difference	251,434
Divided by Spaces	75
Divided by Months	12
Recommended Increase	<b>\$ 279.37</b>

Summary of Adjustments

- Calculated as 75 spaces times average base rent per City of Yucaipa
- Gas and electric income and expense are eliminated
- Park owned income and expenses are eliminated
- 1% increase for 2019
- Based on actual for 2018, 21% and 13% of electricity and gas expense, respectively, for 2013 - 2017
- Common area trash, water and sewer are estimated as the excess of expense paid over revenue collected
- 2017 reduced \$1,800 for purchase of golf cart
- Depreciation is eliminated as a non-cash item
- Eliminated as pass throughs to tenants
- 3-year average to smooth fluctuations
- WMA dues included starting in 2016
- Adjusted to 5% of Gross Income as required by the Ordinance
- Bond fee amortization
- Parent organization, Augusta Communities, LLC administrative costs allocated to this park
- 1/3 of interest on bonds used to purchase the park by the non-profit owner
- 1/3 of interest on bonds used to pay cost-of-issuance fees on purchase bonds by the non-profit owner
- Changed to outside landscaping contract which eliminated 2nd maintenance man hours - Actual in 2018, and expected going forward
- Reduced by amount to paint two residents' homes
- Actual amount reconciled for allocations among other Augusta Homes properties

MONTHLY SPACE ADJUSTMENT PER ORDINANCE	
Step A	\$ 86,888 X 1.26 = \$ 109,479 NOI Entitlement as of 10/28/96
Step B1	256.21 + 158.8 = 415.01 = 61.3% CPI Through 2017
Step B2	105.00 + 100 = 205.00 = 5.0% CPI 2018 - 2019
Step C	0.8 X 66.3% = 0.5307145 Percent Increase in CPI (Outcome of Step B)
Step D	\$ 109,479 X (1 + 0.5307145) = \$ 167,581 Current NOI Entitlement
	Less Park NOI CY as of 10/28/96 \$ 53,176
	From Step A Park NOI Adjustment \$ 220,756
	Divided by Number of Spaces 75
	Divided by Number of Months 12
	<b>Monthly Space Adjustment \$ 245.28</b>

(20) Recovery - Corporate Overhead Fees	
Incurred, but unpaid fees 8/12 - 12/18	\$265,773
Long term Treasury Bill rate	2.83%
Monthly recovery period (months)	72
Total amount to recover	\$316,081
Recovery period (years)	6
Divided by 6 years	\$52,680
Per space per month	<b>\$58.53</b>

Valley View Application Additional Information

ATTACHMENT PAGE XIII

(information regarding park income and expenses)

### Attachment Section XIII

The attached spread sheet summarizes income from the property operated by the Applicant. It is not possible to complete Section XIII and Section XIII A in a logical fashion and the spread sheet is provided to allow complete income information. For reasons explained below.

This Application is based only on income and expenses from rent controlled spaces. It is unclear how income of non-rent controlled spaces, separate and apart from expenses associated with those non-affected spaces can be utilized in the analysis.

Section XIII requests income information from rent controlled and leased spaces. There are no spaces subject to long term leases. The work sheet purporting to support this section is more broad, including park owned homes. There are park owned homes in the Park (as shown in the spread sheet). There are also apartments units and rent control exempt RV spaces. It would not be possible to properly complete the official form in a complete way as a result (setting aside the fact that no expense information is requested). In any event, the attached spread sheets provide the most complete picture of the various sources of income.

VALLEY VIEW MOBILE HOMES (9710)  
 Summary Report for 01/01/18 to 12/31/18

Space Number	Name	ELECTRIC	GAS	TRASH	WATER	SEWER	HOUSE RENT	RENT	RV SPACE RENT	STORAGE RV	PARA 1987	PARA 2004	RE CONT	ADJ-CR LODGING	ADJ-CR LATE FEE	ADJ-CR MISC
1	Ulbin Becomber	20.78	206.03	247.32	241.50	471.00	-	3,402.26	-	-	24.00	28.08	27.72	-	-	-
2	Margaret Walker Kathleen Ortega	43.21	82.43	247.32	173.28	471.00	10,365.00	-	-	-	-	-	-	-	-	-
3	Michael Willie	-	-	126.54	73.95	235.50	4,860.00	-	-	-	-	-	-	-	-	-
4	Vacant Rental	-	-	84.36	44.80	157.00	2,740.00	-	-	-	-	-	-	-	-	-
5	Angel Hernandez	52.41	113.27	247.32	191.30	471.00	-	3,969.30	-	-	24.00	28.08	27.72	-	-	-
6	Marlon Creekbaum	50.12	95.28	247.32	169.96	471.00	-	3,998.49	-	-	24.00	28.08	27.72	-	-	-
7	Danni Sullivan	61.14	129.01	247.32	307.12	471.00	-	3,910.78	-	-	24.00	28.08	27.72	-	-	-
8	Alisa Soled	46.21	36.65	247.32	153.85	471.00	-	3,266.36	-	-	24.00	28.08	27.72	-	-	-
9	Grace Boyd	41.34	132.75	247.32	197.88	471.00	-	3,444.57	-	-	24.00	28.08	27.72	-	-	-
10	Socorro Lopez	20.98	99.12	247.32	186.34	471.00	-	3,437.50	-	-	24.00	28.08	27.72	-	-	-
11	Joyce Murphy	41.32	196.31	247.32	154.02	471.00	-	3,849.88	-	-	24.00	28.08	27.72	-	-	-
12	James & Gwen Greive	-	-	84.36	56.56	157.00	-	-	1,300.00	-	-	-	-	-	-	-
14	Laura Ulrich	109.60	102.74	247.32	300.51	471.00	-	3,908.25	-	-	24.00	28.08	27.72	-	-	-
15	Manuel Acevedo	15.13	179.63	247.32	232.62	471.00	-	3,839.82	-	-	24.00	28.08	27.72	-	-	-
16	Cherree Corrine Oehler	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Janet Kerns	-	-	168.72	125.62	314.00	-	-	2,600.00	-	-	-	-	-	-	-
18	Morgan McPherson	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Sandra Scott	79.79	35.90	247.32	270.72	471.00	-	3,452.72	-	-	24.00	28.08	27.72	-	-	-
20	David Craft	35.31	154.18	247.32	211.15	471.00	-	3,193.85	-	-	24.00	28.08	27.72	-	-	-
21	Mary Beekley & Mary Green	-	-	147.63	103.07	274.75	5,950.00	850.00	-	-	-	-	-	-	-	-
22	Juan Urzua	69.85	138.04	247.32	240.90	471.00	-	3,873.37	-	-	24.00	28.08	27.72	-	-	-
23	Deborah Farmer	-	-	126.54	72.36	235.50	5,100.00	-	-	-	-	-	-	-	-	-
24	Stanley Britt	48.82	48.68	247.32	155.37	471.00	-	4,166.15	-	-	24.00	28.08	27.72	-	-	-
25	Regina & Jonathan Torres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Vicki Heumann	81.51	55.42	247.32	186.45	471.00	7,457.00	-	-	-	-	-	-	-	-	-
27	Shelby Champagne	41.62	138.08	247.32	184.62	471.00	-	3,849.88	-	-	24.00	28.08	27.72	-	-	-
28	Patricia Pasch	49.23	256.91	247.32	211.14	471.00	-	3,359.96	-	-	24.00	28.08	27.72	-	-	-
29	Unda Allen	4.43	65.86	247.32	137.42	471.00	7,800.00	650.00	-	-	-	-	-	-	-	-
30	Mary Woodson	130.95	144.71	247.32	181.37	471.00	-	3,508.33	-	-	24.00	28.08	27.72	-	-	-
000204	Susan Choral	53.82	111.81	247.32	216.07	471.00	-	3,805.18	-	-	24.00	28.08	27.72	-	-	-
31	Angela Nelson	42.71	193.78	247.32	176.46	471.00	-	3,402.26	-	-	24.00	28.08	27.72	-	-	-
000314	Concepcion Josepa	22.79	65.91	247.32	168.29	471.00	-	3,457.15	-	-	24.00	28.08	27.72	-	-	-
32	William Morgan	87.28	149.45	247.32	197.87	471.00	-	4,005.80	-	-	24.00	28.08	27.72	-	-	-
33	Dale Davenport	71.87	127.51	247.32	165.05	471.00	-	3,336.83	-	-	24.00	28.08	27.72	-	-	-
34	Phyllis Lewis	46.05	110.96	247.32	199.58	471.00	-	4,109.71	-	-	24.00	28.08	27.72	-	-	-
35	Stanley Wallace	234.60	119.24	247.32	179.83	471.00	-	3,661.49	-	-	24.00	28.08	27.72	-	-	-
36	James Green	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	Beilyn Pettus	120.58	101.96	247.32	212.87	471.00	-	3,220.10	-	-	24.00	28.08	27.72	-	-	-
38	El Fleming	20.20	42.12	247.32	135.75	471.00	-	3,655.38	-	-	24.00	28.08	27.72	-	-	-
39	Debra Murray	34.70	122.13	247.32	182.96	471.00	-	3,693.37	-	-	24.00	28.08	27.72	-	-	-
40	Alfred and Gayle Conzuekles	39.77	167.52	247.32	229.32	471.00	-	3,498.74	-	-	24.00	28.08	27.72	-	-	-
41	Christy Hays	51.80	117.75	247.32	158.62	471.00	-	4,119.65	-	-	24.00	28.08	27.72	-	-	-
42	Xue Mae Yeng	31.86	30.65	247.32	167.51	471.00	-	3,946.01	-	-	24.00	28.08	27.72	-	-	-
43	Christy Bakley	74.38	366.97	247.32	226.07	471.00	-	3,777.29	-	-	24.00	28.08	27.72	-	-	-
44	James Robinson	81.96	155.06	247.32	164.91	471.00	-	3,617.74	-	-	24.00	28.08	27.72	-	-	-
45	Rona Jenks	159.13	63.37	247.32	154.02	471.00	-	4,129.12	-	-	24.00	28.08	27.72	-	-	-
46	Pamela Crum	88.66	150.75	247.32	293.87	471.00	-	3,336.83	-	-	24.00	28.08	27.72	-	-	-
47	Loh Mirado	36.29	94.45	247.32	230.99	471.00	-	3,659.08	-	-	24.00	28.08	27.72	-	-	-
48	Georgette Sahl	38.65	124.74	247.32	227.67	471.00	-	3,869.18	-	-	24.00	28.08	27.72	-	-	-
49	Mary Lou Stehlight	67.86	174.47	247.32	211.16	471.00	-	3,950.91	-	-	24.00	28.08	27.72	-	-	-
50	S. Bloom & C. Caldwell	165.14	16.36	247.32	157.20	471.00	-	3,336.83	-	-	24.00	28.08	27.72	-	-	-
51	Jodie Pappion	62.36	148.26	247.32	216.09	471.00	-	3,244.07	-	-	24.00	28.08	27.72	-	-	-
52	Eugene and Julie Leiby	57.03	166.56	247.32	167.03	471.00	11,212.00	-	-	-	-	-	-	-	-	-





VALLEY VIEW MOBILE HOMES (PT10)  
 Charges Continued

	ADJ:CR RENT	ADJ:CR RENTAL	ADJ:CR RENTAL	ADJ:CR RV SP RENT	ADJ:CR RV STOR	ADJ:CR SEC DEP	ADJ:CR SEWER	ADJ:CR STORAGE	ADJ:CR VACANT	ADJ:CR WRITEOFF	ADJ:CR:RV VACANT	ADJ:ADD HOUSE RENT	ADJ:ADD LATE FEE
1 Ulben Macomber	-	-	-	-	-	-	-	-	-	-	-	-	-
2 Margaret White Katherine Ortega	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Michael White	-	-	-	-	-	-	-	-	-	-	-	41.00	-
4 Vacant Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Angela Hernandez	-	(3,026.16)	-	-	-	-	-	-	-	-	-	-	25.00
6 Marlon Creelbaum	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Oshun Sullivan	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Allen Sneed	-	-	-	-	-	-	-	-	-	-	-	-	-
9 Geneva Boyd	-	-	-	-	-	-	-	-	-	-	-	-	-
10 Socorro Lopez	-	-	-	-	-	-	-	-	-	-	-	-	-
11 Joyce Murphy	-	-	-	-	-	-	-	-	-	-	-	-	-
12 Janet & Owen Greive	-	-	-	-	-	-	-	-	-	-	-	-	-
14 Laura Ulrich	-	-	-	-	-	-	-	-	-	-	-	-	-
15 Manuel Acovedo	-	-	-	-	-	-	-	-	-	-	-	-	-
16 Clarence Corbne Cashler	-	-	-	-	-	-	-	-	-	-	-	-	-
17 Janet Keas	-	-	-	-	-	-	-	-	-	-	-	-	-
18 Morgan McPherson	-	-	-	-	-	-	-	-	-	-	-	-	25.00
19 Sandra Scott	-	-	-	-	-	-	-	-	-	-	-	-	75.00
20 David Clark	-	-	-	-	-	-	-	-	-	-	-	-	-
21 Mary Beclery & Mary Green	(850.00)	-	-	-	-	-	-	-	-	-	-	-	-
22 Jean Uruena	-	-	-	-	-	-	-	-	-	-	-	-	-
23 Deborah Farmer	-	-	-	-	-	-	-	-	-	-	-	-	-
24 Stanley Britt	-	-	-	-	-	-	-	-	-	-	-	-	-
25 Rogdan & Josefina Torres	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Vicki Heasman	-	-	-	-	-	-	-	-	-	-	-	-	-
27 Shirley Chappelle	-	-	-	-	-	-	-	-	-	-	-	-	-
28 Patricia Persch	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Linda Allen	(650.00)	-	-	-	-	-	-	-	-	-	-	-	-
30 Mary Wootton	-	-	-	-	-	-	-	-	-	-	-	-	50.00
00030A Susan Cahral	-	-	-	-	-	-	-	-	-	-	-	-	25.00
31 Angela Nelson	-	-	-	-	-	-	-	-	-	-	-	-	-
00031A Constance Jacopa	-	-	-	-	-	-	-	-	-	-	-	-	-
32 William Morgan	-	-	-	-	-	-	-	-	-	-	-	-	-
33 Dale Desport	-	-	-	-	-	-	-	-	-	-	-	-	-
34 Phyllis Leale	-	-	-	-	-	-	-	-	-	-	-	-	-
35 Shirley Wallace	-	-	-	-	-	-	-	-	-	-	-	-	-
38 James Green	-	-	-	-	-	-	-	-	-	-	-	-	-
37 Keejip Perkins	-	-	-	-	-	-	-	-	-	-	-	-	50.00
38 El Fleming	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Debra Blumny	-	-	-	-	-	-	-	-	-	-	-	-	-
40 Alfred and Gayle Conwell	-	-	-	-	-	-	-	-	-	-	-	-	-
41 Cindy Hays	-	-	-	-	-	-	-	-	-	-	-	-	-
42 Vice Mae Vang	-	-	-	-	-	-	-	-	-	-	-	-	-
43 Cindy Blakley	-	-	-	-	-	-	-	-	-	-	-	-	-
44 James Robinson	-	-	-	-	-	-	-	-	-	-	-	-	-
45 Ronn Jenkins	-	-	-	-	-	-	-	-	-	-	-	-	-
46 Pamela Crum	-	-	-	-	-	-	-	-	-	-	-	-	-
47 Lobb Mirfide	-	-	-	-	-	-	-	-	-	-	-	-	25.00
48 Georgette Smith	-	-	-	-	-	-	-	-	-	-	-	-	-
49 Mary Lou Steinhilf	-	-	-	-	-	-	-	-	-	-	-	-	-
50 S. Bloom & C. Caldwell	-	-	-	-	-	-	-	-	-	-	-	-	125.00
51 Juelia Pughan	-	-	-	-	-	-	-	-	-	-	-	-	-
52 Eugene and Aule LeRoy	-	-	-	-	-	-	-	-	-	-	-	-	-





\*\*\*\*\* VIEW MOBILE HOMES (RT10)  
 Charges Continued

	ADJ:ADD	ADJ:ADD	ADJ:ADD	ADJ:ADD	ADJ:ADD	ADJ:ADD	ADJ:ADD	ADJ:ADD	ADJ:CR	ADJ:CR	ADJ:CR	ADJ:CR	Total Charges	Total Payments
	LEGAL	MAINTENA	MISC	RV SP	RV STOR	SEC DEP	SEWER	WATER	COACH	COC	HOUSE RENT			
1 Uliam Macomber	-	-	-	-	-	-	-	-	-	-	-	-	4,568.69	4,568.69
2 Margaret White KatherineOnriza	-	-	-	-	-	-	225.00	-	-	-	-	-	11,382.24	11,382.24
3 Michael White	-	-	829.34	-	-	810.00	-	-	-	-	-	-	6,976.33	6,976.33
4 Vincent Bernal	-	-	-	-	-	-	-	-	-	-	-	-	5,149.40	5,149.40
5 Angela Hernandez	-	-	-	-	-	-	-	-	-	-	-	-	5,111.97	5,111.97
6 Marlon Cebalzar	-	-	-	-	-	-	-	-	-	-	-	-	5,206.17	5,206.17
7 Dikson Sadiyan	-	-	-	-	-	-	-	-	-	-	-	-	4,301.19	4,301.19
8 Allen Sneed	-	-	-	-	-	-	-	-	-	-	-	-	4,614.66	4,614.66
9 Grace Eloyd	-	-	-	-	-	-	-	-	-	-	-	-	4,542.06	4,542.06
10 Socorro Lopez	-	-	-	-	-	-	-	-	-	-	-	-	5,039.65	5,039.65
11 Joyce Murphy	-	-	-	-	-	-	-	-	-	-	-	-	1,997.40	1,997.40
12 James E. Owen Greibe	-	-	348.62	50.86	-	-	-	-	-	-	-	-	5,219.22	5,219.22
14 Laura Ulrich	-	-	-	-	-	-	-	-	-	-	-	-	5,065.32	5,065.32
15 Manuel Acevedo	-	-	-	-	-	-	-	-	-	-	-	-	3,304.84	3,342.11
16 Clarence Cortine Cristler	-	-	-	25.00	-	-	-	-	-	-	-	-	4,712.25	4,712.25
17 Janet Keas	-	-	-	-	-	-	-	-	-	-	-	-	4,392.61	4,392.61
18 Morgan MacPherson	-	-	-	-	-	-	-	-	-	-	-	-	8,037.46	8,037.46
19 Sandra Scott	-	-	-	-	-	-	-	-	-	-	-	-	5,120.28	5,120.28
20 David Craft	-	-	910.34	-	-	850.00	-	-	-	-	(198.33)	-	8,037.46	8,037.46
21 Mary Seandry & Mary Green	-	-	910.34	-	-	850.00	-	-	-	-	-	-	5,120.28	5,120.28
22 Ivan Urzua	-	-	910.34	-	-	850.00	-	-	-	-	-	-	7,294.74	7,294.74
23 Deborah Farmer	-	-	-	-	-	-	-	-	-	-	-	-	5,217.14	5,217.14
24 Stanley Britz	-	-	-	-	-	-	-	-	-	-	-	-	8,498.70	8,498.70
25 Begdan & Josefina Trus	-	-	-	-	-	-	-	-	-	-	-	-	5,012.32	5,012.32
26 Veldi Hausman	-	-	-	-	-	-	-	-	-	-	-	-	4,675.36	4,675.36
27 Shiley Champagne	-	-	-	-	-	-	-	-	-	-	-	-	8,726.03	8,253.43
28 Patricia Peauch	-	-	-	-	-	-	-	-	-	-	-	-	4,813.48	4,788.48
29 Linda Allen	-	-	-	-	-	-	-	-	-	-	-	-	5,010.00	4,583.47
30 Mary Woodson	-	-	-	-	-	-	-	-	-	-	-	-	4,613.33	4,613.33
00030A Susan Cohrl	-	-	-	-	-	-	-	-	-	-	-	-	4,512.26	4,512.26
31 Angela Nelson	-	-	-	-	-	-	-	-	-	-	-	-	5,238.52	5,238.52
00031A Consuelo Jacobs	-	-	-	-	-	-	-	-	-	-	-	-	4,499.38	4,499.38
32 Writlan Morgan	-	-	-	-	-	-	-	-	-	-	-	-	5,264.42	5,264.42
33 Dale Demerpet	-	-	-	-	-	-	-	-	-	-	-	-	4,993.28	4,993.28
34 Phyllis Lewis	-	-	-	-	-	-	-	-	-	-	-	-	4,503.63	4,503.63
35 Shiley Wallace	-	-	-	-	-	-	-	-	-	-	-	-	4,651.57	4,651.57
36 James Green	-	-	-	-	-	-	-	-	-	-	-	-	4,831.28	4,831.28
37 Evelyn Perlicks	-	-	-	-	-	-	-	-	-	-	-	-	4,733.47	4,733.47
38 El Fleming	-	-	-	-	-	-	-	-	-	-	-	-	5,045.94	5,045.94
39 Delra Murray	-	-	-	-	-	-	-	-	-	-	-	-	4,974.15	4,974.15
40 Alfred and Gwyle Conwradis	-	-	-	-	-	-	-	-	-	-	-	-	5,242.83	5,242.83
43 Chirly Hays	-	-	-	-	-	-	-	-	-	-	-	-	4,817.79	4,817.79
42 Xun Huan Yang	-	-	-	-	-	-	-	-	-	-	-	-	5,303.76	5,303.76
43 Chirly Bulshy	-	-	-	-	-	-	-	-	-	-	-	-	4,493.23	4,493.23
44 James Robinson	-	-	-	-	-	-	-	-	-	-	-	-	4,798.93	4,798.93
45 Room Leaks	-	-	-	-	-	-	-	-	-	-	-	-	5,065.00	5,065.00
46 Pamela Crum	-	-	-	-	-	-	-	-	-	-	-	-	5,202.52	5,202.52
47 Luis Miranda	-	-	-	-	-	-	-	-	-	-	-	-	4,598.65	4,598.65
48 Georgeho Sardi	-	-	-	-	-	-	-	-	-	-	-	-	4,468.90	4,468.90
49 Mary Lou Stahlight	-	-	-	-	-	-	-	-	-	-	-	-	12,320.94	12,320.94
50 S. Gibson & C. Caldwell	-	-	-	-	-	-	-	-	-	-	-	-	4,468.90	4,468.90
51 Lucie Peggillon	-	-	-	-	-	-	-	-	-	-	-	-	12,320.94	12,320.94
52 Eugene and Julie LeRoy	-	-	-	-	-	-	-	-	-	-	-	-	4,468.90	4,468.90





Valley View Application Additional Information

ATTACHMENT PAGE XVII

(information regarding base year adjustment)

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# REAL ESTATE APPRAISAL REPORT

**VALLEY VIEW MOBILE HOME PARK**  
**12995 6<sup>TH</sup> STREET**  
**YUCAIPA, CA**  
**(RENTAL VALUE APPRAISAL)**

**PREPARED FOR:**

**MR. MARK D. ALPERT, ESQ.**

**AUGUST HOMES VILLA MONTCLAIR**

**(A NON-PROFIT PUBLIC BENEFIT CALIFORNIA CORPORATION)**

**JOHN P. NEET, MAI**

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# JOHN P. NEET, MAI

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED HOUSING COMMUNITIES AND RV PARKS

September 17, 2019

Mr. Mark D. Alpert, Esq., Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Drive  
Laguna Hills, CA 92563

Re: Valley View Mobile Home Park, 12995 6<sup>th</sup> Street, Yucaipa, CA 92399

Mr. Alpert:

As requested and authorized by the letter of engagement dated January 7, 2019, I have appraised the captioned property for the purposes of expressing my opinion of its rental value under various definitions as noted below. The interests appraised are those of the **Fee Simple** estate.

As a result of my investigation and analysis, it is my conclusion that the **market rental value** of the individual mobile home sites in the subject property, as of January 1, 2019, and subject to the assumptions, certification, and limiting conditions stated herein, was

FIVE HUNDRED DOLLARS PER MONTH  
\$500.00/MONTH

Further, I have completed an analysis of controlled market rental rates in the City of Yucaipa under the Chapter 15.20 of the Yucaipa Municipal Code and the Administrative Rules (9/2014). Based on the analysis of controlled market and utilizing the definitions of comparability in the cited documents, the controlled market rent for the subject property, as of January 1, 2019, and subject to the assumptions, certification, and limiting conditions stated herein, was

FOUR HUNDRED FIFTY DOLLARS PER MONTH  
\$450.00/MONTH

In addition, I have completed an analysis of rental rates in 1987, based on the definitions of comparability in Administrative Rule 4.003 (B) and have formed an opinion that the market rental value (retrospective) of the individual mobile home sites in the subject property, as of calendar year 1987<sup>1</sup> and subject to the assumptions, certification, and limiting conditions stated herein, was

ONE HUNDRED NINETY DOLLARS PER MONTH  
\$190.00/MONTH

This appraisal and report is intended to comply with the following standards and agreements:

- The Scope of Work agreement between the appraiser and the client
- The Standards of Professional Practice and Code of Ethics of the Appraisal Institute
- The Uniform Standards of Professional Appraisal Practice (USPAP)

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<sup>1</sup> The available market data from 1987 is not specific as to the date within the year only as to the year, and as a result the valuation date is approximate during that year.

This letter is part of the attached appraisal report which contains descriptions of the subject property, factual data, and my analysis of that data upon which the value conclusion is predicated in line with the scope of work agreed to.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John P. Neet". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

John P. Neet, MAI

California General Appraisal Certificate No. AG003494; Certified through 3/14/2020

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**ADDENDA**

- Authorization
- Appraiser Qualifications (CV)

## **Property Identification**

The property that is the subject of this report is a mobile home park located at 12995 6<sup>th</sup> Street, Yucaipa, San Bernardino County, California

## **Purpose of the Appraisal**

The purpose of this appraisal is to estimate the market rental value of the individual sites in the subject property as defined on the Definitions page below. The opinions of market rental value are both current (2019) and retrospective (1987). I have also expressed an opinion of the current “controlled market rent”<sup>2</sup> for the individual sites in the subject property.

## **Property Rights Appraised**

The purpose of this appraisal is to estimate the market rental value, as defined herein, of the **Fee Simple** interest in the subject property subject to the current rental contracts and rent control ordinance, where applicable.

## **Function of the Appraisal**

It is my understanding that the intended use of this appraisal is to advise the client as to reasonable parameters of rental rates that would occur under market conditions, both currently and in 1987 (the base year), and to advise to the rent that might reasonably result from a fair application of the ordinance.

The use of this appraisal is invalid for any other purpose.

## **Client and Intended Users**

The client in this appraisal assignment is the property owner and his legal counsel for a discretionary rent increase application to the City of Yucaipa. There are no other clients.

The intended users of the report are the named client, and only to the extent necessary for discretionary rent increase application, the City of Yucaipa. There are no other intended users.

Use of the report by others not named above is not intended by the appraiser or the client.

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<sup>2</sup> The term “controlled market rent” is not a defined appraisal term. It is used in this analysis to describe the level of rent, based on comparable rental data from other similar properties in Yucaipa that are subject to the same rent control ordinance, that would reasonably be expected to be permitted based on rental data in other mobile home parks that are similarly influenced and controlled by the same ordinance. This is not the same as “market rent” because market rent requires analysis of market rental transactions, which cannot occur under the specific terms of the Yucaipa ordinance which prohibits vacancy or transfer decontrol. The influence of the ordinance is also seen in the exempt leases that are reported in some of the mobile home parks in this city, as the ordinance prohibits the park owner from requiring incoming tenants to sign an exempt lease, which means that the terms of the offered leases must be comparable to the terms of the ordinance if a knowledgeable tenant were to be willing to consider a lease agreement over rent control. The Administrative Rules issued by the City provide a definition of comparability that precludes the use of “arms-length” rental transactions as support for the conclusion. For this reason, this term is used to make clear that the results of the analysis are not the functional equivalent of market rent, or represent the product of free, unfettered, and arms-length rental transactions between the landlord and tenant.

### **Scope of Work**

The scope of this appraisal assignment involved the inspection of the subject property by John P. Neet, MAI, interviews with the property owner and responsible parties, the collection and analysis of pertinent market data and other information, and the completion of the valuation analysis contained herein. John P. Neet, MAI collected factual data utilized herein. John P. Neet, MAI, completed the appraisal analysis and the opinions stated herein are solely those of John P. Neet, MAI. The data collected and considered as well as the process of my reasoning is described throughout the report. This appraisal meets the requirements of USPAP Standard No. 1, and the report complies with the requirements of USPAP Standard No. 2. This appraisal is intended to be a **Complete Appraisal** under generally accepted standards of appraisal, although this is not a USPAP defined term.

The conclusions of the appraisal are reported in this written appraisal report, under USPAP Standard 2.

### **Appraisal Record Dates**

The appraisal record dates are stated in the Letter of Transmittal.

### **Property Ownership**

According to documents available to the appraiser, as of the date of the appraisal, the owner of the subject property was Augusta Homes Villa Montclair, a nonprofit public benefit California corporation.

### **Recent Property History**

The existing primary improvements were reportedly constructed in 1969 according to public records.

There are ongoing rental transactions occurring under the rules of the Yucaipa Rent Control Ordinance.

No other transactions regarding the subject property are known.

### **Exposure Time**

Exposure time is defined as that period of time that the sites in the subject are offered for rent prior to rental at the rental values estimated in this appraisal. Exposure time, by definition, predates the appraisal date stated above. A reasonable projection requires the assumption that the property is properly priced and positions, professionally marketed, and has transferrable title

The market value estimated herein is based on an exposure time of 3 months or less, which appears to be a reasonable conclusion based on the data considered.

### **Personal Property**

No personal property is included in the various opinions of rental value considered and concluded in this report.

### **Appraiser Qualifications and Competence**

The principal appraiser holds general appraiser certificates in this and other states, and is the holder of the MAI designation, indicating the base qualifications needed to appraise properties of this level of

complexity. As pertaining to this property type, the principal appraiser has performed valuation and counseling assignments involving over 6,000 manufactured housing communities, mobile home parks and RV parks, and as a result of this experience is qualified to complete this valuation assignment. Please refer to the appraiser's qualification statement in the Addenda.

## **General Assumptions & Limiting Conditions**

The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute requires the appraiser to “clearly and unequivocally set forth all facts, assumptions, and conditions upon which the appraisal is based.” In compliance with this requirement, and to assist the reader in interpreting this report, the general assumptions and limiting conditions are set forth as follows:

### **General Assumptions**

1. The information furnished by others is believed to be reliable, however, no warranty is given for its accuracy. Any income and expense records relating to the subject property that has been provided is assumed to be accurate as presented.
2. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. No opinion as to the validity of the title is rendered. Title is assumed to be good and marketable, free and clear of all liens and encumbrances, easements and restrictions, except those specifically discussed in the report.
3. It is assumed that the property is under responsible ownership and competent management.
4. All engineering is assumed to be correct. The illustrative material in this report is included only to assist the reader in visualizing the property.
5. It is assumed that there are no hidden or unapparent conditions of the property, the subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging the engineering studies that may be required to discover such conditions.
6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
7. It is assumed that all zoning and use regulations and restrictions have been complied with, unless non-conformity is stated, defined, and considered in the appraisal report.
8. It is assumed that all licenses, certificates of occupancy, consents or other legislative or administrative authority from any national, state, or local government or private entity or organization have been or can be obtained for any use upon which the value estimate contained in this report is based.
9. It is assumed that the utilization of land and improvements is within the boundaries or property lines of the land described and that there is no trespass or encroachment except as noted in the report.
10. No opinion is expressed as to the value of the subsurface oil, gas, or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as expressly stated.
11. No opinion is expressed for matters that require legal, engineering, or other specialized knowledge beyond that customarily employed by real estate appraisers.
12. I am not required to give further consultation, testimony, or to be in attendance in court with reference to the property in question unless arrangements have been previously made. The client is notified that any such further consultation, testimony, or attendance in court will be at my discretion and will be predicated upon the payment of an additional fee.
13. No testing or inquiry was made regarding the existence of lead based paint, asbestos containing materials, or termite infestation or damage. These areas are beyond the appraiser’s expertise. Consultation with appropriate experts is recommended.
14. No consideration has been given to the value of any personal property located upon the subject property, except as otherwise stated in the report.
15. The plans and specifications, upon which this valuation is predicated, are assumed to show the intent of the builder, but I assume no responsibility for the correctness, or for any undisclosed modifications.

16. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short term supply and demand factors, and a continuing stable economy. These forecasts are therefore subject to changes with future conditions.
17. The issue of compliance with the ADA (Americans with Disabilities Act) is beyond the scope of this appraisal. It is my recommendation that the client retain the services of a qualified expert in the field of ADA compliance to determine if the property conforms to the requirements of the ADA, and to determine the impact of noncompliance upon the use and utility of the subject improvements. The appraiser assumes the compliance of the subject property to the ADA, as such knowledge is beyond my knowledge and expertise.
18. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl's, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did I become aware of such during the inspection. I have no knowledge of the existence of such materials on or in the property unless otherwise stated. I am not qualified to test such substances or conditions. It is recommended that the client consult with an environmental hazard expert before making any decision regarding this property. The value estimated is predicated upon the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise of knowledge required to discover them.

The appraiser is not an expert in the field of hazardous materials. This appraisal does not constitute an expert inspection of the property for environmental or health hazards. The only way to be certain as to the condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property. **This appraisal should not be relied upon as to whether environmental hazards exist on or near the property. It is the appraiser's recommendation that a Phase 1 Environmental Assessment be obtained on this or any other property prior to making any monetary decision involving the property to determine the potential for environmental hazards.**

### **General Limiting Conditions**

19. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

### **Other Notices**

1. The appraisal has been prepared using a variety of available software, including Microsoft Word, Microsoft Excel, Adobe Acrobat, Nuance PDFMaker Pro and Argus. The reader should be aware that the calculating conventions regarding rounding iterations used by Excel and Argus differ from that of other software and handheld calculators. As a result, attempts to verify the mathematical calculations using other devices and software may yield slightly different results than stated herein.

## **Definitions**<sup>3</sup>

**Market Value**<sup>4</sup>- The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they considers their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Market Value As-Is**-Estimate of market value in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the appraisal date.

**Fee Simple**- An absolute fee; a fee without limitations to any particular class of heirs, or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation; an inheritable estate.

**Leased Fee**- An ownership interest, held by a landlord, with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to possession of the property following the expiration of the lease.

**Leasehold**- A property held under the tenure of a lease. The right of use and occupancy of real property by virtue of a lease agreement; the right of a lessee to use and enjoy real estate for a stated term and upon certain conditions, such as payment of rent.

**Transfer Rental Rate**-Rental rate charged to new tenant purchasing existing manufactured home in park.

**New Move-In Rate**-Rental rate charged for space that is vacant or for new unit being moved in to park.

**Manufactured Home**-Factory built home, constructed since 1974 in compliance with regulations promulgated by the United States Department of Housing and Urban Development (HUD); also known as a HUD code home.

**Mobile Home**-Factory built home, constructed prior to the 1974 HUD code requirement.

**RV (Recreational Vehicle)**-One of several alternative units designed for vacation use; includes Class A RV's (bus chassis), Class C RV's (van chassis), trailers (designed to be pulled behind powered vehicle), and park model RV's (see below).

**Park Model RV**-RV unit designed for permanent or semi-permanent placement; resembles a HUD code home in appearance, but is less than 400 SF in size, and is not in compliance with HUD code. Also known as Park Model Trailer.

**Community Owned Home (COH)**-A manufactured, mobile, or trailer owned by the owner of the property that is either held for rental purposes or is offered for sale. Alternative term: POC (Park-Owned Coach).

**Use Value**-The value a specific property has for a specific use. In estimating use value, the appraiser focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the highest and best use of the property or the monetary amount that might be realized from its sale. In the MHP/MHC context, Use Value is based upon the amount of debt that the property could support under 501C3 corporation management and ownership.

**Market Rent**-The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TI's).

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3 Definitions from the Appraisal of Real Estate, 13th Edition published by the Appraisal Institute and paraphrased and other sources.

4 Source: Office of Controller of the Currency (OCC) , 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Def. (g); FIRREA Title XI, Section 34.42 (f) ; and Federal Deposit Insurance Corporation (FDIC) Final Rules, 12, CFR Part 323.2(f)

## Certification

I certify to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of a client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Appraisal Practice (USPAP), and if applicable, the requirements of Title XI of FIRREA (Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989).
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report I, have completed continuing education program of the Appraisal Institute.
- As required by Title XI, 34.44 (a)(10), the following statement is included: The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The requirements of the competency provision of USPAP are met for the purposes of this appraisal assignment.
- I have performed no services as an appraiser or in other capacity regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.



John P. Neet, MAI

California General Appraisal Certificate No. AG003494; Certified through 3/14/2020

## **Community Description**

**Community Location-**The subject property is located in the City of Yucaipa in southern San Bernardino County, at the foothills of the San Bernardino Mountains. This location is approximately 17 miles east of San Bernardino and 80 miles east of Los Angeles. Surrounding cities and communities include Redlands and Loma Linda to the west, the City of Calimesa in Riverside County to the south, and unincorporated areas of San Bernardino County to the north and east.

**Community Population-**The current population of Yucaipa is 52,536. This represents a 2.3% increase from the 2010-reported population of 51,367 and a 28% increase from the 2000 reported population of 41,207. Yucaipa is considered to have a significant probability of increasing population growth as residents search out affordable housing within easy commuting distance of employment centers.

**Transportation-**Access to the regional transportation system is provided by the I-10 Freeway, which passes along the western boundaries of the city on its route from Los Angeles to Palm Springs and Phoenix. Major thoroughfares in the city include Yucaipa Boulevard, which is the primary commercial strip in the city, and 5<sup>th</sup> Avenue. The city is laid out in a general grid pattern, with some accommodations to the terrain, which is characteristic of foothill areas. Public transportation is available in the community, including dial-a-ride services for seniors. Air transportation is available from Ontario International Airport, 34 miles west and the Palm Springs Airport 40 miles to the east.

**Economic Base and Trends-** Economics in the City of Yucaipa is centered on services to residents with the largest employers including the Yucaipa/Calimesa Joint Unified School District, Crafton Hills Community College and Stater Bros. Markets. It is attractive to potential residents desiring affordable housing and a small-town atmosphere.

## **Neighborhood Description**

**Neighborhood Location-** The subject is located south of Yucaipa Boulevard, north of the I-10 Freeway, and east of 6<sup>th</sup> Street. Neighborhood boundaries are generally fluid in this part of the city. Mobile home parks competitive to the subject are found in other neighborhoods and market areas.

**Transportation-** Primary access into the community is via I-10 which passes along the western boundaries of the city on its route from Los Angeles to Palm Springs and Phoenix. Major thoroughfares in the city include Yucaipa Boulevard, which is the primary commercial strip in the city, and 5<sup>th</sup> Avenue. The city is laid out in a general grid pattern, with some accommodations to the terrain, which is characteristic of foothill areas. Public transportation is available in the community, including dial-a-ride services for seniors.

**Neighborhood Land Uses-** Yucaipa is a primarily a residential community, and most of the land area is dedicated to that use. Residential neighborhoods within the city are typically non-conforming and consist of various mixtures of older homes on large sites, in-fill tract developments of small to moderate size, various multifamily developments, and mobile home parks. There are a few newer residential tract developments on the outskirts of the community, and more are expected to be constructed as the revived economy creates demand for housing in the area. This neighborhood reflects a typical pattern of development in this city.

**Trends-** Long considered as a city located apart from the valley located cities of Redlands, San Bernardino, and Loma Linda, the growth of the Inland Empire in the 1980's reached Yucaipa before tailing off in the early 1990's. As a result, Yucaipa (and neighboring Calimesa in Riverside County) occupy a position that is somewhat isolated from the valley located communities but is still within easy commuting distance to Inland Empire job centers. It is attractive to potential residents desirous of affordable housing and a small-town atmosphere.

**Adjacent Land Uses-**The subject is surrounded by a variety of land uses, including:

- North-An open ravine with existing detached residences and a tract of detached residences located beyond.
- South-A small, open ravine with detached residences and Wildwood Canyon Road located beyond.
- East- Existing detached residences.
- West- 6<sup>th</sup> Street with a neighborhood of detached residences on suburban homesites beyond.

The surrounding development appears compatible with the present use of the subject.

**Site Description**

<b>SITE FEATURES</b>			
Location-	East side of 6th Street, north of Avenue F		
Street Frontage-	Approximately 800 LF on 6th St.		
Size-	11.25 Acres	Source:	Assessors Records
	490,050 SF		
Dimensions-	Refer to Assessors Plat Map in Addenda		
Shape-	Irregular		
Topography/Drainage-	Level pad with downward slope to street and to north and south site boundaries		
Utilities/Providers-	<u>Available</u>	<u>Connected</u>	<u>Provider/Source</u>
Electricity-	Yes	Yes	SCE
Natural Gas-	Yes	Yes	The Gas Co.
Water-	Yes	Yes	Yucaipa Valley Water District
Sewer-	Yes	Yes	Yucaipa Valley Water District
Comments:	The utility service is presumed to be adequate to serve the highest and best use of the site.		
Street Access-	Provided by 6th Street.		
Flood Hazard Zone-	AE		
Seismic Zone Designation (USGS)-	4		
Functional Utility-	Adequate size, developable shape and topography noted. Site appears to have adequate to good functional utility for many uses. Site is approximately 9 acres net of south ravine area.		

<b>ZONING, LAND USE RESTRICTIONS</b>	
Current Zoning Designation	RM-72C
Permitted Uses Under Zoning:	Medium Density Residential
Intended Use Policy Under Zoning:	To provide for the land use of multiple residential developments within the city limits of Yucaipa.
Conformity of Current Use:	Permitted
Allowable Density Under Zoning:	8 du/acre
Non-Conforming Use Rebuild Policy	Any part of a building or land occupied by a non-conforming use, which use is discontinued for 180 days or more shall thereafter be used in conformity with the provisions of this Section. The provisions of this section shall not prevent the reconstruction, repairing, or rebuilding and continued use of any non-conforming buildings or buildings damaged by any natural or man-made catastrophe subsequent to the effective date of this Code, wherein the cost of such reconstruction, repairing, or rebuilding does not exceed 100% of the reasonable value of such building or buildings constituting a single enterprise at the time such damage occurred. (Note: The preceding information is obtained through public information sources and is not a substitute for a "rebuild letter" from appropriate municipal authorities. Refer to Specific Assumptions and Notices of the Appraisal.)
Specific Use Requirements	For Manufactured Housing Communities:
Maximum Density-	7 du/acre
Min. Development Site Size-	10 Acres
Minimum Individual Site Size-	1,200 SF
Maximum Structure Height-	35 Feet
C.U.P. Required?	Yes
Parking Requirement-	2 parking spaces (may be in tandem) on each mobilehome lot; 1 parking space for each 10 spaces or fraction thereof within the mobilehome park, for visitor use.

## Description of Improvements

### Overview

Project Type:	Mobile Home Park
Total Number of Sites:	75
Number of Other Dwelling Units:	2
Other Dwelling Unit Types:	Detached Residences
Total Number of Units:	77
Density (du/acre):	6.84 (+/-8.5 du/acre net of south land area)
Year Constructed:	1969
Overall Quality:	Average
Amenities:	Recreation Center with assembly room, service kitchen, billiards room, pool, and shuffleboard.
Perimeter Fencing Materials:	None
Security Gates:	None
Interior Street Surface:	Asphalt
Curbing:	None
Laundry Facilities:	1
No. of Washers:	3
No. of Dryers:	3

### Utility Metering

Electricity:	Submetered
Natural Gas:	Submetered
Water:	Submetered
Sewer:	Not Metered
Cable TV:	Direct Metered

### Mobile/Manufactured Home Sites

Typical Widths:	25' to 58'
Typical Depths:	58' to 65'
Singlewide Sites	38
Multisection Sites:	37
Note:	Placement restrictions per park management. Typically, a 38' wide site is needed to accommodate a modern, 24' wide multisection manufactured home in a conventional arrangement. However, smaller multisection units (18-20' wide) and rearrangement of parking will often allow a narrower site to accommodate a modern multisection manufactured home.
Total	75

### Buildings

Clubhouse	Billiards, Recreation, Kitchen, Assembly Room, Office
GBA:	3,464
Shuffleboard/Game Area	Shuffleboard, Ping Pong Area
GBA:	1,296
Laundry/Shower Facility	Laundry/Showers
GBA:	528

### Parking

Spaces on Individual Sites:	2
Conforms to Code Requirement:	Conforming
Guest Parking Spaces	16
Conforms to Code Requirement:	Conforming
Vehicle Storage Spaces:	31
Storage Type:	Outdoor
Conforms to Code Requirement:	Conforming

**Physical and Functional Ratings**

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Physical Condition Rating:	Average
Comments:	The clubhouse appears to be generally well maintained and is in good overall apparent condition. The streets are in overall average condition.
Functional Utility:	Average
Age Restrictions:	Restricted Age (55+)
Rules Enforcement:	Average. No significant deferred maintenance or other negative issues noted on individual homesites.

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**Market Rental Survey**

The following chart summarizes the findings of the rental survey. Quantitative adjustments are made for the differences in the provision of utilities and other services, while differences in quality, appeal, amenities, and other qualitative differences are discussed following.

RENTAL DATA NO.	1 (Subject)	2	3	4	5	6	7
<b>PARK NAME</b>	Valley View MHP	Grandview East	Crafton Hills	Grandview West ME	Yucaipa Valley MHP	Sunrise MHP	Twin View Estates
<b>ADDRESS, CITY</b>	12995 6 <sup>th</sup> Street, Yucaipa	12655 2 <sup>nd</sup> Street, Yucaipa	31816 Avenue E, Yucaipa	12700 Second St., Yucaipa	12710 3 <sup>rd</sup> Street, Yucaipa	2200 West Wilson Street Banning	721 N. Sunset Ave., Banning
<b>NO. SPACES</b>	74	99	159	51	104	181	146
<b>APPROX. AGE</b>	50	67	46	46	68	46	50
<b>AGE RESTRICTION</b>	Senior (55+)	Unrestricted Age (55+ in 1987)	Unrestricted Age (55+ in 1987)	Senior (55+)	Unrestricted Age	Senior (55+)	Senior (55+)
<b>SINGLEWIDE SPACES (%)</b>	8%	41%	8%	0%	60%	0%	0%
<b>SINGLEWIDE UNITS (%)</b>	31%	10%	10%	20%	70%	40%	60%
<b>DENSITY (DU/ACRE)</b>	7.5 (8.5 Eff.)	11.72	8.36	10.7	16.7	8.79	9.87
<b>OCCUPANCY</b>	100%	100%	100%	100%	100%	88%	97%
<b>FEATURES &amp; AMENITIES</b>	Pool, Clubhouse	Clubhouse	Pool, Clubhouse	Pool, Clubhouse	Clubhouse	Pool, Clubhouse	Pool, Clubhouse
<b>RENTAL RATES:</b>							
<b>RENT RANGE-LOW</b>	\$274.20	\$270.49	\$301.36	\$343.95	\$357.52	\$500.00	\$479.00
<b>RENT RANGE-HIGH</b>	\$357.68	\$494.28	\$408.00	\$405.27	\$797.00	\$542.00	\$479.00
<b>APPROX. AVG. RENT</b>	\$316.48	\$383.08	\$357.06	\$367.65	\$511.18	\$525.00	\$479.00
<b>LESSOR PAID SERVICES ADJUSTMENT</b>	None \$0.00	None \$0.00	None \$0.00	None \$0.00	None \$0.00	None \$0.00	None \$0.00
<b>SERVICE ADJUSTED RATES:</b>							
<b>RENT RANGE-LOW</b>	\$274.20	\$270.49	\$301.36	\$343.95	\$347.84	\$506.83	\$506.00
<b>RENT RANGE-HIGH</b>	\$357.68	\$494.28	\$408.00	\$405.27	\$795.00	\$549.36	\$506.00
<b>APPROX. AVG. RENT</b>	\$316.48	\$383.08	\$357.06	\$367.65	\$507.05	\$595.00	\$506.00
<b>RENT CONTROL</b>	Yes	Yes	Yes	Yes	Yes	No	No
<b>1987 RENT (LOW)</b>	\$144.00	\$170.00	\$200.00	\$165.00	\$175.00		
<b>1987 RENT (HIGH)</b>	\$144.00	\$170.00	\$200.00	\$175.00	\$175.00		

**Source of Data-**The current data reported above was obtained from telephonic or in-person interviews with park management personnel and rental surveys published by the City of Yucaipa taken contemporaneously to this assignment. The source of the rental data from 1987 are various surveys that were obtained from the City of Yucaipa.

**Comments on Data-**The data presented represent a cross section of similar available properties in this market area and include both 55+ age restricted and unrestricted developments. Data Nos. 1-5 are subject to the Yucaipa rent control ordinance. Data Nos. 2, 3, and 4 were age restricted in 1987, but Data Nos. 2 and 3 underwent a rule change subsequent to that time and are not age-restricted at this time. This is a point of interest, and not significant in this analysis.

Data Nos. 6 and 7 are located in a similar community without rent controls. Data Nos. 6 and 7 are located in Banning, which does not have a rent control ordinance

In jurisdictions such as Yucaipa that have rent control ordinances that do not include a transfer decontrol provision, most of the transactions that occur are made under the restrictions of the ordinance, and these transactions tend to suggest the lower end of the transactional price range as there is no ability for the park owner to negotiate the rent with the incoming tenant. The incoming tenant is allowed to pay the same rate as the outgoing tenant. Because the incoming tenant accepts this rental amount, it can be concluded that one party (the tenant) believes that the transferred rent payment is at or below market levels. The opinion

of the other party to the transaction, the park owner, has only the choice of accepting the rent payment, and has no voice in determining whether or not rent is an acceptable price for the services provided.

Negotiated transactions in Yucaipa are rare, so it is virtually impossible to determine that maximum rent that an incoming tenant would be willing to pay to rent the homesite. We can assume, absent evidence to the contrary, that the highest rents agreed to are approaching this threshold. But as there is no ability for the property owner to “test” the market and because all bargaining power is in the hands of the incoming tenant, these are no market transactions, only indicators of a level of rent that is either at or below market, and the information from the transaction is not sufficient to determine which it is. For this reason, the upper end of the rent survey range in the Yucaipa parks is given more credence as a possible indicator of market rent as the rents at the upper end of the range suggest rent levels that tenants would willingly accept if offered in an unregulated market.

The comparability of these developments to the subject was established based on several metrics, some as suggested by the Administrative Rules. The properties are reasonably similar as to the size of the sites offered, with 50% or more of the sites in each of the properties able to be used as sites for a multisection home (with the exception of Data No. 5). In terms of basic amenities, all of the considered parks have clubhouses, and all but Data Nos. 2 and 5 have both pools and clubhouses.

Some of the parks, including the subject, have additional minor amenities (spas, shuffleboard courts, laundries), but these are not considered essential amenities.

Finally, all of the considered parks are relatively similar in terms of the density (dwelling units per acre) except Data No. 5, which is of significantly higher density than the subject and the other considered parks. By comparison, the parks considered in the analysis are considered comparable based on normal considerations and the requirements of the Administrative Rules. That does not mean that the comparable parks are identical, but that each of the parks would be considered competitive alternatives to the subject and to each other.

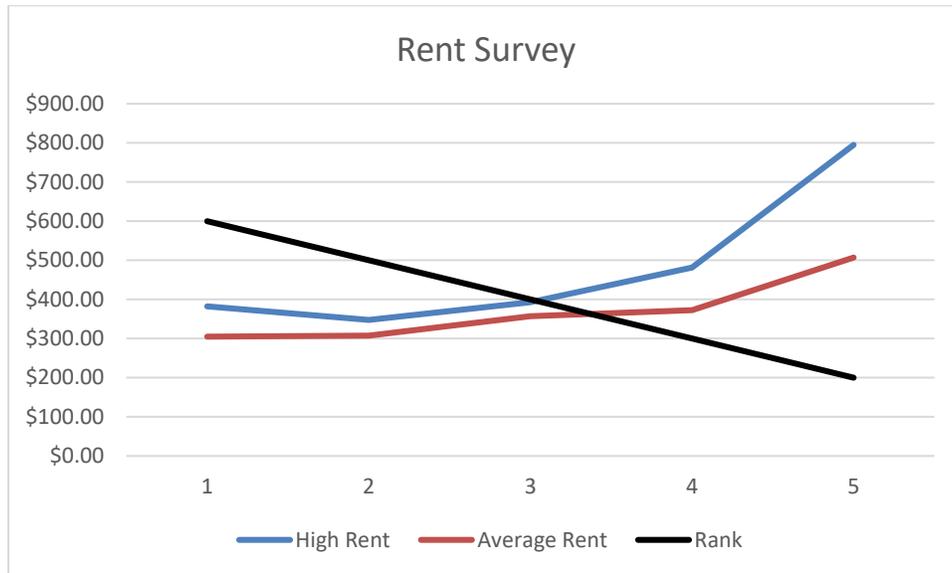
In rating the parks included in the Yucaipa survey relative to the subject, it is clear that the highest rents in this cohort should be found in Data No. 3, followed by the subject, Data No. 4, 2, and 5 in that order. The current rental rates reported in each of these properties does not follow these physical relationships, creating inequities in the market as shown on the following table.

<b>Current Rental Rates Comparison</b>			
<b>Rank (Low to High)</b>	<b>Data No.</b>	<b>High Rent</b>	<b>Average Rent</b>
1	3	\$408.00	\$357.06
2	Subject	\$357.68	\$316.48
3	4	\$405.27	\$367.65
4	2	\$494.28	\$367.65
5	5	\$797.00	\$511.18

### **Support and Conclusion for Market Rental Rate**

Because the concluded market rental rate is substantially dependent on the use of market rental transactions, the data from the mobile home park rentals in Yucaipa are, by definition, less reliable in developing an opinion as to market rent as these are not negotiated, arm’s length transactions. An incoming tenant to a mobile home park in Yucaipa is granted the right to continue to pay the same rent as his predecessor, at whatever price level the outgoing tenant is paying. There is no negotiation and the resulting transaction is not arms-length. Under these circumstances, the only evidence that rental transactions in Yucaipa can offer is to establish a lower limit of market rent. By assuming the existing rent, tenants indicated but this acceptance that they are at least willing to accept the offered rent.

The data is ranked as noted above, with the expectation that the best of the comparable properties would provide an indication at the upper end of the range, and the least of the comparable properties would report the lowest rental rates. However, this is not the case, as the following graph demonstrates.



The three lines should follow a generally parallel path somewhat similar to the black line, which follows the ranking of the properties. However, the data shows a different trend, with the highest rent levels reported in the lowest ranked of the 5 properties, and the lowest rent in the two highest ranked properties. With the subject ranked as No. 2, there is a clear indication that the rents in the subject property are below the expectation based on the appeal of the property.

These transactions provide no real upper limit indicator for the reasons previously noted, and additional market data is necessary to develop an opinion of market rent.

In Banning, incoming rental rates are the subject of negotiation between the incoming tenant and the property owner, and the resulting transaction prices are considered reflective of market rental transactions, providing reasonable indications of market rental rates.

Data Nos. 6 and 7 are both age-restricted communities and compare similarly to the subject in terms of site size (ratio of singlewide limited sites), density, and occupancy. Both are age restricted like the subject, but this is not a significant consideration in market rent determination..

For additional support, the Yucaipa transactions are reviewed as lower limit indicators. Significant support is found among those transactions at the \$400 or higher level, based primarily on Data No. 2 which is ranked as inferior to the subject.

The concluded rate is well supported in a bracket between the upper end of the Yucaipa rents (which are not arm's length transactions) and the Banning rents.

The comparable rental data supports a market rental rate of **\$500.00 per month**.

**Support and Conclusion for “Controlled Market Rental Rate”**

As indicated, the attempt of this analysis is to comply with the peculiar requirements of the Administrative Rules that require the use of data that does not meet the definitions of market or arm's length transactions. This analysis requires the non-dictated transactions that occur outside of the Yucaipa city limits be ignored, which results in the necessary reliance on non-market transactions to form the basis of the opinion.

As noted, transactions that occur under the dictates of this particular ordinance can only be used to establish lower limits. There are a wide range of rental rates reported in each of these properties, and those tenants who are able to walk into a transaction at the lower or even the average rental rate reported in each of the transactions are not providing indications of what tenants would be willing to pay in a negotiated transaction. This is made obvious by the rental rate relationship shown between the Yucaipa rent controlled communities. In Data Nos. 1, 2, and 3, an incoming tenant could conceivably assume a rental rate less than or approximately equal to \$300 per month. Transactions at that level would not be considered as primary support for a conclusion of “controlled market rental rate” because other tenants willingly pay more in the same properties for similar sites. Using appraisal methodology, even though the conclusions will be based on non-market transactions, requires reliance on the upper end rates reported. There is sufficient data to consider in support of a conclusion.

The rents reported in Data No. 3 are below the level indicated by the physical features of this property and are given lesser consideration. The immediate lower limit suggested by physical features alone is set by Data No. 2. Contradictory data is provided by Data No. 5, which would support a higher rate indication.

Based on the Administrative Rules, a controlled market rental indication of \$450 is considered appropriately supported by the non-market transactions that are reported in the City. This is the rent level that would reasonably be expected if the ordinance is applied in a manner consistent with intent to provide a fair rate of return to all of the similar parks.

**Support and Conclusion for 1987 Market Rental Rate**

<b>RENTAL DATA NO.</b>	<b>1 (Subject)</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>PARK NAME</b>	Valley View MHP	Grandview East	Crafton Hills	Grandview West ME	Yucaipa Valley MHP
<b>ADDRESS, CITY</b>	12995 6 <sup>th</sup> Street, Yucaipa	12655 2 <sup>nd</sup> Street, Yucaipa	31816 Avenue E, Yucaipa	12700 Second St., Yucaipa	12710 3 <sup>rd</sup> Street, Yucaipa
<b>NO. SPACES</b>	74	99	159	51	104
<b>APPROX. AGE</b>	50	67	46	46	68
<b>AGE RESTRICTION</b>	Senior (55+)	Unrestricted Age (55+ in 1987)	Unrestricted Age (55+ in 1987)	Senior (55+)	Unrestricted Age
<b>SINGLEWIDE SPACES (%)</b>	8%	41%	8%	0%	60%
<b>SINGLEWIDE UNITS (%)</b>	31%	10%	10%	20%	70%
<b>DENSITY (DU/ACRE)</b>	7.5 (8.5 Eff.)	11.72	8.36	10.7	16.7
<b>OCCUPANCY</b>	100%	100%	100%	100%	100%
<b>FEATURES &amp; AMENITIES</b>	Pool, Clubhouse	Clubhouse	Pool, Clubhouse	Pool, Clubhouse	Clubhouse
<b>1987 RENT (LOW)</b>	\$144.00	\$170.00	\$200.00	\$165.00	\$175.00
<b>1987 RENT (HIGH)</b>	\$144.00	\$170.00	\$200.00	\$175.00	\$175.00

The data from the comparable properties as reported fall into a range of \$165.00 to \$200.00 per month for the comparable properties. The following rental rate relationships are noted in the analysis.

- Based on the rankings concluded previously, the upper limit is indicated by Data No. 3 at \$200.00 per month.
- Data No. 2 is considered a lower limit indicator relative to the subject due to higher ratio of singlewide homesites (41%), density (11.7 du/acre), and lack of a pool amenity. This data indicates a lower limit for the subject at \$170/month.
- Data No. 4 is also a lower limit indicator due to the higher density of this development (10.7 du/acre), supporting a lower limit indication of \$165 to \$175 per month.

- Data No. 5 is also a lower limit indicator due to the higher ratio of singlewide sites (60%), higher density (16.7 du/acre), and lack of a pool amenity. This data suggests a lower limit of at least \$175/month.

This indicates that market rent in 1987 should fall into the range of \$180 (higher than Data Nos. 2, 4, and 5) and \$200 (lower than Data No. 3). Based on this information, a market rental value indication in 1987 is concluded to be very well supported at \$190 per month.

**ADDENDA**

## **AUTHORIZATION**

# JOHN P. NEET, MAI

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED HOUSING COMMUNITIES AND RV PARKS

January 7, 2019

Ms. Suzanne Taylor  
Augusta Communities  
1910 S. Archibald Avenue, STE. S  
Ontario CA 91761

Re: **Valley View MHP**, 12995 6<sup>th</sup> Street, Yucaipa, CA 92399

Ms. Taylor:

I am pleased to submit a proposal to provide the following appraisal services regarding the captioned property:

Scope of Services: To provide rent control analysis reporting opinions on 1) current market rent, 2) rental rates in relation to other Mobile Home Parks in Yucaipa, and 3) base year (1987) rental rates. Report to be based on USPAP requirements.

Timing: Within 30 working days of receiving retainer and requested information (see below).

Appraisal Fee: \$4,000.00 to be paid in two installments, \$2,000.00 to be paid as a retainer with the signing of this agreement, and the balance of \$2,000.00 to be paid upon completion. Client agrees that unpaid amounts more than 30 days past due will be charged interest at the maximum rate permitted by applicable law.

Requested Information:

- a) Current and 1987 Rent Roll.
- b) Name and phone number of contact person at property.
- c) Any information that you believe should be considered in the appraisal.

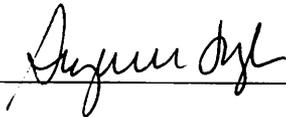
Please call if any of the above requested information is not readily available. If you have any questions, please call me at 951-461-7755. A signed copy of this agreement may be faxed to me at 951-346-3558 to initiate file set up. I look forward to working with you in this appraisal assignment.

Sincerely,



John P. Neet, MAI

Accepted by: \_\_\_\_\_



Date \_\_\_\_\_

1/7/19

## **PROFESSIONAL QUALIFICATIONS/CURRICULUM VITAE**

**PROFESSIONAL QUALIFICATIONS**  
**JOHN P. NEET, MAI**

**LICENSES AND MEMBERSHIPS:**

**Appraisal Institute**

Member-Designation No. 7728; currently certified under the Appraisal Institute's mandatory continuing education requirements

**Licensed Real Estate Appraiser**

California Certified General Appraiser No. AG003494, Certified through 3/14/2020

Arizona Certified General Appraiser No. 31052, Certified through 4/30/2019

Nevada Certified General Appraiser No. A.0004661-CG Certified through 5/31/2019

Oregon Certified General Appraiser No. C001020, Certified through 3/31/2020

Washington Certified General Appraiser No. 1102053, Certified through 3/12/2020

Idaho Certified General Appraiser No. CGA-3435, Certified through 3/14/2020

Colorado Certified General Appraiser No. CG100047400, Certified through 12/31/2020

Texas Certified General Appraiser No. TX 1380441G, Certified through 5/31/2019

Temporary Certifications Obtained in New Mexico, Minnesota, Utah, South Dakota, Wisconsin

**Licensed Real Estate Broker**

Texas Brokers License No. 322708 (Inactive)

**EXPERIENCE:**

1988-Present

**John P. Neet, MAI, Real Estate Appraiser & Consultant**

Owner of firm specializing in valuation and consultation with a primary concentration on manufactured housing communities, mobile home parks, and RV parks, leasehold and quasi-leasehold valuations, public acquisition valuations, valuations for rated and un-rated bond issues and resident conversions, MHC & RVP subdivisions, expert testimony, and appraisal review. Non-appraisal experience includes cash flow projections, rent control financial analysis and consultancy, market studies and analysis, and financial performance analysis for manufactured housing communities and RV parks. Qualified as an expert in United States District Court, in state courts in Orange, Riverside, San Diego, and San Bernardino Counties in California and Federal Bankruptcy Courts in California, Texas, and Nevada.

1981-1987

**Terrence F. Wood & Co.** Corpus Christi, Texas

Appraisal and review of all property types; special emphasis on income producing, development, and resort properties; expert testimony in bankruptcy and foreclosure proceedings. Qualified as expert in district courts and Federal Bankruptcy Courts.

1978-1980

**Home Savings and Loan** Los Angeles, California

Chief Appraiser, Conventional Loans-Manager in charge of training and review of appraisal staff.  
Staff Appraiser-valuation of single and multi-family properties.

**EDUCATION:**

**CALIFORNIA STATE UNIVERSITY AT NORTHRIDGE**

Business Administration

**APPRAISAL INSTITUTE**

Courses 101, 102, and 201 (SREA)

Courses 1-A, 1-B, 2-1, 2-2, 2-3 (AIREA)

Courses 410, 420, 700 (AI)

**INTERNATIONAL RIGHT OF WAY ASSOCIATION**

Easement Valuation

**RECENT SEMINARS:**

USPAP Updates, FIRREA Requirements, Standards of Professional Practice Updates, Litigation Practices, Green Buildings & Wind/Solar Power in Real Estate Applications, HP12-C Seminar, Land Regulations, Easement Valuations, Retail Market, Limited Appraisals and Report Writing, Annual Regional Economic Forecast Workshops & Seminars, Manufactured Housing Community Law Seminars and Operations seminars, Regression Analysis, Condominium Conversions, Highest & Best Use Analysis.



Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**John P. Neet**

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 003494

Effective Date: March 15, 2018  
Date Expires: March 14, 2020

  
Jim Martin, Bureau Chief, BRE

3038962

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Valley View Application Additional Information

ATTACHMENT PAGE XIX

(information regarding park fees and costs for the application)

# JOHN P. NEET, MAI

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED  
HOUSING COMMUNITIES AND RV PARKS

26845 Jefferson Avenue, Suite A  
Murrieta, CA 92562  
Phone 951-461-7755 Fax 951-346-3558  
appraisals@johnneet.com

## INVOICE

INVOICE # 19-013  
DATE: 3-25-2019  
Tax ID #33-0497458

**TO: MS. SUZANNE TAYLOR**  
**AUGUSTA COMMUNITIES**  
1910 S. Archibald Avenue, STE.S  
Ontario, A 91761

**FOR: VALLEY VIEW MHP**  
12995 6<sup>th</sup> Street, Yucaipa CA 92399

SERVICE DESCRIPTION	HOURS	RATE	AMOUNT
Valuation services for captioned property			\$4,000.00
<b>Thank you for your business!</b>			
<b>Please return a copy of this invoice with your check</b>			
		<b>TOTAL</b>	<b>\$4,000.00</b>

Make all checks payable to John P. Neet, MAI  
Payments should be sent to: 26845 Jefferson Avenue, Suite A, Murrieta, CA 92562  
TERMS: Net 15 days. Overdue accounts subject to a service charge of 1% per month.

**Gregory Beam & Associates, Inc.**  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

**Augusta Communities, LLC (6004)**  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

August 26, 2019

Invoice # 66381

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>Valley View MHP Rent Increase Application</u>		
7/4/2019 Review client correspondence.	0.10 375.00/hr	37.50
7/11/2019 Prepare for and participate in conference call with clients. Review additional materials from client. Prepare initial draft of George Wolf declaration for his approval. Confer with McCarthy re: subject matter to cover.	0.90 375.00/hr	337.50
Phone conference with client re: [REDACTED] Draft e-mail to McCarthy. Preparation of temporary fee request section of application.	1.00 375.00/hr	375.00
7/17/2019 Review and revise draft letter to residents re: serving on committee. Research and prepare summary of prior increases in Yucaipa.	1.00 375.00/hr	375.00
7/18/2019 Correspondence with M. McCarthy re: additional materials for application. Telephone conference with client re: [REDACTED]	0.30 375.00/hr	112.50
7/22/2019 Consult with McCarthy re: draft declaration.	0.20 375.00/hr	75.00
7/26/2019 Draft correspondence to client re: [REDACTED] Review materials re: same. Draft letter to W. Wolf re: declaration.	0.40 375.00/hr	150.00

	<u>Hrs/Rate</u>	<u>Amount</u>
7/29/2019 Prepare for resident meeting. Phone conference with client re: [REDACTED].	0.50 375.00/hr	187.50
7/30/2019 Prepare for resident meeting and client phone conference. Phone conference with client.	1.30 375.00/hr	487.50
7/31/2019 Prepare for and attend meeting with resident committee.	4.50 375.00/hr	1,687.50
8/1/2019 Prepare for and participate in phone conference with W. Wolf re: declaration.	0.20 375.00/hr	75.00
8/2/2019 Draft e-mails to and review e-mails from client re: [REDACTED]. [REDACTED] Review draft letter to residents. Review admin guidelines re: requirements. Draft letter to client with [REDACTED]. Draft further correspondence to client re: [REDACTED].	0.70 375.00/hr	262.50
<b>SUBTOTAL:</b>	[ 11.10	4,162.50]
For professional services rendered	11.10	\$4,162.50
Previous balance		\$1,312.50
<b>Balance due</b>		<u><u>\$5,475.00</u></u>

This invoice includes charges for fees and costs incurred through August 2, 2019.

Gregory Beam & Associates, Inc.  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

July 17, 2019

Invoice # 66329

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>Valley View MHP Rent Increase Application</u>		
6/11/2019 Preparation of rent increase application. Draft correspondence to client re: [REDACTED]	1.00 375.00/hr	375.00
6/17/2019 Draft multiple correspondence to client re: [REDACTED]	0.30 375.00/hr	112.50
6/18/2019 Prepare rent increase application. Draft multiple correspondence and review reports re: same.	2.30 375.00/hr	862.50
6/20/2019 Prepare rent increase application. Analyze McCarthy conclusions and materials. Draft correspondence to McCarthy with questions regarding same.	0.80 375.00/hr	300.00
6/25/2019 Prepare rent increase application. Draft correspondence to client re: [REDACTED]	2.40 375.00/hr	900.00
7/1/2019 Draft fee portion of application. Draft correspondence to McCarthy and Neet re: same. Review Neet report re: same. Draft correspondence to client re: [REDACTED]	1.30 375.00/hr	487.50
 SUBTOTAL:	 8.10	 3,037.50
For professional services rendered	8.10	\$3,037.50
Previous balance		\$3,131.25

	<u>Amount</u>
Accounts receivable transactions	
7/17/2019 Payment - thank you. Check No. 0000010621	<u>(\$4,856.25)</u>
Total payments and adjustments	<u>(\$4,856.25)</u>
Balance due	<u><u>\$1,312.50</u></u>

This invoice includes charges for fees and costs incurred through July 3, 2019.

Gregory Beam & Associates, Inc.  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

June 14, 2019

Invoice # 66273

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Professional Services		<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>			
5/6/2019	[Valley View] Draft correspondence to client re: [REDACTED] [REDACTED]	0.60 375.00/hr	225.00
5/12/2019	[Valley View] Review correspondence re: preparing declaration for application. Draft correspondence to client enclosing [REDACTED]	0.20 375.00/hr	75.00
5/17/2019	[Valley View] Review updated Neet analysis; forward to CPA for consideration.	0.20 375.00/hr	75.00
SUBTOTAL:		[ 1.00	375.00
For professional services rendered		1.00	\$375.00
Previous balance			\$4,856.25
Accounts receivable transactions			
6/13/2019	Payment - thank you. Check No. 0000010603		(\$2,100.00)
Total payments and adjustments			(\$2,100.00)

Augusta Communities, LLC (6004)

Page 2

Balance due

Amount  
\$3,131.25

This invoice includes charges for fees and costs incurred through June 3, 2019.

Gregory Beam & Associates, Inc.  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

May 28, 2019

Invoice # 66216

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>		
4/4/2019 [Valley View] Draft letter to S. Taylor re: [REDACTED]. Draft correspondence re: [REDACTED]. Review McCarthy's email re: questions on MNOI.	0.40 375.00/hr	150.00
4/5/2019 [Valley View] Review multiple correspondence with McCarthy re: MNOI analysis.	0.20 375.00/hr	75.00
4/16/2019 [Valley View] Draft letter to client re: [REDACTED]. Draft correspondence re: [REDACTED].	0.30 375.00/hr	112.50
4/18/2019 [Valley View] Review McCarthy analysis re: MNOI. Draft correspondence to client re: [REDACTED]. Draft correspondence to McCarthy re: call to discuss MNOI.	0.80 375.00/hr	300.00
4/19/2019 [Valley View] Further analysis of MNOI numbers. Phone conference with McCarthy re: MNOI. Draft correspondence to Neet re: valuation report. Draft correspondence to clients re: [REDACTED].	0.50 375.00/hr	187.50
4/25/2019 [Valley View] Review and revise MNOI settlement lease document. Draft letter to client [REDACTED].	1.20 375.00/hr	450.00
4/29/2019 [Valley View] Review and analyze email from McCarthy re: MNOI Analysis.	0.20 375.00/hr	75.00

	<u>Hrs/Rate</u>	<u>Amount</u>
4/30/2019 [Valley View] Review and analyze latest numbers from McCarthy. Draft correspondence to McCarthy re: MNOI analysis. Prepare for client meeting.	0.50 375.00/hr	187.50
5/2/2019 [Valley View] Prepare for and attend client meeting re: rent increase application 	3.25 375.00/hr	1,218.75
<b>SUBTOTAL:</b>	<u>7.35</u>	<u>2,756.25</u>
For professional services rendered	<u>7.35</u>	<u>\$2,756.25</u>
Previous balance		\$2,100.00
<b>Balance due</b>		<u><u>\$4,856.25</u></u>

This invoice includes charges for fees and costs incurred through May 3, 2019.

Beam & Associates  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786

April 23, 2019

Invoice # 66158

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Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>		
3/5/2019 Review letter from client re: [REDACTED] Draft e-mail to J. Neet's office. Phone call to J. Neet's office re: same.	0.10 375.00/hr	37.50
3/6/2019 Draft correspondence to client re: [REDACTED]	0.30 375.00/hr	112.50
3/7/2019 Draft correspondence to client re: [REDACTED]	0.10 375.00/hr	37.50
3/8/2019 Review client documents re: preparing settlement proposal. Draft correspondence to client re: [REDACTED]	0.30 375.00/hr	112.50
3/14/2019 Drafting settlement proposal for tenants (Long Term Lease).	2.50 375.00/hr	937.50
3/15/2019 Continue drafting settlement proposal. Prepare memorandum to co-counsel [REDACTED] [REDACTED] and [REDACTED]. Draft correspondence to client re: [REDACTED]	0.60 375.00/hr	225.00
3/24/2019 Review valuation analysis by John Neet. Draft correspondence to client re: [REDACTED]	0.60 375.00/hr	225.00

	<u>Hrs/Rate</u>	<u>Amount</u>
3/26/2019 Draft correspondence to client re: [REDACTED] [REDACTED] for settlement	0.20 375.00/hr	75.00
4/2/2019 Review [REDACTED]. Conference with Mark Alpert re: [REDACTED]	0.70 375.00/hr	262.50
4/3/2019 Phone conference with G. Beam re: [REDACTED]	0.20 375.00/hr	75.00
 SUBTOTAL:	 5.60	 2,100.00
For professional services rendered	5.60	\$2,100.00
Previous balance		\$37.50
Accounts receivable transactions		
3/25/2019 Payment - thank you. Check No. 0000010583		(\$37.50)
Total payments and adjustments		(\$37.50)
Balance due		<u>\$2,100.00</u>

This invoice includes charges for fees and costs incurred through April 3, 2019.

Beam & Associates  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786

February 21, 2019

Invoice # 66038

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Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>		
1/7/2019 Phone call to John Neet's office. Draft multiple correspondence to client re: [REDACTED] Review proposal regarding appraisals.	0.30 375.00/hr	112.50
SUBTOTAL:	0.30	112.50
For professional services rendered	0.30	\$112.50
Previous balance		(\$75.00)
Balance due		\$37.50

This invoice includes charges for fees and costs incurred through February 1, 2019.

**Beam & Associates  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653**

**Augusta Communities, LLC (6004)  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786**

January 24, 2019

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	<u>Amount</u>
Previous balance	(\$75.00)
Credit balance	<u>(\$75.00)</u>

This invoice includes charges for fees and costs incurred through January 2, 2019.

Beam & Associates  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

December 21, 2018

Invoice # 65942

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Professional Services		<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>			
11/28/2018	Draft correspondence to client and CPA.	0.20 375.00/hr	75.00
SUBTOTAL:		[ 0.20	75.00
For professional services rendered		0.20	\$75.00
Previous balance			(\$150.00)
Credit balance			<u>(\$75.00)</u>

This invoice includes charges for fees and costs incurred through December 3, 2018.

Beam & Associates  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

November 21, 2018

Invoice # 85881

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>		
10/17/2018 Draft multiple correspondence to client re: [REDACTED]	0.20 375.00/hr	75.00
10/18/2018 Brief review of revised McCarthy analysis. Draft correspondence to client and McCarthy. Review ordinance re: requirements for "current" year financials.	0.50 375.00/hr	187.50
10/19/2018 Prepare for phone conference. Phone conference with client and CPA McCarthy re: status and strategy.	1.40 375.00/hr	525.00
<b>SUBTOTAL:</b>	2.10	787.50
For professional services rendered	2.10	\$787.50
Previous balance		\$1,312.50
Accounts receivable transactions		
10/30/2018 Payment - thank you. Check No. 0000010528		(\$937.50)
11/15/2018 Payment - thank you. Check No. 0000010537		(\$1,312.50)
<b>Total payments and adjustments</b>		<b>(\$2,250.00)</b>

Augusta Communities, LLC (6004)

Page 2

Credit balance

<u>Amount</u>
<u>(\$150.00)</u>

This invoice includes charges for fees and costs incurred through November 2, 2018.

Beam & Associates  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786

October 19, 2018

Invoice # 65819

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Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>		
9/14/2018 Draft correspondence to client re: [REDACTED]	0.20 375.00/hr	75.00
10/3/2018 Review and analysis of revised numbers from CPA. Phone conference with CPA re: same.	0.80 375.00/hr	300.00
SUBTOTAL:	[ 1.00	375.00
For professional services rendered	1.00	\$375.00
Previous balance		\$937.50
Balance due		<u>\$1,312.50</u>

This invoice includes charges for fees and costs incurred through October 4, 2018.

Beam & Associates  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

September 28, 2018

Invoice # 65754

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>Valley View MHP Rent Increase Application</u>		
8/13/2018 Drafting multiple correspondence to McCarthy and review issues re: determining appropriate rent increase.	0.40 375.00/hr	150.00
8/20/2018 Review and analyze McCarthy calculations. Draft correspondence to McCarthy re: same.	1.00 375.00/hr	375.00
8/21/2018 Continue review and analysis of McCarthy calculations. Phone conference with McCarthy re: analysis.	1.10 375.00/hr	412.50
 SUBTOTAL:	 <u>2.50</u>	 <u>937.50</u>
For professional services rendered	<u>2.50</u>	<u>\$937.50</u>
 Balance due		 <u><u>\$937.50</u></u>

This invoice includes charges for fees and costs incurred through September 3, 2018.

**Beam & Associates**  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653

**Augusta Communities, LLC (6004)**  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786

August 23, 2018

---

	<u>Amount</u>
Previous balance	\$75.00
Accounts receivable transactions	
8/15/2018 Payment - thank you. Check No. 0000010505	<u>(\$75.00)</u>
Total payments and adjustments	<u>(\$75.00)</u>
Balance due	<u><u>\$0.00</u></u>

This invoice includes charges for fees and costs incurred through August 2, 2018.

Beam & Associates  
 23113 Plaza Pointe Dr.  
 Suite 100  
 Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
 400 N. Mountain Ave., Suite 205  
 Upland, CA 91786

July 20, 2018

Invoice # 65644

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>General</u>		
6/7/2018 Draft correspondence to client re: [REDACTED] Review response. Draft correspondence to M. McCarthy re: preparing a proposal.	0.20 375.00/hr	75.00
SUBTOTAL:	0.20	75.00
For professional services rendered	0.20	\$75.00
Previous balance		\$1,500.00
Accounts receivable transactions		
7/16/2018 Payment - thank you. Check No. 0000010489		(\$1,500.00)
Total payments and adjustments		(\$1,500.00)
Balance due		<u>\$75.00</u>

This invoice includes charges for fees and costs incurred through July 5, 2018.

**Beam & Associates**  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653

**Augusta Communities, LLC (6004)**  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786

June 25, 2018

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	<u>Amount</u>
Previous balance	\$1,500.00
Balance due	<u>\$1,500.00</u>

This invoice includes charges for fees and costs incurred through June 4, 2018.

Beam & Associates  
23113 Plaza Pointe Dr.  
Suite 100  
Laguna Hills, CA 92653

Augusta Communities, LLC (6004)  
400 N. Mountain Ave., Suite 205  
Upland, CA 91786

May 18, 2018

Invoice # 65526

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Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>Valley View MHP Rent Increase Application</u>			
4/6/2018	Review letter from client and attached documents. Draft correspondence to client responding to same.	0.30 375.00/hr	112.50
4/9/2018	Review and analyze data from client. Phone conference with CPA re: application. Draft e-mail to appraiser re: same.	0.80 375.00/hr	300.00
4/10/2018	Correspondence with J. Neet re: budget for project. Draft correspondence to client re: [REDACTED] Phone conference with client.	0.40 375.00/hr	150.00
4/19/2018	Review modified financials from client. Draft correspondence to CPA McCarthy forwarding financials and requesting rough analysis. Draft correspondence to client re: same.	0.30 375.00/hr	112.50
4/20/2018	Correspondence with McCarthy re: analysis. Brief review of analysis and forward to client with discussion.	0.20 375.00/hr	75.00
5/1/2018	Review CPA analysis of rent increase. Draft correspondence to client re: [REDACTED]	0.30 375.00/hr	112.50
5/2/2018	Review additional materials from client regarding rent increase. Prepare for phone conference.	0.50 375.00/hr	187.50

	<u>Hrs/Rate</u>	<u>Amount</u>
5/3/2018 Prepare for phone conference. Conference call re: [REDACTED] [REDACTED]	1.20 375.00/hr	450.00
<b>SUBTOTAL:</b>	<b>4.00</b>	<b>1,500.00</b>
<b>For professional services rendered</b>	<b>4.00</b>	<b>\$1,500.00</b>
<b>Balance due</b>		<b>\$1,500.00</b>

This invoice includes charges for fees and costs incurred through May 3, 2018.



gtfas.com

June 19, 2018

Ms. Suzanne Taylor  
Augusta Communities  
400 Mountain, Suite 205  
Upland, CA 91786

**RE: Valley View Mobile Home Park**

Dear Ms. Taylor

We are pleased that you have given Grobstein Teeple LLP ("GT") the opportunity to provide consulting services on behalf of Augusta Communities.

This letter confirms the scope and terms of our retention by Augusta Communities ("Augusta" or "Company" or "You"). We will perform consulting services for Valley View Mobile Home Park, a mobile home park located in Yucaipa, California. (the "Company") Specifically, based on financial information provided by park owner, Augusta:

- 1) We will perform consulting services in this matter on an hourly basis according to the fee schedule below.
- 2) We will prepare calculations and assist in the preparation of a discretionary rent increase application to be filed with the City of Yucaipa, California. Our estimated fee for this service will be \$17,500.

If testimony at deposition, hearing, or trial is required, that will be considered a separate engagement to be addressed under a separate cover.

This Engagement Agreement ("Agreement") is governed by the terms and conditions set forth in this letter. Accordingly, you should carefully read the Agreement.

Our procedures may include evaluating books and records, gathering and analyzing available documents and electronic data, interviewing relevant personnel, and performing financial and other analyses. We will provide consultation as requested by you within our expertise.

Our fees in this matter are based on our hourly rates, plus out-of-pocket expenses incurred. Hourly rates vary depending on the skill and experience of the individual firm-members and are subject to change on a periodic basis. The obligation for the payment of our fees is the direct responsibility of Augusta.

LOS ANGELES COUNTY  
6300 Canoga Avenue, Suite 1500W  
Woodland Hills, California 91367  
818.532.1020

ORANGE COUNTY  
One Venture Plaza, Suite 250  
Irvine, California 92618  
949.381.5655

INLAND EMPIRE  
7121 Magnolia Avenue, Suite F  
Riverside, California 92504  
951.234.0951

WASHINGTON, D.C.  
2020 Pennsylvania Avenue NW #259  
Washington, D.C. 20006  
202.869.4410

We will bill you monthly, based on the fees and expenses incurred. Current hourly billing rates for our professionals are set forth below:

Partners and Directors	\$275 - \$500
Managing Consultants	\$200 - \$275
Consultants	\$95 - \$185
Para-Professionals	\$100

A retainer of \$5,000 is required to begin our work.

You will also reimburse us for out-of-pocket expenses that we incur on your behalf, including but not limited to travel costs, lodging, outside research, copy costs, telephone, and messengers. Payment is due upon invoicing and a late payment fee of 1½ percent per month may be charged for any indebtedness. We may stop work at any time in the event of any unpaid balance. We may resign from this engagement at our sole discretion at any time.

We will follow your written direction regarding preserving confidentiality and work product privilege. However, it shall be your responsibility to defend any claims of privilege or confidentiality related to our work. Any applicable laws or legal principles, which should be considered by us in performing our work should be brought to our attention.

In the event we are requested or authorized by Augusta, or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to this engagement, you will reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel incurred in responding to such requests.

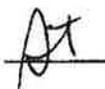
We agree to abide by any court orders provided to us in writing and signed by us regarding confidentiality. We will, at your request, transmit information to you by facsimile, e-mail, or over the Internet. If any confidentiality breaches occur because of data transmission over the Internet pursuant to your request, you agree that this will not constitute a breach of any obligation of confidentiality. If you wish to limit such transmission to information that is not highly confidential, or seek more secure means of communication for highly confidential information, you will need to inform us.

The scope of this engagement does not constitute the provision by GT, its partners, or staff of any legal advice. Moreover, because our engagement is limited in nature and scope, it cannot be relied upon to discover all documents and other information or provide all analyses which may have importance to this matter. This engagement does not anticipate the compilation, review, or audit of financial records or financial statements.

Neither Augusta nor any other party acting on their behalf shall hold GT or any of its affiliates or representatives legally responsible for any loss or liability that may result from the non-discovery of facts or information that could otherwise have influenced the outcome of this engagement. Furthermore, Augusta agrees to indemnify and hold harmless, including legal defense costs, GT and its representatives from any claim brought by a third party asserting that GT or any of its representatives were negligent or acted in bad faith in providing the services covered by this letter.

This agreement shall be governed by the laws of the State of California.

Initials

 \_\_\_\_\_

Suzanne Taylor  
June 19, 2018  
Page | 3

If any portion of this letter is held to be void, or otherwise unenforceable, in whole or part, the remaining portions of this letter shall remain in effect.

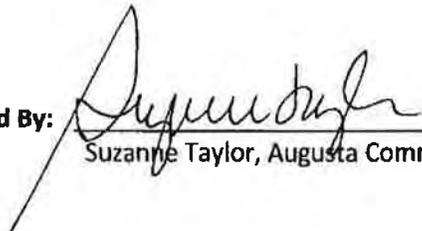
We appreciate the opportunity to assist you. If this letter meets with your approval, please sign below, initial each page of this document, and return the signed letter to us, retaining a copy for yourself.

Very truly yours,



Joshua R. Teeple, CPA  
PARTNER  
Grobstein Teeple LLP

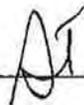
Accepted By:

  
\_\_\_\_\_  
Suzanne Taylor, Augusta Communities

Date:

7/12/18

Initials

 \_\_\_\_\_

**Grobstein Teeple LLP**  
23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**  
400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

**Invoice Date:** May 07, 2019  
**Invoice Num:** 34249  
**Billing Through:** Apr 30, 2019

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
04/05/2019 - 04/30/2019	Consulting and Calculations Regarding Space Rent Adjustment -McCarthy 15.3 Hours	\$ 4,207.50

**Total Fees:** \$ 4,207.50

**Amount Due This Invoice:** \$ 4,207.50

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

**Grobstein Teeple LLP**

23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**

400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

Invoice Date: Jun 04, 2019  
Invoice Num: 34665  
Billing Through: May 31, 2019

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
05/02/2019 - 05/31/2019	Consulting and calculating, conference call. - McCarthy 1.5 Hours	\$ 412.50

Total Fees: \$ 412.50

Amount Due This Invoice: \$ 412.50

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

**Grobstein Teeple LLP**  
23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**  
400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

**Invoice Date:** Jul 01, 2019  
**Invoice Num:** 35079  
**Billing Through:** Jun 30, 2019

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
06/18/2019 - 06/30/2019	Complete application and discussion with counsel. -McCarthy 6.0 Hours	\$ 1,650.00

**Total Fees:** \$ 1,650.00

**Amount Due This Invoice:** \$ 1,650.00

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

**Grobstein Teeple LLP**  
23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**  
400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

**Invoice Date:** Aug 05, 2019  
**Invoice Num:** 35780  
**Billing Through:** Jul 31, 2019

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
07/08/2019 - 07/31/2019	Estimates and responses requested by counsel. - McCarthy 2.5 Hours	\$ 687.50

**Total Fees:** **\$ 687.50**

**Amount Due This Invoice:** **\$ 687.50**

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

**Grobstein Teeple LLP**  
 23832 Rockfield Blvd.  
 Suite 245  
 Lake Forest, CA 92630  
 949-298-6620  
 info@gtllp.com



**Augusta Communities**  
 400 Mountain, Suite 205  
 Upland, CA 91786

**Invoice**

**Invoice Date:** Aug 02, 2018  
**Invoice Num:** 30044  
**Billing Through:** Jul 31, 2018

**IN RE: Valley View Mobile Home Park**

Professional Services:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
<b>012 - Litigation Consulting</b>					
07/09/2018	MEM	Research changes in Yucaipa ordinance and application, set up file	275.00	4.50	\$ 1,237.50
07/16/2018	MEM	Review Yucaipa application and park general ledger, prepare document request list and preliminary set-up of accounting model	275.00	4.00	\$ 1,100.00
07/17/2018	MEM	Preliminary set-up of accounting model	275.00	1.50	\$ 412.50
07/25/2018	MEM	Discussion with client regarding request list	275.00	0.20	\$ 55.00
<b>012 - Litigation Consulting Total:</b>				<b>10.20</b>	<b>\$2,805.00</b>
<b>Total Professional Services Amount:</b>				<b>10.20</b>	<b>\$2,805.00</b>

**Total Fees:** **\$ 2,805.00**

**Amount Due This Invoice:** **\$ 2,805.00**

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
 Grobstein Teeple, LLP  
 23832 Rockfield Blvd., Suite 245  
 Lake Forest, CA 92630

**Grobstein Teeple LLP**  
23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**  
400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

**Invoice Date:** Sep 05, 2018  
**Invoice Num:** 30428  
**Billing Through:** Aug 31, 2018

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
08/08/2018 - 08/31/2018	Calculations and related discussions with counsel for rent increase application. -McCarthy 33.5 Hours	\$ 9,212.50

**Total Fees:** \$ 9,212.50

**Amount Due This Invoice:** \$ 9,212.50

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

**Grobstein Teeple LLP**  
23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**  
400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

**Invoice Date:** Oct 03, 2018  
**Invoice Num:** 30887  
**Billing Through:** Sep 30, 2018

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
09/10/2018 - 09/30/2018	Rent control calculations and analyses. McCarthy 12.5 Hours	\$ 3,437.50

**Total Fees:** \$ 3,437.50

**Amount Due This Invoice:** \$ 3,437.50

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

**Grobstein Teeple LLP**  
23832 Rockfield Blvd.  
Suite 245  
Lake Forest, CA 92630  
949-298-6620  
info@gtllp.com



**Augusta Communities**  
400 Mountain, Suite 205  
Upland, CA 91786

**Invoice**

**Invoice Date:** Nov 05, 2018  
**Invoice Num:** 31280  
**Billing Through:** Oct 31, 2018

**IN RE: Valley View Mobile Home Park**

<u>Date</u>	<u>Summary</u>	<u>Amount</u>
10/01/2018 - 10/31/2018	Rent control calculations and analysis; conference call. McCarthy 8.5 Hrs.	\$ 2,337.50

**Total Fees:** \$ 2,337.50

**Amount Due This Invoice:** \$ 2,337.50

OUR REMITTANCE ADDRESS HAS CHANGED

Please mail payments to:  
Grobstein Teeple, LLP  
23832 Rockfield Blvd., Suite 245  
Lake Forest, CA 92630

*Law Offices of*  
**Gregory Beam & Associates, Inc.**  
 23113 Plaza Pointe Drive  
 Suite 100  
 Laguna Hills, California 92653  
 (949) 598-5800  
 Facsimile: (949) 598-5815

RECEIVED  
 CITY OF YUCAIPA  
 JAN 13 2020  
 GENERAL SERVICES/CITY CLERK'S  
 DEPARTMENT

January 9, 2020

Jennifer Crawford  
 Rent Administrator  
 City of Yucaipa

Re: Valley View Rent Increase –Supplemental Submission

Dear Ms. Crawford:

This letter and attachments are provided in response to the City's letter of December 9, 2019 ("City Request") based on information provided to me by the park owner and by CPA Mike McCarthy. The numbering of this letter follows the City Request.

1. The requested invoices are attached, see Attachment 1.
2. The requested records are attached, see Attachment 2.
3. There are 62 homeowner occupied spaces subject to the Application.
4. The property has 77 spaces total, consisting of:
  - 62 homeowner occupied homes;
  - 10 unregulated park owned homes;
  - 3 RV spaces;
  - 1 manager's unit; and
  - 1 house rental
5. There has been no change in the number of spaces rented.
6. Corporate Administration Fees are established in the bond documents as payment to the non-profit for the administration and management of the mobile home park. Please see Attachment 3 and question #20 below for additional details. In other words, these expenses were approved as part of the process of obtaining financing and refinancing for the property. Please note that Wesley Wolf, whose task is to provide independent third party review of the

GREGORY BEAM & ASSOCIATES, INC.

Jennifer Crawford  
January 9, 2020  
Page 2

operations and financial statements offered his declaration confirming Augusta's fees are consistent with industry standards. (See BP 9-11)

7. There is typo on the application. The correct figures should be reimbursement of \$36,227.75 and \$36,264.96 of expense.

8. We have prepared revised MNOI data sheets with larger type. See Attachment 4.

9. The breakdown of the account is as follows-

Vacancies- \$396.54  
Concessions- Jan 18-April 2018 Credit of park owned home \$666.45  
 $369.54 + (666.45 * 4) = \$3,062.34$

10. This is a combination of net delinquencies and write-off. In 2018 there was \$84.77 in uncollected rent write-off and a credit of \$929.61 in net delinquency for a total of \$844.44.

11. This is employee housing credits for a 2 bedroom 1 bath manager unit. The employee lives on-site and is given housing as part of the compensation package. The first three months below included electric and gas before the gas and electric system conversion was complete. After the conversion was complete the Park paid directly for the utilities. The management housing is made up of each month of the following credits:

Jan 18 Rent	859.47
Feb 18 Rent	952.56
Mar 18 Rent	868.54
Apr 18 Rent	868.12
May 18 Rent	794.34
Jun 18 Rent	794.34
Jul 18 Rent	794.34
Aug 18 Rent	794.34
Sept 18 Rent	794.34
Oct 18 Rent	794.34
Nov 18 Rent	794.34
Dec 18 Rent	794.34
Total	\$9,903.41

12. This is a typo on the application. Water, sewer and trash are still billed to residents by the Park. Electricity and gas are now directly billed by the utility company since the conversion was completed in 2018.

13. The correct numbers are set forth at BP 90-93 and BP 327-329. The sheet at BP 126-128 was a prior draft produced before the City's change in CPI methodology.

GREGORY BEAM & ASSOCIATES, INC.

Jennifer Crawford

January 9, 2020

Page 3

14. Attached are two trash bills from 2018 showing the two different expense levels for the 2018 period. Residents were billed for 78% of trash services, the Park pays 22% for the common area dumpster. The current level of service covers three regular trash bins picked up three times per week, two green waste bins picked up once a week and one recycle bin. (Attachment 5)

15. Workers comp information: ADP does not provide separate billings for their fee and workers' comp. Attached is a sample of what we receive each year. In the attached sample, the combined ADP fee and workers' comp rate are 12.81% after various payroll taxes cap out. (Attachment 6)

16. We have provided the requested documents as follows:

- Landscaping (Attachment 7)
- Insurance (Attachment 8)
- Meeting & Conference (Attachment 9)
- Management (Attachment 10)
- Payroll & Labor -The attached file contains copies of all payroll check requests and checks for Valley View for 2018, plus general ledger reports showing the check amounts going into accounts 1120, 1355 and 2355 (the latter two accounts are due from/due to accounts arising when payroll is less or more than the management company expects) and copies of all the journal entries showing the amounts in the balance sheet accounts going to the payroll expense accounts.

For 2018 the office manager's rate of pay was \$17.50 per hour for approximately 25 hours per week, the maintenance position's rate of pay was \$16.00 for approximately 36 hours per week and the weekend relief manager's pay was \$11.75 for approximately 11 hours per week. (Attachment 11)

- Telephone (Attachment 12)

17. The 1987 paramedic fee is \$2.00 per space per month and the 2004 fee is \$2.34 per space per month. Only rent regulated spaces are charged monthly for the paramedic fee. The expense is charged to us on the property tax bill and reflects 325.50 per month which is  $75 \times \$4.34 \times 12$ . Attached is a general ledger report showing income of \$269.08 ( $\$4.34 \times 62$ ) each month in 2018. Also included in the attachment are copies of property tax bills, half of each having been paid in 2018, with a charge of \$3,900.30 for the Yucaipa paramedic assessment. (Attachment 13)

GREGORY BEAM & ASSOCIATES, INC.

Jennifer Crawford

January 9, 2020

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18. While the City has removed this specific question, we have submitted the declaration of Michael McCarthy (Attachment 14) which addresses the specific line items included in "line 29" of the MNOI analysis. This letter and attachments also address multiple additional questions regarding the specific items included among those expenses encompassing line 29.

19. See declaration of McCarthy. Per Mr. McCarthy, because the Park switched to direct billing of gas and electricity during 2018, the Park could calculate the ratio of common area to total gas and electricity after that time exactly. Thus the ratio of 21 percent for electricity and 13 percent for gas was derived by dividing the known and actual common area expense by the total expense of the last year the metering was combined, 2017. These ratios were then multiplied by the actual overall expenses for 2013-2017 to get an estimated common area expense.

20. As explained in response to question 6, the amount and allocation of administrative fees were established as part of the financing documents for the acquisition, which is subject to third party review necessary to support the sale of the bonds. As also noted, Wesley Wolf, who is responsible for such third party independent review, has confirmed these expenses are consistent with industry standards. The relevant portion of the financing documents stating the amount and allocation is set forth in Attachment 15.

21. This calculation was discussed in the brief in support of the Application. The Park was acquired through 100 percent financing and its expense structure currently reflects paying 100 percent financing (notwithstanding the fact that the debt was refinanced). This is typical for non-profit financing but not privately held investments, which typically involve a substantial down payment. The property could not successfully operate if this debt obligation were disregarded under rent control. See Declaration of McCarthy, Attachment 14.

22. See response regarding question 21.

23. Electric and gas were transferred from the Park to the utility companies through the pilot conversion program in 2018 which allowed for direct billing by these utilities. There were no rent adjustments that occurred in conjunction with the transfer as homeowners paid electricity and gas both before and after the conversion. As noted in response to question 12, water, sewer and trash have always been billed by the Park.

24. This is the only record we received from the sale of the Park to us. There are no other records.

25. See McCarthy Declaration, Attachment 14.

26. Based on the information already submitted with the Application, it appears that the Park's rents were far below fair market rent levels in 1987. As noted in BP 005, the prior owner indicated gross rents were \$131,368 in 1987. If the gross income figure was only for the 75 mobilehome park spaces, it would have equated to \$145.96 per space per month. As noted, it

GREGORY BEAM & ASSOCIATES, INC.

Jennifer Crawford  
January 9, 2020  
Page 5

is not entirely clear what that includes, but based on John Neet's analysis, fair market rents for the 75 mobilehome spaces alone should have been \$171,000.

27. See response to question 26.

28. See attachment 16.

29. Valley View has previously provided the City records showing the expenditures made with additional funding made available as part of the refinancing of the bonds. A more detailed copy is set forth in Attachment 17. In total, \$242,223 (23%) of the RRF was spent in Valley View. All expenditures were approved by the oversight agent and included in the quarterly reports which are distributed to the City.

Through the 2012 bond refinance, Augusta Communities was able to raise \$1,051,587 in restricted repair and replacement funds (RRF) for the four properties in the bond pool. Allocations were made based the community's ability to contribute to repayment of debt. As noted in the attachment, Valley View's allocation was \$74,062 (7%) of the RRF. Valley View spent its \$74,852 on improvements to the park's infrastructure and health and safety needs (just over the allocated amount).

Also, in order to improve the community's cash flow, the nonprofit agreed to spend an additional \$167,370 (16%) of the RRF for the installation of new, modern rental homes on two vacant spaces and on the rehabilitation of several older park-owned rental homes. This additional investment is not an intercompany loan.

30. The requirements of the regulatory agreement are not relevant to the Application. However, the increased rents will still be affordable under the Regulatory Agreement. Below are the highest monthly rent for very low and low income households as required by the Regulatory Agreement for 2019/2020.

		SW	DW
Mortgage:	Very Low	404.38	448.75
No Mortgage:	Very Low	808.75	897.50
Mortgage:	Low	1,097.78	1,219.75
No Mortgage:	Low	1,097.78	1,219.75

GREGORY BEAM & ASSOCIATES, INC.

Jennifer Crawford  
January 9, 2020  
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We hope that with this extensive submission, the Application will be set for hearing. Of course, we will be available at the hearing to address additional questions, but if the City believes any additional information is needed before the hearing, please let us know at your earliest convenience.

Sincerely,

GREGORY BEAM & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Mark D. Alpert", is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark D. Alpert

MDA:sb

## Attachment # 1

# Lotshaw

*Air Conditioning Company*

1492 Palmyra • Riverside, CA 92507  
 (951) 781-6513 • Fax (951) 781-8522

License No. 420827



## INVOICE

Valley View Mobile Home Park Office  
 12995 6th Street  
 Yucaipa, CA 92399

20416

DATE Jan 10, 20 18

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
	Job: Valley View Mobile Home Park Yucaipa, CA  Service Request 12-5-17  Service technician check clubhouse found bad thermostat, replaced with new thermostat, check operations, all ok now. Total	132.50		
	Thank You  Total Due			\$132.50

RECEIVED  
 JAN 18 2018

BY: .....

VENDOR	LOT 149	
PROP.	CL#	AMT
VVM	5167	132.50

*cy*

SK-to-fall - 5/17

# Sotshaw

*Air Conditioning Company*

1492 Palmyra • Riverside, CA 92507  
 (951) 781-6513 • Fax (951) 781-8522

License No. 420827



## INVOICE

Valley View Mobile Home Park Office  
 12995 6th Street  
 Yucaipa, CA 92399

20415

DATE Jan 10, 20 18

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
	Job: Valley View Mobile Home Park Yucaipa, CA  Service Request 12-5-17  100% Billing to supply and install one (1) 2.5Ton 60K Upflow Furnace and Coil with filter base for space 53. To include; One year labor warranty and five-year all parts manufacturer warranty per proposal. Total  Furnace Model # GMS80603AX Coil Model #CC36A36-14OR-067	2916.00		
	"Furnace #53"  Thank You	Total Due		\$2,916.00

RECEIVED  
 JAN 11 2018  
 BY: .....

VENDOR <i>Lot 149</i>		
PROP	GL#	AMT
VVM	1916	2916.00

*cy*

*OK to pay*



**BILL TO**  
 Valley View Mobile Home  
 Park c/o Haven Management  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE # 5074**  
**DATE 11/18/2017**  
**DUE DATE 12/18/2017**  
**TERMS Net 30**

JAN 25 2018

JOB SITE	WORK ORDER	PURCHASE ORDER
Space 31/32		
<b>ACTIVITY</b>	<b>DATE</b>	<b>AMOUNT</b>
1 Service Request Called out for a sewer main stoppage	11/18/2017	0.00
2 Plumbing Service Perform drain vleaning through cleanout and relieve stoppage	11/18/2017	125.00
No warranty due to obstruction in sewer line caused by trenching		

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$125.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again

DATE	11/18/2017	AMOUNT	125.00
DESCRIPTION	Water 843		
INVOICE #	5074		
BY	CJ		

"Space 31/32"



**BILL TO**  
 Valley View Mobile Home  
 Park c/o Haven  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE #** 5183  
**DATE** 12/29/2017  
**DUE DATE** 01/28/2018  
**TERMS** Net 30

<b>JOB SITE</b>	<b>WORK ORDER</b>	<b>PURCHASE ORDER</b>
Space 29		

ACTIVITY	DATE	AMOUNT
<b>1 Service Request</b> Called out for a gasline issue throughout appliances Discovered water heater with copper tubing instead of flex line also same with furnace  Replace per gas company and manager	12/29/2017	0.00
<b>2 Plumbing Service</b> Water heater Shut gas off to coach Remove gas copper tubing pipe Install new gas flex line connect to gas line and water heater Turn gas on Turn pilot on and test for leaks and function Water heater working no leaks at time of departure	12/29/2017	185.00
<b>2 Plumbing Service</b> Furnace gas flex Upon removing gas flex from furnace and chasing it underneath coach Discovered copper tubing installed from furnace to gas pipe on other side of coach Will send estimate for repairs  Attempted to light furnace Unable to due to pilot not staying lit	12/29/2017	0.00

*Handwritten:* 843  
 VVM 5160 185.00

*Handwritten signature:* [Signature]

Date: 1-4-18

**PLEASE APPROVE FOR PAYMENT**

Joan

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$185.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again



**BILL TO**  
 Valley View Mobile Home  
 Park c/o Haven  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

JAN 29 2018

INVOICE # 5184  
 DATE 12/29/2017  
 DUE DATE 01/28/2018  
 TERMS Net 30

JOB SITE	WORK ORDER	PURCHASE ORDER
Space 40		
<b>ACTIVITY</b>	<b>DATE</b>	<b>AMOUNT</b>
1 Service Request Called out for a leaking valve underneath coach Upon arrival discovered gas valve before meter leaking	12/29/2017	0.00
2 Plumbing Service Remove gas fittings from meter Remove gas valve Install new gas valve on riser Reinstall gas fittings and meter Light water heater pilot Light furnace Teat for leaks No leaks at time of departure	12/29/2017	225.00

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$225.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again

PROJ	DATE	AMT
VVM 5100	12/29/17	225.00

*Handwritten: 40 at 843*

*Handwritten signature: CJ*

"Space 40"



**BILL TO**  
Valley View Mobile Home  
Park c/o Haven  
1910 S. Archibald Suite "S"  
Ontario, CA 91761

JAN 25 2018

**INVOICE # 5211**  
**DATE 01/10/2018**  
**DUE DATE 02/09/2018**  
**TERMS Net 30**

**JOB SITE**  
Space 29

**WORK ORDER**

**PURCHASE ORDER**

ACTIVITY	DATE	AMOUNT
<b>1 Service Request</b> Furnace gas line Discovered by gas company copper tubing from furnace to gas feed approx 10ft of tubing In order to replace will have to tie in to gas line on other side of coach and install new ridgid gas pipe	01/10/2018	0.00
<b>2 Plumbing Service</b> Shut gas off to coach Remove copper tubing from furnace and gas line Install new 1/2" gas line from gasline close to meter to right below furnace Install new shut off valve Install new flex line from valve to furnace Turn gas on and test for leaks Attempt to light furnace pilot  Furnace pilot not staying lit Recommend calling furnace specialist	01/10/2018	1,238.00

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$1,238.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again

"Space 29"

VERIFIED	DATE	843
PHOTO		
V.V.M.	5160	1238.00
ey		



**BILL TO**  
 Valley View Mobile Home  
 Park c/o Haven Management  
 Services  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE #** 5260  
**DATE** 01/29/2018  
**DUE DATE** 02/28/2018  
**TERMS** Net 30

**JOB SITE** Space 4  
**WORK ORDER**  
**PURCHASE ORDER**

ACTIVITY	DATE	AMOUNT
<b>1 Service Request</b> Called out for water leaking under space 4.	01/29/2018	0.00
<b>2 Plumbing Service</b> Remove side skirting to access under the home. Perform plumbing inspection under home and located the water leaking. Discovered 3/8 plastic cold water pipe cracked. Shut water off to home and drain system. Cut out and remove damaged section of pipe. Install new section of pipe and connect to existing tee under house. Turn water back on and test, return under house and found no more leaks. Tenant's complained of a gap between the fiber glass shower and shower valve trim plate. Attempt to move the shower valve upward but the water lines below were too short, fill gap in with silicone to temporarily close the gap until further approval, the gap is causing no problems at this time.	01/29/2018	325.00

Date: 1-30-18  
 PLEASE APPROVE FOR PAYMENT  
 Joar

Wat 843  
 VVM 5160 325.00  
 CJG

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$325.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again

" # A, repair leak "



**BILL TO**  
 Valley View Mobile Home  
 Park c/o Haven  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE #** 5342  
**DATE** 03/06/2018  
**DUE DATE** 04/05/2018  
**TERMS** Net 30

**JOB SITE**  
 Club House.

ACTIVITY	DATE	AMOUNT
<b>1 Service Request</b> Gas Company identified two code violations on gas piping to oven top range and fireplace.	03/06/2018	0.00
<b>2 Plumbing Service</b> Shut gas valve off to oven top range. Remove existing 1/2 gas supply line from shut off valve to oven top. Install new 1/2 by 24" stainless steel gas supply line with corrosion resistant coating. Turn gas valve back on and test. Remove existing gas supply line from fireplace. Install new 1/2 by 18" stainless steel gas supply line with corrosion resistant coating. Turn on gas and test, leave gas to fireplace off until future use.	03/06/2018	330.00

*Wat 843*  
*VVM 5166 330.00*  
*Cy*

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$330.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again

*3-7-18*

*"Clubhouse, gas valves & lines"*



**BILL TO**

Valley View Mobile Home  
 Park c/o Haven  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE #** 5384

**DATE** 03/27/2018

**DUE DATE** 04/26/2018

**TERMS** Net 30

**JOB SITE**

Laundry Room

ACTIVITY	DATE	AMOUNT
<b>1 Service Request</b> Called out for a leaking water heater Upon arrival discovered water heater leaking from tank and unrepairable	03/27/2018	0.00
<b>2 Plumbing Service</b> Shut water off to water heater Removed gas flex lines from dryers for access to water heater.  Drain water heater system.  Remove old flex lines including gas flex. Remove old straps. Remove old 75 gallon water heater and haul away.  Install new earthquake straps Install new water flex lines and gas flex line Install new 40 gallon water heater  *downsized water heater per management request*  Pressurize water system Test for leaks and function Light pilot No leaks and water heater functioning properly at time of departure	03/27/2018	1,285.00

3-28-18

JUST

VENDOR <i>Wat 843</i>		
PROP	GL#	AMT
<i>WM</i>	<i>5159</i>	<i>1285.00</i>
<i>ag</i>		

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$1,285.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again



**BILL TO**

Valley View Mobile Home  
 Park c/o Haven Management  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE # 5408**

**DATE 04/09/2018**

**DUE DATE 05/09/2018**

**TERMS Net 30**

**JOB SITE**

House B

ACTIVITY	DATE	AMOUNT
<p><b>1 Service Request</b>                      Called out for a gas line issue                      Gas company was called out for inspection and they called out the flex lines for the stove and for the water heater</p>	04/09/2018	0.00
<p><b>2 Plumbing Service</b>                      Stove                      Pull stove out                      Remove old gas flex                      Remove fittings from stove and incoming gas line for correct size and connection</p>	04/09/2018	185.00
<p>Install new fittings needed for connection with new corrugated coated flex line</p>		
<p>Install new flex line</p>		
<p>Turn gas on and test for leaks                      No leaks and stove functioning properly</p>		
<p><b>2 Plumbing Service</b>                      Water heater                      Shut gas off to water heater                      Remove old gas flex                      Remove fittings from stove and incoming gas line for correct size and connection</p>	04/09/2018	185.00
<p>Install new fittings needed for connection with new corrugated coated flex line</p>		
<p>Install new flex line</p>		

4-9-18  
 WWS  
 JT  
 Joan

VENDOR <i>Wat 843</i>		
PROP	GL#	AMT
<i>VVM</i>	<i>5166</i>	<i>370.00</i>
<i>aj</i>		

ACTIVITY	DATE	AMOUNT
----------	------	--------

Turn gas on and test for leaks  
No leaks and water heater functioning  
properly at time of departure

---

Waterworks Plumbing appreciates your business!

BALANCE DUE

**\$370.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again





**BILL TO**

Valley View Mobile Home  
 Park c/o Haven  
 1910 S. Archibald Suite "S"  
 Ontario, CA 91761

**INVOICE #** 5466

**DATE** 05/03/2018

**DUE DATE** 06/02/2018

**TERMS** Net 30

**JOB SITE**

House B

ACTIVITY	DATE	AMOUNT
<p><b>1 Service Request</b>                      Called out for a bath tub and shower leak, and some other issues. Upon arrival found that the Moen shower valve is leaking very bad and need to be rebuild.                      tenant direct us to a leak in the basement and found that the waste and overflow for the bathtub is leaking from the shoe piece and the entire unit is all glued together and one of the glue joints is leaking.                      Toilet flange is also leaking down the basement and toilet need to be pull and reseal.                      Tenant also complain that there is a bad smell coming from the garbage disposal. What we can see is that the air gap on top of the sink is not connected that might be the cause.</p>	05/01/2018	0.00
<p><b>2 Plumbing Service</b>                      Remove and replace Moen Cartridge for tub and shower.                      Remove and replace waste and overflow.                      Remove toilet and replace wax ring.                      Remove and replace air gap and properly connect the dishwasher.                      Completely flush all existing hoses for the dishwasher.</p>	05/03/2018	940.00

Date: 5-4-18  
 PLEASE APPROVE  
 FOR PAYMENT  
 Joan

VENDOR <u>Wat 843</u>		
PROP.	GL#	AMT
<u>VM</u>	<u>5160</u>	<u>940.00</u>
<u>CS</u>		

"*toilet*  
 Repair tub, house B"

Waterworks Plumbing appreciates your business!

**BALANCE DUE**

**\$940.00**

We are working hard to be #1 in Customer Satisfaction

Thank you and call again

Waterworks Plumbing & Rooter Corp. 8439 White Oak Avenue, Unit 110 Rancho Cucamonga, CA. 91730 909-483-3330 Office. 909-483-1222 Fax.

DOWDALL LAW OFFICES, A.P.C.  
 284 NORTH GLASSELL STREET  
 ORANGE, CA 92866-1409  
 PH: 714-532-2222 FX: 714-532-3238  
 E:admin@dowdalllaw.net

MAY 07 2018

VALLEY VIEW MOBILEHOME PARK  
 HAVEN MANAGEMENT  
 1910 ARCHIBALD AVE #S  
 ONTARIO, CA 91761

VENDOR	dow284	
PROP	GL/	AMT
VVM	5227	1279.00
af		

May 2, 2018  
 Invoice No.: 46343

In Reference To: 22148.032, VS. DUNAWAY [SPACE 4]

" NO Space 4 "

**Professional Services**

	<u>Hours</u>	<u>Amount</u>
3/27/2018 TELEPHONE CALL AND EMAIL FROM CHRISTINE REQUESTING RESPONSE TO ATTORNEY LETTER RE: SERVICE OF 60 DAY NOTICE ON RENTER AND HER CLAIM THAT M.R.L. 60 DAY NOTICE WAS REQUIRED; DOWNLOAD AND REVIEW DOCUMENTS; CALCULATE EXPIRATION DATE OF NOTICE PERIOD	0.25 \$150.00	37.50
3/28/2018 REVIEW & EVALUATE EMAIL FROM CHRISTINE GODINEZ FORWARDING LETTER FROM ATTORNEY LINDA ROBERTS-ROSS CLAIMING THAT THE 60 DAY NOTICE SERVED BY THE PARK ON RENTERS OF PARK-OWNED MOBILEHOME IS DEFECTIVE UNDER CC §798.57; ANALYSIS OF ISSUES	0.25 \$280.00	70.00
REVIEW & ANALYSIS OF RELEVANT PROVISIONS OF M.R.L. TO PREPARE FOR CALL TO ATTORNEY LINDA ROBERTS-ROSS RE: MISAPPLICATION OF M.R.L. 60 DAY NOTICE REQUIREMENTS TO RENTER OF PARK-OWNED MOBILEHOME	0.25 \$280.00	70.00
TELEPHONE MESSAGE LEFT FOR LEGAL ASSISTANT FOR ATTORNEY LINDA ROBERTS-ROSS RE: NEED TO HAVE ATTORNEY CALL TO DISCUSS HER MISAPPLICATION OF M.R.L. 60 DAY NOTICE REQUIREMENTS TO RENTER OF PARK-OWNED MOBILEHOME; DRAFT MEMO TO FILE	0.15 \$280.00	42.00
PREPARE INSTRUCTIONS TO OPEN NEW FILE & TO INSTRUCT MANAGER SEND RENTAL AGREEMENT IMMEDIATELY; PREPARE ADDITIONAL INSTRUCTIONS TO FOR FOLLOW UP RE: RECEIPT OF ALL DOCUMENTS FROM MANAGER TO COMMENCE EVICTION PROCESS	0.15 \$280.00	42.00
DRAFT EMAIL TO CHRISTINE TO REQUEST COPY OF TENANT'S RENTAL AGREEMENT	0.10 \$150.00	15.00
4/2/2018 REVIEW TELEPHONE MESSAGE FROM ATTORNEY LINDA ROBERTS-ROSS; BRIEFLY REVIEW FILE TO PREPARE FOR CALL TO SAME	0.15 \$280.00	42.00

	<u>Hours</u>	<u>Amount</u>
4/2/2018 CALL TO ATTORNEY LINDA ROBERTS-ROSS RE: MISAPPLICATION OF M.R.L. 60 DAY NOTICE REQUIREMENTS TO RENTER OF PARK-OWNED MOBILE; & NEW CLAIM THAT PARK IS VIOLATING UNRUH ACT BY TERMINATING TENANCY FOR HAVING SON AS CAREGIVER; DRAFT MEMO TO FILE	0.25 \$280.00	70.00
TELEPHONE MESSAGE LEFT FOR CHRISTINE GODINEZ RE: MATTERS DISCUSSED IN CALL WITH LINDA ROBERTS-ROSS ; NEED FOR INFO RE: WHY TENANCY WAS TERMINATED TO REFUTE CLAIM THAT TENANCY WAS TERMINATED IN VIOLATION OF UNRUH ACT	0.15 \$280.00	42.00
4/3/2018 CALL WITH CHRISTINE GODINEZ RE: INFO & FORWARDING OF DOCUMENTS TO REFUTE CLAIMS OF ATTORNEY LINDA ROBERTS-ROSS; WHY TENANCY TERMINATED; INTENTION TO PROCEED WITH EVICTION; REQUEST FOR LIST OF ADDITIONAL DOCUMENTS NEEDED; & MISCELLANEOUS ISSUES	0.45 \$280.00	126.00
REVIEW & EVALUATE EMAIL FROM CHRISTINE GODINEZ FORWARDING DOCUMENTS RE: PRIOR 2015 DISPUTE RE: OCCUPANCY OF PREMISES BY TENANT'S SON; REVIEW & ANALYSIS OF SAME; DETERMINE HOW TO ADDRESS ISSUE IN CALL TO TENANT'S ATTORNEY	0.25 \$280.00	70.00
TELEPHONE MESSAGE LEFT FOR LINDA ROBERTS-ROSS RE: NEED TO DISCUSS INFO OBTAINED FROM PARK MANAGEMENT & PARK'S INTENTION TO PROCEED WITH FILING OF EVICTION ACTION BASED ON SAME.	0.10 \$280.00	28.00
CALL FROM LINDA ROBERTS-ROSS RE: INFO FROM MANAGEMENT RE: NO MENTION OF DISABILITY OR NEED FOR CAREGIVER WHEN ISSUE RE: SON AROSE IN 2015 OR SINCE; HER INTENTION TO CONFER WITH TENANT RE: SAME; TENANT'S RECEIPT OF DISABILITY BENEFITS; & MISCELLANEOUS ISSUES	0.25 \$280.00	70.00
4/6/2018 REVIEW EMAIL FROM CHRISTINE GODINEZ RE: STATUS OF TENANT VACATING; REVIEW FILE AND ATTORNEY BILLING TO DETERMINE OUTCOME OF TELEPHONE CALL WITH TENANT'S ATTORNEY; DRAFT RESPONSE RE: SAME	0.10 \$150.00	15.00
4/18/2018 DRAFT STATE MANDATORY CIVIL COVER SHEET	0.25 \$150.00	37.50
DRAFT UNLAWFUL DETAINER SUMMONS	0.25 \$150.00	37.50
DRAFT PREJUDGMENT CLAIM OF RIGHT TO POSSESSION TO PRECLUDE "ARRIETA" POST TRIAL CLAIMS	0.25 \$150.00	37.50
DRAFT COURT MANDATORY CERTIFICATE OF ASSIGNMENT	0.25 \$150.00	37.50
4/19/2018 DRAFT COMPLAINT FOR UNLAWFUL DETAINER; ASSEMBLE AND COPY EXHIBITS FOR SAME	1.00 \$150.00	150.00
REVIEW EMAIL FROM MILCAH RE: INTENT TO OBTAIN REQUESTED INFORMATION FROM JOHN DAVIS AND HIS INQUIRY RE: WHY SAID INFORMATION IS NEEDED; DRAFT RESPONSE RE: SAME AND FORWARD HIGHLIGHTED COPY OF COMPLAINT FOR REFERENCE	0.15 \$150.00	22.50

VALLEY VIEW MOBILEHOME PARK

Page 3

	<u>Hours</u>	<u>Amount</u>
4/20/2018 EVALUATE, ANALYZE & EXECUTE COMPLAINT & SUPPORTING DOCUMENTS; REVIEW FILE TO VERIFY SUFFICIENCY OF NOTICES & SERVICE OF SAME; CONFIRM NO FURTHER RESPONSE WAS EVER RECEIVED FROM ATTORNEY FOR TENANT AFTER LAST CALL WITH ATTORNEY EIFLER	0.40 \$280.00	112.00
REVIEW EMAIL FROM MILCAH VIVANCO AND DOCUMENTS PROVIDED; FINALIZE UNLAWFUL DETAINER COMPLAINT	0.25 \$150.00	37.50
DRAFT EMAIL TO MILCAH VIVANCO AND FORWARD UNLAWFUL DETAINER COMPLAINT FOR REVIEW AND EXECUTION OF VERIFICATION	0.15 \$150.00	22.50
4/23/2018 RECEIVE CLIENT'S EXECUTED VERIFICATION; PREPARE COMPLAINT FOR FILING; DRAFT DETAILED INSTRUCTIONS TO ATTORNEY SERVICE TO FILE AND SERVE; CALENDAR FOLLOW UP FOR COMPLETION OF SERVICE	0.30 \$150.00	45.00
For professional services rendered	6.10	\$1,279.00
<b>BALANCE DUE</b>		<b>\$1,279.00</b>

**IMPORTANT! PLEASE REFERENCE REMITTAL OF PAYMENT WITH THIS REFERENCE: 22148.032 FOR PROPER CREDIT.**

Z Electric Wire Works, Inc.  
 1016 E. Cooley Dr. Suite "S"  
 Colton, CA 92324  
 (909)783-0333



INVOICE

**BILL TO**  
 Thomsen Properties  
 Re: Valley View MHP  
 301 E 17th St. Suite 208  
 Costa Mesa, CA 92627

INVOICE # 3310  
 DATE 05/12/2017  
 DUE DATE 05/27/2017  
 TERMS Net 15

FEB 21 2018

ACTIVITY	QTY	RATE	AMOUNT
Frank G.	1	118.50	118.50
Travel-Frank G.	3	118.50	355.50

*Handwritten notes:* gel 101, VVM 5163 474.00, cyj

Received call because House B had half power. Tested panel inside House B finding full power at fuses. Tested special breaker finding 15A breaker tripped. Reset breaker, terminated all connections and restored House B to full power 120V/240V.

Note: This is a C.O.E. emergency call. The breaker is a special breaker and has been discontinued. Recommended replacing the panel.

Start Date: 05/06/17      Completion Date: 05/06/17

BALANCE DUE **\$474.00**

Lump sum contract----- A 3% late fee per month will be charged on past due invoices.

Z Electric Wire Works, Inc.  
 1016 E. Cooley Dr. Suite "S"  
 Colton, CA 92324  
 (909)783-0333



INVOICE

**BILL TO**  
 Haven Management  
 Re: Valley View  
 1910 S. Archibald Av "S"  
 Ontario, CA 91761

INVOICE # 3531  
 DATE 01/18/2018  
 DUE DATE 02/17/2018  
 TERMS Net 30

Date: 1-29-18

PLEASE APPROVE  
 FOR PAYMENT

Joan

ACTIVITY	QTY	RATE	AMOUNT
Vernon	4	79.00	316.00
Anthony	4	69.00	276.00
Travel-Vernon	2	79.00	158.00
Travel-Anthony	2	69.00	138.00
Material-- 6 way swamp cooler switch	1	18.95	18.95
Material--Bell box single gang 3 hole 3/4"	1	8.95	8.95
Material--12/2 CU Romex Wire per foot	1	0.79	0.79
Material--Single gang w/p cover	1	3.95	3.95
Material--120V receptacle cover	1	1.15	1.15

Received call because the swamp cooler at Space 29 was not receiving power. Tested power at swamp cooler finding no power. Tested breaker in panel inside home finding full power. Started to troubleshoot finding a switch that was causing a short. and wires disconnected for swamp cooler switch. Disconnected single switch and used box as junction. Removed and replaced swamp cooler switch, tested for power 120V. Swamp cooler restored to full power. Furnished and installed new circuit from kitchen to outside wall for the screen room. Removed existing circuit in screen room. Tested for power 120V. Receptacle restored to full power.

get 101	
vwm 5160	921.79
aj	

Start Date: 12/20/17

Completion Date: 12/20/17

"Short to Swamp Cooler"

BALANCE DUE

**\$921.79**

Lump sum contract----- A 3% late fee per month will be charged on past due invoices.

Z Electric Wire Works, Inc.  
 1016 E. Cooley Dr. Suite "S"  
 Colton, CA 92324  
 (909)783-0333



INVOICE

**BILL TO**  
 Haven Management  
 Re: Valley View  
 1910 S. Archibald Av "S"  
 Ontario, CA 91761

**INVOICE #** 3534  
**DATE** 01/24/2018  
**DUE DATE** 02/23/2018  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Ray	1	118.50	118.50
Zack	1	103.50	103.50
Travel-Ray	1	118.50	118.50
Travel-Zack	1	103.50	103.50
Material--Cut In Box Single gang	1	3.89	3.89
Material--120V receptacle	1	2.95	2.95
Material--Black receptacle cover	1	2.95	2.95

Received emergency call because of Space 4 main breaker tripping. Arrived at park and checked Space 4 finding no power in home. Checked GFI in bathroom finding no power. Opened and checked inside panel to home finding breaker had tripped. Reset breaker finding there was a short in the home. Opened GFI receptacle in bathroom then found receptacle on the outside of home. Opened receptacle on outside of home finding it was flooded and causing it to short out. Removed and replaced cut in box, receptacle and weatherproof cover, terminated all connections, tested for power. Home at Space 4 restored to full power.

Date: 1-29-18  
 RECEIVED BY: JOAN  
 FOR ACCOUNT

DATE	1/29/18
AMOUNT	453.79
INITIALS	ag

Note: This was a C.O.E. emergency call

Start Date: 1/9/18      Completion Date: 1/9/18

"Short in electrical receptacle outside" **BALANCE DUE** **\$453.79**

Lump sum contract----- A 3% late fee per month will be charged on past due invoices.

Z Electric Wire Works, Inc.  
 1016 E. Cooley Dr. Suite "S"  
 Colton, CA 92324  
 (909)783-0333



INVOICE

**BILL TO**  
 Haven Management  
 Re: Valley View  
 1910 S. Archibald Av "S"  
 Ontario, CA 91761

*3-21-18*

INVOICE # 3582  
 DATE 03/12/2018  
 DUE DATE 04/11/2018  
 TERMS Net 30

*Zel 101*

*VVM 5163 158.00*

ACTIVITY	QTY	RATE	AMOUNT
Frank G.	1	79.00	79.00
Travel-Frank G.	1	79.00	79.00

Received call to check electrical at Space 17 to make sure it was up to code. Arrived at park and checked P-54 box for Space 17 finding it was good. Found second P-54 box behind home and started troubleshooting finding RV at Space 17 was converted to the New Edison system. Electrical appears to be up to code as per the CPUC upgrade program.

Start Date: 3/9/18      Completion Date: 3/9/18

BALANCE DUE **\$158.00**

## Attachment # 2

**Augusta Homes**  
**Balance Sheet**  
As of December 31, 2018

	Corporate- ACLCC	Valley View	TOTAL
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
1110 Checking - Park		22,347.46	22,347.46
1117 Cash on Hand		0.00	0.00
1118 FRB ACLLC	305,134.43	0.00	305,134.43
1123 ACLLC Money Market	617.99		617.99
1130 Petty Cash		200.00	200.00
<b>Total Bank Accounts</b>	<b>\$ 305,752.42</b>	<b>\$ 22,547.46</b>	<b>\$ 328,299.88</b>
<b>Other Current Assets</b>			
1120 Payroll Clearing		0.00	0.00
1128 ACLLC Schwab	542,135.64		542,135.64
1131 Unrealized Investment Gain/Loss	-763.95		-763.95
1147 Reserve Funds in Transit	0.00		0.00
1148 Impound - Operating Fund		11,300.00	11,300.00
1153 Prepaid Expenses		0.00	0.00
1154 Prepaid Insurance		4,173.43	4,173.43
1170 Admin Fee Receivable	0.00		0.00
1171 Resident Relation Fee Recievable	0.00	0.00	0.00
1172 Corporate Receivable	59,544.50		59,544.50
1174 Rebate Receivable	0.00		0.00
1176 Rent Receivable		1,077.58	1,077.58
1355 Due from Haven Mgmt		15.36	15.36
<b>Total Other Current Assets</b>	<b>\$ 600,916.19</b>	<b>\$ 16,566.37</b>	<b>\$ 617,482.56</b>
<b>Total Current Assets</b>	<b>\$ 906,668.61</b>	<b>\$ 39,113.83</b>	<b>\$ 945,782.44</b>
<b>Fixed Assets</b>			
1510 Coach Inventory Sp 2		51,813.25	51,813.25
1511 Coach Inventory Sp 3		49,730.35	49,730.35
1512 Coach Inventory Sp 4		24,686.00	24,686.00
1513 Coach Inventory Sp 26		10,711.10	10,711.10
1514 Coach Inventory Sp 53		11,152.11	11,152.11
1515 Coach Inventory Sp 67		36,367.50	36,367.50
1516 Coach Inventory Sp 52		18,168.06	18,168.06
1517 Coach Inventory Sp 23		66,419.00	66,419.00
1518 Coach Inventory Sp 21		63,619.00	63,619.00
1519 Coach Inventory Sp 29		12,202.63	12,202.63
1901 Land		765,000.00	765,000.00
1902 Land Improvements		72,226.50	72,226.50
1903 Buildings		476,081.64	476,081.64
1904 Furniture & Fixtures		250,000.00	250,000.00
1905 Sewer System		5,782.50	5,782.50

1906 Electric System		16,569.76	16,569.76
1907 Gas System		11,500.00	11,500.00
1908 Pool Improvements		18,166.56	18,166.56
1909 Street Lights		15,000.00	15,000.00
1910 Accumulated Depreciation		-584,555.02	-584,555.02
1915 Construction in Progress	0.00	0.00	0.00
1916 Autos & Trucks		3,000.00	3,000.00
1917 Equipment		12,149.62	12,149.62
<b>Total Fixed Assets</b>		<b>\$ 0.00</b>	<b>\$ 1,405,790.56</b>
<b>Other Assets</b>			<b>\$ 1,405,790.56</b>
1152 Other Receivable	0.00	0.00	0.00
1180 Deposits	0.00	93.75	93.75
1205 Revenue Fund ACLLC	9,873.03	0.00	9,873.03
1206 Debt Service Fund A- ACLLC	263,687.64	0.00	263,687.64
1207 Debt Service Fund B- ACLLC	51,574.92		51,574.92
1220 Debt Service Reserve A- ACLLC	1,769.39	155,984.65	157,754.04
1221 Debt Service Reserve B- ACLLC	78,616.81		78,616.81
1227 General Acct ACLLC	4,066.98		4,066.98
1228 Surplus Fund ACLLC	10,398.07		10,398.07
1230 Repair & Repl Fund ACLLC Restricted	4.19	0.00	4.19
1231 Repair and Repl Unrestricted	1,043,764.19	30,003.55	1,073,767.74
1601 Note Receivable Space 70		0.00	0.00
<b>Total Other Assets</b>		<b>\$ 1,463,755.22</b>	<b>\$ 1,649,837.17</b>
<b>TOTAL ASSETS</b>		<b>\$ 2,370,423.83</b>	<b>\$ 4,001,410.17</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
2012 AP Park		24,405.66	24,405.66
2056 Accrued Expenses	60,563.31		60,563.31
2058 Accrued Vacation Expense	44,263.33		44,263.33
2155 Due to Haven Management		0.00	0.00
2200 Current Portion of LTD	85,000.00	42,633.54	127,633.54
2252 Due from Augusta Homes	-13,225.00		-13,225.00
2253 Due from Valley View	-40,038.00		-40,038.00
2254 Due to ACLLC		40,038.00	40,038.00
2399 Accrued Executive Director Fees	0.00	0.00	0.00
2408 Accrued Interest	3,238.06	14,241.41	17,479.47
<b>Total Other Current Liabilities</b>		<b>\$ 139,801.70</b>	<b>\$ 261,120.31</b>
<b>Total Current Liabilities</b>		<b>\$ 139,801.70</b>	<b>\$ 261,120.31</b>
<b>Long-Term Liabilities</b>			
1181 Space Deposits		0.00	0.00
2202 Bond Payments	0.00	0.00	0.00
2300 Security Deposits		9,640.00	9,640.00
2301 Prepaid Rent		-48.50	-48.50
2308 Deferred Gain/Loss Sp 70		0.00	0.00
2309 Deferred Gain/Loss Sp 70		0.00	0.00

2401 Less Current Portion		0.00	0.00
2406 Less Current Portion Bond Payable Series A		-42,633.54	-42,633.54
2407 Less Current Portion Bond Payable Series B	-85,000.00		-85,000.00
2409 OID	-14,436.15		-14,436.15
2410 New Bond Payable	365,000.00	2,380,919.24	2,745,919.24
2411 Reoffering Premium		54,040.05	54,040.05
2412 Underwriters Discount	-15,700.00	-52,800.00	-68,500.00
2413 Issuer Fee		-6,600.00	-6,600.00
2414 Rounding		0.00	0.00
2425 Note Payable - ICFA	77,155.20		77,155.20
2452 Cost of Issuance 2011B	-674,401.35		-674,401.35
2454 Issuer Fees	-1,962.50		-1,962.50
2455 Disc/Prem Amortization	19,337.72	982.70	20,320.42
2456 Accumulated Amortization	434,000.10	0.00	434,000.10
<b>Total Long-Term Liabilities</b>	<b>\$ 103,993.02</b>	<b>\$ 2,343,499.95</b>	<b>\$ 2,447,492.97</b>
<b>Total Liabilities</b>	<b>\$ 243,794.72</b>	<b>\$ 2,464,818.56</b>	<b>\$ 2,708,613.28</b>
<b>Equity</b>			
3000 Opening Balance Equity	-170,540.64	170,540.64	0.00
3200 Retained Earnings	2,043,371.58	-793,814.26	1,249,557.32
3300 Contribution In	0.00	-236,958.60	-236,958.60
Net Income	253,798.17	26,400.00	280,198.17
<b>Total Equity</b>	<b>\$ 2,126,629.11</b>	<b>-\$ 833,832.22</b>	<b>\$ 1,292,796.89</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,370,423.83</b>	<b>\$ 1,630,986.34</b>	<b>\$ 4,001,410.17</b>

Monday, Mar 11, 2019 10:04:51 AM GMT-7 - Accrual Basis

**Augusta Homes**  
**Profit and Loss**  
 January - December 2018

	Corporate- ACLLC	Valley View	TOTAL
<b>Income</b>			
4005 Base Rent Collected		228,616.60	228,616.60
4010 Vacancies/COC'S		-396.54	-396.54
4015 Concessions/Discounted Rent		-2,665.80	-2,665.80
4017 Management Housing		-9,903.41	-9,903.41
4018 Write-off		-84.77	-84.77
4019 Vacant Rentals		-8,969.16	-8,969.16
4020 Net Delinquencies/Writeoff		929.61	929.61
4021 Coach Rental Income		93,944.97	93,944.97
4022 RV Rental Income		11,295.50	11,295.50
4023 Rental Write Off		-5,842.89	-5,842.89
4025 RV Vacant		-3,958.79	-3,958.79
4033 Apartment Rental Income		25,244.86	25,244.86
4044 Electric		5,764.38	5,764.38
4045 Gas		11,929.73	11,929.73
4046 Trash		17,476.06	17,476.06
4047 Water		15,434.95	15,434.95
4048 Sewer		36,227.75	36,227.75
4059 Late/NSF Fee		1,264.62	1,264.62
4061 Laundry/Vending Machine		317.56	317.56
4063 Parking/ RV Storage		532.00	532.00
4067 Tenant Services		5,567.91	5,567.91
<b>Total Income</b>	<b>\$ 0.00</b>	<b>\$ 422,725.14</b>	<b>\$ 422,725.14</b>
<b>Cost of Goods Sold</b>			
5102 Park Management Salaries		27,915.50	27,915.50
5103 Maintenance Office		30,408.20	30,408.20
5104 Bonus & Incentives		733.42	733.42
5105 Overtime		52.50	52.50
5108 Payroll Taxes		5,783.55	5,783.55
5109 Insurance/Other Benefits		5,074.52	5,074.52
5111 Workers Comp/ADP Fees		7,004.71	7,004.71
5144 Electric Expense		10,437.45	10,437.45
5145 Gas Expense		9,566.49	9,566.49
5146 Trash Expense		24,210.09	24,210.09
5147 Water Expense		18,777.30	18,777.30
5148 Sewer Expense		36,264.96	36,264.96
5149 Cable TV Expense		884.07	884.07
5159 Bldg Repair/Maintenance		1,410.00	1,410.00
5160 Bldg/Coach Rental Exp.		12,894.47	12,894.47
5162 Cleaning/Janitorial		719.24	719.24
5163 Elec. System Maint/Repair		-777.10	-777.10

5164 Equipment Expense		3,200.44		3,200.44
5165 Furnishing/Appliances		884.94		884.94
5166 Gas System Repair/Maint.		974.50		974.50
5167 Heating/Air Conditioning		132.50		132.50
5168 Grounds & Landscaping		14,033.01		14,033.01
5169 Locks/Keys		98.00		98.00
5171 Maintenance Supplies		4,294.48		4,294.48
5172 Pest Control		41.39		41.39
5173 Pool & Spa		1,430.67		1,430.67
5174 Sewer System Repair/Maintenance		-4,130.00		-4,130.00
5175 Signage		19.92		19.92
5176 Steet Lighting		588.99		588.99
5177 Street Repairs		236.51		236.51
5181 Water System Repair/Maintenance		1,365.00		1,365.00
5201 Property & G/L Insurance		12,875.67		12,875.67
5202 Real Property Taxes		7,073.88		7,073.88
5203 Licenses & Permits		6,021.48		6,021.48
5227 Legal Fees		5,928.87		5,928.87
5228 Property Management Fee		22,332.00		22,332.00
5229 Patrol/Alarm		347.40		347.40
5230 Personnel Expense		49.85		49.85
5231 Other Outside Services		200.00		200.00
5303 Resident Relation		6,107.32		6,107.32
6002 Billing Services		1,488.00		1,488.00
6005 Dues & Subscriptions		1,005.91		1,005.91
6006 Education& Seminars		1,109.15		1,109.15
6015 Office Supplies & Equipment		1,439.91		1,439.91
6016 Vehicle Mileage Allowance		34.28		34.28
6020 Postage/Messenger Services		681.79		681.79
6035 Service Charges-Bank		1,451.04		1,451.04
6040 Phone & Internet		4,539.36		4,539.36
6045 Title Search/ Credit Report		174.00		174.00
7030 Depreciation Expense		37,240.24		37,240.24
<b>Total Cost of Goods Sold</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>324,629.87</b>
<b>Gross Profit</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>98,095.27</b>
<b>Other Income</b>				
4082 Non-Park Interest Income		23,851.20		23,851.20
4083 Non-Park Int Inc/R & RF		25,484.62		25,484.62
4084 Investment Interest Income		3,874.60		3,874.60
4085 Investment Unrealized Gain/Loss		-763.95		-763.95
4200 Administrative Fee Income		307,905.00		307,905.00
4206 Consulting Fees		38,500.00		38,500.00
<b>Total Other Income</b>	<b>\$</b>	<b>398,851.47</b>	<b>\$</b>	<b>0.00</b>
<b>Other Expenses</b>				
5770 Audit Fees			3,405.50	3,405.50
7002 Oversight Agent Fee		16,000.00		16,000.00
7004 S&P Rating Service Fee			744.68	744.68

<b>7007 ICFA Fee</b>	30,143.76		30,143.76
<b>7015 Trustee Fees</b>	1,100.00		1,100.00
<b>7017 Non-Park Interest Expense</b>	24,319.68	113,466.09	137,785.77
<b>7018 Investment Management Fees</b>	1,271.96		1,271.96
<b>7029 Amortization Expense</b>	70,650.00	153.14	70,803.14
<b>Total Other Expenses</b>	<b>\$ 143,485.40</b>	<b>\$ 117,769.41</b>	<b>\$ 261,254.81</b>
<b>Net Other Income</b>	<b>\$ 255,366.07</b>	<b>-\$ 117,769.41</b>	<b>\$ 137,596.66</b>
<b>Net Income</b>	<b>\$ 255,366.07</b>	<b>-\$ 19,674.14</b>	<b>\$ 235,691.93</b>

Monday, Mar 11, 2019 10:08:36 AM GMT-7 - Accrual Basis

## Attachment # 3

## Valley View

	Earned	Paid	Owed
Aug-12	\$ 3,465.00	\$ -	\$ 3,465.00
Sep-12	\$ 3,465.00	\$ -	\$ 3,465.00
Oct-12	\$ 3,465.00	\$ -	\$ 3,465.00
Nov-12	\$ 3,465.00	\$ -	\$ 3,465.00
Dec-12	\$ 3,465.00	\$ -	\$ 3,465.00
Jan-13	\$ 3,465.00	\$ -	\$ 3,465.00
Feb-13	\$ 3,465.00	\$ -	\$ 3,465.00
Mar-13	\$ 3,465.00	\$ -	\$ 3,465.00
Apr-13	\$ 3,465.00	\$ -	\$ 3,465.00
May-13	\$ 3,465.00	\$ -	\$ 3,465.00
Jun-13	\$ 3,465.00	\$ -	\$ 3,465.00
Jul-13	\$ 3,513.51	\$ -	\$ 3,513.51
Aug-13	\$ 3,513.51	\$ -	\$ 3,513.51
Sep-13	\$ 3,513.51	\$ -	\$ 3,513.51
Oct-13	\$ 3,513.51	\$ -	\$ 3,513.51
Nov-13	\$ 3,513.51	\$ -	\$ 3,513.51
Dec-13	\$ 3,513.51	\$ -	\$ 3,513.51
Jan-14	\$ 3,513.51	\$ -	\$ 3,513.51
Feb-14	\$ 3,513.51	\$ -	\$ 3,513.51
Mar-14	\$ 3,513.51	\$ -	\$ 3,513.51
Apr-14	\$ 3,513.51	\$ -	\$ 3,513.51
May-14	\$ 3,513.51	\$ -	\$ 3,513.51
Jun-14	\$ 3,513.51	\$ -	\$ 3,513.51
Jul-14	\$ 3,576.75	\$ -	\$ 3,576.75
Aug-14	\$ 3,576.75	\$ -	\$ 3,576.75
Sep-14	\$ 3,576.75	\$ -	\$ 3,576.75
Oct-14	\$ 3,576.75	\$ -	\$ 3,576.75
Nov-14	\$ 3,576.75	\$ -	\$ 3,576.75
Dec-14	\$ 3,576.75	\$ -	\$ 3,576.75
Jan-15	\$ 3,576.75	\$ -	\$ 3,576.75
Feb-15	\$ 3,576.75	\$ -	\$ 3,576.75
Mar-15	\$ 3,576.75	\$ -	\$ 3,576.75
Apr-15	\$ 3,576.75	\$ -	\$ 3,576.75
May-15	\$ 3,576.75	\$ -	\$ 3,576.75
Jun-15	\$ 3,576.75	\$ -	\$ 3,576.75
Jul-15	\$ 3,605.00	\$ -	\$ 3,605.00
Aug-15	\$ 3,605.00	\$ -	\$ 3,605.00
Sep-15	\$ 3,605.00	\$ -	\$ 3,605.00
Oct-15	\$ 3,605.00	\$ -	\$ 3,605.00
Nov-15	\$ 3,605.00	\$ -	\$ 3,605.00

<b>Dec-15</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>Jan-16</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>Feb-16</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>Mar-16</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>Apr-16</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>May-16</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>Jun-16</b>	\$ 3,605.00	\$ -	\$ 3,605.00
<b>Jul-16</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Aug-16</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Sep-16</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Oct-16</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Nov-16</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Dec-16</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Jan-17</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Feb-17</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Mar-17</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Apr-17</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>May-17</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Jun-17</b>	\$ 3,670.00	\$ -	\$ 3,670.00
<b>Jul-17</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Aug-17</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Sep-17</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Oct-17</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Nov-17</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Dec-17</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Jan-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Feb-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Mar-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Apr-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>May-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Jun-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Jul-18</b>	\$ 3,751.00	\$ -	\$ 3,751.00
<b>Aug-18</b>	\$ 3,901.00	\$ -	\$ 3,901.00
<b>Sep-18</b>	\$ 3,901.00	\$ -	\$ 3,901.00
<b>Oct-18</b>	\$ 3,901.00	\$ -	\$ 3,901.00
<b>Nov-18</b>	\$ 3,901.00	\$ -	\$ 3,901.00
<b>Dec-18</b>	\$ 3,901.00	\$ -	\$ 3,901.00
<b>Running Total</b>	\$ 266,773.34	\$ -	\$ 266,773.34

\$ 266,773.34	Owed to other parks since refi in Aug 2012
\$ 619,330.60	unpaid fees since purchase

## Attachment # 4



VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

LN		1987	2013	2014	2015	2016	2017	2018	Adms	Normalized	G/L #	Base Year	Base Year
1	OPERATING EXPENSES												
1	Property taxes	2,113	4,385	5,089	6,073	6,480	5,913	7,074	71	7,145	(4)	5108	
2	Common area electricity	4,503	5,943	7,212	7,136	7,014	7,597	7,480	114	7,460	(9)	5169	
3	Common area gas	1,195	2,186	1,818	1,923	1,765	1,773	1,773	182	202	(10)	5175	
4	Landscaping		7,617	11,213	7,389	2,179	9,237	14,033	10	589	(7)	5176	
5	Insurance		3,816	3,433	4,090	6,234	8,045	9,029	168	301	(10)	5179	
6	Legal		1,477	8,312	12,434	3,025	2,674	5,929	78	78	(10)	5180	
7	Accounting		930	1,150	3,697	3,143	3,180	3,313	10	301	(10)	5167	
	Billing service		1,422	1,422	1,477	1,488	1,488	1,488	7	7	(10)	5167	
	Meetings & conferences		355	100	179	279	1,057	1,159	114	212	(10)	5169	
	Dues & subscriptions		119	119	119	1,016	1,038	1,006	510	551	(10)	5172	
	License & fees		992	119	119	1,016	1,038	1,006	182	202	(10)	5175	
8	Licenses & fees	398	10,582	8,308	4,923	5,862	5,602	6,021	10	589	(7)	5176	
	Payroll	1,390	12,478	9,949	6,698	8,645	9,205	9,674	10	301	(10)	5179	
	Management fee	5,516	17,315	21,155	18,597	14,822	23,540	28,348	78	78	(10)	5180	
9	Management expenses	5,516	19,644	18,108	18,324	18,504	20,132	22,332	10	301	(10)	5179	
10	Owner performed labour		36,559	39,283	36,921	33,326	43,672	50,680	10	301	(10)	5179	
11	Payroll taxes	654	4,502	5,020	6,326	5,443	6,692	5,784	10	301	(10)	5179	
12	Miscellaneous supplies												
	Key service		72	88	71	56	482	98	114	212	(10)	5169	
	Pest control		1,269	45	259	1,484	128	41	510	551	(10)	5172	
	Storage		226	1,326	92	587	20	20	182	202	(10)	5175	
	Street lighting		1,563	1,579	275	1,550	804	589	10	589	(7)	5176	
	Vehicle maintenance		437	320	736	30	295	133	10	301	(10)	5179	
	HVAC repairs		287	89	1,138	476	233	168	78	78	(10)	5180	
	Repairs		503	1,118	331	1,785	755	4,085	10	301	(10)	5179	
	Small tools		647	488	545	1,117	1,918	719	10	301	(10)	5179	
	Cleaning/Janitorial		2,933	732	2,135	3,913	4,418	1,410	1,837	3,247	(10)	5159	
	Repairs & maintenance		25,563	26,280	38,987	40,274	43,049	30,761	10	301	(10)	5179	
	Labor		19,278	19,058	11,178	14,649	11,407	9,903	10	301	(10)	5179	
	Housing		52,778	51,103	57,088	65,921	63,489	47,759	1,555	49,314		4017	
13	Repairs & maintenance	30,211	696	790	748	651	716	682	10	682		6020	
	Postage		1,304	483	641	1,389	1,416	1,451	10	1,451		8035	
	Bank charges		271	89	991	324	646	174	10	174		6045	
	Credit reports		350	745	750	745	745	745	10	745		7003-004	
	S&P fees		1,304	2,428	1,930	1,439	1,678	1,440	10	1,440		6015	
	Office supplies and expense	12,534	3,925	4,505	5,060	4,548	5,201	4,482	10	4,482		6040	
14	Office supplies and expense	12,534	3,925	4,505	5,060	4,548	5,201	4,482	10	4,482		6040	
15	Telephone	3,414	1,708	1,690	1,900	1,813	4,482	4,539	10	4,539		6050	
16	Auto expense - Travel		2,134	1,418	298	836	905	1,431	10	1,431		5173	
17	Pool maintenance		347	347	432	347	684	347	10	347		5229	
18	Security		244		22			237	10	237		5177	
19	Street maintenance												
20	Street sweeping												
21	Trash	3,628	19,766	20,107	20,573	21,172	22,803	24,210	10	6,734	(9)	5146	
22	Water	9,040	17,943	19,264	17,168	18,362	16,928	18,777	10	3,342	(6)	5147	
23	Sewer		34,912	35,766	36,265	39,287	36,265	36,265	10	37	(9)	5148	
24	Cable TV		104	104	756	843	828	884	10	884		5149	
25	Amortization		306	153	153	153	153	153	10	153	(13)	7033	
26	Operating supplies		3,255	2,777	3,554	1,809	3,370	4,294	10	3,158	(10)	5171	
27	Benefits		2,190	3,814	4,323	4,536	5,075	5,075	10	5,075		5109	
28	Worker compensation/ADP fees		5,851	6,591	7,225	7,405	8,041	7,005	10	7,005		5301	
	Advertising	716		120	105				10	52,680	(20)	5301	
	Recovery - Unpaid Overhead Fees		41,871	42,542	43,091	43,650	44,526	45,782	10	45,782	(14)	5301	
	AC LLC administrative costs		22,943	22,741	43,224	42,852	42,415	41,965	10	41,965	(15)	5303	
	Bond interest		2,089	1,908	1,734	1,546	1,344	1,128	10	1,128	(16)	5303	
	Subordinate bond interest	466	580	1,288	1,254	1,467	1,780	6,107	10	1,707	(18)	5240	
	Resident relations		279	535	575	45	300	200	10	200		5240	
	Outside services		1,172	67,762	69,135	89,983	89,560	90,366	10	95,162		5240	
29	Other	84,345	298,279	303,462	336,955	333,670	356,570	365,506	10	48,280		5240	
30	TOTAL OPERATING EXPENSES - APPLICATI												



## Attachment # 5

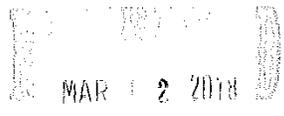
Yucaipa Disposal, Inc.  
 5455 Industrial Pkwy  
 San Bernardino, CA 92407  
 909-889-1969

Valley View Park  
 1910 Archibald Av  
 Ontario, Ca 91761

Customer Number	13519366
Invoice Number	7302895
Statement Date	02/28/18
Service Period	February 2018

Date	Quantity	Description	Charges	Credits	Totals
<b>Total Previous Balance</b>					1,937.25
<b>Other Charges and Payments</b>					
02/26/18		Payment - Thank You		1,937.25	
<b>Current Charges</b>					
For Service at: 12995 6th St					
02/28/18	3	Trash Service	1,623.87		
02/28/18	2	Recycle Service	290.88		
02/28/18	75	Household Hazard Waste Pick Up	22.50		
<b>Total Amount Due On Receipt</b>					<b>1937.25</b>

*YUC 542*  
*VVM 5146 1937.25*



We offer large and small containers for residential clean-ups and special projects. Containers are available for rental and include delivery and removal. All unwanted materials can be placed into the container with the exception of hazardous waste, tires, or large amounts of dirt, rocks, concrete, or asphalt. Please call Customer Service.

Customer Service Hours are Mon - Fri, 8:00 AM to 5:00 PM. For your convenience, you can pay this invoice online by going to [www.burrtec.com](http://www.burrtec.com) click on Online Bill Pay. Your enrollment # is 2608179683. Dial (888) 298-5161 to use our automated service. Payments may also be made in person at 5455 Industrial Parkway San Bernardino. For inquiries, call (909) 889-1969 or fax (909) 804-4291.

Yucaipa Disposal, Inc.  
 5455 Industrial Pkwy  
 San Bernardino, CA 92407  
 909-797-9125

Valley View Park  
 Augusta Homes  
 1910 S Archibald Ave Ste S  
 Ontario, Ca 91761-8502

Customer Number	13519366
Invoice Number	N197480986
Statement Date	11/30/18
Service Period	November 2018

Date	Quantity	Description	Charges	Credits	Totals
		<b>Total Previous Balance</b>			2,025.57
		<b>Other Charges and Payments</b>			
11/08/18		Payment - Thank You <i>DEC 03 2018</i>		2,025.57	
		<b>Current Charges</b>			
		For Service at: 12995 6th St			
11/30/18	3	Trash Service	1,704.69		
11/30/18	2	Recycle Service	298.38		
11/30/18	75	Household Hazard Waste Pick Up	22.50		
		<b>Total Amount Due On Receipt</b>			<b>2025.57</b>

*YUC 542*  
*VVM 5146 2025.57*  


Our offices will be closed Tuesday, December 25 and Tuesday, January 1, in observance of the Christmas and New Year holidays. Your collection service will be delayed one day for the remainder of those weeks. During storms with heavy rainfall, avoid placing carts where flows can create hazards.

Customer Service Hours are Mon - Fri, 8:00 AM to 5:00 PM. For your convenience, you can pay this invoice online by going to [www.burrtec.com](http://www.burrtec.com) click on Online Bill Pay. You will need your Customer Number and Billing ZIP Code available to enroll. Dial (888) 298-5161 to use our automated service. Payments may also be made in person at 5455 Industrial Pkwy, San Bernardino. For inquiries, call (909) 889-1969 or fax (909) 804-4291.

[www.burrtec.com](http://www.burrtec.com)

Please detach this portion and return with payment. Do NOT send cash.

## Attachment # 6

**Client Service Agreement**  
**PRICING ATTACHMENT for**  
**GM9 - Haven Management Services, Inc**  
**Effective: August 1, 2018**

<b>WC Code</b>	<b>Service Fee Pre Cap</b>	<b>Service Fee Post FUTA Cap</b>	<b>Service Fee Post SUTA/FUTA Cap</b>	<b>Service Fee Post SUTA/FUTA/FICA Cap</b>
9010CA	124.91%	122.21%	119.01%	112.81%
8810CA	117.10%	114.40%	111.20%	105.00%
8740CA	117.63%	114.93%	111.73%	105.53%

## Attachment # 7

**General Ledger**

Valley View Mobile Home Park (203vmm)  
 Period = Jan 2018-Dec 2018  
 Book = Cash ; Tree = ystl\_is  
 Sort On =

*Landscaping*

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>5168-000-000 Landscaping</b>										
203vmm	Valley View Mob...	02/07/2018	02/2018	Home Depot Credit Services (...)	K-116038	4276	111.31	0.00	0.00 = Beginning Balance =	
203vmm	Valley View Mob...	02/16/2018	02/2018	Home Depot Credit Services (...)	K-116248	4285	86.36	0.00	111.31	
203vmm	Valley View Mob...	02/28/2018	02/2018	Green Irrigation Solutions (gre315)	K-116429	4288	900.00	0.00	177.67	
203vmm	Valley View Mob...	03/16/2018	03/2018	Green Irrigation Solutions (gre315)	K-116913	4305	900.00	0.00	1,077.67	Jan20th to Feb20th
203vmm	Valley View Mob...	04/13/2018	04/2018	Home Depot Credit Services (...)	K-117616	4338	19.98	0.00	1,997.65	2/20-3/20/18
203vmm	Valley View Mob...	04/13/2018	04/2018	SiteOne Landscape Supply (sit241)	K-117618	4340	88.05	0.00	1,997.65	
203vmm	Valley View Mob...	04/24/2018	04/2018	Green Irrigation Solutions (gre315)	K-117789	4346	900.00	0.00	2,085.70	3/20-4/20/18
203vmm	Valley View Mob...	04/24/2018	04/2018	Home Depot Credit Services (...)	K-117790	4347	400.63	0.00	2,985.70	
203vmm	Valley View Mob...	05/31/2018	05/2018	Green Irrigation Solutions (gre315)	K-118581	4376	900.00	0.00	3,086.33	
203vmm	Valley View Mob...	06/11/2018	06/2018	Home Depot Credit Services (...)	K-118925	4395	7.98	0.00	3,986.33	4/20-5/20/18
203vmm	Valley View Mob...	06/22/2018	06/2018	Home Depot Credit Services (...)	K-119121	4399	146.87	0.00	3,994.31	
203vmm	Valley View Mob...	07/12/2018	07/2018	Home Depot Credit Services (...)	K-119703	4415	67.23	0.00	4,141.18	
203vmm	Valley View Mob...	07/18/2018	07/2018	Green Irrigation Solutions (gre315)	K-119821	4420	900.00	0.00	4,208.41	
203vmm	Valley View Mob...	08/03/2018	08/2018	Petty Cash - Brooke McClean (...)	K-120196	4436	10.00	0.00	5,108.41	6/20-7/20/18
203vmm	Valley View Mob...	08/08/2018	08/2018	Home Depot Credit Services (...)	K-120331	4441	83.44	0.00	5,118.41	7/1-7/31/18
203vmm	Valley View Mob...	08/17/2018	08/2018	Green Irrigation Solutions (gre315)	K-120558	4447	900.00	0.00	5,201.85	
203vmm	Valley View Mob...	09/25/2018	09/2018	Green Irrigation Solutions (gre315)	K-121357	4478	45.48	0.00	6,101.85	July20-Aug20 2018
203vmm	Valley View Mob...	10/03/2018	10/2018	Home Depot Credit Services (...)	K-121655	4488	157.61	0.00	6,177.33	
203vmm	Valley View Mob...	10/15/2018	10/2018	Green Irrigation Solutions (gre315)	K-121923	4500	900.00	0.00	7,017.33	8/20-9/20/18
203vmm	Valley View Mob...	10/03/2018	10/2018	Home Depot Credit Services (...)	K-121655	4488	73.88	0.00	7,091.21	
203vmm	Valley View Mob...	10/19/2018	10/2018	Green Irrigation Solutions (gre315)	K-122032	4504	900.00	0.00	7,248.82	
203vmm	Valley View Mob...	10/19/2018	10/2018	Home Depot Credit Services (...)	K-122033	4505	242.09	0.00	8,148.82	9/20-10/20/18
203vmm	Valley View Mob...	10/19/2018	10/2018	Green Irrigation Solutions (gre315)	K-122032	4504	900.00	0.00	9,048.82	5/20-6/20/18
203vmm	Valley View Mob...	10/19/2018	10/2018	Home Depot Credit Services (...)	K-122033	4505	242.09	0.00	9,290.91	
203vmm	Valley View Mob...	10/19/2018	10/2018	SiteOne Landscape Supply (sit241)	K-122035	4507	0.00	152.49	9,138.42	
203vmm	Valley View Mob...	10/30/2018	10/2018	Home Depot Credit Services (...)	K-122195	4511	263.58	0.00	9,402.00	
203vmm	Valley View Mob...	11/02/2018	11/2018	Home Depot Credit Services (...)	K-122419	4519	157.60	0.00	9,559.60	
203vmm	Valley View Mob...	11/26/2018	11/2018	Green Irrigation Solutions (gre315)	K-122982	4539	45.91	0.00	9,575.51	
203vmm	Valley View Mob...	12/27/2018	12/2018	Home Depot Credit Services (...)	K-123816	4584	7.50	0.00	10,475.51	10/20-11/20/18
203vmm	Valley View Mob...	12/31/2018	12/2018	Green Irrigation Solutions (gre315)	K-123856	4588	2,650.00	0.00	13,133.01	
203vmm	Valley View Mob...	12/31/2018	12/2018	Green Irrigation Solutions (gre315)	K-123856	4588	900.00	0.00	14,033.01	11/20-12/20/18
<b>Net Change=14,033.01</b>							<b>14,185.50</b>	<b>152.49</b>	<b>14,033.01 = Ending Balance =</b>	

Green irrigation Solutions

invoice# 5157895

31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

To: Valley View Mobile Home Park

FEB 23 2018

----- Job Description -----

Gardening Service Jan 20 - Feb 20

Gardening Maintenance service 900.00

Total 900.00

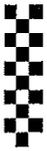
gre 315  
VVM 5168 900.00  
cy

----- Services -----

Thank you,

David Aguilar

OK TO PAY BM



Green Irrigation Solutions  
31560 Meadow Blossom Rd  
Nuevo Ca 92567  
P# 951 492-9956

Invoice# 5456456457

PAID  
MAR 12 2018  
B...

To: Valley View Mobil Home Park

----- Job Description -----

Gardening Service Feb 20 - March 20

Gardening service Maintenance

900.00

922 313  
VVM 5168 900.00  
Caj

Total 900.00

----- Services -----

Thank you,

David Aguilar

OK TO PAY BM

Green irrigation Solutions  
31560 Meadow Blossom Rd  
Nuevo Ca 92567  
P# 951 492-9956

invoice# 518899422

To: Valley View Mobil Home Park

----- Job Description -----

Gardening Service march 20 – april 20

Gardening service Maintenance 900.00

APR 18 2018

Total 900.00

----- Services -----

Thank you,

David Aguilar

VENDOR		
PROP.	QTY	AMT
VVM	5.168	900.00
<i>cy</i>		

Green Irrigation Solutions

invoice# 5479447477752

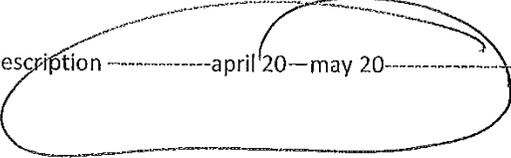
31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

To: Brook

----- Job Description ----- april 20 - may 20 -----



Gardening service Maintenance

900.00

MAY 23 2018

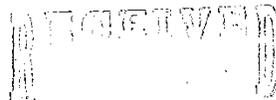
----- Services -----

Thank you,

David Aguilar

VENDOR	GL#	AMT
WM	5168	900.00

*ag*



BY: Bm

OK to pay

Green irrigation Solutions

invoice# 54794821358888

31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

To: Valley View

----- Job Description ----- June 20—July 20-----

Gardening service Maintenance

900.00

JUL 11 2018

----- Services -----

Thank you,

David Aguilar

DATE	9/2/3/5
DESCRIPTION	vvm 5168
AMOUNT	900.00
[Signature]	

Green irrigation Solutions

invoice# 5479445621

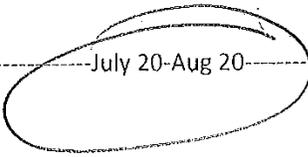
31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

To: Valley View

----- Job Description ----- July 20-Aug 20-----



Gardening service Maintenance

AUG 17 2018

900.00

----- Services -----

Thank you,

David Aguilar

DATE	QTY	PRICE
april 315		
VVM	5168	900.00
cy		

ok to pay BM



Green irrigation Solutions

invoice# 547945546

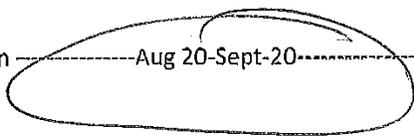
31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

To: Valley View

----- Job Description ----- Aug 20-Sept-20-----



Gardening service Maintenance

900.00

----- Services -----

Thank you,

David Aguilar

WM 5168 900.00  
que 315  
ag

no to pay 12/17

Green Irrigation Solutions

invoice# 741258

31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

OCT 11 2018

To: Valley View

----- Job Description ----- sept 20-----oct 20-----

Gardening service Maintenance

VENIDOR	PREC	BL#	AMT
			900.00

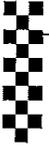
900.00

----- Services -----

Thank you,

David Aguilar

OK to PAU BM



Green Irrigation Solutions  
31560 Meadow Blossom Rd  
Nuevo Ca 92567  
P# 951 492-9956  
To: Valley View

OCT 17 2018

Invoice# 54794885111333

INVOICE	DATE	AMOUNT
VVM	5/16/18	900.00

*gre 315*

*OK*

----- Job Description ----- may20-June 20 -----

*OK*

Gardening service Maintenance

900.00

----- Services -----

Thank you,

David Aguilar

*OK to Pay BM*

Green irrigation Solutions  
31560 Meadow Blossom Rd  
Nuevo Ca 92567  
P# 951 492 9956

invoice#4896555242

To: Valley View mobile Home park

-----  
- Oct 20--Nov 20 -----  
-

Gardening Service in Valley View 900

NOV 21 2018

grr 315  
vvm 5168 900.00  
P

Total 900

-----  
Thank You  
David Aguilar

Green irrigation Solutions

invoice# 54794777888221

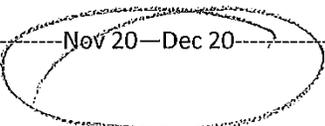
31560 Meadow Blossom Rd

Nuevo Ca 92567

P# 951 492-9956

To: Valley View

----- Job Description ----- Nov 20 - Dec 20 -----



Gardening service Maintenance

DEC 17 2018

900.00

----- Services -----

Thank you,

David Aguilar

*grl 315*  
*VVM 5168 900.00*  
*caj*

Green Irrigation Solutions  
 31560 Meadow Blossom Rd  
 Nuevo Ca, 92567

To: Valley View

Invoice#4588541166

Spc #	tree#		cost ech	amount
1	1	ash trees	75	75
9	1	mulberry trim	75	75
22	1	mulberry trim	75	75
27	1	avocado trim	200	200
25	1	mulberry trim	75	75
24	1	mulberry trim	75	75
29	1	mulberry trim	75	75
35	1	mulberry trim	75	75
44	1	mulberry trim	75	75
46	2	mulberry trim	75	75
48	1	mulberry trim	75	75
57	1	mulberry trim	75	75
67	1	Mexican palm tree	200	200
67	1	mulberry trim	75	75
Parking lot	2	pine trees	450	900
House b	1	mulberry trim	75.m	75
House b	5	Junipers	75	375

Total

2650

VENDOR <i>910,315</i>		
PROP.	GL#	AMT
VV01	5168	2650
<i>aj</i>		

Thank You  
 David Aguilar

DEC 27 2018

OK to pay BM

Sales Invoice



Stranger Together

San Bernardino CA #109  
 1548 S Mountain View Ave  
 San Bernardino, CA 92408-3134  
 W: (909)824-3612

Sold To:

~~RANCHO VALLECITOS MOBILE HOME ESTATES C/O  
 HAVEN MG (#1282049)  
 1910 S Archibald Ave Ste S  
 Ontario, CA 91761-8502  
 W: (760)727-1141~~

Ship To:

~~RANCHO VALLECITOS MOBILE HOME ESTATES C/O  
 HAVEN MG (#1282049)  
 1910 S Archibald Ave Ste S  
 Ontario, CA 91761-8502  
 W: (760)727-1141~~

Ordered	Order#	PO#	Invoiced	Invoice#
04/04/2018	T0662439		04/04/2018	84995322

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
04/04/2018		Customer Pick up	Juan Ortiz	Manuel Macias

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Open	Net Price	Ext. Price
1	596096	Roundup Promax 1.67 Gal Jug Herbicide	1	1	0	81.525 / EA	81.525

Please remit payment to:  
 SiteOne Landscape Supply, LLC  
 24110 Network Place  
 Chicago, IL 60673-1241

Terms: 2% 15TH PROX

DEDUCT CASH DISCOUNT OF 1.63 IF PAID BY 05/15/2018

APR 09 2018

Subtotal: \$81.53  
 Sales Tax: \$6.52  
 Freight: \$0.00  
 Total: \$88.05  
 Total Payment: \$0.00  
 Amount Due: \$88.05

*Juan Ortiz*

VENDOR	GL#	AMT
VVM	5168	88.05
VVM		

CUSTOMER SIGNATURE:

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to him by this company on these conditions.



**CUSTOMER OBSESSED**

BRETT HILL | Area Business Manager  
 951-201-5290 | BHill@SiteOne.com

We are 100% committed to your success. Please don't hesitate to contact me directly at the number above with feedback and input regarding your visit to our store today.

Sales Invoice

OCT 15 2018



Stronger Together

San Bernardino CA #109  
1548 S Mountain View Ave  
San Bernardino, CA 92408-3134  
W: (909)824-3612

*This is changed now # will see safety valley view*

Sold To:

RANCHO VALLECITOS MOBILE HOME ESTATES C/O  
HAVEN MG (#1282049)  
1910 S Archibald Ave Ste S  
Ontario, CA 91761-8502  
W: (760)727-1141

Ship To:

RANCHO VALLECITOS MOBILE HOME ESTATES C/O  
HAVEN MG (#1282049)  
1910 S Archibald Ave Ste S  
Ontario, CA 91761-8502  
W: (760)727-1141

For Chemical Emergency Spill, Leak, Fire,  
Exposure, or Accident Emergency Response  
Assistance, call: CHEMTREC  
Day or Night- 1 (800) 424-9300

Ordered	Order#	PO#	Invoiced	Invoice#
10/03/2018	87067784-001		10/03/2018	87067784-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
10/03/2018		Customer Pick up	Juan Ortiz	Martin Gonzalez

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Open	Net Price	Ext. Price
1	NODE400	Node 400 Controller <i>Item Note: INV# 87031763-001 Credit Reason: Does Not Want</i>	-1	-1	0	141.189 / EA	-141.189

Please remit payment to:  
SiteOne Landscape Supply, LLC  
24110 Network Place  
Chicago, IL 60673-1241

Terms: 2% 15TH PROX

DEDUCT CASH DISCOUNT OF -2.82 IF PAID BY 11/15/2018

Subtotal: \$-141.19  
Sales Tax: \$-11.30  
Freight: \$0.00  
Total: \$-152.49  
Total Payment: \$0.00  
Amount Due: \$0.00

VENDOR	sit 241
PROP	GL# AM
VVM	5768 < 152.49 >

*[Handwritten signature]*

CUSTOMER SIGNATURE:

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Note: Returns subject to 20% restock charge.



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951-201-5290 | BHill@SiteOne.com

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Sales Invoice

OCT 15 2018



San Bernardino CA #109  
1548 S Mountain View Ave  
San Bernardino, CA 92408-3134  
W: (909)824-3612

Sold To:  
RANCHO VALLECITOS MOBILE HOME ESTATES C/O  
HAVEN MG (#1282049)  
1910 S Archibald Ave Ste S  
Ontario, CA 91761-8502  
W: (760)727-1141

Ship To:  
RANCHO VALLECITOS MOBILE HOME ESTATES C/O  
HAVEN MG (#1282049)  
1910 S Archibald Ave Ste S  
Ontario, CA 91761-8502  
W: (760)727-1141

*Valley View*

Ordered	Order#	PO#	Invoiced	Invoice#
10/02/2018	87031763-001		10/02/2018	87031763-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
10/02/2018		Customer Pick up	Juan Ortiz	Manuel Macias

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Open	Net Price	Ext. Price
1	069311	Roundup Quikpro 6.8# Jug	1	1	0	98.706 / EA	98.706
2	NODE400	Node 400 Controller	1	1	0	141.189 / EA	141.189
3	522	Batt 9 Volt Single	2	2	0	2.078 / EA	4.156

Please remit payment to:  
SiteOne Landscape Supply, LLC  
24110 Network Place  
Chicago, IL 60673-1241

Terms: 2% 15TH PROX

DEDUCT CASH DISCOUNT OF 4.88 IF PAID BY 11/15/2018

Subtotal: \$244.06  
Sales Tax: \$19.52  
Freight: \$0.00  
Total: \$263.58  
Total Payment: \$0.00  
Amount Due: \$263.58

*10-10-18*

VENDOR	DATE	AMT
WM	5/16/8	263.58

*Joan*

CUSTOMER SIGNATURE:

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Note: Returns subject to 20% restock charge.



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951-201-5290 | BHill@SiteOne.com

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More saving.  
More doing.<sup>SM</sup>

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00018 86423 01/29/18 11:39 AM  
CASHIER MARIELA

092852069731 8PK STOCK <A>	
STOCK 8 PACK	
5@2.99	
032247505246 2 CF MG GDN <A>	14.95
2 CU FT MG GARDEN SOIL	7.97
059647911637 CLLIQUID2GA <A>	
HDX CHLORINATING LIQUID 2X1GA	
2@6.86	
093552033107 ABS PIPE <A>	13.72
3" X 10' ABS-DWV PE PIPE	17.98
059647911606 MUR ACID <A>	10.98
SWIMMING POOL MURIATIC ACID 2X1 GAL	
017541656481 CLSTAB 5# <A>	19.98
CHLORINE STABILIZER 5 LB	
092852091411 VIGORO 2.42L <A>	
VIGORO NATURES NUTRIENTS LAV 2.42L P	
2@6.48	12.96
030699153077 CORNER BRACE <A>	
BRACE, CORNER 3" ZINC 4PK	
3@3.77	11.31
092852000321 2.5QT GERNUM <A>	4.98
GERANIUM ZONAL 2.5 QUART	
092852076449 12PK PTUNIA <A>	11.98
PETUNIA 12 PACK AP	
092852069618 8PK ALYSSUM <A>	
ALYSSUM 8 PACK	
2@2.99	5.98
092852076500 12PK VIOLA <A>	11.98
VIOLA 12 PACK AP	

SUBTOTAL	144.77
SALES TAX	11.22
TOTAL	\$155.99
XXXXXXXXXXXX7404 HOME DEPOT	155.99
AUTH CODE 029125/9182608	TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



8987 18 86423 01/29/2018 4509

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	01/29/2019

THE HOME DEPOT RESERVES THE RIGHT TO  
LIMIT / DENY RETURNS. PLEASE SEE THE  
RETURN POLICY SIGN IN STORES FOR  
DETAILS.

FEB 0 2018

hom 603

vum 5173	44.168
5168	111.31

cy



More saving.  
More doing.<sup>SM</sup>

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00001 19685 02/08/18 03:09 PM  
CASHIER DENISE

032247182126 TB CON20LB <A>	38.48
TURF BLDR 20LB CNTRCTR MIX SEED	
032247955973 TB LAWN SOIL <A>	
1.5 CU FT TURF BUILDER LAWN SOIL	
4@6.97	27.88
020066252649 PAINT <A>	21.97
PRO TRAFFIC STRIPING HNDCP BLUE GAL	
030192912256 KLEANSTRIP <A>	18.97
KS CA BRUSH CLEANER GAL	
021200958335 MASKING TAPE <A>	15.97
SCOTCH 1.41" MASKING TAPE 6PK	
051115036828 2090 <A>	5.93
SCOTCHBLUE 1.41" 2090	

SUBTOTAL	129.20
SALES TAX	10.00
TOTAL	\$139.20
	139.20
	TA

XXXXXXXXXXXX7404 HOME DEPOT  
AUTH CODE 008655/9016675

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



8987 01 19685 02/08/2018 6790

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON

FEB 14 2018

hom 603

VM 5168	66.36
5171	72.84

Cy



More saving.  
More doing.<sup>SM</sup>

1151 W LUGONIA AVE  
REDLANDS, CA 92374 (909)748-0505

1013 00024 75853 04/04/18 04:35 PM  
CASHIER SHAE

032247300735 12LB THICKR <A>	19.98
12 LB LAWN THICK'R TALL FESCUE	
073561300193 SNF 4.5 LB <A>	9.98
MG SNF ALL PURPOSE 4.5LB	
059647911637 CLLIQUID2GA <A>	
HDX CHLORINATING LIQUID 2X1GA	
406.86	27.44
Total INSTANT VOL SAVINGS	-2.76
MAX REFUND VALUE \$24.68/4	

SUBTOTAL	54.64
SALES TAX	4.23
TOTAL	\$58.87
XXXXXXXXXXXX7404 HOME DEPOT	58.87
AUTH CODE 004309/4243802	TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

INSTANT VOL SAVINGS \$2.76



1013 24 75853 04/04/2018 2552

RETURN POLICY DEFINITIONS  
DELIVERY TO . DAYS . DELIVERY EXPIRES ON

APR 09 2018

VENDOR	PROJ	QTY	AMT
home depot			
V.M.	5168	19.98	
	5171	38.89	

*cy*



More saving.  
More doing.™

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00005 70234 04/19/18 06:38 AM  
CASHIER EDUARDO

APR 23 2018

032247845212 2CF EG RED <A>  
2 CU FT SCOTT'S EARTHGRO RED MULCH  
2@3.66 7.32  
032247505246 2 CF MG GDN <A,S>  
2 CU FT MG GARDEN SOIL  
2@6.00 12.00  
059647911637 CLLIQUID2GA <A>  
HDX CHLORINATING LIQUID 2X1GA  
2@6.86 13.72  
092852083508 4IN MARIGOLD <A>  
MARIGOLD 4IN AP  
4@1.49 5.96  
092852032834 1QT ZML GERN <A>  
GERANIUM ZONAL QUART AP  
6@3.48 20.88  
046878279896 HOSE REPAIR <A>  
5/8" FEMALE END HOSE REPAIR  
3.47  
017801147155 6OW A19 GU24 <A>  
FEIT 6OW A19 GU24 LED DL 5000K  
NLP Savings \$2.23 7.74  
092852092289 ALYSSUM 6PK <A>  
ALYSSUM 6 PACK AP  
10@2.48 24.80  
Total INSTANT VOL SAVINGS 24.80  
MAX REFUND VALUE \$22.30/10 -2.50

VENDOR	hsm 603	
PROP	GL%	AMT
VVM	5/68	100.63

cy

SUBTOTAL 93.39  
SALES TAX 7.24  
TOTAL \$100.63  
XXXXXXXXXXXX7404 HOME DEPOT 100.63  
AUTH CODE 019019/9051850 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

NEW LOWER PRICE (NLP) SAVINGS \$2.23  
INSTANT VOL SAVINGS \$2.50

TOTAL SAVINGS \$4.73



8987 05 70234 04/19/2018 6039



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More doing.™

1151 W LUGONIA AVE  
REDLANDS, CA 92374 (909)748-0505

1013 00022 76921 06/04/18 11:08 AM  
CASHIER-REBEKAH

026862106421 NEWPORT8X6 <A> 198.00  
 ARROW NEWPORT 8'X6' MTL SHED HIGH WLL  
 059647911637 CLLIQUID2GA <A>  
 HDX CHLORINATING LIQUID 2X1GA 2@6.86  
 021496012124 WF MIX <A> 13.72  
 PENN WILDFLOWER GARDEN MIX 7.98

SUBTOTAL 219.70  
 SALES TAX 17.03  
 TOTAL \$236.73  
 TA 236.73

XXXXXXXXXXXX7404 HOME DEPOT  
 AUTH CODE 004948/3224557

VALLEY VIEW MOBILE HOME  
 ORTIZ JUAN



1013 22 76921 06/04/2018 4015

RETURN POLICY DEFINITIONS  
 POLICY ID 11 DAYS 365 POLICY EXPIRES ON 06/04/2019  
 A THE HOME DEPOT RESERVES THE RIGHT TO  
 LIMIT / DENY RETURNS. PLEASE SEE THE  
 RETURN POLICY SIGN IN STORES FOR

nom 603

ITEM	QTY	PRICE	TOTAL
VVM	5160	215.02	
	5171	13.72	
	5168	7.98	

ay



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More doing.™

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00003 60420 06/01/18 07:05 AM  
CASHIER JENNIFER

876504000668 3/4 RTD SHTG <A>  
 0.688IN X 48IN X 96IN; CDX PLYWOOD  
 2@33.98 67.96  
 0000-999-735 CA LBR FEE <A,U>  
 CA LUMBER FEE 0.66N  
 2@0.33  
 059647911606 MUR ACID <A>  
 SWIMMING POOL MURIATIC ACID 2X1 GAL  
 2@10.98 21.96  
 059647911637 CLLIQUID2GA <A>  
 HDX CHLORINATING LIQUID 2X1GA  
 4@6.86 27.44  
 Total INSTANT VOL SAVINGS -2.76  
 MAX REFUND VALUE \$24.68/4

SUBTOTAL 115.26  
 SALES TAX 8.88  
 TOTAL \$124.14  
 TA 124.14

XXXXXXXXXXXX7404 HOME DEPOT  
 AUTH CODE 001712/6032037

VALLEY VIEW MOBILE HOME  
 ORTIZ JUAN

<U> - NON-DISCOUNTABLE ITEM

INSTANT VOL SAVINGS \$2.76



8987 03 60420 06/01/2018 5202

RETURN POLICY DEFINITIONS  
 POLICY ID 11 DAYS 365 POLICY EXPIRES ON 06/04/2019

nom 603

ITEM	QTY	PRICE	TOTAL
VVM	5173	58.28	
	5171	65.86	

ay

JUN 08 2018



More saving.  
More doing.<sup>SM</sup>

1151 W LUGONIA AVE  
REDLANDS, CA 92374 (909)748-0505

1013 00007 18122 06/11/18 06:14 AM  
CASHIER MAUREEN

JUN 18 2018

- 017541656481 CLSTAB 5# <A> 19.98  
CHLORINE STABILIZER 5 LB
- 017541656603 3&1SURFAC QT <A> 15.98  
3-IN-1 SURFACE SOLUTION 32 OZ
- 887480018295 ADAPTER <A>  
1X3/4BRSS WTRMTER ADPT FIPXMP LF 33.46  
2@16.73
- 092852032834 1QT ZNL GERN <A>  
GERANIUM ZONAL QUART AP 10.44  
3@3.48
- 092852072960 1G GRASS <A> 6.98  
VIGORO GRASS TULBAGHIA 1G
- 078627141406 100FT HOSE <A> 19.88  
5/8"X100' CONTRACTOR HOSE PROMO
- 032247505246 2 CF MG GDN <A>  
2 CU FT MG GARDEN SOIL 2@7.97
- 092852076449 12PK PTUNIA <A> 15.94  
PETUNIA 12 PACK AP 7.50
- 032247250061 TBW&F5MW <A> 21.48  
SCOTTS TB WEED & FEED 5M NEW
- 059647911637 CLLIQUID2GA <A>  
HDX CHLORINATING LIQUID 2X1GA 2@6.86
- 037000941101 CHARMIN30 <A> 13.72  
CHARMIN STRONG 30DR 16.97
- NLP Savings \$2.00
- Total INSTANT VOL SAVINGS -1.94  
MAX REFUND VALUE \$15.03
- 037000748526 BOUNTY 8 ROL <A> 17.97  
BOUNTY 8 HUGE ROLL WHITE
- NLP Savings \$2.00
- Total INSTANT VOL SAVINGS -2.06  
MAX REFUND VALUE \$15.91

VENDOR		
PROP	SLA	AMT
VVM	5173	33.70
	5162	30.94
	5168	146.87

*hjm.603*

*cy*

SUBTOTAL 196.30  
 SALES TAX 15.21  
 TOTAL \$211.51  
 AUTH CODE 011351/6073827 211.51  
 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

NEW LOWER PRICE (NLP) SAVINGS \$4.00  
 INSTANT VOL SAVINGS \$4.00  
**TOTAL SAVINGS \$8.00**



1013 07 18122 06/11/2018 0857



More saving.  
More doing.™

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00002 63582 06/28/18 06:36 AM  
CASHIER MARIA

JUL 0 8 2018

059647911637 CLLIQUID2GA <A> 20.58  
 HDX CHLORINATING LIQUID 2X1GA 10.98  
 3@6.86  
 059647911606 MUR ACID <A> 4.98  
 SWIMMING POOL MURIATIC ACID 2X1 GAL 2.97  
 848228010797 BUCKET JOCKEY <A> 7.97  
 HUSKY BUCKET JOCKEY  
 046072100033 REVIVE 25 LB <A> 20.98  
 REVIVE 25 LB GRANULAR  
 848228030016 ORGANIZER <A> 4.98  
 HUSKY 12IN STORAGE SEAT ORGANIZER  
 046878542426 SPRING HD <A> 2.97  
 2" POP-UP HALF PAT W/BRS NZL ORBIT  
 687073011104 BAYAIORGRA <A> 19.97  
 BAYER ALL N ONE ROSE&FLOWER GRAN 4LB  
 026703055550 HOMER BUCKET <A> 3.25  
 5 GAL BUCKET-HOMER LOGO (ORANGE)

SUBTOTAL 91.68  
 SALES TAX 7.11  
 TOTAL \$98.79  
 AUTH CODE 028312/9022139 98.79  
 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



8987 02 63582 .06/28/2018 0328

RETURN POLICY DEFINITIONS  
POLICY TO POLICY DATE POLICY EVOLVEDS ON

10M-603

VVM	5173	31.56
	5168	67.23

cyj



More saving.  
More doing.

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00002 47825 07/31/18 01:01 PM  
CASHIER VICKIE

084691826156 JES1145DLW <A>	89.00
JES1145DLW-CMO	
665679005277 HVDR430SE <A>	229.00
HVDR430SE 4.3 CU FT COMPACT REFRIG	
037000748526 BOUNTY 8 ROL <A>	17.97
BOUNTY 8 HUGE ROLL WHITE	
NLP Savings \$2.00	
6945133502479 DECO BLACK <A>	4.97
3/4" BLACK METAL CAFE ROD	
034086720521 PNL 84 TAU <A>	
TAUPE TWEED RM DARKENING CURT 54X84	43.94
2@21.97	
6945133504541 84-120STCRTS <A>	5.97
84"-120" WHITE HVY DUTY CURTN ROD	

SUBTOTAL	390.85
SALES TAX	30.29
TOTAL	\$421.14

XXXXXXXXXXXX7404 HOME DEPOT  
AUTH CODE 031902/6021491

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



hom 603  
vum 5164 421.14  
aj

AUG 1 2018



More saving.  
More doing.

1151 W LUGONIA AVE  
REDLANDS, CA 92374 (909)748-0505

1013 00007 41389 07/26/18 06:08 AM  
CASHIER RUBY

059647911637 CLLIQUID2GA <A>	
HDX CHLORINATING LIQUID 2X1GA	
3@6.86	
085334612983 LEAF RAKE <A>	20.58
HDX LEAF RAKE	19.98
025962006853 3CF ANGS <A>	
3 CU FT KELLOGG GARDEN SOIL	8.47
017541656481 CLSTAB 5# <A>	
CHLORINE STABILIZER 5 LB	20.98
758514111681 SAFARI HAT <A>	
PIKE CROWN MESH WIDE BRIM SAFARI HAT	14.98
076308731625 392OYL <A>	
3M DUCT TAPE VLV 1.88 IN. X 20 YD.	3.57
021496012063 BFLY HM MIX <A>	7.98
PENN BUTTERFLY & HUMMINGBIRD MIX	

SUBTOTAL	96.54
SALES TAX	7.48
TOTAL	\$104.02

XXXXXXXXXXXX7404 HOME DEPOT  
AUTH CODE 026508/1075429

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



1013 07 41389 07/26/2018 0305

RETURN POLICY DIFFERENT

hom 603  
vum 5173 20.58  
5168 83.44  
aj



More saving.  
More doing.

1151 W LUGONIA AVE  
REDLANDS, CA 92374 (909)748-0505

1013 00006 53691 08/06/18 06:17 AM  
CASHIER JENNIFER

032247223058 5MTURFBUILD	<A>	15.48
TURF BUILDER FRTLZER 5M		
017541656481 CLSTAB 5#	<A>	20.98
CHLORINE STABILIZER 5 LB		
059647911606 MUR ACID	<A>	10.98
SWIMMING POOL MURIATIC ACID 2X1 GAL		
073319075182 18PK MICRO	<A>	9.97
HDX MICROFIBER TOWEL 18PK		
059647911637 CLLIQUID2GA	<A>	
HDX CHLORINATING LIQUID 2X1GA		
3@6.86		
086876194180 LARGE RECYCL	<A>	20.58
RCP LARGE RECYCLE BASKET		8.97
017541656627 CLARIFIER QT	<A>	12.98
SUPER WATER CLARIFIER 32 OZ		
023400350018 RENUZIT LAV	<A>	
RENUZIT LAVENDER CONE FRESHNER	70Z	
2@1.27		
757037212837 ORANGE GLO	<A>	2.54
ORANGE GLO W/SPRAYER 32OZ		6.97
037000236856 DAWNNCOR	<A>	1.97
DAWN NC ORIGINAL DISH DETERGENT	25Z	
037000724995 FESSREML3	<A>	
FEBREZE SS REFILL M&L 3CT		
2@4.97		
028905084710 SHOWERHEAD	<A>	9.94
OPP FIXED SH 1S CH		4.85
028905147538 SHOWERHEAD	<A>	9.98
GB POWER SHOWER FIXED SH 1S CH		
017541656924 MBSHOCK 1#	<A>	
SHOCK MAXBLUE 1 LB		
2@4.98		
		9.96

SUBTOTAL 146.15  
 SALES TAX 11.33  
 TOTAL \$157.48  
 XXXXXXXXXXXXX7404 HOME DEPOT 157.48  
 AUTH CODE 006745/0064758 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



hom 603  
 vvm 5173 41.94  
 5168 15.48  
 5171 100.06  
 af



More saving.  
More doing.

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00002 91781 08/08/18 08:44 AM  
CASHIER VICKIE

017541656580 DE 25#	<A>	22.98
D.E. FILTER POWDER 25 LB		
841688005082 RNDUP SPRAYR	<A>	17.97
ROUNDUP EZ PUMP SPRAYER 2GAL		
818748010034 2Y52 CHAIN	<A>	23.97
14" Y52 CHAIN 2PK		
046878268098 NOZZLE PACK	<A>	8.98
CONTRACTOR NOZZLE PACK		
SUBTOTAL		73.90
SALES TAX		5.73
TOTAL		\$79.63
XXXXXXXXXXXX7404 HOME DEPOT		79.63
AUTH CODE 008173/8022648		TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

PRO XTRA MEMBER STATEMENT  
PRO XTRA ###-###-2118 SUMMARY

hom 603  
 vvm 5171 79.63  
 af

AUG 13 2018



More saving.  
More doing.

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00002 18933 09/20/18 06:28 AM  
CASHIER MARIA

SEP 28 2018

086364031034 3X5 MAT <A>	
TM ENVIROBACK 3'X5' CHARCOAL MAT	35.10
2@17.55	
820909575177 TROWEL <A>	5.97
UNBRANDED 7-IN GAUGING TROWEL	
046539620364 MILORGANITE <A>	12.98
MILORGANITE FERTILIZER 5-2-0 36LB	
090932320161 1G TRWL PTCH <A>	
LATEX-ITE TROWEL PATCH 1 GAL	47.88
4@11.97	
059647911637 CLLIQUID2GA <A>	
HDX CHLORINATING LIQUID 2X1GA	27.44
4@6.86	
Total INSTANT VOL SAVINGS	-2.76
MAX REFUND VALUE \$24.68/4	

hem 60.3

VVM 5173	27.44
5162	35.10
5168	73.88

cy

SUBTOTAL	126.61
SALES TAX	9.81
TOTAL	\$136.42
XXXXXXXXXXXX7404 HOME DEPOT	136.42
AUTH CODE 020670/5022724	TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2118 SUMMARY

PRO XTRA SPEND THIS VISIT: \$126.61

PRO XTRA SPEND 09/19. \$5.40



More saving.  
More doing.

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

OCT 01 2018

8987 00001 56620 09/27/18 06:53 AM  
CASHIER JULIANNA

032247505246 2 CF MG GDN <A>	
2 CU FT MG GARDEN SOIL	
4@8.47	33.88
046462027483 MNTNG BOARD <A>	
AC-G PLASTIC MOUNTING BRACKET BLACK	
2@5.22	10.44
092852071437 VIGORO QT <A>	
VIGORO RUDBECKIA QT (813ML)	
2@3.98	7.96
715414299123 6IN ANTHURIU <A>	
FLORAL ANTHURTIUM 6IN	
092852068468 VIGORO 1G <A>	
VIGORO ASTER PERENNIAL 2.6 QT	
037094426553 8" DAMASK <A>	
8" RUSTIC DAMASK PLANTER	
037094427048 6" ACORNBELL <A>	
6" ACORN BELL - YELLOW	
715414301666 4IN NOVELTY <A>	
TROPICAL PREM NOVELTY 4IN	
092852104494 QT MUM <A>	
CHRYSANTHEMUM QT (813ML)	
6@1.78	10.68
092852092395 MARIGOLD 6PK <A>	
MARIGOLD 6 PACK AP	
2@2.48	4.96
092852092388 LOBELIA 6PK <A>	
LOBELIA 6 PACK AP	
092852092456 SNAPDRAGON <A>	
SNAPDRAGON 6 PACK AP	
2@2.48	2.48
030641365015 DAFFODIL PKG <A>	
DAFFODIL PINK CHARM PK/15 VZ	
030641361963 DAFFODIL PKG <A>	
DAFFODIL CHEERFULNESS PK/15 VZ	
030641361970 DAFFODIL PKG <A>	
DAFFODIL DICK WILDEN PK/15 VZ	
030641365145 HYACINTH PKG <A>	
HYACINTH ORIENTALIS MIXED PK/ 8 VZ	
071121201775 FOGGER <A>	
HOT SHOT NO MESS FOGGER 3PK	
071121100641 INDOOR FOGGR <A>	
REAL KILL INDOOR FOGGER 6 PK	
046878540101 SHRUB SPRY <A>	
SHRUB SPKLER HALF PAT ORBIT	
9@1.17	10.53

nom 603  
VVM 5168.157.61  
5171 27.88  
cjs

SUBTOTAL	172.15
SALES TAX	13.34
TOTAL	\$185.49
XXXXXXXXXXXX7404 HOME DEPOT	185.49
AUTH CODE 027315/8013127	TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN



**More saving.  
More doing.**

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00020 15642 10/09/18 08:40 AM  
CASHIER SAMANTHA

017541656924 MBSHOCK 1# <A>  
SHOCK MAXBLUE 1 LB  
2@4.98 9.96  
046878384132 1/2" FNPT GR <A>  
1/2" FPT COUPLING GREY  
9@0.97 8.73  
046878380912 1/2X12PVCRSR <A>  
1/2" X 12" RISER  
10@1.37 13.70  
046878540200 SPRINKLER <A>  
SPRINKLER SHRUB ADJ NOZZLE  
2@2.17 4.34  
037000724995 FESSREML3 <A>  
FEBREZE SS REFILL M&L 3CT 4.97  
034411031551 DUAL CONNECT <A>  
DUAL FLEX CONNECT W/ SHUT-OFF  
2@12.57 25.14  
039800131157 MAX AAA30 <A>  
ENERGIZER MAX AAA30 15.98  
078371901271 12IN CONE <A>  
3M SAFETY CONE 12"  
2@8.98 17.96  
037000778226 CHARMIN30 <A>  
CHARMIN STRONG 3ODR 18.97  
059647911606 MUR ACID <A>  
SWIMMING POOL MURIATIC ACID 2X1 GAL 10.98  
046878565449 2 OUT TIM <A>  
2 OUTLET HOSE FAUCET TIMER  
2@39.97 79.94  
046878565456 4 OUT TIM <A>  
4 OUTLET INTEGRATED WATERING SYSTEM 49.97  
017541656481 CLSTAB 5# <A>  
CHLORINE STABILIZER 5 LB 20.98  
026214160200 PRFCTGLASS <A>  
HOPE'S PERFECT GLASS 32OZ 4.18

SUBTOTAL 285.80  
SALES TAX 22.15  
TOTAL \$307.95  
XXXXXXXXXXXX7404 HOME DEPOT 307.95  
AUTH CODE 009449/6203789 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2118 SUMMARY

PRO XTRA SPEND THIS VISIT: \$285.80

2018 PRO XTRA SPEND 10/08: \$6,149.78

As of 10/09/2018 your Paint Rewards level is Member; Spend 1593.25 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

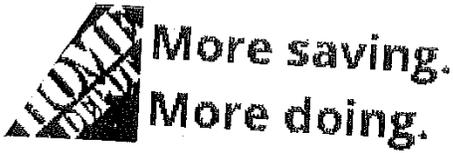
This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to [homedepot.com/financeoptions](http://homedepot.com/financeoptions).

OCT 17 2018

hom 603

DATE	GL	AMT
VVM	5173	41.92
	5162	23.94
	5168	242.09

cy



1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00001 91486 10/23/18 08:00 AM  
CASHIER MARIA

842353108824 STEP LIGHT <A> 21.97  
SOLAR STEP LIGHT 4PK  
046677230326 PLC9WPL-S <A> 4.97  
PLC 9W PL-S 2PIN CFLNI SW 1PK  
038753307565 PURPL PRIMER <A> 6.41  
80Z PURPLE PRIMER NSF/UPC  
044752110167 PVC SOLVENT <A> 10.97  
160Z PVC CEMENT RED HOT LOW VOC  
037000724995 FESSREML3 <A> 4.97  
FEBREZE SS REFILL M&L 3CT  
049081137472 25PK PVC CPL <A> 5.60  
1/2" PVC COUPLING SXS 25 PACK  
032888181816 NO KINK BIBB <A>  
3/4" NOKINK HOSEBIBB FPT  
2@8.28 16.56  
049081140649 3/4 PVC 90EL <A>  
3/4" PVC EL 90D SXS  
6@0.49 2.94  
049081133108 1 PVC BUSH <A>  
1"X3/4" PVC BUSHING SPGXS  
6@0.91 5.46  
049081137496 25PK PVC CPL <A> 3.97  
3/4" PVC COUPLING SXS 25 PACK  
013158004349 COUPLING <A>  
1/2" .710 OD COMPRESSN CUPLNG BIN17A  
6@0.77 4.62  
046878533608 FITTING <A>  
3/4" SLIP X FHT FITTING  
4@2.13 8.52  
046878533684 3/4X1/2 SWVL <A>  
1/2" SLIP X 3/4" FHT FITTING  
5@1.54 7.70  
013158004646 ELBOW <A>  
1/2" .710 OD COMPRESION ELBOW BIN20A  
6@1.07 6.42  
013158995272 SWIVEL ADAPT <A>  
3/4" FHT 1/2" SVL ADPTR .710 OD BIN18A  
6@1.75 10.50  
059647911637 CLLIQUID2GA <A>  
HDX CHLORINATING LIQUID 2X1GA  
4@6.86 27.44  
Total INSTANT VOL SAVINGS -2.76  
MAX REFUND VALUE \$24.68/4

OCT 24 2018

MEMBER	CLUB	AMT
MEMBER 603		
VUM	5169	157.60

SUBTOTAL 146.26  
SALES TAX 11.34  
TOTAL \$157.60  
XXXXXXXXXXXX7404 HOME DEPOT 157.60  
AUTH CODE 023878/2010156 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

PRO XTRA MEMBER STATEMENT

PRO XTRA' ###-###-2118 SUMMARY



More saving.  
More doing.

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00001 37125 11/01/18 06:29 AM  
CASHIER JULIANNA

039645115251 50# A/P SAND <A>	3.20
50LB QUIKRETE ALL-PURPOSE SAND	
038902035776 PTN3S1 <A>	7.98
#10 X 3" PG10 EXT SCREW 1 LB	
NLP Savings \$0.49	
033287172580 I DRIVING KT <A>	8.97
RYOBI IMPACT DRIVING KIT 34PC	
NLP Savings \$3.99	

	SUBTOTAL	20.15
	SALES TAX	1.56
	TOTAL	\$21.71
XXXXXXXXXXXX7404 HOME DEPOT		21.71
AUTH CODE 001703/3011510		TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2118 SUMMARY

PRO XTRA SPEND THIS VISIT: \$20.15

2018 PRO XTRA SPEND 10/31: \$7,125.47

As of 11/01/18

hom 603

vvm	5.171	21.71
af		

NOV 01 2018



More saving.  
More doing.

1480 EAST 2ND STREET  
BEAUMONT, CA 92223 (951)7690301

8987 00020 53627 10/29/18 12:05 PM  
CASHIER JENNIFER

032247505246 2 CF MG GDN <A>	8.47
2 CU FT MG GARDEN SOIL	
073291326081 2X6-8 GDF <A>	
1.5IN X 5.5IN - 8FT #2BTR PRIME DF	22.25
5@4.45	
0000-999-735 CA LBR FEE <A,U>	
CA LUMBER FEE	0.20N
5@0.04	19.98
684143023395 WHISKEY BARR <A>	
22.5" WHISKEY BARREL	14.97
0000-960-362 HDX 50 GAL <A>	
HDX 50G XL BLACK BAGS 50CT	17.97
012587785546 GLD131100S <A>	31.98
GLAD ODORSHIELD 13 GAL. FRESH CLEAN	
053608612847 DURATEMPVG <A>	0.31N
0.34IN X 45.97IN X 95.87IN DURATEMP	
0000-999-735 CA LBR FEE <A,U>	
CA LUMBER FEE	0.31N
020066205461 RSTOGLSWHSPR <A>	
STOPS RUST GLOSS WHITE	12.75
3@4.25	6.48
051652100044 KILZPRMRAERO <A>	
KILZ ORIGINAL AEROSOL 10044 130Z	2.52
032888076334 PVC BALL VLV <A>	
1/2" PVC BALL VALVE SLIP SCH40	4.97
037000724995 FESSREML3 <A>	
FEBREZE SS REFILL M&L 3CT	1.67
013158519997 ADAPTOR <A>	15.97
3/4" FPT 1/2" COMP SWIVL ADPTR BIN16	
076308913410 111LRGMP <A>	48.98
3M INDOOR DBL SIDED TAPE SQUARES	
678885093471 MQ EXT PAINT <A>	0.75
BEHR MQE 9453 SATIN DEEP 1160Z	
0000-999-832 GL Recyc\$ <A,U>	
PAINTCARE FEE	
092852092456 SNAPDRAGON <A>	
SNAPDRAGON 6 PACK AP	4.96
2@2.48	2.48
092852092401 PANSY 6PK <A>	
PANSY 6 PACK AP	10.98
059647911606 MUR ACID <A>	
SWIMMING POOL MURIATIC ACID 2X1 GAL	
059647911637 CLLIQUID2GA <A>	
HDX CHLORINATING LIQUID 2X1GA	13.72
2@6.86	10.48
017541655965 ALG+CLAR GAL <A>	
ALGICIDE + CLARIFIER 1 GAL	
017541656481 CLSTAB 5# <A>	20.98
CHLORINE STABILIZER 5 LB	

	SUBTOTAL	273.82
	SALES TAX	21.17
	TOTAL	\$294.99
XXXXXXXXXXXX7404 HOME DEPOT		294.99
AUTH CODE 029461/6204843		TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

hom 603

vvm	5173	56.16
	5162	64.92
	5168	15.91
	5171	158.00



More saving.  
More doing.

1151 W LUGONIA AVE  
REDLANDS, CA 92374 (909)748-0505

1013 00062 34629 11/26/18 06:12 AM  
SELF CHECK OUT

032247845212 2CF EG RED <A>  
 2 CU FT SCOTTS EARTHGRO RED MULCH  
 2@3.75 7.50  
 059647911637 CLLIQUID2GA <A>  
 HDX CHLORINATING LIQUID 2X1GA  
 3@6.86 20.58  
 059647911606 MUR ACID <A> 10.98  
 SWIMMING POOL MURIATIC ACID 2X1 GAL  
 017541657006 ALGIC MAXB <A> 24.98  
 ALGICIDE MAXBLUE 1 QT  
 032888076334 PVC BALL VLV <A>  
 1/2" PVC BALL VALVE SLIP SCH40  
 2@2.52 5.04

SUBTOTAL 69.08  
SALES TAX 5.35  
TOTAL 74.43

XXXXXXXXXXXX7404 HOME DEPOT 74.43  
AUTH CODE 026309/8622862 TA

VALLEY VIEW MOBILE HOME  
ORTIZ JUAN

DEC 2 1 2018

VENDOR <i>ham 603</i>		
PROP.	GL#	AMT
VVM	5168	7.50
	5173	66.93

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2118 SUMMARY

PRO XTRA SPEND THIS VISIT: \$69.08

2018 PRO XTRA SPEND 11/25: \$8,448.28

As of 11/26/2018 your Paint Rewards level is Member; Spend 1058.99 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to [homedepot.com/financeoptions](http://homedepot.com/financeoptions).





**Attachment # 8**

Valley View Insurance  
Total by Year

		2018
General Liability	\$	7,816.34
Auto	\$	194.48
Umbrella	\$	509.35
Fair Housing	\$	373.59
Misc. Endorsements	\$	135.14
<b>Annual Total</b>	<b>\$</b>	<b>9,028.90</b>

Check Request  
Reimbursement Request  
All Parks

Date: September 2, 2017

Total expense to be allocated: \$46,300.00

Invoice #: See Attached

Payee: Villa del Arroyo Moorpark LLC

Address: 400 N Mountain #205, Upland CA 91786

Description of Expense: 2017-2018 Park Insurance Policy Premiums

July 2017 to July 2018  
6 months in 2018  
\$ 3642.92  
in 2018

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10%	\$4,820.23	Villa del Arroyo Moorpark LLC
VV	77	8%	\$7,285.84	Villa del Arroyo Moorpark LLC
MM	140	15%	\$6,912.68	Villa del Arroyo Moorpark LLC
HAC	204	22%	\$8,753.26	Villa del Arroyo Moorpark LLC
VDA	240	26%	\$8,909.85	Villa del Arroyo Moorpark LLC
MG	170	18%	\$9,618.14	Villa del Arroyo Moorpark LLC
<b>Total:</b>			<b>\$46,300.00</b>	

Augusta Homes 2017-2018 Policy Premium  
By Park

Location	Park		2017 Premium	Garage Fee	Shared Premium	2017 Total	2016 Premium	Premium Change
1	HAC	0.22	8,370.00	222.00	161.26	8,753.26	\$ 8,957.58	(204.32)
2	VDA	0.26	8,388.00	332.00	189.85	8,909.85	\$ 9,162.40	(252.55)
3	VM	0.1	4,544.00	200.00	76.23	4,820.23	\$ 4,851.86	(31.62)
4	VV	0.08	7,003.00	222.00	60.84	7,285.84	\$ 7,264.34	21.50
5	MM	0.15	6,602.00	200.00	110.68	6,912.68	\$ 6,883.59	29.09
8	MG	0.18	9,152.00	332.00	134.14	9,618.14	\$ 6,842.24	2,775.90
		928	44,059.00	1,508.00	733.00	46,300.00	\$ 43,962.00	2,338.00



**Billing Statement**

Due Date: 08/27/2017  
 Current Due: \$8,424.19  
 Account Number: 0-CIG-0-1049517  
 Statement Date: 08/08/2017

Augusta Homes - Per BE17A  
 400 N. Mountain, Suite 205  
 Upland, CA 91786

**ACCOUNT ACTIVITY**

Description	Amount
Previous Balance	\$20.00
Payment(s) Received	-\$20.00
Policy Changes	\$46,300.00
Installment Fees	\$0.00
<b>New Balance</b>	<b>\$46,300.00</b>

To view policy information, visit our website at [www.ciginsurance.com](http://www.ciginsurance.com) and select the *View Your Policy* link.

Agent: California Southwestern Insurance Agency 62001  
 Telephone No: 800-848-5882  
 License No: 0443354

**Billing Details**

Policy #	Policy Period	Policy Type	Policyholder	Balance Due	Current Due
California Capital Insurance Company					
18-CMA-1-051427	07/27/2017-07/27/2018	Manual	Augusta Homes - Per BE17A 4361 E Mission Blvd. Montclair 15750 Arroyo Drive Moorpark 5580 Moreno Street Montclair 12995 6th Street Yucaipa 11250 Ramona Avenue Montclair	\$46,300.00	\$8,418.19

Avoid a delay in the posting of your payment  
 detach and return the lower stub with your remittance

Thank you for choosing CIG for your insurance needs.

Your Payment is due by: 08/27/2017



Augusta Homes - Per BE17A

Please Make Checks Payable to:

CIG  
 P.O. Box 2003  
 Monterey, CA 93942

Account Number	Balance Due	Current Due
0-CIG-0-1049517	\$46,300.00	\$8,424.19

Amount Paid: \$ \_\_\_\_\_

Check No. \_\_\_\_\_

A00CIG000010495170000084241900004630000620010

2 1 73 30 0

Check Request  
Reimbursement Request  
All Parks

Date: August 27, 2018

Total expense to be allocated: \$50,164.00

Invoice #: see attached

Payee: Augusta Communities LLC

Address: 400 N Mountain #205, Upland  
CA 91786

Description of Expense: 2018-2019 Park Insurance  
Policy

July 2018 to July 2019  
6 months in 2018  
\$4,173.42 for 2018

	<u># spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	\$5,285.23	Augusta Communities LLC
VV	77	\$8,346.84	Augusta Communities LLC
MM	140	\$7,645.68	Augusta Communities LLC
HAC	204	\$9,490.26	Augusta Communities LLC
VDA	240	\$9,561.85	Augusta Communities LLC
MG	170	\$9,834.14	Augusta Communities LLC
		\$50,164.00	

**Augusta Homes 2018-2019 Policy Premium  
By Park**

Location	Park		2018 Premium	Garage Fee	Shared Premium	2018 Total	2017 Premium
1	HAC	0.22	9,107.00	222.00	161.26 \$	9,490.26 \$	8,753.26
2	VDA	0.26	9,040.00	332.00	189.85 \$	9,561.85 \$	8,909.85
3	VM	0.1	5,009.00	200.00	76.23 \$	5,285.23 \$	4,820.23
4	VV	0.08	8,064.00	222.00	60.84 \$	8,346.84 \$	7,285.84
5	MM	0.15	7,335.00	200.00	110.68 \$	7,645.68 \$	6,912.68
8	MG	0.18	9,368.00	332.00	134.14 \$	9,834.14 \$	9,618.14
		928	47,923.00	1,508.00	733.00 \$	<b>50,164.00 \$</b>	46,300.00



Billing Statement

Due Date: 07/27/2018  
 Current Due: \$4,566.37  
 Account Number: 0-CIG-0-1049517  
 Statement Date: 07/09/2018

Augusta Homes - Per BE 17A  
 400 N. Mountain, Suite 205  
 Upland, CA 91786

ACCOUNT ACTIVITY

Description	Amount
Previous Balance	\$0.00
Payment(s) Received	\$0.00
Policy Changes	\$49,870.00
Installment Fees	\$0.00
<b>New Balance</b>	<b>\$50,164.00</b>

To view policy information, visit our website at [www.ciginsurance.com](http://www.ciginsurance.com) and select the *View Your Policy* link.

Agent: California Southwestern Insurance Agency 62001  
 Telephone No: 800-848-5882  
 License No: 0443354

Billing Details

Policy #	Policy Period	Policy Type	Policyholder	Balance Due	Current Due
California Capital Insurance Company					
18-CMA-1-051427	07/27/2013-07/27/2019	Manual	Augusta Homes - Per BE17A 4361 E Mission Blvd. Montclair 15759 Arroyo Drive Moorpark 5580 Moreno Street Montclair 12995 6th Street Yucaipa 11250 Ramona Avenue Montclair	\$50,164.00	\$4,560.37

Avoid a delay in the posting of your payment  
 detach and return the lower stub with your remittance  
 Thank you for choosing CIG for your insurance needs.

Your Payment is due by: 07/27/2018



Augusta Homes - Per BE17A

Please Make Checks Payable to:

CIG  
 P.O. Box 2093  
 Monterey, CA 93942

Account Number	Balance Due	Current Due
0-CIG-0-1049517	\$50,164.00	\$4,566.37

Amount Paid: \$ \_\_\_\_\_

Check No. \_\_\_\_\_

⑈00CIG000010495170000045663700005016400620010

2143300

Check Request  
Reimbursement Request  
All Parks

Date: *November 21, 2017*

Total expense to be allocated: *\$3,275.00*

Invoice #: *attached*

Address: *400 N Mountain #205, Upland CA 91786*

Description of Expense: *2017-2018 Annual Auto Policy*

*Sept 2017 to 2018  
3 months in 2018  
\$181.35 in 2018*

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10%	\$339.16	Augusta Communities LLC
VV	77	8%	\$272.03	Augusta Communities LLC
MM	140	15%	\$494.61	Augusta Communities LLC
HAC	204	22%	\$720.71	Augusta Communities LLC
VDA	240	26%	\$847.90	Augusta Communities LLC
MG	170	18%	\$600.59	Augusta Communities LLC
<b>Total:</b>			<b>\$3,275.00</b>	



Check Request  
Reimbursement Request  
All Parks

Date: *October 3, 2018*

Total expense to be allocated: *\$3,862.52*

Invoice #: *see attached*

Payee: *Augusta Communities LLC*

Address: *400 N Mountain #205, Upland CA 91786*

Description of Expense: *2018-2019 Auto Policy*

*Sept 2018 to Sept 2019  
4 months 2018  
\$13.13*

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10.4%	\$49.35	Augusta Communities LLC
VV	77	8.3%	<u>\$39.39</u>	Augusta Communities LLC
MM	140	15.1%	\$1,789.65	Augusta Communities LLC
HAC	204	22.0%	\$1,774.39	Augusta Communities LLC
VDA	240	25.9%	\$122.90	Augusta Communities LLC
MG	170	18.3%	\$86.84	Augusta Communities LLC
<b>Total:</b>			<b>\$3,862.52</b>	

Policy Number: BA040000048485  
 Effective Date: 09/13/2018



**New Declarations**

**BUSINESS AUTO DECLARATIONS**

For resolving issues or other information you can contact your agent or Mercury using the below phone numbers:

<b>Issued By:</b> California Automobile Insurance Company P.O. Box 10730 Santa Ana, CA 92711-0730 Billing: (888) 637-2176 Claims: (800) 503-3724	<b>Agent:</b> CALIFORNIA SOUTHWESTERN 21 ORCHARD ROAD LAKE FOREST, CA 92630 Agent Number: 044458 Agent Phone: (949) 472-6560
---	---

**ITEM ONE GENERAL INFORMATION**

**Named Insured:** AUGUSTA COMMUNITIES LLC

**Mailing Address:** 400 N Mountain Ave, Ste 205  
 Upland, CA 91786-5191

**Policy Period:** From 09/13/2018 to 09/13/2019 at 12:01 AM Standard Time at your mailing address

**Business Type:** Property Management

**Business Category:** Finance, Insurance, Real Estate

**Form of Business:** Limited Liability Company

**Total Policy Premium:** \$3,862.52

This policy may be subject to final audit. In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

ENDORSEMENTS ATTACHED TO THIS POLICY	
IL 00 17 11 98 - Common Policy Conditions	CA 21 54 10 13 - California Uninsured Motorists Coverage -
IL 00 21 09 08 - Nuclear Energy Liability Exclusion	CA 21 55 10 13 - California Uninsured Motorists Coverage -
IL 00 03 09 08 - Calculation of Premium	CA 03 05 10 13 - California Changes - Waiver of Collision
CA 00 01 10 13 - Business Auto Coverage Form	CA 04 24 10 13 - California Auto Medical Payments Coverage
CA 01 21 10 13 - Limited Mexico Coverage	
CA 01 43 05 17 - California Changes	
IL 02 70 09 12 - California Changes - Cancellation and	
CA 23 94 10 13 - Silica or Silica Related Dust Exclusion	
IL N 119 10 15 - California Auto Body Repair Consumer Bill of	
MCA85100817-CA - Mercury Broadening Endorsement	
MCA650CW1215 - Transportation Network and Livery	
MCANONFAC0516 - Permanently Attached Non-Factory	

Check Request  
Reimbursement Request  
All Parks

Date: *December 15, 2018*

Total expense to be allocated: *\$6,200.00*

Invoice #: *see attached*

Payee: *Augusta Communities LLC*

Address: *400 N Mountain #205, Upland CA 91786*

Description of Expense: *Reimbursement Umbrella Policy*

*No accrual  
Dec to Dec*

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10%	\$642.07	Augusta Communities LLC
VV	77	8%	\$509.34	Augusta Communities LLC
MM	140	15%	\$942.00	Augusta Communities LLC
HAC	204	22%	\$1,364.40	Augusta Communities LLC
VDA	240	26%	\$1,605.18	Augusta Communities LLC
MG	170	18%	\$1,137.00	Augusta Communities LLC
		<b>Total:</b>	<b>\$6,200.00</b>	

CHUBB

## COMMERCIAL INSURANCE BILL

**Account Number**  
6998 0148 3027 001C

AUGUSTA HOMES  
400 N MOUNTAIN, SUITE 205  
UPLAND, CA 91786

**Invoice Date**  
OCT 04 2018

**Policyholder**  
AUGUSTA HOMES

**Questions about your bill? Please call:**  
CHUBB PREMIUM ACCOUNTING SERVICE CENTER  
COMMERCIAL DIRECT BILL at 1-800-372-4822

**For coverage questions please**  
contact your Chubb agent or broker

**Payment Options**  
To pay by phone call 1-800-372-4822, Option 1  
To pay online, go to [www.chubb.com](http://www.chubb.com),  
select Pay My Bill

---

**Account Summary**

Previous Balance as of 11/03/2017	\$6,132.00
Payments/Adjustments	(6,132.00)
Premium/Charges	<u>6,200.00</u>
New Balance	\$6,200.00

**MINIMUM PAYMENT DUE: OCT 24 2018 \$68.00**

Details concerning your account are shown under "Account Statement."

---

Page 1

**Please Return This Section Along With Your Payment**

Thank you for insuring through Chubb. Payments must be made payable and submitted directly to Chubb, P.O. BOX 382001, Pittsburgh, PA 15250-8001. For overnight delivery, please remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001. Please return this section along with your check, in the envelope provided. Please write your account number on your check. The return address, printed on the back of this section, should show through the window in the enclosed envelope.

**Payer** AUGUSTA HOMES

**PAYMENT DUE DATE** OCT 24 2018

**Account Number** 6998 0148 3027 001C

Payment Enclosed

**Minimum Payment Due** \$68.00  
**Account Balance** \$6,200.00

169980148302700130000007 201810249 000000000068007 0



Check Request  
Reimbursement Request  
All Parks

Date: December 5, 2018

Total expense to be allocated: \$10,794.20

Invoice #: see attached

Payee: See Below

Address: 400 N Mountain #205, Upland CA 91786

Description of Expense: 2018-2019 Professional Liability Premiums

8/16/18 to 8/16/19  
5 months in 2018  
\$ 373.59

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10%	\$1,117.85	Augusta Communities LLC
VV	77	8%	\$896.61	Augusta Communities LLC
MM	140	15%	\$1,630.19	Augusta Communities LLC
HAC	204	22%	\$2,375.42	Augusta Communities LLC
VDA	240	26%	\$2,794.61	VDAMLLC
MG	170	18%	\$1,979.52	VDAMLLC
<b>Total:</b>			<b>\$10,794.20</b>	

### Premium Invoice

California Southwestern Insurance Agency  
 21 Orchard, Lake Forest, CA 92630  
 Telephone: (949) 472-6560 • Facsimile (949) 588-8348

To: Augusta Homes  
 400 N Mountain Ste 205  
 Upland, CA 91786

Invoice Date	Policy Number	Insurance Carrier	Effective Date	Expiration Date
August 20, 2018	121MPL000162600	Peleus Insurance Company	8/16/2018	8/16/2019

Description	Premium
Professional Liability/ Fair Housing Discrimination	\$9,975.00
Wholesaler Broker Fee (Fully Earned)	\$250.00
CA State Taxes	\$319.20
CSIA Broker Fee (Fully Earned)	\$250.00
<b>Total</b>	<b>\$10,794.20</b>

Please remit Payment "*Payable*" to *California Southwestern Insurance Agency*, and mail to:

California Southwestern Insurance Agency  
 21 Orchard  
 Lake Forest, CA 92630

AMS #00165428

Thank You For Your Business!

California Southwestern Insurance Agency

Check Request  
Reimbursement Request  
All Parks

**Date:** *April 6, 2018*

**Total expense to be allocated:** *\$422.00*

**Invoice #:** *see attached*

**Payee:** *Augusta Communities LLC*

**Address:** *400 N Mountain #205, Upland CA 91786*

**Description of Expense:** *Insurance Plan Endorsement*

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10%	\$43.70	Augusta Communities LLC
VV	77	8%	\$35.05	Augusta Communities LLC
MM	140	15%	\$63.73	Augusta Communities LLC
HAC	204	22%	\$92.87	Augusta Communities LLC
VDA	240	26%	\$109.26	Augusta Communities LLC
MG	170	18%	\$77.39	Augusta Communities LLC
		<b>Total:</b>	<b>\$422.00</b>	

Attachment #



Billing Statement

Due Date: 03/27/2018  
 Current Due: \$147.85  
 Account Number: 0-CIG-0-1049517  
 Statement Date: 03/08/2018

Augusta Homes - Per BE17A  
 400 N. Mountain, Suite 205  
 Upland, CA 91786

ACCOUNT ACTIVITY

Description	Amount
Previous Balance	\$547.00
Payment(s) Received	-\$515.00
Policy Changes	\$-261.00
Installment Fees	\$6.00
<b>New Balance</b>	<b>\$422.00</b>

To view policy information, visit our website at [www.ciginsurance.com](http://www.ciginsurance.com) and select the *View Your Policy* link.

Agent: California Southwestern Insurance Agency  
 62001  
 Telephone No: 800-848-5882  
 License No: 0443354

Billing Details

Policy #	Policy Period	Policy Type	Policyholder	Balance Due	Current Due
California Capital Insurance Company					
18-CMA-1-051427	07/27/2017-07/27/2018	Manual	Augusta Homes - Per BE17A 4361 E Mission Blvd. Montclair 15750 Arroyo Drive Moorpark 5580 Moreno Street Montclair 12995 6th Street Yucaipa 11250 Ramona Avenue Montclair	\$416.00	\$141.85

Avoid a delay in the posting of your payment  
 detach and return the lower stub with your remittance

Thank you for choosing CIG for your insurance needs.

Your Payment is due by: 03/27/2018



Augusta Homes - Per BE17A

Please Make Checks Payable to:

CIG  
 P.O. Box 2093  
 Monterey, CA 93942

Account Number	Balance Due	Current Due
0-CIG-0-1049517	\$422.00	\$147.85

Amount Paid: \$ \_\_\_\_\_

Check No. \_\_\_\_\_

00010495170000001478500000042200620010

2 194 30 0

Check Request  
Reimbursement Request  
All Parks

Date: *September 19, 2018*

Total expense to be allocated: *\$1,205.00*

Invoice #: *see attached*

Payee: *Augusta Communities LLC*

Address: *400 N Mountain #205, Upland CA 91786*

Description of Expense: *Insurance Plan Endorsement*

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VM	96	10%	\$124.79	Augusta Communities LLC
VV	77	8%	\$100.09	Augusta Communities LLC
MM	140	15%	\$181.98	Augusta Communities LLC
HAC	204	22%	\$265.18	Augusta Communities LLC
VDA	240	26%	\$311.97	Augusta Communities LLC
MG	170	18%	\$220.98	Augusta Communities LLC
		<b>Total:</b>	<b>\$1,205.00</b>	



**Billing Statement**

Due Date: 09/27/2018  
 Current Due: \$139.25  
 Account Number: 0-CIG-0-1049517  
 Statement Date: 09/10/2018

Augusta Homes - Per BE17A  
 400 N. Mountain, Suite 205  
 Upland, CA 91786

**Enroll in Paperless Billing - GO GREEN!**

- Stop receiving printed invoices in the mail. Signing up is quick and easy. Each month, you'll receive an email when your online statement is ready to view.
- To sign up, access your account by logging on to [www.ciginsurance.com](http://www.ciginsurance.com).

To view policy information, visit our website at [www.ciginsurance.com](http://www.ciginsurance.com) and select the *View Your Policy* link.

**ACCOUNT ACTIVITY**

Description	Amount
Previous Balance	\$50170.00
Payment(s) Received	-\$50,164.00
Policy Changes	\$1,199.00
Installment Fees	\$6.00
<b>New Balance</b>	<b>\$1,205.00</b>

Agent: California Southwestern Insurance Agency  
 62001  
 Telephone No: 800-848-5882  
 License No: 0443354

**Billing Details**

Policy #	Policy Period	Policy Type	Policyholder	Balance Due	Current Due
California Capital Insurance Company					
18-CMA-1-051427	07/27/2018 07/27/2019	Manual	Augusta Homes - Per BE17A 4361 E Mission Blvd. Montclair 15750 Arroyo Drive Moorpark 5580 Moreno Street Montclair 12995 6th Street Yucaipa 11250 Ramona Avenue Montclair	\$1,199.00	\$133.25

Avoid a delay in the posting of your payment  
 detach and return the lower stub with your remittance  
 Thank you for choosing CIG for your insurance needs.

Your Payment is due by: 09/27/2018

Augusta Homes - Per BE17A

Please Make Checks Payable to:

Account Number	Balance Due	Current Due
0-CIG-0-1049517	\$1,205.00	\$139.25

CIG  
 P.O. Box 2093  
 Monterey, CA 93942

Amount Paid: \$ \_\_\_\_\_

Check No. \_\_\_\_\_

⑈00CIG0000104951700000013925000001205000620010

## Attachment # 9

Valley View Mobile Home Park (203vwm)

**General Ledger**

Period = Jan 2018-Dec 2018  
 Book = Cash ; Tree = ysl\_lis

*McClain*

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>5230-000-000</b>										
<b>Personal Expenses</b>										
203vwm	Valley View Mob...	06/22/2018	06/2018	Petty Cash - Brooke McClean (...	K-119122	4400	21.23	0.00	21.23	3/14-5/31/18
203vwm	Valley View Mob...	07/12/2018	07/2018	Haven Management Services, L...	K-119702	4414	28.62	0.00	49.85	
							<b>Net Change=49.85</b>	<b>0.00</b>	<b>49.85</b>	<b>= Ending Balance =</b>
							<b>49.85</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 = Beginning Balance =</b>

Mobile Home Park

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

4414

122000247

\*\*\*\* FOUR HUNDRED FORTY FIVE AND 30/100 DOLLARS

07/12/18

\$445.30\*\*\*\*\*

FOR OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

NON-NEGOTIABLE

DATE:07/12/18 CK#:4414 TOTAL:\$445.30\*\*\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 6015-000-000	Jul18	cc reimb vvm	7.00
203vvm 5160-000-000	Jul18	cc reimb vvm	174.56
203vvm 5230-000-000	Jul18	cc reimb vvm	28.62
203vvm 5149-000-000	Jul18	cc reimb vvm	235.12
			<hr/> 445.30

Valley View Mobile Home Park

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

4414

122000247

\*\*\*\* FOUR HUNDRED FORTY FIVE AND 30/100 DOLLARS

07/12/18

\$445.30\*\*\*\*\*

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

NON-NEGOTIABLE



RECAP NO. 0  
PAID BY CHECK NO. 022618

**PETTY CASH RECAP.**

INCLUSIVE  
FROM March 14th 2018 TO 5.31.18

E	PETTY CASH VOUCHER NO.	PAID TO	EXPENDED FOR	AMOUNT OF VOUCHER	DISTRIBUTION					
					5	6	7	8	9	
1/18	10000	Walgreens	Stamps	10.00	10015	35030				
1/18		Staples	Art Supplies	82.33	8233					
1/18		Post office	Stamps	56.00						
1/18		Stater brothers		33.75						
1/18		Castaneda's	(Juans Training)	9.62						
1/18		Hong Kong express	(training Mad)	11.61						

HONG KONG EXPRESS  
1490 UNIVERSITY AVE  
RIVERSIDE CA 92507  
(951)686-2723

REC 04-04-2018 12:02  
MCHU 012  
CT 1

1 DUNGO C TI \$8.39  
1 SODA L TI \$2.29  
TAXI \$10.68  
TAXI \$0.93  
TL \$11.61  
DASH \$20.00  
DS \$8.39



1450 UNIVERSITY AVE  
RIVERSIDE, CA 92501  
04/03/2018

DATE  
CALIF. BURR TI  
W/ CARNE ASADA  
MD PPSI TI  
\*\*\* EAT IN \*\*\*

TUE \$7.35  
\$1.50  
\$0.77  
\$9.62  
\$10.00  
\$0.38

ORTANT: Enclose Petty Cash Vouch  
other supporting papers

Listek

Cashier  
*Dee McClear*

Final Appl.

Audited

TIME 10:59

\* ORDER# 0222 \*  
CHANGE \* REG02 1 EMPLOYEE

NO. 023622

VENDOR: *McClear*  
VVM \* 197.31  
*at*

### CHECK REQUEST

COMPANY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: Haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
<b>Credit Card Reimbursement</b>		
6015	Storage	
6015	Copies	
6015	Check Stock	
6020	Fed-X	
6020	Postage	
6035	Bank Analysis Fees for Online CEO Program	
5303 <i>ck</i>	Xmas Party	78.94
5160	Appliance Showroom - rental unit	
6010	WMA-Seminar	189.00
6045	Requestor Account	
TOTAL AMOUNT:		267.94
DATE NEEDED:		<b>NEXT RUN</b>

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Joan Davis

DATE: 01/10/18

APPROVED BY: 

DATE: \_\_\_\_\_

*WMA* (14)

Government Affairs | Membership | Resource Center | Education & Events | Publications | About WMA

**Order Confirmed**

Thank you! Your order is complete.

Your Order Number is 113999. .

Organization Name: Valley View Mobile Park

Payment Number: 111286

**Ship To Address:**  
12995 6th St (OFFICE)  
Yucaipa, CA, 92399  
San Bernardino

*Brooke*

**Order Summary**

Type	Item	Price	Qty	Total
<b>Brooke McClean</b>				
Event	2018 Update of New Laws - Ontario - Member	\$189.00	1	<b>\$189.00</b>
<b>Individual Total: \$189.00</b>				

Cart Total: \$189.00  
 Shipping:  
 Tax: \$0.00  
**Total Amount Paid: \$189.00**  
 Balance Due: \$0.00

Thank you for shopping with us, please come again!

[Home](#)

### CHECK REQUEST

COMPANY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: Haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
<b>Credit Card Reimbursement</b>		
6015	Storage	
6015	Copies	
6015	Check Stock	
6020	Fed-X	
6020	Postage	
6035	Bank Analysis Fees for Online CEO Program	
6015	Dr. Backup	7.27
6015	Office Forms	
6010	WMA	663.50
5227	The Eviction Cernter	710.00
TOTAL AMOUNT:		1,380.77

DATE NEEDED: NEXT RUN

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Joan Davis

DATE: 04/03/18

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



*WMA*

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**Order Confirmed**

Thank you! Your order is complete.

Your Order Number is **115599**.

Organization Name: Valley View Mobile Park

Payment Number: 112857

**Ship To Address:**

12995 6th St (OFFICE)  
 Yucaipa, CA, 92399  
 San Bernardino

**Order Summary**

Type	Item	Price	Qty	Total
<b>Brooke McClean</b>				
Event	Title 25 Update - Ontario - Member	\$199.00	1	<b>\$199.00</b>
Event	Fair Housing Updates - Ontario - Member	\$199.00	1	<b>\$199.00</b>
Event	Multi-Topic Small Group Discussion - Ontario - Member	\$199.00	1	<b>\$199.00</b>
<b>Individual Total:</b>				<b>\$597.00</b>

Cart Total: \$597.00  
 Shipping:  
 Tax: \$0.00  
**Total Amount Paid: \$597.00**  
 Balance Due: \$0.00

Thank you for shopping with us, please come again!

[Home](#)



Attachment #

[Government Affairs](#) | 
 [Membership](#) | 
 [Resource Center](#) | 
 [Education & Events](#) | 
 [Publications](#) | 
 [About WMA](#)

**Order Confirmed**

Thank you! Your order is complete.

Your Order Number is **116049**.

Organization Name: Valley View Mobile Park

Payment Number: 113199

**Ship To Address:**  
 12995 6th St (OFFICE)  
 Yucaipa, CA, 92399  
 San Bernardino

**Order Summary**

Type	Item	Price	Qty	Total
<b>Community Manager</b>				
Product	Title 25 Tabbed Version	\$50.00	1	<b>\$53.63</b>
Shipping and Handling on Products			1	\$12.87
<b>Individual Total:</b>				<b>\$66.50</b>

Cart Total: \$50.00  
 Shipping: \$12.00  
 Tax: \$4.50  
**Total Amount Paid: \$66.50**  
 Balance Due: \$0.00

Thank you for shopping with us, please come again!

[Home](#)



Godinez

Valley View

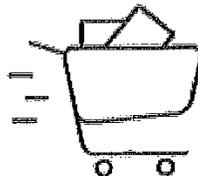
Juan Ortiz

PayPal  
Tuesday, March 27, 2018 6:10 PM  
Christine Godinez  
Your receipt for payment to Aquatics by Armando

Subject:



You paid \$256.65 USD to  
Aquatics by Armando



Thanks for using PayPal, Christine Godinez

Create a PayPal account in just a few seconds so every checkout is a snap!

[Activate PayPal Now](#)

Payment details

For your purchase on March 27, 2018

Details

Certified Pool Operator Course ( English)	\$250.00 USD
Item no. 10-000	

## Attachment # 10

Valley View Mobile Home Park (203vwm)

**General Ledger**

Period = Jan 2018-Dec 2018  
 Book = Cash ; Tree = ysi\_lis

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>5228-000-000 Management Fees</b>										
203vwm	Valley View Mob...	01/02/2018	01/2018	Haven Management Services, L...	K-115161	4243	1,861.00	0.00	1,861.00	0.00 = Beginning Balance =
203vwm	Valley View Mob...	02/01/2018	02/2018	Haven Management Services, L...	K-115828	4269	1,861.00	0.00	3,722.00	
203vwm	Valley View Mob...	03/01/2018	03/2018	Haven Management Services, L...	K-116515	4296	1,861.00	0.00	5,583.00	
203vwm	Valley View Mob...	04/01/2018	04/2018	Haven Management Services, L...	K-117228	4318	1,861.00	0.00	7,444.00	
203vwm	Valley View Mob...	05/01/2018	05/2018	Haven Management Services, L...	K-117937	4351	1,861.00	0.00	9,305.00	
203vwm	Valley View Mob...	06/01/2018	06/2018	Haven Management Services, L...	K-118660	4384	1,861.00	0.00	11,166.00	
203vwm	Valley View Mob...	07/02/2018	07/2018	Haven Management Services, L...	K-119446	4406	1,861.00	0.00	13,027.00	
203vwm	Valley View Mob...	08/01/2018	08/2018	Haven Management Services, L...	K-120146	4432	1,861.00	0.00	14,888.00	
203vwm	Valley View Mob...	09/01/2018	09/2018	Haven Management Services, L...	K-120906	4461	1,861.00	0.00	16,749.00	
203vwm	Valley View Mob...	10/01/2018	10/2018	Haven Management Services, L...	K-121554	4484	1,861.00	0.00	18,610.00	
203vwm	Valley View Mob...	11/01/2018	11/2018	Haven Management Services, L...	K-122330	4516	1,861.00	0.00	20,471.00	
203vwm	Valley View Mob...	12/03/2018	12/2018	Haven Management Services, L...	K-123159	4547	1,861.00	0.00	22,332.00	
				<b>Net Change=22,332.00</b>			<b>22,332.00</b>	<b>0.00</b>	<b>22,332.00</b>	<b>= Ending Balance =</b>

### CHECK REQUEST

COMPANY NAME: VALLEY VIEW

PAYABLE TO: HAVEN MANAGEMENT SERVICES  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Jan-18	\$ 1,738.00 <i>1861</i>
TOTAL AMOUNT:		\$ 1,738.00 <i>1861</i>
DATE NEEDED:		<u>NEXT RUN</u>

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
 LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

- PURCHASE OF HOME (INVENTORY)      1501
- REPAIR OF HOME      1504
- ESCROW CLEARING      1153
- OTHER: \_\_\_\_\_

**SPECIAL INSTRUCTION:**

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Joan Davis      DATE: 1/1/2018

APPROVED BY: \_\_\_\_\_  \_\_\_\_\_      DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Feb-18	\$ 1,861.00
		TOTAL AMOUNT: \$ 1,861.00
		DATE NEEDED: <b>NEXT RUN</b>

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 2/1/2018APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**

COMPANY NAME: VALLEY VIEW

PAYABLE TO: HAVEN MANAGEMENT SERVICES  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Mar-18	\$ 1,861.00
TOTAL AMOUNT:		\$ 1,861.00
DATE NEEDED:		<u>NEXT RUN</u>

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
 LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

- PURCHASE OF HOME (INVENTORY) 1501
- REPAIR OF HOME 1504
- ESCROW CLEARING 1153
- OTHER: \_\_\_\_\_

**SPECIAL INSTRUCTION:**

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Joan Davis DATE: 3/1/2018

APPROVED BY:  DATE: \_\_\_\_\_

### CHECK REQUEST

COMPANY NAME: VALLEY VIEW

PAYABLE TO: HAVEN MANAGEMENT SERVICES  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Apr-18	\$ 1,861.00
TOTAL AMOUNT:		\$ 1,861.00
DATE NEEDED:		<b>NEXT RUN</b>

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
 LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

- |                          |                              |      |
|--------------------------|------------------------------|------|
| <input type="checkbox"/> | PURCHASE OF HOME (INVENTORY) | 1501 |
| <input type="checkbox"/> | REPAIR OF HOME               | 1504 |
| <input type="checkbox"/> | ESCROW CLEARING              | 1153 |
| <input type="checkbox"/> | OTHER: _____                 |      |

SPECIAL INSTRUCTION:

- |                          |                      |
|--------------------------|----------------------|
| <input type="checkbox"/> | MAIL                 |
| <input type="checkbox"/> | RETURN TO REQUESTER  |
| <input type="checkbox"/> | DEPOSIT ACCT#: _____ |
| <input type="checkbox"/> | OTHER: _____         |

REQUESTED BY: Joan Davis DATE: 4/1/2018

APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES

ADDRESS: \_\_\_\_\_

VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees May-18	\$ 1,861.00

TOTAL AMOUNT: \$ 1,861.00DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING**  
LOCATION OF MOBILE

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

## SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 5/1/2018APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Jun-18	\$ 1,861.00
		TOTAL AMOUNT: \$ 1,861.00

DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

## SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 6/1/2018APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees	\$ 1,861.00
	Jul-18	

TOTAL AMOUNT: \$ 1,861.00DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING**  
LOCATION OF MOBILE

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

## SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 7/1/2018APPROVED BY:  DATE: \_\_\_\_\_

### CHECK REQUEST

COMPANY NAME: VALLEY VIEW

PAYABLE TO: HAVEN MANAGEMENT SERVICES

ADDRESS: \_\_\_\_\_

VENDOR CODE: HAVEN999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Aug-18	\$ 1,861.00

TOTAL AMOUNT: \$ 1,861.00

DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

- |                          |                              |      |
|--------------------------|------------------------------|------|
| <input type="checkbox"/> | PURCHASE OF HOME (INVENTORY) | 1501 |
| <input type="checkbox"/> | REPAIR OF HOME               | 1504 |
| <input type="checkbox"/> | ESCROW CLEARING              | 1153 |
| <input type="checkbox"/> | OTHER: _____                 |      |

SPECIAL INSTRUCTION:

- |                          |                      |  |
|--------------------------|----------------------|--|
| <input type="checkbox"/> | MAIL                 |  |
| <input type="checkbox"/> | RETURN TO REQUESTER  |  |
| <input type="checkbox"/> | DEPOSIT ACCT#: _____ |  |
| <input type="checkbox"/> | OTHER: _____         |  |

REQUESTED BY: Joan Davis DATE: 8/1/2018

APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: hms1910

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Sep-18	\$ 1,861.00

TOTAL AMOUNT: \$ 1,861.00

DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

## SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 9/1/2018APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: hms1910

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees	\$ 1,861.00
	Oct-18	

TOTAL AMOUNT: \$ 1,861.00DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING**  
LOCATION OF MOBILE

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 10/1/2018APPROVED BY:  DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: hms1910

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees	\$ 1,861.00
	Nov-18	

TOTAL AMOUNT: \$ 1,861.00DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

## SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 11/1/2018

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CHECK REQUEST**COMPANY NAME: VALLEY VIEWPAYABLE TO: HAVEN MANAGEMENT SERVICES  
ADDRESS: \_\_\_\_\_VENDOR CODE: hms1910

G/L #	ACCOUNT DESCRIPTION	AMOUNT
5228	Management Fees Dec-18	\$ 1,861.00

TOTAL AMOUNT: \$ 1,861.00

DATE NEEDED: NEXT RUN

**IF FOR MOBILE HOME PLEASE COMPLETE THE FOLLOWING  
LOCATION OF MOBILE**

PARK: \_\_\_\_\_ SPACE # \_\_\_\_\_

<input type="checkbox"/>	PURCHASE OF HOME (INVENTORY)	1501
<input type="checkbox"/>	REPAIR OF HOME	1504
<input type="checkbox"/>	ESCROW CLEARING	1153
<input type="checkbox"/>	OTHER: _____	

## SPECIAL INSTRUCTION:

<input type="checkbox"/>	MAIL
<input type="checkbox"/>	RETURN TO REQUESTER
<input type="checkbox"/>	DEPOSIT ACCT#: _____
<input type="checkbox"/>	OTHER: _____

REQUESTED BY: Joan Davis DATE: 12/1/2018APPROVED BY:  DATE: \_\_\_\_\_

## Attachment # 11

**General Ledger**

Valley View Mobile Home Park (203wvm)  
 Period = Jan 2018-Dec 2018  
 Book = Cash ; Tree = ysi\_lis  
 Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>5103-000-000 Maintenance/Office</b>										
203wvm	Valley View Mob...	01/12/2018	01/2018	Payroll 1-12-2018	J-50240	Payroll...	1,528.20	0.00	0.00	0.00 = Beginning Balance =
203wvm	Valley View Mob...	01/26/2018	01/2018	Payroll 01/26/18	J-50310	Payroll...	1,152.00	0.00	2,680.20	Payroll 01/26/18
203wvm	Valley View Mob...	02/09/2018	02/2018	Payroll 2-09-2018	J-50762	Payroll...	1,152.00	0.00	3,832.20	Payroll 2-09-2018
203wvm	Valley View Mob...	02/23/2018	02/2018	Payroll 02-23-18	J-50844	Payroll...	1,152.00	0.00	4,984.20	Payroll 02-23-18
203wvm	Valley View Mob...	03/09/2018	03/2018	Payroll 3-09-18	J-51333	Payroll...	1,184.00	0.00	6,168.20	Payroll 3-09-18
203wvm	Valley View Mob...	03/23/2018	03/2018	Payroll 3-23-2018	J-51406	Payroll...	1,152.00	0.00	7,320.20	Payroll 3-23-2018
203wvm	Valley View Mob...	04/06/2018	04/2018	Payroll 04-06-2018	J-51865	Payroll...	1,152.00	0.00	8,472.20	Payroll 04-06-2018
203wvm	Valley View Mob...	04/20/2018	04/2018	Payroll 4-20-18	J-51950	Payroll...	1,152.00	0.00	9,624.20	Payroll 4-20-18
203wvm	Valley View Mob...	05/04/2018	05/2018	Payroll 5-04-18	J-52400	Payroll...	1,152.00	0.00	10,776.20	Payroll 5-04-18
203wvm	Valley View Mob...	05/18/2018	05/2018	Payroll 5-18-2018	J-52488	Payroll...	1,200.00	0.00	11,976.20	Payroll 5-18-2018
203wvm	Valley View Mob...	06/01/2018	06/2018	Payroll 6-01-18	J-52639	Payroll...	1,152.00	0.00	13,128.20	Payroll 6-01-18
203wvm	Valley View Mob...	06/15/2018	06/2018	Payroll 6-15-18	J-52996	Payroll...	1,152.00	0.00	14,280.20	Payroll 6-15-18
203wvm	Valley View Mob...	06/29/2018	06/2018	Payroll 6-29-18	J-53175	Payroll...	1,152.00	0.00	15,432.20	Payroll 6-29-18
203wvm	Valley View Mob...	07/13/2018	07/2018	Payroll 7-13-18	J-53534	Payroll...	1,152.00	0.00	16,584.20	Payroll 7-13-18
203wvm	Valley View Mob...	07/27/2018	07/2018	Payroll 07-27-2018	J-53746	Payroll...	1,152.00	0.00	17,736.20	Payroll 07-27-2018
203wvm	Valley View Mob...	08/10/2018	08/2018	Payroll 8-10-18	J-54118	Payroll...	1,152.00	0.00	18,888.20	Payroll 8-10-18
203wvm	Valley View Mob...	08/24/2018	08/2018	Payroll 8-24-2018	J-54226	Payroll...	1,152.00	0.00	20,040.20	Payroll 8-24-2018
203wvm	Valley View Mob...	09/07/2018	09/2018	Payroll 9-07-18	J-54712	Payroll...	1,152.00	0.00	21,192.20	Payroll 9-07-18
203wvm	Valley View Mob...	09/21/2018	09/2018	Payroll 9-21-18	J-54809	Payroll...	1,152.00	0.00	22,344.20	Payroll 9-21-18
203wvm	Valley View Mob...	10/05/2018	10/2018	Payroll 10-05-2018	J-55245	Payroll...	1,152.00	0.00	23,496.20	Payroll 10-05-2018
203wvm	Valley View Mob...	10/19/2018	10/2018	Payroll 10-19-18	J-55304	Payroll...	1,152.00	0.00	24,648.20	Payroll 10-19-18
203wvm	Valley View Mob...	11/02/2018	11/2018	Payroll 11-02-18	J-55453	Payroll...	1,152.00	0.00	25,800.20	Payroll 11-02-18
203wvm	Valley View Mob...	11/16/2018	11/2018	Payroll 11-16-18	J-55846	Payroll...	1,152.00	0.00	26,952.20	Payroll 11-16-18
203wvm	Valley View Mob...	11/30/2018	11/2018	Payroll 11-30-2018	J-56947	Payroll...	1,152.00	0.00	28,104.20	Payroll 11-30-2018
203wvm	Valley View Mob...	12/14/2018	12/2018	Payroll 12-14-18	J-56392	Payroll...	1,152.00	0.00	29,256.20	Payroll 12-14-18
203wvm	Valley View Mob...	12/28/2018	12/2018	Payroll 12-28-18	J-56438	Payroll...	1,152.00	0.00	30,408.20	Payroll 12-28-18
<b>Net Change=30,408.20</b>										
<b>5104-000-000 Overtime</b>										
203wvm	Valley View Mob...	12/28/2018	12/2018	Payroll 12-28-18	J-56438	Payroll...	52.50	0.00	0.00	0.00 = Beginning Balance =
<b>Net Change=52.50</b>										
<b>5105-000-000 Bonus</b>										
203wvm	Valley View Mob...	02/28/2018	02/2018	Petty Cash - Brooke McClean (...)	K-116431	4290	133.42	0.00	133.42	0.00 = Beginning Balance =
203wvm	Valley View Mob...	12/07/2018	12/2018	Payroll 12-07-18	J-56107	Payroll...	600.00	0.00	733.42	133.42 11/30-1/30/18
<b>Net Change=733.42</b>										
<b>733.42 = Ending Balance =</b>										

*[Handwritten signature]*  
 733.42 = Ending Balance =

5107-000-000		Manager/Assistant Manager		0 = Beginning Balance =	
203wmm	1/12/2018 01/18	Payroll 1-12-2018	1-50240	Payroll 1-12	1,145.50
203wmm	1/26/2018 01/18	Payroll 01/26/18	1-50310	Payroll 01/2	1,075.00
203wmm	2/9/2018 02/18	Payroll 2-09-2018	1-50762	Payroll 2-09	1,051.75
203wmm	2/23/2018 02/18	Payroll 02-23-18	1-50844	Payroll 02-2	1,031.25
203wmm	3/9/2018 03/18	Payroll 3-09-18	1-51333	Payroll 3-09	993.5
203wmm	3/23/2018 03/18	Payroll 3-23-2018	1-51406	Payroll 3-23	1,092.50
203wmm	4/6/2018 04/18	Payroll 04-06-2018	1-51865	Payroll 04-0	1,040.00
203wmm	4/20/2018 04/18	Payroll 4-20-18	1-51950	Payroll 4-20	1,136.25
203wmm	5/4/2018 05/18	Payroll 5-04-18	1-52400	Payroll 5-04	1,162.50
203wmm	5/18/2018 05/18	Payroll 5-18-2018	1-52488	Payroll 5-18	1,103.00
203wmm	6/1/2018 06/18	Payroll 6-01-18	1-52699	Payroll 6-1-	1,355.00
203wmm	6/15/2018 06/18	Payroll 6-15-18	1-52966	Payroll 6-15	1,212.25
203wmm	6/29/2018 06/18	Payroll 6-29-18	1-53175	Payroll 6-29	1,118.75
203wmm	7/13/2018 07/18	Payroll 7-13-18	1-53534	Payroll 7-1	938
203wmm	7/27/2018 07/18	Payroll 07-27-2018	1-53746	Payroll 07-2	1,057.50
203wmm	8/10/2018 08/18	Payroll 8-10-18	1-54118	Payroll 8-10	987.5
203wmm	8/24/2018 08/18	Payroll 8-24-2018	1-54226	Payroll 8-24	1,048.75
203wmm	9/7/2018 09/18	Payroll 9-07-18	1-54712	Payroll 9-07	978.75
203wmm	9/21/2018 09/18	Payroll 9-21-18	1-54809	Payroll 9-2	953
203wmm	10/5/2018 10/18	Payroll 10-05-2018	1-55245	Payroll 10-0	952.5
203wmm	10/19/2018 10/18	Payroll 10-19-18	1-55304	Payroll 10-1	993.25
203wmm	11/2/2018 11/18	Payroll 11-02-18	1-55453	Payroll 11-0	838.75
203wmm	11/16/2018 11/18	Payroll 11-16-18	1-55846	Payroll 11-1	978.75
203wmm	11/30/2018 11/18	Payroll 11-30-2018	1-55947	Payroll 11-3	1,110.25
203wmm	12/14/2018 12/18	Payroll 12-14-18	1-56392	Payroll 12-1	1,311.25
203wmm	12/28/2018 12/18	Payroll 12-28-18	1-56438	Payroll 12-2	1,250.00
NetChange= 27,915.50					27,915.50 = Ending Balance =

Valley View Mobile Home Park (203vwm)

**General Ledger**

Period = Jan 2018-Dec 2018

Book = Cash ; Tree = ysl\_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
203vwm	Valley View Mob...	01/04/2018	01-12/2018	Payroll Clearing					0.00 = Beginning Balance =	
203vwm	Valley View Mob...	01/04/2018	01-12/2018	Valley View Mob... 01/04/2018 Haven Management Services, I...	K-115294	4247	3,120.80	0.00	3,120.80	
203vwm	Valley View Mob...	01/12/2018	01-12/2018	Valley View Mob... 01/12/2018 Haven Management Services, I...	J-50240	Payroll...	0.00	3,120.80	0.00	Payroll 1-12-2018
203vwm	Valley View Mob...	01/19/2018	01-12/2018	Valley View Mob... 01/19/2018 Haven Management Services, I...	K-115528	4261	3,320.28	0.00	3,320.28	
203vwm	Valley View Mob...	01/26/2018	01-12/2018	Valley View Mob... 01/26/2018 Haven Management Services, I...	J-50310	Payroll...	0.00	3,320.28	0.00	Payroll 01/26/18
203vwm	Valley View Mob...	02/01/2018	02-2018	Valley View Mob... 02/01/2018 Haven Management Services, I...	K-115591	4271	2,760.96	0.00	2,760.96	
203vwm	Valley View Mob...	02/09/2018	02-2018	Valley View Mob... 02/09/2018 Haven Management Services, I...	J-50762	Payroll...	0.00	2,760.96	0.00	Payroll 2-09-2018
203vwm	Valley View Mob...	02/16/2018	02-2018	Valley View Mob... 02/16/2018 Haven Management Services, I...	K-116247	4284	2,731.86	0.00	2,731.86	
203vwm	Valley View Mob...	02/23/2018	02-2018	Valley View Mob... 02/23/2018 Haven Management Services, I...	J-50844	Payroll...	0.00	2,731.86	0.00	Payroll 02-23-18
203vwm	Valley View Mob...	03/02/2018	03-2018	Valley View Mob... 03/02/2018 Haven Management Services, I...	J-51333	Payroll...	2,709.18	0.00	2,709.18	Payroll Adv 3-9-18
203vwm	Valley View Mob...	03/09/2018	03-2018	Valley View Mob... 03/09/2018 Haven Management Services, I...	K-116914	4309	2,687.23	0.00	2,687.23	Payroll Adv 3-23-18
203vwm	Valley View Mob...	03/16/2018	03-2018	Valley View Mob... 03/16/2018 Haven Management Services, I...	J-51406	Payroll...	0.00	2,687.23	0.00	Payroll 3-23-2018
203vwm	Valley View Mob...	04/01/2018	04-2018	Valley View Mob... 04/01/2018 Haven Management Services, I...	K-117229	4319	2,739.71	0.00	2,739.71	
203vwm	Valley View Mob...	04/06/2018	04-2018	Valley View Mob... 04/06/2018 Haven Management Services, I...	J-51865	Payroll...	0.00	2,739.71	0.00	Payroll 04-06-2018
203vwm	Valley View Mob...	04/13/2018	04-2018	Valley View Mob... 04/13/2018 Haven Management Services, I...	K-117615	4337	2,634.01	0.00	2,634.01	
203vwm	Valley View Mob...	04/20/2018	04-2018	Valley View Mob... 04/20/2018 Haven Management Services, I...	J-51950	Payroll...	0.00	2,634.01	0.00	Payroll 4-20-18
203vwm	Valley View Mob...	04/30/2018	04-2018	Valley View Mob... 04/30/2018 Haven Management Services, I...	K-117860	4348	2,751.75	0.00	2,751.75	
203vwm	Valley View Mob...	05/04/2018	05-2018	Valley View Mob... 05/04/2018 Haven Management Services, I...	J-52400	Payroll...	0.00	2,751.75	0.00	Payroll 5-04-18
203vwm	Valley View Mob...	05/11/2018	05-2018	Valley View Mob... 05/11/2018 Haven Management Services, I...	K-118141	4361	2,752.45	0.00	2,752.45	
203vwm	Valley View Mob...	05/18/2018	05-2018	Valley View Mob... 05/18/2018 Haven Management Services, I...	J-52488	Payroll...	0.00	2,752.45	0.00	Payroll 5-18-2018
203vwm	Valley View Mob...	05/23/2018	05-2018	Valley View Mob... 05/23/2018 Haven Management Services, I...	K-118476	4373	2,706.38	0.00	2,706.38	
203vwm	Valley View Mob...	06/01/2018	06-2018	Valley View Mob... 06/01/2018 Haven Management Services, I...	J-52639	Payroll...	0.00	2,706.38	0.00	Payroll 6-01-18
203vwm	Valley View Mob...	06/11/2018	06-2018	Valley View Mob... 06/11/2018 Haven Management Services, I...	K-118923	4393	2,958.47	0.00	2,958.47	
203vwm	Valley View Mob...	06/15/2018	06-2018	Valley View Mob... 06/15/2018 Haven Management Services, I...	J-52996	Payroll...	0.00	2,958.47	0.00	Payroll 6-15-18
203vwm	Valley View Mob...	06/22/2018	06-2018	Valley View Mob... 06/22/2018 Haven Management Services, I...	K-119264	4401	2,784.38	0.00	2,784.38	
203vwm	Valley View Mob...	06/29/2018	06-2018	Valley View Mob... 06/29/2018 Haven Management Services, I...	J-53175	Payroll...	0.00	2,784.38	0.00	Payroll 6-29-18
203vwm	Valley View Mob...	07/05/2018	07-2018	Valley View Mob... 07/05/2018 Haven Management Services, I...	K-119572	4409	2,671.90	0.00	2,671.90	
203vwm	Valley View Mob...	07/13/2018	07-2018	Valley View Mob... 07/13/2018 Haven Management Services, I...	J-53354	Payroll...	0.00	2,671.90	0.00	Payroll 7-13-18
203vwm	Valley View Mob...	07/19/2018	07-2018	Valley View Mob... 07/19/2018 Haven Management Services, I...	K-119848	4424	2,457.85	0.00	2,457.85	
203vwm	Valley View Mob...	07/27/2018	07-2018	Valley View Mob... 07/27/2018 Haven Management Services, I...	J-53746	Payroll...	0.00	2,457.85	0.00	Payroll 07-27-2018
203vwm	Valley View Mob...	08/03/2018	08-2018	Valley View Mob... 08/03/2018 Haven Management Services, I...	K-120195	4435	2,599.13	0.00	2,599.13	
203vwm	Valley View Mob...	08/10/2018	08-2018	Valley View Mob... 08/10/2018 Haven Management Services, I...	J-54118	Payroll...	0.00	2,599.13	0.00	Payroll 8-10-18
203vwm	Valley View Mob...	08/17/2018	08-2018	Valley View Mob... 08/17/2018 Haven Management Services, I...	K-120559	4448	2,520.60	0.00	2,520.60	
203vwm	Valley View Mob...	08/24/2018	08-2018	Valley View Mob... 08/24/2018 Haven Management Services, I...	J-54226	Payroll...	0.00	2,520.60	0.00	Payroll 8-24-2018
203vwm	Valley View Mob...	09/10/2018	09-2018	Valley View Mob... 09/10/2018 Haven Management Services, I...	K-120905	4460	2,593.50	0.00	2,593.50	
203vwm	Valley View Mob...	09/16/2018	09-2018	Valley View Mob... 09/16/2018 Haven Management Services, I...	K-121097	4469	2,510.19	0.00	2,510.19	
203vwm	Valley View Mob...	09/20/2018	09-2018	Valley View Mob... 09/20/2018 Haven Management Services, I...	J-54712	Payroll...	0.00	2,510.19	0.00	Payroll 9-07-18

Valley View Mobile Home Park (203wvm)

**General Ledger**

Period = Jan 2018-Dec 2018

Book = Cash ; Tree = ysl\_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
203wvm	Valley View Mob...	09/21/2018	09/2018	Payroll 9-21-18	J-54809	Payrol...	0.00	2,510.19	0.00	Payroll 9-21-18
203wvm	Valley View Mob...	10/01/2018	10/2018	Haven Management Services, L...	K-121553	4483	2,483.70	0.00	2,483.70	
203wvm	Valley View Mob...	10/05/2018	10/2018	Payroll 10-05-2018	J-55245	Payrol...	0.00	2,483.70	0.00	Payroll 10-05-2018
203wvm	Valley View Mob...	10/12/2018	10/2018	Haven Management Services, L...	K-121981	4498	2,478.95	0.00	2,478.95	
203wvm	Valley View Mob...	10/19/2018	10/2018	Payroll 10-19-18	J-55304	Payrol...	0.00	2,478.95	0.00	Payroll 10-19-18
203wvm	Valley View Mob...	10/25/2018	10/2018	Haven Management Services, L...	K-122122	4508	2,526.75	0.00	2,526.75	
203wvm	Valley View Mob...	11/02/2018	11/2018	Payroll 11-02-18	J-55453	Payrol...	0.00	2,526.75	0.00	Payroll 11-02-18
203wvm	Valley View Mob...	11/09/2018	11/2018	Haven Management Services, L...	K-122597	4531	2,343.57	0.00	2,343.57	
203wvm	Valley View Mob...	11/16/2018	11/2018	Payroll 11-16-18	J-55846	Payrol...	0.00	2,343.57	0.00	Payroll 11-16-18
203wvm	Valley View Mob...	11/26/2018	11/2018	Haven Management Services, L...	K-122963	4540	2,510.19	0.00	2,510.19	
203wvm	Valley View Mob...	11/30/2018	11/2018	Payroll 11-30-2018	J-55947	Payrol...	0.00	2,510.19	0.00	Payroll 11-30-2018
203wvm	Valley View Mob...	12/03/2018	12/2018	Haven Management Services, L...	K-123160	4548	678.00	0.00	678.00	
203wvm	Valley View Mob...	12/06/2018	12/2018	Haven Management Services, L...	K-123382	4561	2,668.76	0.00	3,346.76	
203wvm	Valley View Mob...	12/07/2018	12/2018	Payroll 12-07-18	J-56107	Payrol...	0.00	678.00	2,668.76	Payroll 12-07-18
203wvm	Valley View Mob...	12/14/2018	12/2018	Payroll 12-14-18	J-56392	Payrol...	0.00	2,668.76	0.00	Payroll 12-14-18
203wvm	Valley View Mob...	12/20/2018	12/2018	Haven Management Services, L...	K-123740	4581	2,905.89	0.00	2,905.89	
203wvm	Valley View Mob...	12/28/2018	12/2018	Payroll 12-28-18	J-56438	Payrol...	0.00	2,905.89	0.00	Payroll 12-28-18
<b>Net Change=0.00</b>							<b>70,606.44</b>	<b>70,606.44</b>	<b>0.00</b>	<b>Ending Balance =</b>
							<b>70,606.44</b>	<b>70,606.44</b>		

**General Ledger**

Valley View Mobile Home Park (203vmm)

Period = Jan 2018-Dec 2018

Book = Cash ; Tree = ysl\_th

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance Remarks
<b>1355-000-000 Due From Haven Management</b>									
203vmm	Valley View Mob...	01/04/2018	01/2018	Haven Management Services, I...	K-115294	4247	0.00	207.85	207.85 = Beginning Balance =
203vmm	Valley View Mob...	01/26/2018	01/2018	Payroll 01/26/18	J-50310	Payroll...	559.32	0.00	0.00
203vmm	Valley View Mob...	02/01/2018	02/2018	Haven Management Services, I...	K-115891	4271	0.00	559.32	559.32 Payroll 01/26/18
203vmm	Valley View Mob...	02/09/2018	02/2018	Payroll 2-09-2018	J-50762	Payroll...	29.10	0.00	0.00
203vmm	Valley View Mob...	02/16/2018	02/2018	Haven Management Services, I...	K-116247	4284	0.00	29.10	29.10 Payroll 2-09-2018
203vmm	Valley View Mob...	02/23/2018	02/2018	Payroll 02-23-18	J-50844	Payroll...	25.68	0.00	0.00
203vmm	Valley View Mob...	03/02/2018	03/2018	Haven Management Services, I...	K-116598	4297	0.00	25.68	25.68 Payroll 02-23-18
203vmm	Valley View Mob...	03/16/2018	03/2018	Payroll 3-09-18	J-51333	Payroll...	21.95	0.00	0.00
203vmm	Valley View Mob...	04/06/2018	04/2018	Payroll 04-06-2018	K-116914	4309	0.00	21.95	21.95 Payroll 3-09-18
203vmm	Valley View Mob...	04/13/2018	04/2018	Haven Management Services, I...	J-51865	Payroll...	105.70	0.00	0.00
203vmm	Valley View Mob...	05/18/2018	05/2018	Payroll 5-18-2018	K-117615	4337	0.00	105.70	105.70 Payroll 04-06-2018
203vmm	Valley View Mob...	05/23/2018	05/2018	Haven Management Services, I...	J-52488	Payroll...	46.07	0.00	0.00
203vmm	Valley View Mob...	06/15/2018	06/2018	Payroll 6-15-18	K-118476	4373	0.00	46.07	46.07 Payroll 5-18-2018
203vmm	Valley View Mob...	06/22/2018	06/2018	Haven Management Services, I...	J-52996	Payroll...	174.09	0.00	0.00
203vmm	Valley View Mob...	06/29/2018	06/2018	Payroll 6-29-18	K-119264	4401	0.00	174.09	174.09 Payroll 6-15-18
203vmm	Valley View Mob...	07/05/2018	07/2018	Haven Management Services, I...	J-53175	Payroll...	112.48	0.00	0.00
203vmm	Valley View Mob...	07/13/2018	07/2018	Payroll 7-13-18	K-119848	4424	0.00	112.48	112.48 Payroll 6-29-18
203vmm	Valley View Mob...	07/19/2018	07/2018	Haven Management Services, I...	K-119572	4409	0.00	112.48	0.00
203vmm	Valley View Mob...	07/13/2018	07/2018	Payroll 7-13-18	J-53534	Payroll...	214.05	0.00	214.05
203vmm	Valley View Mob...	08/10/2018	08/2018	Haven Management Services, I...	K-120559	4448	0.00	214.05	214.05 Payroll 7-13-18
203vmm	Valley View Mob...	08/17/2018	08/2018	Payroll 8-10-18	J-54118	Payroll...	78.53	0.00	0.00
203vmm	Valley View Mob...	09/06/2018	09/2018	Haven Management Services, I...	K-121097	4469	0.00	78.53	78.53 Payroll 8-10-18
203vmm	Valley View Mob...	09/07/2018	09/2018	Payroll 9-07-18	J-54712	Payroll...	83.31	0.00	0.00
203vmm	Valley View Mob...	09/21/2018	09/2018	Payroll 9-21-18	K-121553	4483	0.00	83.31	-83.31
203vmm	Valley View Mob...	10/01/2018	10/2018	Haven Management Services, I...	J-55245	Payroll...	4.75	0.00	0.00
203vmm	Valley View Mob...	10/05/2018	10/2018	Payroll 10-05-2018	K-121861	4498	0.00	4.75	4.75 Payroll 10-05-2018
203vmm	Valley View Mob...	11/02/2018	11/2018	Haven Management Services, I...	J-55453	Payroll...	183.18	0.00	0.00
203vmm	Valley View Mob...	11/09/2018	11/2018	Haven Management Services, I...	K-122597	4531	0.00	183.18	183.18 Payroll 11-02-18
203vmm	Valley View Mob...	12/28/2018	12/2018	Payroll 12-28-18	J-56438	Payroll...	15.36	0.00	0.00
<b>Net Change=-192.49</b>							<b>1,680.06</b>	<b>1,872.55</b>	<b>15.36 = Ending Balance =</b>
							<b>1,680.06</b>	<b>1,872.55</b>	

Valley View Mobile Home Park (203vwm)

**General Ledger**

Period = Jan 2018-Dec 2018  
 Book = Cash ; Tree = ysl; tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>2385-000-000</b>										
<b>Due To Haven Management</b>										
203vwm	Valley View Mob...	01/12/2018	01/2018	Payroll 1-12-2018	J-50240	Payrol...	0.00	199.48	-3.00	= Beginning Balance =
203vwm	Valley View Mob...	01/19/2018	01/2018	Haven Management Services, L...	K-115528	4261	199.48	0.00	-202.48	Payroll 1-12-2018
203vwm	Valley View Mob...	03/23/2018	03/2018	Payroll 3-23-2018	J-51406	Payrol...	0.00	52.48	-3.00	
203vwm	Valley View Mob...	04/01/2018	04/2018	Haven Management Services, L...	K-117229	4319	52.48	0.00	-55.48	Payroll 3-23-2018
203vwm	Valley View Mob...	04/01/2018	04/2018	Haven Management Services, L...	K-117229	4319	3.00	0.00	-3.00	
203vwm	Valley View Mob...	04/13/2018	04/2018	Haven Management Services, L...	K-117615	4337	3.00	0.00	0.00	
203vwm	Valley View Mob...	04/20/2018	04/2018	Payroll 4-20-18	J-51950	Payrol...	0.00	117.74	3.00	
203vwm	Valley View Mob...	04/30/2018	04/2018	Haven Management Services, L...	K-117860	4348	117.74	0.00	-114.74	Payroll 4-20-18
203vwm	Valley View Mob...	04/30/2018	04/2018	Haven Management Services, L...	K-117860	4348	3.00	0.00	3.00	
203vwm	Valley View Mob...	05/04/2018	05/2018	Payroll 5-04-18	J-52400	Payrol...	0.00	0.70	6.00	
203vwm	Valley View Mob...	05/11/2018	05/2018	Haven Management Services, L...	K-118141	4361	0.00	5.30	5.30	Payroll 5-04-18
203vwm	Valley View Mob...	06/01/2018	06/2018	Payroll 6-01-18	J-52639	Payrol...	0.00	252.09	0.00	
203vwm	Valley View Mob...	06/11/2018	06/2018	Haven Management Services, L...	K-118923	4393	252.09	0.00	-252.09	Payroll 6-01-18
203vwm	Valley View Mob...	07/27/2018	07/2018	Payroll 07-27-2018	J-53746	Payrol...	0.00	141.28	0.00	
203vwm	Valley View Mob...	08/03/2018	08/2018	Haven Management Services, L...	K-120195	4435	141.28	0.00	-141.28	Payroll 07-27-2018
203vwm	Valley View Mob...	08/24/2018	08/2018	Payroll 8-24-2018	J-54226	Payrol...	0.00	72.90	0.00	
203vwm	Valley View Mob...	09/10/2018	09/2018	Haven Management Services, L...	K-120905	4460	72.90	0.00	-72.90	Payroll 8-24-2018
203vwm	Valley View Mob...	10/19/2018	10/2018	Payroll 10-19-18	J-55304	Payrol...	0.00	47.80	0.00	
203vwm	Valley View Mob...	10/25/2018	10/2018	Haven Management Services, L...	K-122122	4508	47.80	0.00	-47.80	Payroll 10-19-18
203vwm	Valley View Mob...	11/16/2018	11/2018	Payroll 11-16-18	J-55846	Payrol...	0.00	166.62	0.00	
203vwm	Valley View Mob...	11/26/2018	11/2018	Haven Management Services, L...	K-122963	4540	166.62	0.00	-166.62	Payroll 11-16-18
203vwm	Valley View Mob...	11/30/2018	11/2018	Payroll 11-30-2018	J-55947	Payrol...	0.00	158.57	0.00	
203vwm	Valley View Mob...	12/06/2018	12/2018	Haven Management Services, L...	K-123382	4561	208.58	0.00	-158.57	Payroll 11-30-2018
203vwm	Valley View Mob...	12/07/2018	12/2018	Payroll 12-07-18	J-56107	Payrol...	0.00	50.01	0.00	
203vwm	Valley View Mob...	12/14/2018	12/2018	Payroll 12-14-18	J-56392	Payrol...	0.00	237.13	0.00	
203vwm	Valley View Mob...	12/20/2018	12/2018	Haven Management Services, L...	K-123740	4581	237.13	0.00	-237.13	Payroll 12-14-18
<b>Net Change=3.00</b>										
<b>1,505.10</b>								<b>1,502.10</b>		<b>0.00 = Ending Balance =</b>
<b>1,505.10</b>								<b>1,502.10</b>		

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4247

\*\*\*\* TWO THOUSAND NINE HUNDRED TWELVE AND 95/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

01/04/18

\$2,912.95\*\*\*

NON-NEGOTIABLE

DATE:01/04/18 CK#:4247 TOTAL:\$2,912.95\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll1/15/2018		3,120.80
203vvm 1355-000-000	payroll1/15/2018		-207.85
			<hr/>
			2,912.95

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4247

\*\*\*\* TWO THOUSAND NINE HUNDRED TWELVE AND 95/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

01/04/18

\$2,912.95\*\*\*

NON-NEGOTIABLE



**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4261

\*\*\*\* THREE THOUSAND FIVE HUNDRED NINETEEN AND 76/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

01/19/18

\$3,519.76\*\*\*

NON-NEGOTIABLE

DATE:01/19/18 CK#:4261 TOTAL:\$3,519.76\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 1/26/18		3,320.28
203vwm 2355-000-000	payroll 1/26/18		199.48
			<hr/> 3,519.76

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4261

\*\*\*\* THREE THOUSAND FIVE HUNDRED NINETEEN AND 76/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

01/19/18

\$3,519.76\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 1/26/2018	\$ 3,320.28
2355	Payroll Final 01/12/18	199.48
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 3,519.76

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 1/22/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4271

\*\*\*\* TWO THOUSAND TWO HUNDRED ONE AND 64/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

02/01/18

\$2,201.64\*\*\*

NON-NEGOTIABLE

DATE:02/01/18 CK#:4271 TOTAL:\$2,201.64\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 2/9/18		2,760.96
203vvm 1355-000-000	payroll 2/9/18		-559.32
			<hr/>
			2,201.64

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4271

\*\*\*\* TWO THOUSAND TWO HUNDRED ONE AND 64/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

02/01/18

\$2,201.64\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 2/9/2018	\$ 2,760.96
1355	Payroll Final 01/26/18	(559.32)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,201.64

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 2/5/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4284

\*\*\*\* TWO THOUSAND SEVEN HUNDRED TWO AND 76/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

02/16/18

\$2,702.76\*\*\*

NON-NEGOTIABLE

DATE:02/16/18 CK#:4284 TOTAL:\$2,702.76\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 2/23/18		2,731.86
203vwm 1355-000-000	payroll 2/23/18		-29.10
			<hr/>
			2,702.76

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4284

\*\*\*\* TWO THOUSAND SEVEN HUNDRED TWO AND 76/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

02/16/18

\$2,702.76\*\*\*

NON-NEGOTIABLE



**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4297

\*\*\*\* TWO THOUSAND SIX HUNDRED EIGHTY THREE AND 50/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

03/02/18

\$2,683.50\*\*\*

NON-NEGOTIABLE

DATE:03/02/18 CK#:4297 TOTAL:\$2,683.50\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 3/9/18		2,709.18
203vwm 1355-000-000	payroll 3/9/18		-25.68
			<hr/> 2,683.50

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4297

\*\*\*\* TWO THOUSAND SIX HUNDRED EIGHTY THREE AND 50/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

03/02/18

\$2,683.50\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 3/9/2018	\$ 2,709.18
1355	Payroll Final 02/23/2013	(25.68)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,683.50

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 3/5/2018

APPROVED BY: \_\_\_\_\_ 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4309

\*\*\*\* TWO THOUSAND SIX HUNDRED SIXTY FIVE AND 28/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

03/16/18

\$2,665.28\*\*\*

NON-NEGOTIABLE

DATE:03/16/18 CK#:4309 TOTAL:\$2,665.28\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 3/23/18		2,687.23
203vvm 1355-000-000	payroll 3/23/18		-21.95
			<hr/>
			2,665.28

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4309

\*\*\*\* TWO THOUSAND SIX HUNDRED SIXTY FIVE AND 28/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

03/16/18

\$2,665.28\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 3/23/2018	\$ 2,687.23
1355	Payroll Final 03/09/2018	(21.95)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,665.28

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 3/19/2018

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4319

\*\*\*\* TWO THOUSAND SEVEN HUNDRED NINETY FIVE AND 19/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

04/01/18

\$2,795.19\*\*\*

NON-NEGOTIABLE

DATE:04/01/18 CK#:4319 TOTAL:\$2,795.19\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 4/6/18		2,739.71
203vwm 2355-000-000	payroll 4/6/18		52.48
203vwm 2355-000-000	payroll 4/6/18		3.00
			<hr/>
			2,795.19

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4319

\*\*\*\* TWO THOUSAND SEVEN HUNDRED NINETY FIVE AND 19/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

04/01/18

\$2,795.19\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 4/6/2018	\$ 2,739.71
2355	Payroll Final 03/23/2018	52.48
2355	Payroll Final Bonus	3.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,795.19

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 4/2/2018

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4337

\*\*\*\* TWO THOUSAND FIVE HUNDRED THIRTY ONE AND 31/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

04/13/18

\$2,531.31\*\*\*

NON-NEGOTIABLE

DATE:04/13/18 CK#:4337 TOTAL:\$2,531.31\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 4/20/18		2,634.01
203vvm 1355-000-000	payroll 4/20/18		-105.70
203vvm 2355-000-000	payroll 4/20/18		3.00
			<hr/>
			2,531.31

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4337

\*\*\*\* TWO THOUSAND FIVE HUNDRED THIRTY ONE AND 31/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

04/13/18

\$2,531.31\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 4/20/2018	\$ 2,634.01
1355	Payroll Final 04/06/2018	(105.70)
2355	Payroll Final Bonus	3.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,531.31

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 4/16/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4348

\*\*\*\* TWO THOUSAND EIGHT HUNDRED SEVENTY TWO AND 49/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

04/30/18

\$2,872.49\*\*\*\*

NON-NEGOTIABLE

DATE:04/30/18 CK#:4348 TOTAL:\$2,872.49\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 5/4/18		2,751.75
203vvm 2355-000-000	payroll 5/4/18		117.74
203vvm 2355-000-000	payroll 5/4/18		3.00
			<hr/> 2,872.49

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4348

\*\*\*\* TWO THOUSAND EIGHT HUNDRED SEVENTY TWO AND 49/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

04/30/18

\$2,872.49\*\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 5/4/2018	\$ 2,751.75
2355	Payroll Final 04/20/2018	117.74
2355	Payroll Final Bonus	3.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,872.49

TOTAL AMOUNT: \$ 2,872.49

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 4/28/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4361

\*\*\*\* TWO THOUSAND SEVEN HUNDRED FORTY SEVEN AND 15/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

05/11/18

\$2,747.15\*\*\*

NON-NEGOTIABLE

DATE:05/11/18 CK#:4361 TOTAL:\$2,747.15\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 5/18/18		2,752.45
203vvm 2355-000-000	payroll 5/18/18		-5.30
			2,747.15

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4361

\*\*\*\* TWO THOUSAND SEVEN HUNDRED FORTY SEVEN AND 15/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

05/11/18

\$2,747.15\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 5/18/2018	\$ 2,752.45
2355	Payroll Final 05/04/2018	(5.30)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,747.15

TOTAL AMOUNT: \$ 2,747.15

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 5/14/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4373

\*\*\*\* TWO THOUSAND SIX HUNDRED SIXTY AND 31/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

05/23/18

\$2,660.31\*\*\*

NON-NEGOTIABLE

DATE:05/23/18 CK#:4373 TOTAL:\$2,660.31\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 6/1/18		2,706.38
203vvm 1355-000-000	payroll 6/1/18		-46.07
			<hr/>
			2,660.31

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4373

\*\*\*\* TWO THOUSAND SIX HUNDRED SIXTY AND 31/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

05/23/18

\$2,660.31\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 6/1/2018	\$ 2,706.38
1355	Payroll Final 05/18/2018	(46.07)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,660.31

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 5/25/2018

APPROVED BY: \_\_\_\_\_ 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4393

\*\*\*\* THREE THOUSAND ONE HUNDRED FOURTEEN AND 26/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

06/11/18

\$3,114.26\*\*\*

NON-NEGOTIABLE

DATE:06/11/18 CK#:4393 TOTAL:\$3,114.26\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payaroll 6/15/18		2,958.47
203vwm 2355-000-000	payaroll 6/15/18		252.09
203vwm 5110-000-001	payaroll 6/15/18		-96.30
			<hr/>
			3,114.26

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4393

\*\*\*\* THREE THOUSAND ONE HUNDRED FOURTEEN AND 26/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

06/11/18

\$3,114.26\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 6//15/2018	\$ 2,958.47
2355	Payroll Final 06/01/2018	252.09
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	(96.30)
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 3,114.26

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 6/11/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4401

\*\*\*\* TWO THOUSAND SIX HUNDRED TEN AND 29/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

06/22/18

\$2,610.29\*\*\*\*

NON-NEGOTIABLE

DATE:06/22/18 CK#:4401 TOTAL:\$2,610.29\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 6/29/18		2,784.38
203vvm 1355-000-000	payroll 6/29/18		-174.09
			<hr/> 2,610.29

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4401

\*\*\*\* TWO THOUSAND SIX HUNDRED TEN AND 29/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

06/22/18

\$2,610.29\*\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 6/29/2018	\$ 2,784.38
1355	Payroll Final 06/15/2018	(174.09)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,610.29

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 6/25/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4409

\*\*\*\* TWO THOUSAND FIVE HUNDRED FIFTY NINE AND 42/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

07/05/18

\$2,559.42\*\*\*

NON-NEGOTIABLE

DATE:07/05/18 CK#:4409 TOTAL:\$2,559.42\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(haven999)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 7/13/18		2,671.90
203vvm 1355-000-000	payroll 7/13/18		-112.48
			<hr/> 2,559.42

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4409

\*\*\*\* TWO THOUSAND FIVE HUNDRED FIFTY NINE AND 42/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave. #S  
Ontario, CA 91761

07/05/18

\$2,559.42\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 7/13/2018	\$ 2,671.90
1355	Payroll Final 06/29/2018	(112.48)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,559.42

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 7/9/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764  
122000247

4424

\*\*\*\* TWO THOUSAND TWO HUNDRED FORTY THREE AND 80/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.

07/19/18

\$2,243.80\*\*\*\*

NON-NEGOTIABLE

DATE:07/19/18 CK#:4424 TOTAL:\$2,243.80\*\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 7/27/18		2,457.85
203vwm 1355-000-000	payroll 7/27/18		-214.05
			<hr/>
			2,243.80

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764  
122000247

4424

\*\*\*\* TWO THOUSAND TWO HUNDRED FORTY THREE AND 80/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.

07/19/18

\$2,243.80\*\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 7/27/2018	\$ 2,457.85
1355	Payroll Final 07/13/2018	(214.05)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,243.80

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 7/23/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4435

\*\*\*\* TWO THOUSAND SEVEN HUNDRED FORTY AND 41/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

08/03/18

\$2,740.41\*\*\*

NON-NEGOTIABLE

DATE:08/03/18 CK#:4435 TOTAL:\$2,740.41\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description.	Amount
203vvm 1120-000-000	payroll 8/10/18		2,599.13
203vvm 2355-000-000	payroll 8/10/18		141.28
			<hr/> 2,740.41

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4435

\*\*\*\* TWO THOUSAND SEVEN HUNDRED FORTY AND 41/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

08/03/18

\$2,740.41\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 8/10/2018	\$ 2,599.13
2355	Payroll Final 07/27/2018	141.28
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,740.41

TOTAL AMOUNT: \$ 2,740.41

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 7/6/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4448

\*\*\*\* TWO THOUSAND FOUR HUNDRED FORTY TWO AND 07/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

08/17/18

\$2,442.07\*\*\*\*

NON-NEGOTIABLE

DATE:08/17/18 CK#:4448 TOTAL:\$2,442.07\*\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 8/24/18		2,520.60
203vwm 1355-000-000	payroll 8/24/18		-78.53
			<hr/>
			2,442.07

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4448

\*\*\*\* TWO THOUSAND FOUR HUNDRED FORTY TWO AND 07/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

08/17/18

\$2,442.07\*\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 8/24/2018	\$ 2,520.60
1355	Payroll Final 08/10/2018	(78.53)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,442.07

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 8/20/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4460

\*\*\*\* TWO THOUSAND SIX HUNDRED SIXTY SIX AND 40/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

09/01/18

\$2,666.40\*\*\*

NON-NEGOTIABLE

DATE:09/01/18 CK#:4460 TOTAL:\$2,666.40\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 9/7/18		2,593.50
203vwm 2355-000-000	payroll 9/7/18		72.90
			<hr/> 2,666.40

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4460

\*\*\*\* TWO THOUSAND SIX HUNDRED SIXTY SIX AND 40/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

09/01/18

\$2,666.40\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 9/7/2018	\$ 2,593.50
2355	Payroll Final 08/24/2018	72.90
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,666.40

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 9/4/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4469

\*\*\*\* TWO THOUSAND FOUR HUNDRED TWENTY SIX AND 88/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

09/06/18

\$2,426.88\*\*\*\*

NON-NEGOTIABLE

DATE:09/06/18 CK#:4469 TOTAL:\$2,426.88\*\*\*\* BANK:203vwm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vwm 1120-000-000	payroll 9/21/18		2,510.19
203vwm 1355-000-000	payroll 9/21/18		-83.31
			<hr/> 2,426.88

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4469

\*\*\*\* TWO THOUSAND FOUR HUNDRED TWENTY SIX AND 88/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

09/06/18

\$2,426.88\*\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**PROPERTY NAME: Valley ViewPAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 9/21/2018	\$ 2,510.19
1355	Payroll Final 09/07/2018	(83.31)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,426.88

DATE NEEDED: \_\_\_\_\_

## SPECIAL INSTRUCTION:

- MAIL  
 RETURN TO REQUESTER  
 DEPOSIT ACCT#: \_\_\_\_\_  
 OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 9/10/2018APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4483

\*\*\*\* TWO THOUSAND FOUR HUNDRED FIFTY SEVEN AND 21/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

10/01/18

\$2,457.21\*\*\*

NON-NEGOTIABLE

DATE:10/01/18 CK#:4483 TOTAL:\$2,457.21\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 10/5/18		2,483.70
203vvm 1355-000-000	payroll 10/5/18		-26.49
			<hr/>
			2,457.21

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4483

\*\*\*\* TWO THOUSAND FOUR HUNDRED FIFTY SEVEN AND 21/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

10/01/18

\$2,457.21\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 10/5/2018	\$ 2,483.70
1355	Payroll Final 09/21/2018	(26.49)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,457.21

TOTAL AMOUNT: \$ 2,457.21

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 10/1/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4498

\*\*\*\* TWO THOUSAND THREE HUNDRED SEVENTY SEVEN AND 63/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

10/12/18

\$2,377.63\*\*\*

NON-NEGOTIABLE

DATE:10/12/18 CK#:4498 TOTAL:\$2,377.63\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 10/19/18		2,478.95
203vvm 1355-000-000	payroll 10/19/18		-4.75
203vvm 5110-000-001	payroll 10/19/18		-96.57
			<hr/> 2,377.63

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4498

\*\*\*\* TWO THOUSAND THREE HUNDRED SEVENTY SEVEN AND 63/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

10/12/18

\$2,377.63\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 10/19/2018	\$ 2,478.95
1355	Payroll Final 10/05/18	(4.75)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	(96.57)
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,377.63

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 10/15/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4508

\*\*\*\* TWO THOUSAND FIVE HUNDRED SEVENTY FOUR AND 55/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

10/25/18

\$2,574.55\*\*\*

NON-NEGOTIABLE

DATE:10/25/18 CK#:4508 TOTAL:\$2,574.55\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 11/2/18		2,526.75
203vvm 2355-000-000	payroll 11/2/18		47.80
			<hr/> 2,574.55

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4508

\*\*\*\* TWO THOUSAND FIVE HUNDRED SEVENTY FOUR AND 55/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

10/25/18

\$2,574.55\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 11/2/2018	\$ 2,526.75
2355	Payroll Final 10/19/18	47.80
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,574.55

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 10/29/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4531

\*\*\*\* TWO THOUSAND ONE HUNDRED SIXTY AND 39/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

11/09/18

\$2,160.39\*\*\*

NON-NEGOTIABLE

DATE:11/09/18 CK#:4531 TOTAL:\$2,160.39\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 11/16/18		2,343.57
203vvm 1355-000-000	payroll 11/16/18		-183.18
			2,160.39

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4531

\*\*\*\* TWO THOUSAND ONE HUNDRED SIXTY AND 39/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

11/09/18

\$2,160.39\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.

ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 11/16/2018	\$ 2,343.57
1355	Payroll Final 11-02-2018	(183.18)
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00
TOTAL AMOUNT:		\$ 2,160.39

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 11/12/2018

APPROVED BY: 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4540

\*\*\*\* TWO THOUSAND SIX HUNDRED SEVENTY SIX AND 81/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

11/26/18

\$2,676.81\*\*\*

NON-NEGOTIABLE

DATE:11/26/18 CK#:4540 TOTAL:\$2,676.81\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 11/30/18		2,510.19
203vvm 2355-000-000	payroll 11/30/18		166.62
			2,676.81

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4540

\*\*\*\* TWO THOUSAND SIX HUNDRED SEVENTY SIX AND 81/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

11/26/18

\$2,676.81\*\*\*

NON-NEGOTIABLE

**CHECK REQUEST**

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 11/30/2018	\$ 2,510.19
2355	Payroll Final 11-16-2018	166.62
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,676.81

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback

DATE: 11/26/2018

APPROVED BY: \_\_\_\_\_ 

DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4548

\*\*\*\* SIX HUNDRED SEVENTY EIGHT AND 00/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

12/03/18

\$678.00\*\*\*\*\*

NON-NEGOTIABLE

DATE:12/03/18 CK#:4548 TOTAL:\$678.00\*\*\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	Dec18 Bonus		678.00
			<hr/> 678.00

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4548

\*\*\*\* SIX HUNDRED SEVENTY EIGHT AND 00/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

12/03/18

\$678.00\*\*\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 1/0/1900	\$ -
2355	Payroll Final	0.00
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	678.00
5108	SUI Refund	0.00
TOTAL AMOUNT: \$		678.00

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 12/3/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4561

\*\*\*\* TWO THOUSAND EIGHT HUNDRED SEVENTY SEVEN AND 34/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

12/06/18

\$2,877.34\*\*\*

NON-NEGOTIABLE

DATE:12/06/18 CK#:4561 TOTAL:\$2,877.34\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 12/14/18		2,668.76
203vvm 2355-000-000	payroll 12/14/18		208.58
			2,877.34

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764

122000247

4561

\*\*\*\* TWO THOUSAND EIGHT HUNDRED SEVENTY SEVEN AND 34/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

12/06/18

\$2,877.34\*\*\*

NON-NEGOTIABLE

### CHECK REQUEST

PROPERTY NAME: Valley View

PAYABLE TO: Haven Management Services, Inc.  
 ADDRESS: \_\_\_\_\_

VENDOR CODE: haven999

G/L #	ACCOUNT DESCRIPTION	AMOUNT
1120	Payroll Clearing Advance 12/14/2018	\$ 2,668.76
2355	Payroll Final 11-30-2018 & 12-07-18	208.58
2355	Payroll Final Bonus	0.00
5108	2016 FUTA Adj Reimb	0.00
5110-000-001	ADP Fee Refund	0.00
1120	Bonus Advance	0.00
5108	SUI Refund	0.00

TOTAL AMOUNT: \$ 2,877.34

DATE NEEDED: \_\_\_\_\_

SPECIAL INSTRUCTION:

- MAIL
- RETURN TO REQUESTER
- DEPOSIT ACCT#: \_\_\_\_\_
- OTHER: \_\_\_\_\_

REQUESTED BY: Mary Ann Juback DATE: 12/7/2018

APPROVED BY:  DATE: \_\_\_\_\_

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764  
122000247

4581

\*\*\*\* THREE THOUSAND ONE HUNDRED FORTY THREE AND 02/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

12/20/18

\$3,143.02\*\*\*

NON-NEGOTIABLE

DATE:12/20/18 CK#:4581 TOTAL:\$3,143.02\*\*\* BANK:203vvm - VVM Checking Account-WF  
PAYEE:Haven Management Services, Inc.(hms1910)

Property Account	(Date)Invoice	Description	Amount
203vvm 1120-000-000	payroll 12/28/18		2,905.89
203vvm 2355-000-000	payroll 12/28/18		237.13
			3,143.02

**Valley View Mobile Home Park**

1910 S. Archibald Ave.  
Suite S  
Ontario, CA 91761  
909-930-9750

Wells Fargo Bank  
4240 E. 4th Street  
Ontario, CA 91764  
122000247

4581

\*\*\*\* THREE THOUSAND ONE HUNDRED FORTY THREE AND 02/100 DOLLARS

TO THE  
ORDER OF

Haven Management Services, Inc.  
1910 S. Archibald Ave., Suite S  
Ontario, CA 91761

12/20/18

\$3,143.02\*\*\*

NON-NEGOTIABLE







1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	01/12/2018	Source		Display Type	Standard Journal Display Type
Post Month	01/2018	Reference	Payroll 1-12-2018 vvm	Id	Ctrl 50240
Book	Both	Balance Acct		Reverse next month	
	Payroll 1-12-2018	Owner		Created by mjuback@havenms.com on 01/26/2018 11:55 AM. (never modified)	
Notes					

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,145.50		Payroll 1-12-2018
203vvm	5103-000-000	Maintenance/Office	1,528.20		Payroll 1-12-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	313.87		Payroll 1-12-2018
203vvm	5108-000-000	Payroll Tax Expense	388.86		Payroll 1-12-2018
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 1-12-2018
203vvm	1120-000-000	Payroll Clearing		3,120.80	Payroll 1-12-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 1-12-2018
203vvm	2355-000-000	Due To Haven Management		199.48	Payroll 1-12-2018
			3,390.38	3,390.38	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	01/26/2018	Source		Display Type	Standard Journal Display Type
Post Month	01/2018	Reference	Payroll 01/26/18 vvm	Id	Ctrl 50310
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 01/26/18	Owner		Created by mjuback@havenms.com on 01/31/2018 4:55 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,075.00		Payroll 01/26/18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 01/26/18
203vvm	5110-000-001	Worker's Comp/ADP Fees	266.25		Payroll 01/26/18
203vvm	5108-000-000	Payroll Tax Expense	323.86		Payroll 01/26/18
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 01/26/18
203vvm	1120-000-000	Payroll Clearing		3,320.28	Payroll 01/26/18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 01/26/18
203vvm	1355-000-000	Due From Haven Management	559.32		Payroll 01/26/18
			3,390.38	3,390.38	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	02/09/2018	Source		Display Type	Standard Journal Display Type
Post Month	02/2018	Reference	Payroll 2-09-2018 vvm	Id	Ctrl 50762
Book	Both	Balance Acct		Reverse next month	
	Payroll 2-09-2018	Owner		Created by mjuback@havenms.com on 02/15/2018 12:56 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,051.75		Payroll 2-09-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 2-09-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	263.77		Payroll 2-09-2018
203vvm	5108-000-000	Payroll Tax Expense	320.49		Payroll 2-09-2018
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 2-09-2018
203vvm	1120-000-000	Payroll Clearing		2,760.96	Payroll 2-09-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 2-09-2018
203vvm	1355-000-000	Due From Haven Management	29.10		Payroll 2-09-2018
			2,831.06	2,831.06	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	02/23/2018	Source		Display Type	Standard Journal Display Type
Post Month	02/2018	Reference	Payroll 02-23-18 vvm	Id	Ctrl 50844
Book	Both	Balance Acct		Reverse next month	
	Payroll 02-23-18	Owner		Created by mjuback@havenms.com on 02/27/2018 3:22 PM. (never modified)	

Notes

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,031.25		Payroll 02-23-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 02-23-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	261.58		Payroll 02-23-18
203vvm	5108-000-000	Payroll Tax Expense	317.50		Payroll 02-23-18
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 02-23-18
203vvm	1120-000-000	Payroll Clearing		2,731.86	Payroll 02-23-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 02-23-18
203vvm	1355-000-000	Due From Haven Management	25.68		Payroll 02-23-18
			2,801.96	2,801.96	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	03/09/2018	Source		Display Type	Standard Journal Display Type
Post Month	03/2018	Reference	Payroll 3-09-18 vvm	Id	Ctrl 51333
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 3-09-18	Owner		Created by mjuback@havenms.com on 03/14/2018 2:52 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	993.50		Payroll 3-09-18
203vvm	5103-000-000	Maintenance/Office	1,184.00		Payroll 3-09-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	249.22		Payroll 3-09-18
203vvm	5108-000-000	Payroll Tax Expense	316.66		Payroll 3-09-18
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 3-09-18
203vvm	1120-000-000	Payroll Clearing		2,709.18	Payroll 3-09-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 3-09-18
203vvm	1355-000-000	Due From Haven Management	21.95		Payroll 3-09-18
			2,779.28	2,779.28	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	03/23/2018	Source		Display Type	Standard Journal Display Type
Post Month	03/2018	Reference	Payroll 3-23-2018 vvm	Id	Ctrl 51406
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 3-23-2018	Owner		Created by mjuback@havenms.com on 03/23/2018 2:27 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,092.50		Payroll 3-23-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 3-23-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	256.32		Payroll 3-23-2018
203vvm	5108-000-000	Payroll Tax Expense	295.04		Payroll 3-23-2018
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 3-23-2018
203vvm	1120-000-000	Payroll Clearing		2,687.23	Payroll 3-23-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 3-23-2018
203vvm	2355-000-000	Due To Haven Management		52.48	Payroll 3-23-2018
			2,809.81	2,809.81	

1/3/2020

Yardi Systems, Inc. - Journal Entry

Journal Entry Functions Jump To

Date 04/06/2018 Source Display Type Standard Journal Display Type  
 Post Month 04/2018 Reference Payroll 04-06-2018 vvm Id Ctrl 51865  
 Book Both Balance Acct Owner Reverse next month   
 Payroll 04-06-2018 Owner Created by mjuback@havenms.com on 04/11/2018 12:58 PM. (never modified)

Notes

Details

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,040.00		Payroll 04-06-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 04-06-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	257.99		Payroll 04-06-2018
203vvm	5108-000-000	Payroll Tax Expense	240.17		Payroll 04-06-2018
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 04-06-2018
203vvm	1120-000-000	Payroll Clearing		2,739.71	Payroll 04-06-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 04-06-2018
203vvm	1355-000-000	Due From Haven Management	105.70		Payroll 04-06-2018
			2,809.81	2,809.81	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	04/20/2018	Source		Display Type	Standard Journal Display Type
Post Month	04/2018	Reference	Payroll 4-20-18 vvm	Id	Ctrl 51950
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 4-20-18	Owner		Created by mjuback@havenms.com on 04/23/2018 1:20 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,136.25		Payroll 4-20-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 4-20-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	271.55		Payroll 4-20-18
203vvm	5108-000-000	Payroll Tax Expense	248.10		Payroll 4-20-18
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 4-20-18
203vvm	1120-000-000	Payroll Clearing		2,634.01	Payroll 4-20-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 4-20-18
203vvm	2355-000-000	Due To Haven Management		117.74	Payroll 4-20-18
			2,821.85	2,821.85	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	05/04/2018	Source		Display Type	Standard Journal Display Type
Post Month	05/2018	Reference	Payroll 5-04-18 vvm	Id	Ctrl 52400
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 5-04-18	Owner		Created by mjuback@havenms.com on 05/10/2018 11:50 AM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,162.50		Payroll 5-04-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 5-04-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	279.65		Payroll 5-04-18
203vvm	5108-000-000	Payroll Tax Expense	214.45		Payroll 5-04-18
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 5-04-18
203vvm	1120-000-000	Payroll Clearing		2,751.75	Payroll 5-04-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 5-04-18
203vvm	2355-000-000	Due To Haven Management		0.70	Payroll 5-04-18
			2,822.55	2,822.55	

1/3/2020

Yardi Systems, Inc. - Journal Entry

Journal Entry Functions Jump To

Date	05/18/2018	Source	Display Type	Standard Journal Display Type
Post Month	05/2018	Reference	Payroll 5-18-2018 vvm	Id <b>Ctrl 52488</b>
Book	Both	Balance Acct	Reverse next month	
	Payroll 5-18-2018	Owner	Created by mjuback@havenms.com on 05/22/2018 3:13 PM, (never modified)	

Notes

[Help](#) [Reverse](#)

Details

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,103.00		Payroll 5-18-2018
203vvm	5103-000-000	Maintenance/Office	1,200.00		Payroll 5-18-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	283.84		Payroll 5-18-2018
203vvm	5108-000-000	Payroll Tax Expense	175.69		Payroll 5-18-2018
203vvm	5109-000-000	Insurance/Other Benefits		70.10	Payroll 5-18-2018
203vvm	1120-000-000	Payroll Clearing		2,752.45	Payroll 5-18-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 5-18-2018
203vvm	1355-000-000	Due From Haven Management	46.07		Payroll 5-18-2018
			2,822.55	2,822.55	

1/3/2020

Yardi Systems, Inc. - Journal Entry

Journal Entry Functions Jump To

Date 06/01/2018 Source Display Type Standard Journal Display Type  
 Post Month 06/2018 Reference Payroll 6-1-18 vvm Id Ctrl 52639  
 Book Both Balance Acct Owner Reverse next month  
 Payroll 6-01-18  
 Notes Created by mjuback@havenms.com on 06/01/2018 12:29 PM.  
 Modified by mjuback@havenms.com on 06/01/2018 12:29 PM.

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,355.00		Payroll 6-1-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		
203vvm	5110-000-001	Worker's Comp/ADP Fees	304.97		
203vvm	5108-000-000	Payroll Tax Expense	202.65		
203vvm	5109-000-000	Insurance/Other Benefits		70.10	
203vvm	1120-000-000	Payroll Clearing		2,706.38	
203vvm	6020-000-000	Postage/Messenger Service	13.95		
203vvm	2355-000-000	Due To Haven Management		252.09	
			3,028.57	3,028.57	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	06/15/2018	Source		Display Type	Standard Journal Display Type
Post Month	06/2018	Reference	Payroll 6-15-18 vvm	Id	Ctrl 52996
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 6-15-18	Owner		Created by mjuback@havenms.com on 06/13/2018 5:12 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,212.25		Payroll 6-15-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 6-15-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	289.29		Payroll 6-15-18
203vvm	5108-000-000	Payroll Tax Expense	192.87		Payroll 6-15-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 6-15-18
203vvm	1120-000-000	Payroll Clearing		2,958.47	Payroll 6-15-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 6-15-18
203vvm	1355-000-000	Due From Haven Management	174.09		Payroll 6-15-18
			3,034.45	3,034.45	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	06/29/2018	Source		Display Type	Standard Journal Display Type
Post Month	06/2018	Reference	Payroll 6-29-18 vvm	Id	Ctrl 53175
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 6-29-18	Owner		Created by mjuback@havenms.com on 06/29/2018 12:05 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,118.75		Payroll 6-29-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 6-29-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	279.06		Payroll 6-29-18
203vvm	5108-000-000	Payroll Tax Expense	184.12		Payroll 6-29-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 6-29-18
203vvm	1120-000-000	Payroll Clearing		2,784.38	Payroll 6-29-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 6-29-18
203vvm	1355-000-000	Due From Haven Management	112.48		Payroll 6-29-18
			2,860.36	2,860.36	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	07/13/2018	Source		Display Type	Standard Journal Display Type
Post Month	07/2018	Reference	Payroll 7-13-18 vvm	id	Ctrl 53534
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 7-13-18	Owner		Created by mjuback@havenms.com on 07/13/2018 5:02 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	938.00		Payroll 7-13-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 7-13-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	258.79		Payroll 7-13-18
203vvm	5108-000-000	Payroll Tax Expense	171.09		Payroll 7-13-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 7-13-18
203vvm	1120-000-000	Payroll Clearing		2,671.90	Payroll 7-13-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 7-13-18
203vvm	1355-000-000	Due From Haven Management	214.05		Payroll 7-13-18
			2,747.88	2,747.88	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	07/27/2018	Source		Display Type	Standard Journal Display Type
Post Month	07/2018	Reference	Payroll 07-27-2018 vvm	Id	Ctrl 53746
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 07-27-2018	Owner		Created by mjuback@havenms.com on 07/27/2018 3:57 PM. (never modified)	

Notes

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,057.50		Payroll 07-27-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 07-27-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	272.22		Payroll 07-27-2018
203vvm	5108-000-000	Payroll Tax Expense	179.44		Payroll 07-27-2018
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 07-27-2018
203vvm	1120-000-000	Payroll Clearing		2,457.85	Payroll 07-27-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 07-27-2018
203vvm	2355-000-000	Due To Haven Management		141.28	Payroll 07-27-2018
			2,675.11	2,675.11	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	08/10/2018	Source		Display Type	Standard Journal Display Type
Post Month	08/2018	Reference	Payroll 8-10-18 vvm	Id	Ctrl 54118
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 8-10-18	Owner		Created by mjuback@havenms.com on 08/14/2018 3:49 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	987.50		Payroll 8-10-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 8-10-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	269.05		Payroll 8-10-18
203vvm	5108-000-000	Payroll Tax Expense	174.08		Payroll 8-10-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 8-10-18
203vvm	1120-000-000	Payroll Clearing		2,599.13	Payroll 8-10-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 8-10-18
203vvm	1355-000-000	Due From Haven Management	78.53		Payroll 8-10-18
			2,675.11	2,675.11	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	08/24/2018	Source		Display Type	Standard Journal Display Type
Post Month	08/2018	Reference	Payroll 8-24-2018 vvm	Id	<b>Ctrl 54226</b>
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 8-24-2018	Owner		Created by mjuback@havenms.com on 08/28/2018 3:40 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,048.75		Payroll 8-24-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 8-24-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	276.02		Payroll 8-24-2018
203vvm	5108-000-000	Payroll Tax Expense	178.76		Payroll 8-24-2018
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 8-24-2018
203vvm	1120-000-000	Payroll Clearing		2,520.60	Payroll 8-24-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 8-24-2018
203vvm	2355-000-000	Due To Haven Management		72.90	Payroll 8-24-2018
			2,669.48	2,669.48	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	09/07/2018	Source		Display Type	Standard Journal Display Type
Post Month	09/2018	Reference	Paryoll 9-07-18 vvm	Id	Ctrl 54712
Book	Both	Balance Acct		Reverse next month	
	Paryoll 9-07-18	Owner		Created by mjuback@havenms.com on 09/13/2018 3:34 PM. (never modified)	
Notes					

Help Reverse

Details

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	978.75		Paryoll 9-07-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Paryoll 9-07-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	268.07		Paryoll 9-07-18
203vvm	5108-000-000	Payroll Tax Expense	173.40		Paryoll 9-07-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Paryoll 9-07-18
203vvm	1120-000-000	Payroll Clearing		2,593.50	Paryoll 9-07-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Paryoll 9-07-18
203vvm	1355-000-000	Due From Haven Management	83.31		Paryoll 9-07-18
			2,669.48	2,669.48	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	09/21/2018	Source		Display Type	Standard Journal Display Type
Post Month	09/2018	Reference	Payroll 9-21-18 vvm	Id	Ctrl 54809
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 9-21-18	Owner		Created by mjuback@havenms.com on 09/26/2018 12:55 PM. (never modified)	

Notes

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	953.00		Payroll 9-21-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 9-21-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	264.43		Payroll 9-21-18
203vvm	5108-000-000	Payroll Tax Expense	176.30		Payroll 9-21-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 9-21-18
203vvm	1120-000-000	Payroll Clearing		2,510.19	Payroll 9-21-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 9-21-18
203vvm	1355-000-000	Due From Haven Management	26.49		Payroll 9-21-18
			2,586.17	2,586.17	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	10/05/2018	Source		Display Type	Standard Journal Display Type
Post Month	10/2018	Reference	Payroll 10-05-2018 vvm	Id	Ctrl 55245
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 10-05-2018	Owner		Created by mjuback@havenms.com on 10/16/2018 12:26 PM. (never modified)	

Notes

Details

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	952.50		Payroll 10-05-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 10-05-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	265.06		Payroll 10-05-2018
203vvm	5108-000-000	Payroll Tax Expense	171.42		Payroll 10-05-2018
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 10-05-2018
203vvm	1120-000-000	Payroll Clearing		2,483.70	Payroll 10-05-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 10-05-2018
203vvm	1355-000-000	Due From Haven Management	4.75		Payroll 10-05-2018
			2,559.68	2,559.68	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	10/19/2018	Source		Display Type	Standard Journal Display Type
Post Month	10/2018	Reference	Payroll 10-19-18 vvm	Id	Ctrl 55304
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 10-19-18	Owner		Created by mjuback@havenrms.com on 10/23/2018 4:00 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	993.25		Payroll 10-19-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 10-19-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	269.84		Payroll 10-19-18
203vvm	5108-000-000	Payroll Tax Expense	173.69		Payroll 10-19-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 10-19-18
203vvm	1120-000-000	Payroll Clearing		2,478.95	Payroll 10-19-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 10-19-18
203vvm	2355-000-000	Due To Haven Management		47.80	Payroll 10-19-18
			2,602.73	2,602.73	

1/3/2020

Yardi Systems, Inc. - Journal Entry

Journal Entry

Date 11/02/2018 Source Display Type Standard Journal Display Type  
 Post Month 11/2018 Reference Payroll 11-02-18 vvm Id Ctrl 55453  
 Book Both Balance Acct Reverse next month  
 Payroll 11-02-18 Owner Created by mjuback@havenms.com on 11/01/2018 4:13 PM. (never modified)  
 Notes

Details

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	838.75		Payroll 11-02-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 11-02-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	252.16		Payroll 11-02-18
203vvm	5108-000-000	Payroll Tax Expense	162.69		Payroll 11-02-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 11-02-18
203vvm	1120-000-000	Payroll Clearing		2,526.75	Payroll 11-02-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 11-02-18
203vvm	1355-000-000	Due From Haven Management	183.18		Payroll 11-02-18
			2,602.73	2,602.73	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	11/16/2018	Source		Display Type	Standard Journal Display Type
Post Month	11/2018	Reference	Payroll 11-16-18 vvm	Id	Ctrl 55846
Book	Both	Balance Acct		Reverse next month	( )
	Payroll 11-16-18	Owner		Created by mjuback@havenms.com on 11/27/2018 4:43 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	978.75		Payroll 11-16-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 11-16-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	268.06		Payroll 11-16-18
203vvm	5108-000-000	Payroll Tax Expense	173.41		Payroll 11-16-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 11-16-18
203vvm	1120-000-000	Payroll Clearing		2,343.57	Payroll 11-16-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 11-16-18
203vvm	2355-000-000	Due To Haven Management		166.62	Payroll 11-16-18
			2,586.17	2,586.17	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	11/30/2018	Source		Display Type	Standard Journal Display Type
Post Month	11/2018	Reference	Payroll 11-30-2018 vvm	Id	Ctrl 55947
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 11-30-2018	Owner		Created by mjuback@havenms.com on 12/03/2018 4:48 PM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,110.25		Payroll 11-30-2018
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 11-30-2018
203vvm	5110-000-001	Worker's Comp/ADP Fees	282.64		Payroll 11-30-2018
203vvm	5108-000-000	Payroll Tax Expense	185.90		Payroll 11-30-2018
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 11-30-2018
203vvm	1120-000-000	Payroll Clearing		2,510.19	Payroll 11-30-2018
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 11-30-2018
203vvm	2355-000-000	Due To Haven Management		158.57	Payroll 11-30-2018
			2,744.74	2,744.74	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	12/14/2018	Source		Display Type	Standard Journal Display Type
Post Month	12/2018	Reference	Payroll 12-14-18 vvm	Id	Ctrl 56392
Book	Both	Balance Acct		Reverse next month	
	Payroll 12-14-18	Owner		Created by mjuback@havenms.com on 12/26/2018 11:52 AM. (never modified)	
Notes					

Help Reverse

Details

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,311.25		Payroll 12-14-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 12-14-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	305.83		Payroll 12-14-18
203vvm	5108-000-000	Payroll Tax Expense	198.84		Payroll 12-14-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 12-14-18
203vvm	1120-000-000	Payroll Clearing		2,668.76	Payroll 12-14-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 12-14-18
203vvm	2355-000-000	Due To Haven Management		237.13	Payroll 12-14-18
			2,981.87	2,981.87	

1/3/2020

Yardi Systems, Inc. - Journal Entry

<b>Journal Entry</b>		<b>Functions</b>		<b>Jump To</b>	
Date	12/28/2018	Source		Display Type	Standard Journal Display Type
Post Month	12/2018	Reference	Payroll 12-28-18 vvm	Id	Ctrl 56438
Book	Both	Balance Acct		Reverse next month	<input type="checkbox"/>
	Payroll 12-28-18	Owner		Created by mjuback@havenms.com on 12/27/2018 11:15 AM. (never modified)	
Notes					

**Details**

Entity	Account	Description	Debit	Credit	Notes
203vvm	5102-000-000	Manager/Assistant Manager	1,250.00		Payroll 12-28-18
203vvm	5103-000-000	Maintenance/Office	1,152.00		Payroll 12-28-18
203vvm	5104-000-000	Overtime	52.50		Payroll 12-28-18
203vvm	5110-000-001	Worker's Comp/ADP Fees	299.89		Payroll 12-28-18
203vvm	5108-000-000	Payroll Tax Expense	198.17		Payroll 12-28-18
203vvm	5109-000-000	Insurance/Other Benefits		75.98	Payroll 12-28-18
203vvm	1120-000-000	Payroll Clearing		2,905.89	Payroll 12-28-18
203vvm	6020-000-000	Postage/Messenger Service	13.95		Payroll 12-28-18
203vvm	1355-000-000	Due From Haven Management	15.36		Payroll 12-28-18
			2,981.87	2,981.87	



ew 2/26 broke - You need to sign

**PETTY CASH RECAR.**

TO \_\_\_\_\_ INCLUSIVE \_\_\_\_\_

# Walgreens

#10368 2261 W ESPLANADE AVE  
SAN JACINTO, CA 92582  
951-487-2383

285 4026 0021 12/06/2017 10:16 AM

<< BUY 1 GET 1 EQUAL/LESS VALUE 50% OFF >>

(C)H/M IMG ARTS BOX CARDS PPR AST  
76379527441 A 3.99  
RETURN VALUE 2.99  
(C)H/M IMG ARTS BOX CARDS PPR AST  
76379527424 A 1.99  
REGULAR PRICE 3.99  
REWARDS SAVINGS 2.00  
RETURN VALUE 2.99

\*\*\*\*\*

AMAZON GIFT CARD N/D  
6219876996799364 50.00  
REGAL THEATERS GIFT CARD N/D  
6219875791950073 25.00  
JO-ANN VGC \$25-\$250  
6219873092520570 25.00  
TACO BELL VGC FALL 14 GC \$15-\$100  
6337666596052950 25.00  
(C)PALMER COAL DOUBLE CRSP 3.40Z  
04126920384 1.98  
2 @ 0.99  
RETURN VALUE 0.99 ea

SUBTOTAL 132.96  
SALES TAX A=7.75% 0.46

TOTAL 133.42  
CASH 135.00  
CHANGE 1.58

BALANCE REWARDS SAVINGS 2.00

THANK YOU FOR SHOPPING AT WALGREENS

GET MORE WITH BALANCE REWARDS,  
REDEEM POINTS FOR SOMETHING EXTRA  
IN A FUTURE PURCHASE. RESTRICTIONS  
APPLY. FOR TERMS AND CONDITIONS,  
VISIT WALGREENS.COM/BALANCE.

RFN# 1036-8214-0263-1712-0603



\*\*\*\*\*

TO	EXPENDED FOR	AMOUNT OF VOUCHER	1	2
ens	Christmas dec.	5.99		
ens	gift cards (employee)	133.42		
ens	Stamps	13.88		
ens	Stamps	10.00		
ens	Christmas Stuff	31.66		
<b>TOTAL DISBURSED</b>		<b>195.05</b>		
<b>CASH BALANCE ON HAND</b>		<b>5.95</b>	<b>REMARKS</b>	
<b>TOTAL</b>		<b>200.00</b>		
<b>AMT OF PETTY CASH FUND</b>				
<b>SHORT OR OVER</b>				

02/21/2018 04:41 9097953232  
 18  
 Feb. 26, 2018 4:33PM  
 No. 3642 P. 1  
 PAGE 01/02

## Attachment # 12

Valley View Mobile Home Park (203wvm)

**General Ledger**

Period = Jan 2018-Dec 2018

Book = Cash ; Tree = ysi\_lis

*H. Johnson*

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>6040-000-000 Telephone/Answering/Inmate</b>										
203wvm	Valley View Mob...	01/01/2018	01/2018	Accrued Dec Exp Paid In Jan 18	J-50130	Reversal	0.00	284.82	0.00 = Beginning Balance =	
203wvm	Valley View Mob...	01/04/2018	01/2018	Frontier (fro740)	K-115283	4246	284.82	0.00	-284.82	Frontier CK 4246
203wvm	Valley View Mob...	01/15/2018	01/2018	Inland Desert Security & Comm...	K-115500	4256	86.25	0.00	0.00	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	02/01/2018	02/2018	Frontier (fro740)	K-115890	4270	285.29	0.00	86.25	
203wvm	Valley View Mob...	02/14/2018	02/2018	Inland Desert Security & Comm...	K-116195	4282	68.60	0.00	371.54	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	03/01/2018	03/2018	Frontier (fro740)	K-116514	4295	265.33	0.00	440.14	
203wvm	Valley View Mob...	03/16/2018	03/2018	Inland Desert Security & Comm...	K-116915	4310	77.10	0.00	725.47	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	04/01/2018	04/2018	Frontier (fro740)	K-117227	4317	286.26	0.00	802.57	
203wvm	Valley View Mob...	04/13/2018	04/2018	Inland Desert Security & Comm...	K-117617	4339	93.25	0.00	1,088.83	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	04/24/2018	04/2018	Augusta Communities LLC (au...	K-117788	4345	75.58	0.00	1,182.08	
203wvm	Valley View Mob...	05/04/2018	05/2018	Frontier (fro740)	K-118089	4354	285.51	0.00	1,257.66	2-way radios
203wvm	Valley View Mob...	05/16/2018	05/2018	Inland Desert Security & Comm...	K-118309	4367	92.40	0.00	1,543.17	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	06/01/2018	06/2018	Frontier (fro740)	K-118659	4383	285.51	0.00	1,635.57	
203wvm	Valley View Mob...	06/14/2018	06/2018	Inland Desert Security & Comm...	K-119002	4396	97.40	0.00	1,921.08	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	07/05/2018	07/2018	Frontier (fro740)	K-119570	4407	285.51	0.00	2,018.48	
203wvm	Valley View Mob...	07/18/2018	07/2018	Inland Desert Security & Comm...	K-119823	4422	73.60	0.00	2,303.99	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	08/01/2018	08/2018	Frontier (fro740)	K-120145	4431	288.03	0.00	2,377.59	
203wvm	Valley View Mob...	08/14/2018	08/2018	Inland Desert Security & Comm...	K-120472	4444	68.60	0.00	2,665.62	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	09/01/2018	09/2018	Frontier (fro740)	K-120904	4459	288.03	0.00	2,734.22	
203wvm	Valley View Mob...	09/24/2018	09/2018	Inland Desert Security & Comm...	K-121285	4476	73.60	0.00	3,022.25	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	10/01/2018	10/2018	Frontier (fro740)	K-121552	4482	287.54	0.00	3,095.85	
203wvm	Valley View Mob...	10/15/2018	10/2018	Inland Desert Security & Comm...	K-121925	4502	68.60	0.00	3,383.39	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	11/01/2018	11/2018	Frontier (fro740)	K-122329	4515	288.81	0.00	3,451.99	
203wvm	Valley View Mob...	11/16/2018	11/2018	Inland Desert Security & Comm...	K-122853	4537	68.60	0.00	3,740.80	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	12/03/2018	12/2018	Frontier (fro740)	K-123158	4546	288.81	0.00	3,809.40	
203wvm	Valley View Mob...	12/13/2018	12/2018	Inland Desert Security & Comm...	K-123472	4557	75.54	0.00	4,098.21	acct:909 795-2118 022204 5
203wvm	Valley View Mob...	12/17/2018	12/2018	Inland Desert Security & Comm...	K-123604	4575	76.80	0.00	4,173.75	acct:262414641
203wvm	Valley View Mob...	12/31/2018	12/2018	Accrue Dec 18 Expenses	J-57644	Acctl...	288.81	0.00	4,250.55	
<b>Net Change=4,539.36</b>							<b>4,824.18</b>	<b>284.82</b>	<b>4,539.36 = Ending Balance =</b>	

4,824.18 284.82

## Check Request Reimbursement Request Valley View

**Date:** *April 18, 2018*

APR 18 2018

**Total expense to be allocated:** *\$75.58*

**Invoice #:** *attached*

**Payee:** *see below*

**Address:** *400 N Mountain #205, Upland CA 91786*

**Description of Expense:** *Park Two-Way Radios*

VENDOR	QTY	AMT
<i>aug vvm</i>		
<i>VVM</i>	<i>6040</i>	<i>75.58</i>

	<u># spaces</u>	<u>% spaces</u>	<u>Amount Requested</u>	<u>Pay to:</u>
VV	77	100%	\$75.58	Augusta Communities LLC
<b>Total:</b>			<b>\$75.58</b>	

KRISTINE GODINEZ  
1910 S ARCHIBALD AVE STE S  
ONTARIO CA 91761-8502

Page: 1 of 2  
Issue Date: Nov 27, 2018  
Account Number: 262414641

Go paperless! Sign up for paperless billing. It's easier and more convenient. Go to [att.com/paperless](http://att.com/paperless) to sign up now.

AutoPay: Set up automatic payments that you can update whenever you want. Go to [att.com/autopay](http://att.com/autopay) today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.



### Account summary

Your last bill	\$75.54
Payment, Nov 16 - Thank you!	-\$75.54
Remaining balance	\$0.00

### Service summary

 TV	Page 2	\$75.54
Total services		\$75.54

### Total due

\$75.54

Please pay by Dec 18, 2018

DEC 07 2018

att 501  
VVM 6040 75.54

cyg

#### Ways to pay and manage your account:

 myAT&T online  
[att.com/myatt](http://att.com/myatt)

 myAT&T app  
for iPhone and Android

 By phone  
From AT&T device: call 611 or text \*Pay  
From any other phone: 800.288.2020  
TTY: 800.651.5111

553232

From IDSC 1,909,421,9668 Wed Jan 10 14:39:01 2018 MST Page 1 of 1

**Inland Desert Security & Communications**  
 300 S. Sycamore Ave. Ste A8  
 Rialto, CA, 92376  
 Office: 808-879-2560  
 Fax: 909-421-9668

Invoice#:	180101192101
Invoice Date:	1/15/2018
Total Due:	\$86.25
Due Date:	2/1/2018
Account#:	RM9145
Purchase Ord#:	
Service Period:	01/01/2018-01/31/2018
Usage Period:	12/01/2017-12/31/2017

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

Date	Svc	Source	Description	Quantity	Price Each	Charge
<b>Rates</b>						
01/15/18	0110		Answering Service			\$63.60
01/15/18	0115		Fax Delivery			\$5.00
<b>Usage</b>						
01/15/18	5558		Operator Minutes, Allowed: 75, Total Used: 84	9	\$0.85	\$7.65
<b>Other Charges &amp; Credits</b>						
01/15/18	0365		Xmas/New Year Charge			\$10.00
						<b>\$86.25</b>

*incl 830  
 VVM 6040 86.25*

RECEIVED  
 JAN 15 2018  
 RECEIVED  
 JAN 15 2018

Balance from Previous Inv	Payments	Adjustments	Current Credits	Paid Due	Current Charges	Total Due
\$54.45	(\$84.45)	\$0.00	\$0.00	\$0.00	\$86.25	\$86.25

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Thank you for your prompt payment.

Please detach at perforation and return lower portion with your payment.

**VALLEY VIEW MOBILE HOME PA**

**DUE ON THE 25TH**

Account#: RM9145

Invoice#: 180101192101

Check here for change of address and record corrections on reverse.

Amount Paid: \_\_\_\_\_

Check Number: \_\_\_\_\_

Please pay this amount by 2/1/2018: **\$86.25**

Please remit to:  
 Inland Desert Security  
 P.O. Box 830  
 Rialto, CA 92377

*OK to Pay B/M*

DESERT SECURITY & COMMUNICATIONS  
 PROFESSIONAL ANSWERING SERVICE  
 PHYSICIANS & SURGEONS EXCHANGE  
 B-A PAGING

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

Invoice#: 180201192101  
 Invoice Date: 2/15/2018  
 Total Due: \$ 68.60  
 Due Date: Due on the 25th  
 Account#: RM9145  
 Purchase Ord#:  
 Service Period: 03/01/2018-03/31/2018  
 Usage Period: 01/01/2017-01/31/2017

Date	Svc	Source	Description	Quantity	Price Each	Charge
02/15/18	0110		<b>Rates</b> Answering Service			\$63.60
02/15/18	0115		Fax Delivery			\$5.00
Inl 830 VVM 6040 68.60 cy						\$68.60

Balance from Previous Inv		Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 86.25	(\$86.25)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 68.60	\$ 68.60
<b>Thank you for your prompt payment.</b>						
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days		
\$68.60	\$0.00	\$0.00	\$0.00	\$0.00		

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Please detach at perforation and return lower portion with your payment.

810 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

122000247  
 4240 E. 4th Street  
 Ontario, CA 91764

\*\*\*\* SIXTY EIGHT AND 60/100 DOLLARS

ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

02/14/18

\$68.60\*\*\*\*\*

NON-NEGOTIABLE

SECURITY & COMMUNICATIONS  
 PROFESSIONAL ANSWERING SERVICE  
 PHYSICIANS & SURGEONS EXCHANGE  
 B-A PAGING  
 PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

**Invoice#:** 180301192101  
**Invoice Date:** 3/15/2018  
**Total Due:** \$ 77.10  
**Due Date:** Due on the 25th  
**Account#:** RM9145  
**Purchase Ord#:**  
**Service Period:** 04/01/2018-04/30/2018  
**Usage Period:** 02/01/2017-02/28/2017

Date	Svc	Source	Description	Quantity	Price Each	Charge
			<b>Rates</b>			
03/15/18	0110		Answering Service			\$63.60
03/15/18	0115		Fax Delivery			\$5.00
			<b>Usage</b>			
03/15/18	5558		Operator Minutes, Allowed: 75, Total Used: 85	10	\$0.85	\$8.50
						<u>\$77.10</u>

*Inv 830  
 vvm 6,040 77.10  
 ag*

Balance from Previous Inv \$ 68.60	Adjustments (\$68.60)	Current Credits \$ 0.00	Past Due \$ 0.00	Current Charges \$ 77.10	<b>Total Due \$ 77.10</b>
<b>Thank you for your prompt payment.</b>					
Current \$77.10	1-30 Days \$0.00	31-60 Days \$0.00	60-90 Days \$0.00	Over 90 Days \$0.00	

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Please detach at perforation and return lower portion with your payment.

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

4240 E. 4th Street  
 Ontario, CA 91764  
 122000247

\*\*\*\* SEVENTY SEVEN AND 10/100 DOLLARS

TO THE ORDER OF  
 Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

03/16/18 \$77.10\*\*\*\*\*

NON-NEGOTIABLE

**INLAND DESERT SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK **APR 09 2018**  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

<b>Invoice#:</b>	<b>180401192101</b>
<b>Invoice Date:</b>	<b>4/15/2018</b>
<b>Total Due:</b>	<b>\$ 93.25</b>
<b>Due Date:</b>	<b>Due on the 25th</b>
<b>Account#:</b>	<b>RM9145</b>
<b>Purchase Ord#:</b>	
<b>Service Period:</b>	<b>05/01/2018-05/31/2018</b>
<b>Usage Period:</b>	<b>03/01/2018-03/31/2018</b>

Date	Svc	Source	Description	Quantity	Price Each	Charge
04/15/18	0110		<b>Rates</b> Answering Service			\$63.60
04/15/18	0115		Fax Delivery			\$5.00
04/15/18	5558		<b>Usage</b> Operator Minutes, Allowed: 75, Total Used: 104	29	\$0.85	\$24.65
						<u>\$93.25</u>

VENDOR	Inl 830	
PROP	GLV	AMT
VVM	6040	93.25
<i>ay</i>		

Balance from Previous Inv	Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 77.10	(\$77.10)	\$ 0.00	\$ 0.00	\$ 93.25	\$ 93.25
<b>Thank you for your prompt payment.</b>					
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days	
\$93.25	\$0.00	\$0.00	\$0.00	\$0.00	

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Please detach at perforation and return lower portion with your payment.

Ontario, CA 91761  
 99-930-9750

Ontario, CA 91764  
 122000247

\*\*\*\* NINETY THREE AND 25/100 DOLLARS

ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

04/13/18

\$93.25\*\*\*\*\*

NON-NEGOTIABLE

**DESERT SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALD AVE, STE S  
 ONTARIO, CA 91761

<b>Invoice#:</b>	<b>180501192101</b>
<b>Invoice Date:</b>	<b>5/15/2018</b>
<b>Total Due:</b>	<b>\$ 92.40</b>
<b>Due Date:</b>	<b>Due on the 25th</b>
<b>Account#:</b>	<b>RM9145</b>
<b>Purchase Ord#:</b>	
<b>Service Period:</b>	<b>06/01/2018-06/30/2018</b>
<b>Usage Period:</b>	<b>04/01/2018-04/31/2018</b>

Date	Svc	Source	Description	Quantity	Price Each	Charge
05/15/18	0110		<b>Rates</b> Answering Service			\$63.60
05/15/18	0115		Fax Delivery			\$5.00
05/15/18	5558		<b>Usage</b> Operator Minutes, Allowed: 75, Total Used: 103	28	\$0.85	\$23.80
						<u>\$92.40</u>

MAY 1 2018

VENDOR	ml 830
PROF	GLR
V.V.M	6040
	92.40

*cyg*

Balance from Previous Inv	Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 93.25	(\$93.25)	\$ 0.00	\$ 0.00	\$ 92.40	\$ 92.40
<b>Thank you for your prompt payment.</b>					
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days	
\$92.40	\$0.00	\$0.00	\$0.00	\$0.00	

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Please detach at perforation and return lower portion with your payment.

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

4240 E. 4th Street  
 Ontario, CA 91764  
 122000247

\*\*\*\* NINETY TWO AND 40/100 DOLLARS

TO THE ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

05/16/18

\$92.40\*\*\*\*\*

NON-NEGOTIABLE

**DESERT SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

Invoice#:	180601192101
Invoice Date:	6/15/2018
Total Due:	\$ 97.40
Due Date:	Due on the 25th
Account#:	RM9145
Purchase Ord#:	
Service Period:	07/01/2018-07/31/2018
Usage Period:	05/01/2018-05/31/2018

Date	Svc	Source	Description	Quantity	Price Each	Charge
<b>Rates</b>						
06/15/18	0110		Answering Service			\$63.60
06/15/18	0115		Fax Delivery			\$5.00
<b>Usage</b>						
06/15/18	5558		Operator Minutes, Allowed: 75, Total Used: 103	28	\$0.85	\$23.80
<b>Other Charges &amp; Credits</b>						
06/15/18	0375		Holiday Charge			\$5.00
						<u>\$97.40</u>

*incl 830*  

VVM	6040	97.40
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*cy*

JUN 11 2018

Balance from Previous Inv		Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 92.40	(\$92.40)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 97.40	\$ 97.40
<b>Thank you for your prompt payment.</b>						
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days		
\$97.40	\$0.00	\$0.00	\$0.00	\$0.00		

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Please detach at perforation and return lower portion with your payment.

310 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

Wells Fargo Bank  
 4240 E. 4th Street  
 Ontario, CA 91764

4390

122000247

\*\*\*\* NINETY SEVEN AND 40/100 DOLLARS

ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

06/14/18

\$97.40\*\*\*\*\*

NON-NEGOTIABLE

**DESERT SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALD AVE, STE S  
 ONTARIO, CA 91761

JUL 12 2018

<b>Invoice#:</b>	180701192101
<b>Invoice Date:</b>	7/15/2018
<b>Total Due:</b>	\$ 73.60
<b>Due Date:</b>	Due on the 25th
<b>Account#:</b>	RM9145
<b>Purchase Ord#:</b>	
<b>Service Period:</b>	08/01/2018-08/31/2018
<b>Usage Period:</b>	06/01/2018-06/30/2018

Date	Svc	Source	Description	Quantity	Price Each	Charge
<b>Rates</b>						
07/15/18	0110		Answering Service			\$63.60
07/15/18	0115		Fax Delivery			\$5.00
<b>Other Charges &amp; Credits</b>						
07/15/18	0375		Holiday Charge			\$5.00
						<b>\$73.60</b>

*incl 830*  
*VVM 6040 73.60*  
*cy*

Balance from Previous Inv	Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 97.40	(\$97.40)	\$ 0.00	\$ 0.00	\$ 73.60	\$ 73.60
<b>Thank you for your prompt payment.</b>					
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days	
\$73.60	\$0.00	\$0.00	\$0.00	\$0.00	

Please note your next invoice (1/15/2018) will reflect an increase of 6% on your Base Rate. We thank you for your business and will continue to strive to provide you with the best service possible

Please detach at perforation and return lower portion with your payment.

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

Ontario, CA 91764  
 122000247

\*\*\*\* SEVENTY THREE AND 60/100 DOLLARS

TO THE ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

07/18/18

\$73.60\*\*\*\*\*

**NON-NEGOTIABLE**

**DESERT SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

Invoice#:	180801192101
Invoice Date:	8/15/2018
Total Due:	\$ 68.60
Due Date:	Due on the 25th
Account#:	RM9145
Purchase Ord#:	
Service Period:	09/01/2018-09/30/2018
Usage Period:	07/01/2018-07/31/2018

Date	Svc	Source	Description	Quantity	Price Each	Charge
08/15/18	0110		Answering Service			\$63.60
08/15/18	0115		Fax Delivery			\$5.00
Rates AUG 13 2018 incl 830 VVM 6040 68.60 (Signature)						
						\$68.60

Balance from Previous Inv		Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 73.60	(\$73.60)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 68.60	\$ 68.60
<b>Thank you for your prompt payment.</b>						
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days		
\$68.60	\$0.00	\$0.00	\$0.00	\$0.00		

Please detach at perforation and return lower portion with your payment.

4240 E. 4th Street  
 Ontario, CA 91761  
 909-975-9750

Wells Fargo Bank  
 4240 E. 4th Street  
 Ontario, CA 91764

4444

122000247

\*\*\*\* SIXTY EIGHT AND 60/100 DOLLARS

THE  
 ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

08/14/18

\$68.60\*\*\*\*\*

NON-NEGOTIABLE

**INLAND DESERT SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALD AVE, STE S  
 ONTARIO, CA 91761

**Invoice#:** 180901192101  
**Invoice Date:** 9/15/2018  
**Total Due:** \$ 73.60  
**Due Date:** Due on the 25th  
**Account#:** RM9145  
**Purchase Ord#:**  
**Service Period:** 09/01/2018-09/30/2018  
**Usage Period:** 08/01/2018-08/31/2018

Date	Svc	Source	Description	Quantity	Price Each	Charge
09/15/18	0110		Answering Service			\$63.60
09/15/18	0115		Fax Delivery			\$5.00
09/15/18	0375		Holiday Charge			\$5.00
			<b>Other Charges &amp; Credits</b>			
						<b>\$73.60</b>

SEP 10 2018

incl 830  
 VVM 6040 73.60

Balance from previous Inv	Adjustments	Current Credits	Past Due	Current Charges	Total Due
68.60 (\$68.60)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 73.60	\$ 73.60

**Thank you for your prompt payment.**

Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days
\$73.60	\$0.00	\$0.00	\$0.00	\$0.00

Please detach at perforation and return lower portion with your payment.

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

122000247

\*\*\*\* SEVENTY THREE AND 60/100 DOLLARS

TO THE ORDER OF  
 Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

09/24/18 \$73.60\*\*\*\*\*

NON-NEGOTIABLE

INLAND DESERT SECURITY & COMMUNICATIONS  
 PROFESSIONAL ANSWERING SERVICE  
 PHYSICIANS & SURGEONS EXCHANGE  
 B-A PAGING

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALD AVE, STE S  
 ONTARIO, CA 91761

Invoice#: 181001192101  
 Invoice Date: 10/15/2018  
 Total Due: \$ 68.60  
 Due Date: Due on the 25th  
 Account#: RM9145  
 Purchase Ord#:  
 Service Period: 11/01/2018-11/30/2018  
 Usage Period: 09/01/2018-09/30/2018

Date	Svc	Source	Description	Quantity	Price Each	Charge						
10/15/18	0110		Answering Service			\$63.60						
10/15/18	0115		Fax Delivery			\$5.00						
<table border="1" style="margin-left: auto;"> <tr> <td>DATE</td> <td>AMOUNT</td> </tr> <tr> <td>10/15/18</td> <td>68.60</td> </tr> <tr> <td>TOTAL</td> <td>68.60</td> </tr> </table>							DATE	AMOUNT	10/15/18	68.60	TOTAL	68.60
DATE	AMOUNT											
10/15/18	68.60											
TOTAL	68.60											
						\$68.60						

Balance from Previous Inv		Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 73.60	(\$73.60)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 68.60	\$ 68.60
<b>Thank you for your prompt payment.</b>						
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days		
\$68.60	\$0.00	\$0.00	\$0.00	\$0.00		

Please detach at perforation and return lower portion with your payment.

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

Wells Fargo Bank  
 4240 E. 4th Street  
 Ontario, CA 91764

122000247

4302

\*\*\*\* SIXTY EIGHT AND 60/100 DOLLARS

ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

10/15/18

\$68.60\*\*\*\*\*

NON-NEGOTIABLE

**INLAND DESERT SECURITY & COMMUNICATIONS**

PROFESSIONAL ANSWERING SERVICE  
 PHYSICIANS & SURGEONS EXCHANGE  
 B-A PAGING

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

Invoice#:	181101192101
Invoice Date:	11/15/2018
Total Due:	\$ 68.60
Due Date:	Due on the 25th
Account#:	RM9145
Purchase Ord#:	
Service Period:	12/01/2018-12/31/2018
Usage Period:	10/01/2018-10/31/2018

Date	Svc	Source	Description	Quantity	Price Each	Charge
11/15/18	0110		Answering Service			\$63.60
11/15/18	0115		Fax Delivery			\$5.00
NOV 14 2018 ml 830 VVM 6040 68.60 ay						
						\$68.60

Balance from Previous Inv		Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 68.60	(\$68.60)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 68.60	\$ 68.60
<b>Thank you for your prompt payment.</b>						
Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days		
\$68.60	\$0.00	\$0.00	\$0.00	\$0.00		

Please note: Your next invoice (12/15/18) will reflect an annual increase of 5% to base rate and a \$.10 increase to overages. We thank you for your business & will continue to strive to provide you with the best service

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

Please detach at perforation and return lower portion with your  
 4240 E. 4th Street  
 Ontario, CA 91764  
 122000247

\*\*\*\* SIXTY EIGHT AND 60/100 DOLLARS

TO THE ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

11/16/18

\$68.60\*\*\*\*\*

**NON-NEGOTIABLE**

**SECURITY & COMMUNICATIONS**  
**PROFESSIONAL ANSWERING SERVICE**  
**PHYSICIANS & SURGEONS EXCHANGE**  
**B-A PAGING**

PO BOX 830 - RIALTO, CA 92377  
 RETURN SERVICE REQUESTED  
 Phone: (909) 875-2560 Fax: (909) 421-9668

VALLEY VIEW MOBILE HOME PARK  
 1910 S ARCHIBALAD AVE, STE S  
 ONTARIO, CA 91761

<b>Invoice#:</b>	<b>181201192101</b>
<b>Invoice Date:</b>	<b>12/15/2018</b>
<b>Total Due:</b>	<b>\$ 76.80</b>
<b>Due Date:</b>	<b>Due on the 25th</b>
<b>Account#:</b>	<b>RM9145</b>
<b>Purchase Ord#:</b>	
<b>Service Period:</b>	<b>01/01/2019-01/01/2019</b>
<b>Usage Period:</b>	<b>11/01/2018-11/30/2018</b>

Date	Svc	Source	Description	Quantity	Price Each	Charge
12/15/18	0110		<b>Rates</b> Answering Service			\$66.80
12/15/18	0115		Fax Delivery			\$5.00
12/15/18	0375		<b>Other Charges &amp; Credits</b> Holiday Charge			\$5.00
						<u>\$76.80</u>

Balance from Previous Inv		Adjustments	Current Credits	Past Due	Current Charges	Total Due
\$ 68.60	(\$68.60)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 76.80	\$ 76.80

Please note: Your next invoice (12/15/18) will reflect an annual increase of 5% to base rate and a \$.10 increase to overages. We thank you for your business & will continue to strive to provide you with the best service

**Thank you for your prompt payment.**

Current	1-30 Days	31-60 Days	60-90 Days	Over 90 Days
\$76.80	\$0.00	\$0.00	\$0.00	\$0.00

Please detach at perforation and return lower portion with your payment.

1910 S. Archibald Ave.  
 Suite S  
 Ontario, CA 91761  
 909-930-9750

4240 E. 4th Street  
 Ontario, CA 91764  
 122000247

\*\*\*\* SEVENTY SIX AND 80/100 DOLLARS

TO THE ORDER OF

Inland Desert Security & Communications  
 P.O. Box 830  
 Rialto, CA 92377-0830

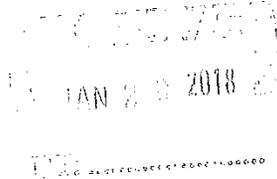
12/17/18

\$76.80\*\*\*\*\*

**NON-NEGOTIABLE**



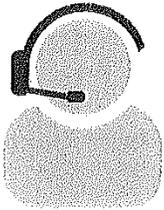
VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice



<b>Account Summary</b>	
<b>New Charges Due Date</b>	2/15/18
Billing Date	1/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	284.82
Payments Received Thru 1/11/18	-284.82
Thank you for your payment!	
Balance Forward	.00
New Charges	285.29
<b>Total Amount Due</b>	<b>\$285.29</b>

Account #	6040	740
Balance	285.29	
Signature	ay	

**We're here to help you achieve your business goals in 2018.**



Your business never stands still. Call now, and one of our Small Business Experts will analyze your ever-changing needs and recommend the right solutions to help you succeed.

Call for your **FREE Account Review.**  
**1.844.255.7308**

Service availability varies.  
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**Online:** Frontier.com 1.800.801.6652

**Pay by Mail**

**To Contact Us**

**Chat:** Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com



**Detail of Frontier Charges**  
Toll charged to 909/795-2118

**Detail of Frontier Charges**  
Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**  
Toll charged to 909/795-3232

**Legend Call Types:**  
DD - Day



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

<b>Account Summary</b>	
<b>New Charges Due Date</b>	3/18/18
Billing Date	2/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.29
Payments Received Thru 2/11/18	-285.29
Thank you for your payment!	
Balance Forward	.00
New Charges	285.33
<b>Total Amount Due</b>	<b>\$285.33</b>

PAID 2/29/18

*to 740*  
*VVM 6040 285.33*

*cy*

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**Detail of Frontier Charges**  
Toll charged to 909/795-2118

**Detail of Frontier Charges**  
Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**  
Toll charged to 909/795-2118



VALLEY VIEW MOBILE HOME PARK  
**Your Monthly Invoice**

MAR 29 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	4/16/18
Billing Date	3/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.33
Payments Received Thru 3/06/18	-285.33
Thank you for your payment!	
Balance Forward	.00
New Charges	286.26
<b>Total Amount Due</b>	<b>\$286.26</b>

VENDOR <i>fcc 140</i>		
PROF	GL#	AMT
<i>VVM</i>	<i>6040</i>	<i>286.26</i>

**Protect your vital business data with Frontier Secure.**

- Protect**  
Helps protect your computers and mobile devices against viruses and malware.
- Connect**  
Cloud-based storage to save and share data from any Internet-connected device.
- Support**  
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

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Requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier-imposed surcharges, minimum system requirements and other terms and conditions apply.

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Pay by Mail

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**To Contact Us**

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1.800.921.8102 Email: ContactBusiness@ftr.com

**Detail of Frontier Charges**  
 Toll charged to 909/795-2118

**Detail of Frontier Charges**  
 Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**  
 Toll charged to 909/795-2118

your comments...  
 Frontier Communications. Comments should include specific information about the impact of this proposed discontinuance upon you or your company, including any inability to acquire reasonable substitute service. You may also contact us in writing at Frontier Communications, P. O. Box 5166, Tampa, FL 33675.



VALLEY VIEW MOBILE HOME PARK  
**Your Monthly Invoice**

APR 18 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	5/16/18
Billing Date	4/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	286.26
Payments Received Thru 4/07/18	-286.26
Thank you for your payment!	
Balance Forward	.00
New Charges	285.51
<b>Total Amount Due</b>	<b>\$285.51</b>

VENDOR	PFD 740	
DATE	4/18/18	AMT
VUM	6040	285.51
ay		

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**To Contact Us**

- Chat:** Frontier.com **Online:** Frontier.com/helpcenter
- 1.800.921.8102 **Email:** ContactBusiness@ftr.com



**Bill of Frontier Charges**  
 charged to 909/795-2118

**Bill of Frontier Charges**  
 charged to 909/795-3232

**Bill of Frontier Com of America Charges**  
 charged to 909/795-2118

**PAYMENT**

Area for payment information and signature.



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

Page 1 of 4

MAY 28 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	6/15/18
Billing Date	5/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.51
Payments Received Thru 5/10/18	-285.51
Thank you for your payment!	
Balance Forward	.00
New Charges	285.51
<b>Total Amount Due</b>	<b>\$285.51</b>

RECEIVED <i>60740</i>		
DATE	AMT	AMT
VVM	60740	285.51
<i>cup</i>		

**Protect your vital business data with Frontier Secure.**

- Protect**  
Helps protect your computers and mobile devices against viruses and malware.
- Connect**  
Cloud-based storage to save and share data from any Internet-connected device.
- Support**  
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- Pay by Mail

---

**To Contact Us**

- Chat: Frontier.com
- Online: Frontier.com/helpcenter
- ☎ 1.800.921.8102
- Email: ContactBusiness@ftr.com

**of Frontier Charges**  
arged to 909/795-2118

**of Frontier Charges**  
arged to 909/795-3232

**of Frontier Com of America Charges**  
arged to 909/795-2118



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

JUN 29 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	7/16/18
Billing Date	6/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.51
Payments Received Thru 6/08/18	-285.51
Thank you for your payment!	
Balance Forward	.00
New Charges	285.51
<b>Total Amount Due</b>	<b>\$285.51</b>

Total		740
VVM	60.40	285.51

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- Protect**  
Helps protect your computers and mobile devices against viruses and malware.
- Connect**  
Cloud-based storage to save and share data from any Internet-connected device.
- Support**  
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

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To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter  
 1.800.921.8102 Email: ContactBusiness@ftr.com

0-11111-1111

**Detail of Frontier Charges**  
Toll charged to 909/795-2118

**Detail of Frontier Charges**  
Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**  
Toll charged to 909/795-2118



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

Account Summary

<b>New Charges Due Date</b>	8/15/18
Billing Date	7/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.51
Payments Received Thru 7/12/18	-285.51
Thank you for your payment!	
Balance Forward	.00
New Charges	288.03
<b>Total Amount Due</b>	<b>\$288.03</b>

JUL 30 2018

Account No	60740
Amount Due	288.03
VVM 6040	

ax

Protect your vital business data with Frontier Secure.

- Protect**  
Helps protect your computers and mobile devices against viruses and malware.
- Connect**  
Cloud-based storage to save and share data from any Internet-connected device.
- Support**  
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To Contact Us

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1.800.921.8102

Email: ContactBusiness@ftr.com

Detail of Frontier Charges

Toll charged to 909/795-2118

Detail of Frontier Charges

Toll charged to 909/795-3232

Detail of Frontier Com of America Charges

Toll charged to 909/795-2118

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VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

Attachment #

AUG 27 2018

Account Summary

New Charges Due Date	9/17/18
Billing Date	8/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	288.03
Payments Received Thru 8/06/18	-288.03
Thank you for your payment!	
Balance Forward	.00
New Charges	288.03
<b>Total Amount Due</b>	<b>\$288.03</b>

100 740  
VVM 6040 288.03

18

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Helps protect your computers and mobile devices against viruses and malware.
-  **Connect**  
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-  **Support**  
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-  **Pay by Mail**

To Contact Us

-  **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter
-  1.800.921.8102  **Email:** ContactBusiness@ftr.com

etail of Frontier Charges  
ll charged to 909/795-2118

etail of Frontier Charges  
ll charged to 909/795-3232

etail of Frontier Com of America Charges  
l charged to 909/795-2118



VALLEY VIEW MOBILE HOME PARK  
**Your Monthly Invoice**

<b>Account Summary</b>	
<b>New Charges Due Date</b>	10/16/18
Billing Date	9/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	288.03
Payments Received Thru 9/11/18	-288.03
Thank you for your payment!	
Balance Forward	.00
New Charges	287.54
<b>Total Amount Due</b>	<b>\$287.54</b>

SEP 27 2018

to 740  
VVM 6040 287.54

cy

**Protect your vital business data with Frontier Secure.**

- Protect**  
Helps protect your computers and mobile devices against viruses and malware.
- Connect**  
Cloud-based storage to save and share data from any Internet-connected device.
- Support**  
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

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**To Pay Your Bill**

**Online:** Frontier.com 1.800.801.6652

**Pay by Mail**

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**To Contact Us**

**Chat:** Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com

**Detail of Frontier Charges**  
Toll charged to 909/795-2118

**Detail of Frontier Charges**  
Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**  
Toll charged to 909/795-2118

increase by up to \$1.00 per use. Questions? Please contact customer service.



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

OCT 26 2018

**Account Summary**

New Charges Due Date	11/15/18
Billing Date	10/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	287.54
Payments Received Thru 10/07/18	-287.54
Thank you for your payment!	
Balance Forward	.00
New Charges	288.81
<b>Total Amount Due</b>	<b>\$288.81</b>

		FR 740
VVM	60.40	288.81

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**Protect your vital business data with Frontier Secure.**

- Protect**  
Helps protect your computers and mobile devices against viruses and malware.
- Connect**  
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- Support**  
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

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**To Contact Us**

**Chat:** Frontier.com **Online:** Frontier.com/helpcenter

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**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

Account Summary

New Charges Due Date	12/17/18
Billing Date	11/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	288.81
Payments Received Thru 11/07/18	-288.81
Thank you for your payment!	
Balance Forward	.00
New Charges	288.81
<b>Total Amount Due</b>	<b>\$288.81</b>

NOV 28 2018

6040  
VVM 6040 288.81

cy

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- Support**  
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Chat: Frontier.com Online: Frontier.com/helpcenter

1.800.921.8102 Email: ContactBusiness@ftr.com

Detail of Frontier Charges  
Call charged to 909/795-2118

Detail of Frontier Charges  
Call charged to 909/795-3232

Detail of Frontier Com of America Charges  
Call charged to 909/795-2118

**Your Monthly Invoice**

**Account Summary**

**New Charges Due Date** 1/15/19  
**Billing Date** 12/22/18  
**Account Number** 909-795-2118-022204-5  
**PIN** 4098  
**Previous Balance** 288.81  
**Payments Received Thru 12/08/18** -288.81  
 Thank you for your payment!  
**Balance Forward** .00  
**New Charges** 288.81  
**Total Amount Due** **\$288.81**

27 2018

VENDOR 12/22/18		
PROP	GL#	AMT
VVM	07100	288.81

*cy*

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that the services will be error-free or  
and other terms and conditions apply.

**Manage Your Account**

**To Pay Your Bill**

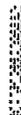
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**Chat:** Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com



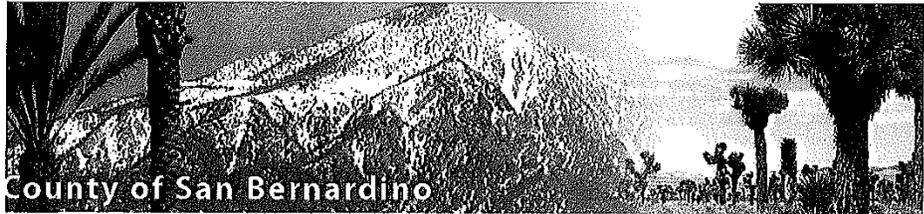
## Attachment # 13

**General Ledger**

Period = Jan 2018-Dec 2018  
 Book = Cash : Tree = ysl\_th

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance Remarks
<b>4064-000-000</b>									
<b>Miscellaneous</b>									
203vmm	Valley View Mob...	01/20/2018	01/2018	Jan 18 Rent Roll Breakdown	J-50247	Jan 1...	0.00	143.22	0.00 = Beginning Balance =
203vmm	Valley View Mob...	01/20/2018	01/2018	Jan 18 Rent Roll Breakdown	J-50247	Jan 1...	0.00	269.08	-143.22 Jan 18 Rent Control
203vmm	Valley View Mob...	02/21/2018	02/2018	Feb 18 Rent Roll Breakdown	J-50796	Feb 1...	0.00	143.22	-412.30 Jan 18 Paramedic
203vmm	Valley View Mob...	02/21/2018	02/2018	Feb 18 Rent Roll Breakdown	J-50796	Feb 1...	0.00	269.08	-555.52 Feb 18 Rent Control
203vmm	Valley View Mob...	02/21/2018	02/2018	Feb 18 Rent Roll Breakdown R...	J-50797	Feb 1...	0.00	143.22	-824.60 Feb 18 Paramedic
203vmm	Valley View Mob...	02/21/2018	02/2018	Feb 18 Rent Roll Breakdown R...	J-50797	Feb 1...	0.00	269.08	-967.82 Feb 18 Rent Control
203vmm	Valley View Mob...	02/21/2018	02/2018	:Prog Gen Reverses Journal ctr...	J-50908	Feb 1...	143.22	0.00	-1,236.90 Feb 18 Paramedic
203vmm	Valley View Mob...	02/28/2018	02/2018	Adjust Tenant Dep	J-50913	Adjus...	269.08	0.00	-1,093.68 Feb 18 Rent Control
203vmm	Valley View Mob...	03/22/2018	03/2018	Mar 18 Rent Roll Breakdown	J-51376	Mar 1...	0.00	620.31	-824.60 Feb 18 Paramedic
203vmm	Valley View Mob...	03/22/2018	03/2018	Mar 18 Rent Roll Breakdown	J-51376	Mar 1...	0.00	143.22	-1,444.91 Adjust Tenant Dep
203vmm	Valley View Mob...	04/20/2018	04/2018	Apr 18 Rent Roll Breakdown	J-51913	Apr 1...	0.00	269.08	-1,588.13 Mar 18 Rent Control
203vmm	Valley View Mob...	04/20/2018	04/2018	Apr 18 Rent Roll Breakdown	J-51913	Apr 1...	0.00	143.22	-1,857.21 Mar 18 Paramedic
203vmm	Valley View Mob...	05/21/2018	05/2018	May 18 Rent Roll Breakdown	J-52464	May ...	0.00	269.08	-2,000.43 Apr 18 Rent Control
203vmm	Valley View Mob...	05/21/2018	05/2018	May 18 Rent Roll Breakdown	J-52464	May ...	0.00	143.22	-2,269.51 Apr 18 Paramedic
203vmm	Valley View Mob...	06/20/2018	06/2018	Jun 18 Rent Roll Breakdown	J-53122	Jun 1...	0.00	269.08	-2,412.73 May 18 Rent Control
203vmm	Valley View Mob...	06/20/2018	06/2018	Jun 18 Rent Roll Breakdown	J-53122	Jun 1...	0.00	143.22	-2,681.81 May 18 Paramedic
203vmm	Valley View Mob...	07/20/2018	07/2018	Jul 18 Rent Roll Breakdown	J-53651	Jul 1...	0.00	269.08	-2,825.03 Jun 18 Rent Control
203vmm	Valley View Mob...	07/20/2018	07/2018	Jul 18 Rent Roll Breakdown	J-53651	Jul 1...	0.00	143.22	-3,094.11 Jun 18 Paramedic
203vmm	Valley View Mob...	08/20/2018	08/2018	Aug 18 Rent Roll Breakdown	J-54159	Aug 1...	0.00	269.08	-3,237.33 Jul 18 Rent Control
203vmm	Valley View Mob...	08/20/2018	08/2018	Aug 18 Rent Roll Breakdown	J-54159	Aug 1...	0.00	143.22	-3,506.41 Jul 18 Paramedic
203vmm	Valley View Mob...	09/20/2018	09/2018	Sept 18 Rent Roll Breakdown	J-54770	Sept ...	0.00	269.08	-3,649.63 Aug 18 Rent Control
203vmm	Valley View Mob...	09/20/2018	09/2018	Sept 18 Rent Roll Breakdown	J-54770	Sept ...	0.00	143.22	-3,918.71 Aug 18 Paramedic
203vmm	Valley View Mob...	10/20/2018	10/2018	Oct 18 Rent Roll Breakdown	J-55280	Oct 1...	0.00	269.08	-4,061.93 Sept 18 Rent Control
203vmm	Valley View Mob...	10/20/2018	10/2018	Oct 18 Rent Roll Breakdown	J-55280	Oct 1...	0.00	143.22	-4,331.01 Sept 18 Paramedic
203vmm	Valley View Mob...	11/21/2018	11/2018	Nov 18 Rent Roll Breakdown	J-55812	Nov 1...	0.00	269.08	-4,474.23 Oct 18 Rent Control
203vmm	Valley View Mob...	11/21/2018	11/2018	Nov 18 Rent Roll Breakdown	J-55812	Nov 1...	0.00	143.22	-4,743.31 Oct 18 Paramedic
203vmm	Valley View Mob...	12/20/2018	12/2018	Dec 18 Rent Roll Breakdown	J-56373	Dec 1...	0.00	269.08	-4,886.53 Nov 18 Rent Control
203vmm	Valley View Mob...	12/20/2018	12/2018	Dec 18 Rent Roll Breakdown	J-56373	Dec 1...	0.00	143.22	-5,155.61 Nov 18 Paramedic
203vmm	Valley View Mob...	12/20/2018	12/2018	Dec 18 Rent Roll Breakdown	J-56373	Dec 1...	0.00	269.08	-5,298.83 Dec 18 Rent Control
203vmm	Valley View Mob...	12/20/2018	12/2018	Dec 18 Rent Roll Breakdown	J-56373	Dec 1...	0.00	269.08	-5,567.91 Dec 18 Paramedic
<b>Net Change=-5,567.91</b>							<b>412.30</b>	<b>5,980.21</b>	<b>-5,567.91 = Ending Balance =</b>
							<b>412.30</b>	<b>5,980.21</b>	



eZ • Auditor-Controller/Treasurer/Tax Collector

**JAL SECURED PROPERTY TAX BILL**  
 SCAL YEAR JULY 01, 2017 TO JUNE 30, 2018

268 West Hospitality Lane, San Bernardino, CA 92415, (909) 387-8308

*www.MyTaxCollector.com*

**PROPERTY ASSESSMENT** CNTL-0019528

(12) Description	ASSESSED VALUES
Land	940011
Improvement Fixtures	747852
Improvement Penalty	
Personal Property	
Personal Property Penalty	
Homeowners Exemption	
Other Exemptions	1803470
<b>Net Value</b>	<b>84393</b>

ea	<b>4 Total Tax Rate</b>
	1.190100

<b>ment Due</b>	
\$2,456.31	
<b>allment Due</b>	
\$2,456.28	
<b>\$4,912.59</b>	

**TAX DISTRIBUTION**

(13) Service Agency	For Information Call	Amount
GENERAL TAX LEVY		843.93
*YUCAIPA VECTOR CONTROL	800-442-2283	7.94
*YUCAIPA PARAMEDIC ASMT	909-797-1000	3900.30
SAN BDNO COMM COLLEGE BOND	909-382-4022	31.73
SCHOOL BONDS		.00
SCHOOL STATE REPAYMENT		.00
SB VALLEY MUNI WTR DBT SVC	909-387-9200	128.69

ictor

EG AT NW COR SD LOT 79  
 38 MIN W 200 FT

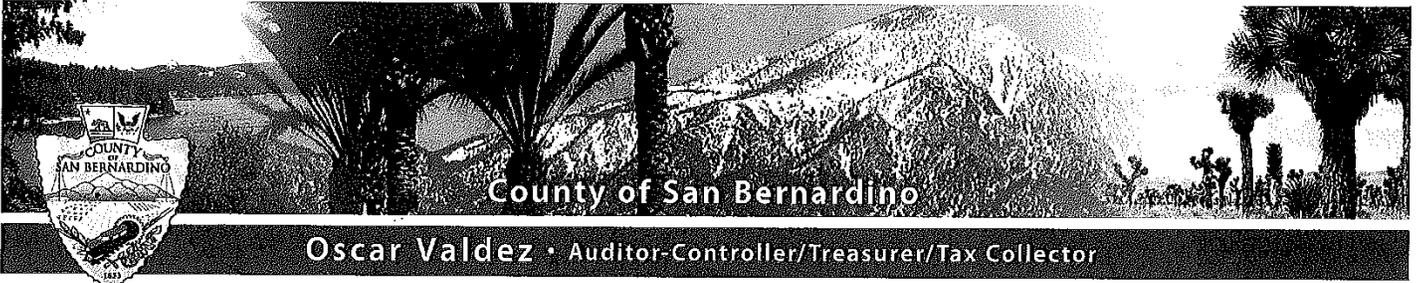
172
AMT
2456.28

en español,  
 (909) 387-8308.  
 ILL.

Handwritten notes and a table:

500 172

VVM 5202	2456.31
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Oscar Valdez • Auditor-Controller/Treasurer/Tax Collector

**2018 ANNUAL SECURED PROPERTY TAX BILL**  
FISCAL YEAR JULY 01, 2018 TO JUNE 30, 2019

Mailed to **AUGUSTA COMMUNITIES LLC**  
C/O SUZANNE TAYLOR  
400 N MOUNTAIN AVE STE 205  
UPLAND CA 91786

268 West Hospitality Lane, San Bernardino, CA 92415, (909) 387-8308

*www.MyTaxCollector.com*

CORTAC 2011079

1 Parcel Number	2 Bill Number	3 Tax Rate Area	4 Total Tax Rate
0319-151-02-0-000	180263597	0022002	1.193200

5 Owner(s) of Record  
AS OF JAN 01, 2018  
AUGUSTA COMMUNITIES LLC

9 First Installment Due	
11-01-2018	\$2,262.26
10 Second Installment Due	
02-01-2019	\$2,262.25
11 Total Taxes Due	
	<b>\$4,524.51</b>

6 Property Address  
12995 6TH ST YPA

Make checks payable to SBC Tax Collector

7 Legal Description  
REVISED MAP OF PTN OF SUB NO 3 YUCAIPA VALLEY LOT 79 EX BEG AT NW COR SD LOT 79  
TH S 200 FT TH S 63 DEG 38 MIN E 200 FT TH N 200 FT TH N 63 DEG 38 MIN W 200 FT

8 Important Messages

**PROPERTY ASSESSMENT** CNTL-0019381

12 Description	ASSESSED VALUES
Land	958811
Improvement Fixtures	762809
Improvement Penalty	
Personal Property	
Personal Property Penalty	
Homeowners Exemption	
Other Exemptions	1669971
<b>Net Value</b>	<b>51649</b>

**TAX DISTRIBUTION**

13 Service Agency	For Information Call	Amount
GENERAL TAX LEVY		516.49
*YUCAIPA VECTOR CONTROL	800-442-2283	7.94
*YUCAIPA PARAMEDIC ASMT	909-797-1000	3900.30
SAN BDNO COMM COLLEGE BOND	909-382-4022	21.02
SCHOOL BONDS		.00
SCHOOL STATE REPAYMENT		.00
SB VALLEY MUNI WTR DBT SVC	909-387-9200	78.76

*San 172*

*VVM 5202 2262.26*

*San 172*

*VVM 5202 2262.25*

Para información de su factura de impuestos de propiedad en español,  
por favor visite [www.colecciondeimpuestos.com](http://www.colecciondeimpuestos.com) o llame al (909) 387-8308.

KEEP THIS PORTION OF YOUR TAX BILL

0017 7/17

# Attachment # 14

[Redacted text block]

Supplemental Declaration of Michael McCarthy Re: Valley View

I, Michael McCarthy, declare:

1. I am a Certified Public Accountant and employed as a Senior Manager at the accounting firm Grobstein Teeple LLP. (the "firm") Our firm was engaged on July 12, 2018 by Augusta Communities to provide consulting services with regard to the Valley View Mobile Home Park. (the "park") My tasks included preparing calculations and assisting in the preparation of a discretionary rent increase application to be filed with the City of Yucaipa, California. This declaration was prepared to address certain questions that have been raised by the City in response to the application. I have personal knowledge of the facts set forth in this declaration and could and would testify to those facts if called upon at time of trial.
2. I prepared the rent increase analysis that accompanied this application. (See BP 91-93) Some questions have been raised (in question 19 of its 12/9/19 letter) regarding the items that make up line 29 of the expenses in this analysis. (BP 92). City has technically withdrawn that specific question, but the City has raised specific questions about many of the individual items that are included in this line item, which are explained in footnotes 14, 15, 16, 18 & 20. In particular:
  - a. Footnote 20 contains the calculation used to determine the amount of 2018 recovery amount of \$52,680 for unpaid administration fees (referred to here as overhead fees). The total amount of unpaid administration fees accumulated during the 6-year period between 8/12 and 12/18 is \$266,773. In the recovery calculation, I applied interest at the long term T-bill rate and assumed a recovery period of 6 years to match the term this has been outstanding.
  - b. Footnote 14 refers to Augusta's annual corporate administration fee.
  - c. Footnotes 15 and 16 refers to Valley View's allocation of the total annual bond interest payment. In my analysis, and as further discussed below, only 33% of Valley View's allocation is expensed.
  - d. Also included in line 29 is resident relations (incentives, assistance, get-togethers, etc.) and a minimal expense for outside services (ranging from \$45 - \$575/yr).

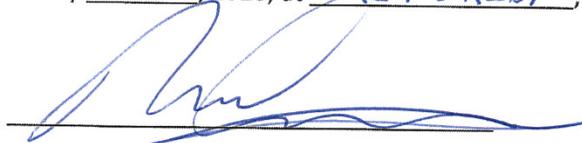
3. Regarding question 19 of the 12/9/19 Letter: After the 2018 utility conversion project was completed, the common area gas and electricity expenses were metered separately. The new metering system allowed us to use actual billing post conversion, but a mathematical formula was needed for 2017 and earlier. The ratios of 21% for electricity and 13% for gas was derived by dividing the known and actual 2018 common area expense by the total expense of the last year the metering was combined, 2017. The resulting ratios were multiplied by the actual overall expenses for 2013 -2017. I believe the annual results derived this way are reasonable because the resulting amounts for the years reported on the application, 2014 – 2018, are similar and proportional to each other.
  
4. Regarding question 21 & 22 of the 12/9/19 Letter:
  - a. Augusta refinanced four of its properties by refunding four bond issues into one cross collateralized tax-exempt bond financing. The proceeds of the bonds, and thus the bond payments, were allocated among four properties based on each property's percentage of the par amount of the bonds. As discussed below, my analysis only included a portion of the interest payment allocated to Valley View.
  
  - b. Augusta is a nonprofit entity. Non-profits do not, and cannot, have equity investors and typically acquire properties without a significant down payment. Lacking available capital, Augusta must rely on bond issues for property acquisitions. Because Augusta's capital structure is 100% debt, it leads to irrational results under MNOI methodology designed to evaluate a for-profit model. That has been the case for Valley View, with the non-profit unable to pay all of its expenses for many years. At least part of Valley View's interest allocation should be included as an expense as a substitute for equity investment in a comparable for-profit capital structure. In my analysis, I assumed a debt to equity ratio of one-third debt and two-thirds equity. This is a conservative assumption and allows for some reasonable expense recovery.
  
  - c. The City refers to the original bonds being "refunded". Refunding does not impact the analysis as the new bonds were issued to raise funds for the retirement of prior bonds and to fund the project.

5. Regarding question 25 of the 12/9/19 letter: The City requested an explanation of the basis for the requested accounting fees stated to be \$29,225.86. My actual fees incurred through the date of the letter were \$25,850.00 based on 94 hours at \$275 per hour. The difference, \$3,375.86, is the remainder of the \$5,000 retainer paid at the time of engagement which remains unbilled. I understand the rent increase application includes a request for additional fees based on my estimate of how much additional time would be incurred in responding to the City's inquiries, preparing for a hearing and appearing and a hearing.
6. As the City should be aware, I have assisted in numerous rent increase applications, including several for Yucaipa. Over time, the costs will tend to increase as my rates have adjusted. Yucaipa requires substantially more information than other jurisdictions, which increases the cost. In addition, there were several factors in this case that led to additional costs, summarized below.
  - a. Scope: I prepared all of the financial analysis for this application and also assisted in preparing the official application form. The Yucaipa application requires preparation of the 1987 "base year" analysis, along with the five most recent years of financial data. When any changes or adjustments are necessary it requires additional work be done. For example, during preparation of the application, the City adopted a new method for making CPI adjustments. This required me to change and recalculate the appropriate rent increase. Where a change involves treatment of income or expenses, the change will typically be required to be made for all five years and perhaps the base year as well.
  - b. Complexity: The Yucaipa application requires strict classification of revenue and expenses. The application classifications do not match up with the park's general ledger classifications. Augusta maintains a complex accounting system with revenue and expense classifications more discrete and detailed than those required in the application. Considerable hours were incurred reviewing the revenue and expenses not only to comply with the application, but also to exclude revenue and expenses that are required for financial reporting, but not allowed for use in the application.
  - c. Entity-specific Considerations: Typically, and exclusively from my prior experience, mobile home parks are for-profit entities owned by individuals, partnerships or corporations. Augusta Communities, as a

non-profit organization, has financial considerations, sources of funds, and differences in organizational structure not shared with for-profit concerns. These circumstances required additional discussion and consultation with Augusta and their Counsel about the type, amount and appropriateness of certain expenses to be included in the application, specifically, but not exclusively, overhead expenses and bond interest.

- d. Changes and line item discussions: Whenever discussions with Augusta or Counsel resulted in changes to amounts to be included in the application, the mathematical model underlying those amounts had to be updated and reconciled. As noted above, this can result from changes in the City's regulations. In addition, as discussed above-the relatively unique nature of working in the context of a non-profit often required discussions and sometimes adjustments for certain expenses.
- e. Application Software Format: When the final amounts were calculated, I filled out those portions of the application, where revenue and expense data were required, and where the rent increase was to be calculated. The application is in fillable .pdf format, which does not automatically calculate totals and make the rent increase calculations. Those totals and calculations had to be proofread and math-checked for accuracy.

I certify that the foregoing is true. Executed under the penalty of perjury of the laws of the state of California on January 8, 2020, at LAKE FOREST, California.



Michael McCarthy

## Attachment # 15

“Bond” or “Bonds” shall mean the Series A Bonds and the Series B Bonds, authorized and issued pursuant to this Indenture.

“Bond Counsel” shall mean (i) Ballard Spahr LLP, or (ii) any nationally recognized law firm specializing in the area of tax-exempt municipal finance acceptable to the Authority.

“Bondowner” or “Owner” or “Owner of Bonds” or any similar term (when used with respect to Bonds) shall mean the registered owner of any Outstanding Bond or Bonds.

“Bond Register” shall mean the registration books of the Trustee with respect to the Bonds.

“Bond Year” shall mean a twelve-month period ending on July 15, except that the first Bond Year shall begin on the date on which the Bonds are initially delivered and end on the next succeeding July 15.

“Borrower” shall mean Augusta Communities LLC, a California limited liability company, and permitted successors and assigns.

“Borrower Administration Fee” shall mean an amount equal to \$23,310.00 per month (\$9,180.00 for the Hacienda Project, \$6,300.00 for the Monterey Manor Project, \$4,365.00 for the Villa Montclair Project and \$3,465.00 for the Valley View Project), such amount to be adjusted annually on July 15, commencing July 15, 2013, to reflect 100% of any increase in the Consumer Price Index All Urban Consumers for the California CMSA in which the Projects are located (base year 1982-1984=100), published by the United States Department of Labor, Bureau of Labor Statistics (“BLS”). If the base is changed, the CPI used shall be converted according to the conversion factor provided by the BLS.

“Borrower Representative” shall mean the person or persons at the time designated by the Borrower to act on the behalf of the Borrower by written certificate furnished to the Oversight Agent, Authority Program Administrator and the Trustee containing the specimen signatures of such person or persons and signed by the Borrower Representative. Such certificate may designate an alternate or alternates.

“Business Day” shall mean a day, other than a Saturday, Sunday, legal holiday or day on which the New York Stock Exchange is closed, on which banking institutions are not closed in the State of California, or in any state in which the Principal Office of the Trustee is located.

“Cities” shall mean the City of Yucaipa, California, and the City of Montclair, California.

“Closing Date” shall mean August 7, 2012, being the date when the Bonds were delivered to the Underwriter.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the regulations in effect thereunder.

“Continuing Disclosure Agreement” shall mean that certain Continuing Disclosure Agreement between the Borrower and the Dissemination Agent named therein dated the Closing

## Attachment # 16

Property	Date	Period	Description	Control	Refer	Debit	Credit	Balance	Remarks
1110-0000-000			Cash in Bank - Wells Fargo Bank						
203wmm	12/31/2017	01/18	:Prog Gen Reverses Journal c	J-50093	Adjust Bank		1,670.29	41,690.74 = Beginning balance =	
203wmm	12/31/2017	01/18	Correct Bank Rec Error	J-50090	Correct Bank	4242	1,670.29	43,361.03 Adjust Bank Error	
203wmm	1/2/2018	01/18	(augjlm) Augusta Communities LLC	K-120756			1,165.00	41,690.74 Correct Bank Rec Error	
203wmm	1/2/2018	01/18	(haven999) Haven Management Services, Inc	K-120782		4243	1,861.00	38,664.74	
203wmm	1/3/2018	01/18	( ) rent deposit 2	R-37956			13,300.05	51,964.79 rent deposit 2	
203wmm	1/4/2018	01/18	( ) rent deposit 3	R-37957			10,311.33	62,276.12 rent deposit 3	
203wmm	1/4/2018	01/18	(pond) Kenneth Pond	K-120898		4244	197.69	62,078.43 security deposit refund	
203wmm	1/4/2018	01/18	(cic429) CIC	K-120824		4245	27	62,051.43	
203wmm	1/4/2018	01/18	(fro740) Frontier	K-120828		4246	284.82	61,766.61 acct:909 795-2118 022204 5	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120786		4247	27	58,645.81	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120786		4247	207.85	58,853.66	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120895		4248	10.12	58,843.54	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120895		4248	117.25	58,726.29	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120895		4248	8.25	58,718.04	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120895		4248	1.6	58,716.44	
203wmm	1/4/2018	01/18	(haven999) Haven Management Services, Inc	K-120895		4248	11.32	58,705.12	
203wmm	1/4/2018	01/18	(par910) Park Billing Co., Inc.	K-120829		4249	124	58,581.12	
203wmm	1/4/2018	01/18	(re8856) ReadyRefresh	K-120829		4250	20.76	58,560.36	
203wmm	1/4/2018	01/18	(yuc730) Yucalpa Valley Water District	K-120827		4251	1,310.60	57,249.76 acct:710418803 11/17-12/18/1	
203wmm	1/4/2018	01/18	( ) rent deposit 4	R-37958			3,022.08	54,227.68 acct:710418803 11/17-12/18/1	
203wmm	1/8/2018	01/18	( ) rent deposit 4	R-37958			10,551.34	64,779.02 rent deposit 4	
203wmm	1/8/2018	01/18	(haven999) Haven Management Services, Inc	K-120932		4252	552.36	64,226.66	
203wmm	1/10/2018	01/18	Rent Deposit #5	J-50202	Rent Deposit		1,670.29	65,896.95 Rent Deposit #5	
203wmm	1/10/2018	01/18	Wire Out To Trustee	L-49778	Wire Out To		7,865.00	58,031.95 Wire Out To Trustee	
203wmm	1/15/2018	01/18	(dir105) Directv	K-121021		4253	73.18	57,958.77 acct:7333388	
203wmm	1/15/2018	01/18	(gasc) The Gas Company	K-120995		4254	1,627.48	56,331.29 acct:0439234292 11/28-12/29	
203wmm	1/15/2018	01/18	(gasc) The Gas Company	K-120996		4254	504.72	55,826.57 acct:0460234447 11/28-12/29	
203wmm	1/15/2018	01/18	(haven999) Haven Management Services, Inc	K-121008		4255	78.94	55,747.63	
203wmm	1/15/2018	01/18	(haven999) Haven Management Services, Inc	K-121008		4255	189	55,558.63	
203wmm	1/15/2018	01/18	(in830) Inland Desert Security & Communi	K-121036		4256	86.25	55,472.38	
203wmm	1/15/2018	01/18	(met272) Mettman, Inc.	K-120994		4257	49.5	55,422.88	
203wmm	1/15/2018	01/18	(sou600) Southern California Edison	K-120935		4258	746.17	54,676.71 acct:2218852705 12/4-1/3/18	
203wmm	1/15/2018	01/18	(sou600) Southern California Edison	K-120936		4258	1,863.19	52,813.52 acct:2218852390 12/4-1/3/18	
203wmm	1/15/2018	01/18	(war843) Waterworks Plumbing&Roooter, Corp	K-121028		4259	185	52,628.52	
203wmm	1/15/2018	01/18	(yuc542) Yucalpa Disposal, Inc.	K-121021		4260	1,937.25	50,691.27	
203wmm	1/19/2018	01/18	(haven999) Haven Management Services, Inc	K-121168		4261	47,370.99	47,370.99	
203wmm	1/19/2018	01/18	(haven999) Haven Management Services, Inc	K-121168		4261	199.48	47,171.51	
203wmm	1/22/2018	01/18	(home603) Home Depot Credit Services	K-121197		4262	40.37	47,131.14	
203wmm	1/22/2018	01/18	(home603) Home Depot Credit Services	K-121197		4262	44.68	47,086.46	
203wmm	1/22/2018	01/18	(home603) Home Depot Credit Services	K-121197		4262	46,995.23	46,995.23	
203wmm	1/26/2018	01/18	(cic42) City of Yucalpa	K-121260		4263	3,437.28	43,497.95 2018 rent control fee	
203wmm	1/26/2018	01/18	(lot149) Lottshaw Air Conditioning Company	K-121292		4264	2,916.00	40,581.95 #53 furnace	
203wmm	1/26/2018	01/18	(lot149) Lottshaw Air Conditioning Company	K-121308		4264	132.5	40,449.45	
203wmm	1/26/2018	01/18	(par910) Park Billing Co., Inc.	K-121352		4265	124	40,325.45	
203wmm	1/26/2018	01/18	(war843) Waterworks Plumbing&Roooter, Corp	K-121352		4266	125	40,200.45 #31/#32	
203wmm	1/29/2018	01/18	(war843) Waterworks Plumbing&Roooter, Corp	K-121361		4266	1,238.00	38,962.45 #29	
203wmm	1/29/2018	01/18	(war843) Waterworks Plumbing&Roooter, Corp	K-121362		4266	225	38,737.45 #40	
203wmm	1/30/2018	01/18	(re8856) ReadyRefresh	K-121415		4267	26.02	38,711.43	
203wmm	2/1/2018	02/18	( ) Rent Deposit #1	R-38072			9,952.13	48,663.56 Rent Deposit #1	
203wmm	2/1/2018	02/18	(augjlm) Augusta Communities LLC	K-121418		4268	1,165.00	47,498.56 mobilephones	
203wmm	2/1/2018	02/18	(haven999) Haven Management Services, Inc	K-121433		4269	1,861.00	45,637.56	

203wmm	2/1/2018	02/18	(fro740) Frontier	K-121444	4270	285.29	45,352.27	acct:909 795-2118 022204 5
203wmm	2/1/2018	02/18	(havens999) Haven Management Services, Inc	K-121485	4271	559.32	45,911.59	
203wmm	2/1/2018	02/18	(wat843) Waterworks Plumbing&Roofing, Corp	K-121485	4271	2,760.96	43,150.63	
203wmm	2/1/2018	02/18	(zei101) Z Electric Wire Works, Inc.	K-121474	4272	325	42,825.63	#4 repair leak
203wmm	2/1/2018	02/18	(zei101) Z Electric Wire Works, Inc.	K-121463	4273	921.79	41,903.84	short to swamp cooler
203wmm	2/1/2018	02/18	(zei101) Z Electric Wire Works, Inc.	K-121478	4273	453.79	41,450.05	short in outside electrical
203wmm	2/1/2018	02/18	:Prog Gen Reverses Journal c	J-50201		1,670.29	39,779.76	Adjust Bank Error
203wmm	2/2/2018	02/18	( ) Rent Deposit #2	R-38091		2,456.42	42,236.18	Rent Deposit #2
203wmm	2/5/2018	02/18	( ) Rent Deposit #3	R-38073		14,423.41	56,659.59	Rent Deposit #3
203wmm	2/7/2018	02/18	( ) Rent Deposit #4	R-38119		8,694.47	65,354.06	Rent Deposit #4
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121603	4274	11.32	65,342.74	
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121603	4274	139.95	65,202.79	
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121603	4274	22.5	65,180.29	
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121603	4274	2	65,178.29	
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121603	4274	6.5	65,171.79	
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121603	4274	20.72	65,151.07	
203wmm	2/7/2018	02/18	(havens999) Haven Management Services, Inc	K-121605	4275	552.36	64,598.71	acct:132637
203wmm	2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121508	4276	114.92	64,483.79	
203wmm	2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121509	4276	58.39	64,425.40	
203wmm	2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121509	4276	56.2	64,369.20	
203wmm	2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121510	4276	44.68	64,324.52	
203wmm	2/8/2018	02/18	( ) Rent Deposit #5	R-38092		111.31	64,213.21	
203wmm	2/9/2018	02/18	(gasc) The Gas Company	K-121659	4277	450	64,663.21	Rent Deposit #5
203wmm	2/9/2018	02/18	(gasc) The Gas Company	K-121660	4277	1,448.45	63,214.76	acct:0439234292 12/29-1/29/
203wmm	2/9/2018	02/18	(hom603) Home Depot Credit Services	K-121647	4278	491.87	62,722.89	acct:04602234447 12/29-1/29/
203wmm	2/9/2018	02/18	(hom603) Home Depot Credit Services	K-121647	4278	26.89	62,696.00	
203wmm	2/9/2018	02/18	(sou600) Southern California Edison	K-121647	4279	72.39	62,623.61	
203wmm	2/9/2018	02/18	(sou600) Southern California Edison	K-121644	4279	485.06	62,138.55	acct:2218852705 1/3-2/1/18
203wmm	2/9/2018	02/18	(sou600) Southern California Edison	K-121711	4279	1,367.72	60,770.83	acct:2218852390 1/3-2/1/18
203wmm	2/9/2018	02/18	(yuc730) Yucalpa Valley Water District	K-121639	4280	1,191.92	60,580.91	acct:2404126518 1/16-2/1/18
203wmm	2/9/2018	02/18	(yuc730) Yucalpa Valley Water District	K-121639	4280	1,361.50	59,219.41	acct:710418803 12/18-1/19/18
203wmm	2/9/2018	02/18	(yuc730) Yucalpa Valley Water District	K-121639	4280	3,022.08	56,267.33	acct:710418803 12/18-1/19/18
203wmm	2/12/2018	02/18	Wire Out To Trustee	J-50643		7,857.00	48,410.33	Wire Out To Trustee
203wmm	2/13/2018	02/18	( ) Rent Deposit #6	R-38120		604.32	49,014.65	Rent Deposit #6
203wmm	2/13/2018	02/18	( ) Rent Deposit #7	R-38121		500	49,514.65	Rent Deposit #7
203wmm	2/13/2018	02/18	( ) Laundry	R-38122		78.03	49,592.68	Laundry
203wmm	2/14/2018	02/18	( ) Rent Deposit #8	R-38123		1,163.73	50,756.41	Rent Deposit #8
203wmm	2/14/2018	02/18	(havens999) Haven Management Services, Inc	K-121733	4281	7.48	50,748.93	
203wmm	2/14/2018	02/18	(inl830) Inland Desert Security & Communi	K-121770	4282	68.6	50,680.33	
203wmm	2/16/2018	02/18	(dir105) DirectTV	K-121837	4283	79.79	50,600.54	acct:7333388
203wmm	2/16/2018	02/18	(havens999) Haven Management Services, Inc	K-121828	4284	29.1	50,569.64	
203wmm	2/16/2018	02/18	(havens999) Haven Management Services, Inc	K-121828	4284	2,731.86	47,897.78	
203wmm	2/16/2018	02/18	(hom603) Home Depot Credit Services	K-121836	4285	236.51	47,661.27	
203wmm	2/16/2018	02/18	(hom603) Home Depot Credit Services	K-121838	4285	66.36	47,594.91	
203wmm	2/16/2018	02/18	(hom603) Home Depot Credit Services	K-121838	4285	72.84	47,522.07	
203wmm	2/20/2018	02/18	(ind674) Independent Cities Finance Autho	K-121872	4286	6,012.92	41,509.15	
203wmm	2/20/2018	02/18	(yuc542) Yucalpa Disposal, Inc.	K-121885	4287	1,937.25	39,571.90	acct:13319366
203wmm	2/28/2018	02/18	(gre315) Green Irrigation Solutions	K-121969	4288	900	38,671.90	Jan20th to Feb20th
203wmm	2/28/2018	02/18	(hom603) Home Depot Credit Services	K-121975	4289	46.72	38,625.18	
203wmm	2/28/2018	02/18	(mcclean) Petty Cash - Brooke McClean	K-122004	4290	23.98	38,601.20	11/30-1/30/18
203wmm	2/28/2018	02/18	(mcclean) Petty Cash - Brooke McClean	K-122004	4290	37.65	38,563.55	11/30-1/30/18
203wmm	2/28/2018	02/18	(mcclean) Petty Cash - Brooke McClean	K-122004	4290	133.42	38,430.13	11/30-1/30/18
203wmm	2/28/2018	02/18	(re8556) ReadyRefresh	K-122066	4291	4.31	38,425.82	
203wmm	2/28/2018	02/18	(zei101) Z Electric Wire Works, Inc.	K-121978	4292	474	37,951.82	
203wmm	2/28/2018	02/18	Adj Prior Adj Due To Dec 17	J-50910		1,670.29	39,622.11	Adj Prior Adj
203wmm	2/28/2018	02/18	Deposit Amt Error	J-50912		0.05	39,622.16	Deposit Amt Error
203wmm	3/1/2018	03/18	( ) Rent Deposit #1	R-38184		2,287.95	41,910.11	Rent Deposit #1

203wmm	3/1/2018 03/18	(ala788) Alarmco Security One Services	K-122086	4293	86.85	41,823.26
203wmm	3/1/2018 03/18	(augvln) Augusta Communities LLC	K-122100	4294	1,165.00	40,658.26 mobile homes
203wmm	3/1/2018 03/18	(fro740) Frontier	K-122099	4295	285.33	40,372.93 acct. 909 795-2118 022204 5
203wmm	3/1/2018 03/18	(havent99) Haven Management Services, Inc	K-122071	4296	1,861.00	38,511.93
203wmm	3/2/2018 03/18	( ) Rent Deposit #2	R-38172	4297	7,941.41	46,453.34 Rent Deposit #2
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122153	4297	25.68	46,479.02 Payroll Adv 3-9-18
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	2,709.18	43,769.84 Payroll Adv 3-9-18
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	20.82	43,749.02
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	22.45	43,726.57
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	110.6	43,615.97
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	6.25	43,609.72
203wmm	3/2/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	6.58	43,603.14
203wmm	3/4/2018 03/18	(havent99) Haven Management Services, Inc	K-122171	4298	2.55	43,600.59
203wmm	3/6/2018 03/18	( ) Rent Deposit #3	R-38185	4299	8,293.26	51,893.85 Rent Deposit #3
203wmm	3/6/2018 03/18	( ) Rent Deposit #4	R-38199	4299	13,844.51	65,738.36 Rent Deposit #4
203wmm	3/6/2018 03/18	(gasc) The Gas Company	K-122245	4299	1,661.29	64,077.07 acct.0439224292 1/29-2/28/1
203wmm	3/6/2018 03/18	(havent99) Haven Management Services, Inc	K-122246	4299	578.39	63,498.68 acct.04602234447 1/29-2/28/1
203wmm	3/6/2018 03/18	(havent99) Haven Management Services, Inc	K-122185	4300	552.36	62,946.32 acct.132637
203wmm	3/6/2018 03/18	(par910) Park Billing Co., Inc.	K-122171	4301	124	62,822.32
203wmm	3/6/2018 03/18	(yuc730) Yucalpa Valley Water District	K-122244	4302	1,352.65	62,469.67 acct.710418803 1/19-2/19/18
203wmm	3/7/2018 03/18	( ) Rent Deposit #5	R-38226	4302	3,022.08	58,447.59 acct.710418803 1/19-2/19/18
203wmm	3/7/2018 03/18	(havent99) Haven Management Services, Inc	K-122274	4303	7.27	59,945.53 Rent Deposit #5
203wmm	3/8/2018 03/18	( ) Rent Deposit #6	R-38227	4303	810.69	59,938.26
203wmm	3/9/2018 03/18	Wire Out To Trustee	J-51212	4304	888.62	60,748.95 Rent Deposit #6
203wmm	3/12/2018 03/18	( ) Rent Deposit #7	R-38228	4304	7,857.00	52,891.95 Wire Out To Trustee
203wmm	3/13/2018 03/18	(dir105) DirectTV	K-122378	4305	79.79	53,730.57 Rent Deposit #7
203wmm	3/13/2018 03/18	(hom603) Home Depot Credit Services	K-122379	4305	274.9	53,650.78 acct.733388
203wmm	3/13/2018 03/18	(hom603) Home Depot Credit Services	K-122380	4305	57.38	53,318.50
203wmm	3/13/2018 03/18	(qu940) Quill Corporation	K-122376	4306	286.9	53,031.60
203wmm	3/13/2018 03/18	(wat843) Waterworks Plumbing&Roofing, Corp	K-122377	4307	330	52,701.60 CH-gas valves & lines
203wmm	3/14/2018 03/18	( ) Rent Deposit #8	R-38229	4308	458.1	53,159.70 Rent Deposit #8
203wmm	3/16/2018 03/18	(gre315) Green Irrigation Solutions	K-122501	4309	900	52,259.70 2/20-3/20/18
203wmm	3/16/2018 03/18	(havent99) Haven Management Services, Inc	K-122496	4309	21.95	52,281.65 Payroll Adv 3-23-18
203wmm	3/16/2018 03/18	(hom603) Home Depot Credit Services	K-122498	4310	2,687.23	49,594.42 Payroll Adv 3-23-18
203wmm	3/16/2018 03/18	(inl830) Inland Desert Security & Communi	K-122469	4311	77.1	49,517.32
203wmm	3/16/2018 03/18	(yuc542) Yucalpa Disposal, Inc.	K-122469	4311	1,937.25	47,580.07 acct.13519366
203wmm	3/21/2018 03/18	(hom603) Home Depot Credit Services	K-122567	4312	16.14	47,563.93
203wmm	3/21/2018 03/18	(hom603) Home Depot Credit Services	K-122567	4312	71.33	47,492.60
203wmm	3/21/2018 03/18	(hom603) Home Depot Credit Services	K-122568	4312	15.97	47,476.63
203wmm	3/21/2018 03/18	(hom603) Home Depot Credit Services	K-122568	4312	19.92	47,456.71
203wmm	3/21/2018 03/18	(hom603) Home Depot Credit Services	K-122568	4312	169.31	47,287.40
203wmm	3/26/2018 03/18	(zel101) Z Electric Wire Works, Inc.	K-122678	4313	158	47,129.40
203wmm	3/30/2018 03/18	(rea856) ReadyRefresh	K-122743	4314	30.31	47,099.09
203wmm	3/30/2018 03/18	(wat843) Waterworks Plumbing&Roofing, Corp	K-122787	4315	1,285.00	45,814.09
203wmm	4/1/18/2001 04/18	( ) Rent Deposit #9	R-38361	4316	412.69	46,226.78 Rent Deposit #9
203wmm	4/1/2018 04/18	(augvln) Augusta Communities LLC	K-122795	4317	1,165.00	45,061.78 mobilehomes
203wmm	4/1/2018 04/18	(fro740) Frontier	K-122824	4318	286.26	44,775.52 acct.909 795-2118 022204 5
203wmm	4/1/2018 04/18	(havent99) Haven Management Services, Inc	K-122796	4318	1,861.00	42,914.52
203wmm	4/1/2018 04/18	(havent99) Haven Management Services, Inc	K-122811	4319	52.48	42,862.04
203wmm	4/1/2018 04/18	(havent99) Haven Management Services, Inc	K-122811	4319	2,739.71	40,122.33
203wmm	4/2/2018 04/18	( ) Rent Deposit #1	R-38291	4319	3	40,119.33
203wmm	4/2/2018 04/18	(san172) SBC Tax Collector	K-122870	4320	10,641.46	50,693.35 parcel 0319 151 02 6 004
203wmm	4/2/2018 04/18	(san172) SBC Tax Collector	K-122871	4321	67.44	48,237.07 parcel 0319 151 02 0 000
203wmm	4/2/2018 04/18	(san172) SBC Tax Collector	K-122872	4322	2,456.28	48,045.12 parcel 0319 151 02 6 003
203wmm	4/3/2018 04/18	( ) Rent Deposit #2	R-38292	4322	191.95	53,520.61 Rent Deposit #2

203wvm	4/4/2018 04/18	( ) Rent Deposit #3	R-38293	4,640.45	58,161.06	Rent Deposit #3
203wvm	4/4/2018 04/18	(c/c429) CC	K-122887		58,125.06	
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122953	4324	552.36	57,572.70 acct.132637
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122971	4325	2.95	57,569.75
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122971	4325	11.75	57,558.00
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122971	4325	118.71	57,439.29
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122971	4325	5.75	57,433.54
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122971	4325	18.2	57,415.34
203wvm	4/4/2018 04/18	(haveb99) Haven Management Services, Inc	K-122971	4325	11.8	57,403.54
203wvm	4/4/2018 04/18	(hom603) Home Depot Credit Services	K-122894	4326	89.71	57,313.83
203wvm	4/4/2018 04/18	(par910) Park Billing Co., Inc.	K-122878	4327	124	57,189.83
203wvm	4/4/2018 04/18	(qu940) Quill Corporation	K-122903	4328	57.3	57,132.53
203wvm	4/4/2018 04/18	(qu940) Quill Corporation	K-122903	4328	33.97	57,098.56
203wvm	4/4/2018 04/18	(yuc542) Yucalpa Disposal, Inc.	K-122883	4329	1,937.25	55,161.31 acct.13519366
203wvm	4/4/2018 04/18	(yuc730) Yucalpa Valley Water District	K-122884	4330	3,022.08	52,139.23 acct.710418803 2/19-3/19/18
203wvm	4/4/2018 04/18	(yuc730) Yucalpa Valley Water District	K-122884	4330	1,222.07	50,917.16 acct.710418803 2/19-3/19/18
203wvm	4/5/2018 04/18	( ) Rent Deposit #4	R-38294		57,144.50	Rent Deposit #4
203wvm	4/5/2018 04/18	(haveb99) Haven Management Services, Inc	K-122991	4331	63.5	56,481.00
203wvm	4/5/2018 04/18	(haveb99) Haven Management Services, Inc	K-122991	4331	7.27	56,473.73
203wvm	4/5/2018 04/18	(haveb99) Haven Management Services, Inc	K-122991	4331	710	55,763.73
203wvm	4/9/2018 04/18	( ) Rent Deposit #5	R-38336		60,351.66	Rent Deposit #5
203wvm	4/10/2018 04/18	( ) Rent Deposit #6	R-38337		61,139.44	Rent Deposit #6
203wvm	4/10/2018 04/18	Wire Out To Trustee	J-51653		53,282.44	Wire Out To Trustee
203wvm	4/11/2018 04/18	(augvln) Augusta Communities LLC	K-123081	4332	7,857.00	53,176.53 MHET dues reimbursement
203wvm	4/11/2018 04/18	(augvln) Augusta Communities LLC	K-123082	4332	105.91	53,141.48 Insurance endorsement reimbu
203wvm	4/11/2018 04/18	(c1342) City of Yucalpa	K-123043	4333	35.05	53,137.48 2018 Business License
203wvm	4/11/2018 04/18	(gasc) The Gas Company	K-123012	4334	4	53,033.31 acct.04602234447 2/28-3/29/1
203wvm	4/11/2018 04/18	(gasc) The Gas Company	K-123012	4334	104.17	52,568.46 acct.04392234292 2/28-3/29/1
203wvm	4/11/2018 04/18	(gasc) The Gas Company	K-123015	4334	464.85	52,565.08 acct.16388818730 3/14-2/29/1
203wvm	4/11/2018 04/18	(hom603) Home Depot Credit Services	K-123020	4335	3.38	52,545.08
203wvm	4/11/2018 04/18	(hom603) Home Depot Credit Services	K-123021	4335	20	52,494.45
203wvm	4/11/2018 04/18	(hom603) Home Depot Credit Services	K-123022	4335	50	52,444.45
203wvm	4/12/2018 04/18	(spa419) Sparkling Pools	K-122882	4336	49,497.16	49,497.16
203wvm	4/12/2018 04/18	( ) Rent Deposit #7	R-38338		49,881.06	Rent Deposit #7
203wvm	4/13/2018 04/18	(haveb99) Haven Management Services, Inc	K-123243	4337	3	49,878.06
203wvm	4/13/2018 04/18	(haveb99) Haven Management Services, Inc	K-123243	4337	2,634.01	47,244.05
203wvm	4/13/2018 04/18	(haveb99) Haven Management Services, Inc	K-123243	4337	47,349.75	47,349.75
203wvm	4/13/2018 04/18	(hom603) Home Depot Credit Services	K-123149	4338	38.89	47,310.86
203wvm	4/13/2018 04/18	(inh830) Inland Desert Security & Communi	K-123132	4338	19.98	47,290.88
203wvm	4/13/2018 04/18	(str241) SireOne Landscape Supply	K-123197	4340	93.25	47,197.63
203wvm	4/13/2018 04/18	(wat843) Waterworks Plumbing&Roofing, Corp	K-123163	4341	88.05	47,109.58
203wvm	4/13/2018 04/18	(yuc542) Yucalpa Disposal, Inc.	K-123168	4342	370	46,739.58
203wvm	4/18/2018 04/18	( ) Rent Deposit #8	R-38360		521.49	46,218.09 acct.13555487
203wvm	4/18/2018 04/18	(hom603) Home Depot Credit Services	K-123261	4343	110.52	46,618.09 Rent Deposit #8
203wvm	4/18/2018 04/18	(hom603) Home Depot Credit Services	K-123261	4343	46,507.57	46,507.57
203wvm	4/18/2018 04/18	(hom603) Home Depot Credit Services	K-123261	4343	69.33	46,438.24
203wvm	4/18/2018 04/18	(ortiz2) Juan Ortiz	K-123251	4344	44.92	46,393.32
203wvm	4/24/2018 04/18	(augvln) Augusta Communities LLC	K-123349	4345	18.88	46,374.44 mileage reimbursement 4/3-4/
203wvm	4/24/2018 04/18	(gre315) Green Irrigation Solutions	K-123356	4346	75.58	46,298.86 2-way/radlos
203wvm	4/24/2018 04/18	(hom603) Home Depot Credit Services	K-123441	4347	900	45,398.86 3/20-4/20/18
203wvm	4/30/2018 04/18	(haveb99) Haven Management Services, Inc	K-123474	4348	100.63	45,298.23
203wvm	4/30/2018 04/18	(haveb99) Haven Management Services, Inc	K-123474	4348	117.74	45,180.49
203wvm	4/30/2018 04/18	(haveb99) Haven Management Services, Inc	K-123474	4348	3	45,177.49
203wvm	4/30/2018 04/18	(wmt455) WMA	K-123486	4349	2,751.75	42,425.74
203wvm	5/1/2018 05/18	( ) Rent Deposit #1	R-38425		900	41,525.74 2018-19 membership
203wvm	5/1/2018 05/18	(augvln) Augusta Communities LLC	K-123535	4350	5,011.19	46,536.93 Rent Deposit #1
203wvm	5/1/2018 05/18	(augvln) Augusta Communities LLC	K-123535	4350	1,165.00	45,371.93 mobilehomes

203wvn	5/1/2018 05/18	(havens99) Haven Management Services, Inc	K-123521	4351	1,861.00	43,510.93
203wvn	5/1/2018 05/18	(red310) Redlands Pool & Spa Cir.	K-123509	4352	88.31	43,422.62
203wvn	5/2/2018 05/18	( ) Rent Deposit #2	R-38426			47,267.94 Rent Deposit #2
203wvn	5/3/2018 05/18	( ) Rent Deposit #3	R-38427			54,975.85 Rent Deposit #3
203wvn	5/4/2018 05/18	(cic429) CIC	K-123663	4353	45	54,930.85
203wvn	5/4/2018 05/18	(fro740) Frontier	K-123656	4354	285.51	54,645.34 acct:909 795 2118 022204 5
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123656	4355	15.05	54,630.29
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123626	4355	120.89	54,509.40
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123656	4355	0.95	54,508.45
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123626	4355	8.5	54,499.95
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123626	4355	11.8	54,488.15
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123630	4356	552.36	53,935.79
203wvn	5/4/2018 05/18	(hom603) Home Depot Credit Services	K-123673	4357	66.7	53,869.09
203wvn	5/4/2018 05/18	(par910) Park Billing Co., Inc.	K-123656	4358	124	53,745.09
203wvn	5/4/2018 05/18	(yuc542) Yucalpa Disposl, Inc.	K-123658	4359	1,937.25	51,807.84 acct:13519366
203wvn	5/4/2018 05/18	(yuc730) Yucalpa Valley Water District	K-123635	4360	1,394.70	50,413.14 acct:710418803 3/19 4/16/18
203wvn	5/7/2018 05/18	( ) Rent Deposit #4	R-38442			47,391.06 acct:710418803 3/19 4/16/18
203wvn	5/8/2018 05/18	( ) Rent Deposit #5	R-38428			61,237.07 Rent Deposit #4
203wvn	5/10/2018 05/18	Wire Out To Trustee	J-509292			62,366.84 Rent Deposit #5
203wvn	5/11/2018 05/18	(havens99) Haven Management Services, Inc	K-123710	4361	7,857.00	54,515.14
203wvn	5/11/2018 05/18	(havens99) Haven Management Services, Inc	K-123710	4361	2,752.45	51,762.69
203wvn	5/11/2018 05/18	(havens99) Haven Management Services, Inc	K-123724	4362	350	51,412.69
203wvn	5/11/2018 05/18	(havens99) Haven Management Services, Inc	K-123724	4362	7.27	51,405.42
203wvn	5/11/2018 05/18	(havens99) Haven Management Services, Inc	K-123724	4362	256.65	51,148.77
203wvn	5/14/2018 05/18	( ) Rent Deposit #6	R-38460			53,767.92 Rent Deposit #6
203wvn	5/14/2018 05/18	(hom603) Home Depot Credit Services	K-123772	4363	36.11	53,731.81
203wvn	5/14/2018 05/18	(hom603) Home Depot Credit Services	K-123772	4363	78.94	53,652.87
203wvn	5/14/2018 05/18	(hom603) Home Depot Credit Services	K-123772	4363	39.54	53,613.33
203wvn	5/16/2018 05/18	(dow284) Dowdall Law Offices, A.P.C.	K-123808	4365	1,279.00	52,334.33
203wvn	5/16/2018 05/18	(gasc) The Gas Company	K-123809	4365	23.36	52,310.97 acct:11555514808
203wvn	5/16/2018 05/18	(gasc) The Gas Company	K-123809	4365	100.82	52,210.15 acct:05253451370 3/1 4/27/18
203wvn	5/16/2018 05/18	(gasc) The Gas Company	K-123810	4365	13.68	52,196.47 acct:0430234447 3/29 4/27/1
203wvn	5/16/2018 05/18	(gasc) The Gas Company	K-123811	4365	97.8	52,098.67 acct:04392234292 3/29 4/27/1
203wvn	5/16/2018 05/18	(gasc) The Gas Company	K-123821	4365	8.22	52,090.45 acct:16388818730 3/29 4/27/1
203wvn	5/16/2018 05/18	(gasc) The Gas Company	K-123865	4365	0.16	52,090.29 acct:18906387222 4/26 4/27/1
203wvn	5/16/2018 05/18	(hom603) Home Depot Credit Services	K-123869	4366	192	51,898.29
203wvn	5/16/2018 05/18	(hom603) Home Depot Credit Services	K-123869	4366	253.02	51,645.27
203wvn	5/16/2018 05/18	(hom603) Home Depot Credit Services	K-123869	4366	43.68	51,601.59
203wvn	5/16/2018 05/18	(inr830) Inland Desert Security & Communi	K-123882	4367	92.4	51,509.19
203wvn	5/16/2018 05/18	(rea856) ReadyRefresh	K-123815	4368	29.6	51,479.59 acct:0023742232
203wvn	5/16/2018 05/18	(war843) Waterworks Plumbing&Rooter, Corp	K-123866	4369	940	50,539.59 repair tub&toiletler.#8
203wvn	5/17/2018 05/18	(hom603) Home Depot Credit Services	K-123971	4370	12.98	50,526.61
203wvn	5/17/2018 05/18	(hom603) Home Depot Credit Services	K-123971	4370	9.96	50,516.65
203wvn	5/17/2018 05/18	(hom603) Home Depot Credit Services	K-123971	4370	66.42	50,450.23
203wvn	5/17/2018 05/18	(red310) Redlands Pool & Spa Cir.	K-123972	4371	85.1	50,365.13
203wvn	5/17/2018 05/18	(war843) Waterworks Plumbing&Rooter, Corp	K-123989	4372	1,550.00	48,815.13
203wvn	5/23/2018 05/18	(havens99) Haven Management Services, Inc	K-124141	4373	46.07	48,861.20
203wvn	5/23/2018 05/18	(havens99) Haven Management Services, Inc	K-124141	4373	2,706.38	46,154.82
203wvn	5/23/2018 05/18	(lot149) Lotshaw Air Conditioning Company	K-124128	4374	177.5	45,977.32 spaces 2&29
203wvn	5/23/2018 05/18	(war843) Waterworks Plumbing&Rooter, Corp	K-124098	4375	125	45,852.32
203wvn	5/31/2018 05/18	(gre315) Green Irrigation Solutions	K-124164	4376	900	44,952.32 4/20 5/20/18
203wvn	5/31/2018 05/18	(hom603) Home Depot Credit Services	K-124163	4377	222.48	44,729.84
203wvn	5/31/2018 05/18	(hom603) Home Depot Credit Services	K-124163	4377	42.54	44,687.30
203wvn	5/31/2018 05/18	(hom603) Home Depot Credit Services	K-124163	4377	75.36	44,611.94
203wvn	5/31/2018 05/18	(hom603) Home Depot Credit Services	K-124214	4377	123.6	44,488.34
203wvn	5/31/2018 05/18	(lot149) Lotshaw Air Conditioning Company	K-124235	4378	177.5	44,310.84 #29heater Reversed by ctt#f

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203wvn	5/31/2018	05/18	(re856) Ready/Refresh	K-124203	4379	23.89	44,286.95
203wvn	5/31/2018	05/18	(wa843) Waterworks Plumbing&Roofing, Corp	K-124145	4380	185	44,101.95
203wvn	6/1/2018	06/18	( ) Rent Deposit #1	R-38518		4,735.18	48,837.13 Rent Deposit #1
203wvn	6/1/2018	06/18	( ) Laundry	R-38520		133.64	48,970.77 Laundry
203wvn	6/1/2018	06/18	(alaf78) Alarmco Security One Services	K-124318	4381	86.85	48,883.92
203wvn	6/1/2018	06/18	(aug1m) Augusta Communities LLC	K-124312	4382	1,165.00	47,718.92 mobilehomes
203wvn	6/1/2018	06/18	(fro740) Frontier	K-124317	4383	285.51	47,433.41 acct:909 795-2118 022204 5
203wvn	6/1/2018	06/18	(haves99) Haven Management Services, Inc	K-124298	4384	1,861.00	45,572.41
203wvn	6/4/2018	06/18	( ) Rent Deposit #2	R-38519		13,733.13	59,305.54 Rent Deposit #2
203wvn	6/4/2018	06/18	(haves99) Haven Management Services, Inc	K-124379	4385	7.75	59,297.79
203wvn	6/4/2018	06/18	(haves99) Haven Management Services, Inc	K-124379	4385	11.75	59,286.04
203wvn	6/4/2018	06/18	(haves99) Haven Management Services, Inc	K-124379	4385	1.1	59,284.94
203wvn	6/4/2018	06/18	(haves99) Haven Management Services, Inc	K-124379	4385	11.96	59,272.98
203wvn	6/4/2018	06/18	(mil686) Miller Mendes Asphalt Paving	K-124388	4386	121.3	59,151.68
203wvn	6/4/2018	06/18	(par910) Park Billing Co., Inc.	K-124394	4387	6,900.00	52,251.68 driveways
203wvn	6/4/2018	06/18	(yuc542) Yucalpa Disposal, Inc.	K-124385	4388	124	52,127.68
203wvn	6/5/2018	06/18	( ) Rent Deposit #3	R-38549		6,753.79	50,190.43 acct:13519366
203wvn	6/6/2018	06/18	( ) Rent Deposit #4	R-38546		3,511.49	56,944.22 Rent Deposit #3
203wvn	6/7/2018	06/18	( ) Rent Deposit #5	R-38559		2,294.26	60,455.71 Rent Deposit #4
203wvn	6/7/2018	06/18	( ) Rent Deposit #6	R-38560		1,760.34	62,749.97 Rent Deposit #5
203wvn	6/8/2018	06/18	(cic429) CIC	K-124416	4389	45	64,510.31 Rent Deposit #6
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124404	4390	10.51	64,465.31
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124405	4390	83.39	64,454.80 acct:0460234447 4/27-5/29/1
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124406	4390	40.43	64,371.41 acct:0439234292 4/27-5/29/1
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124407	4390	8.81	64,330.98 acct:05253451370 4/27-5/29/1
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124408	4390	183.3	64,322.17 acct:16388818730 4/27-5/29/1
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124409	4390	24.66	64,138.87 acct:1155514808 4/27-5/29/1
203wvn	6/8/2018	06/18	(gasc) The Gas Company	K-124421	4390	8.97	64,114.21 acct:18906387222 4/27-5/29/1
203wvn	6/8/2018	06/18	(haves99) Haven Management Services, Inc	K-124474	4391	603.36	64,105.24 acct:15388818730 5/29-5/30/1
203wvn	6/8/2018	06/18	(yuc730) Yucalpa Valley Water District	K-124414	4392	3,022.08	63,501.88
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124575	4393	1,414.62	60,479.80 acct:710418803 4/16-5/18/18
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124575	4393	252.09	58,813.09
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124534	4393	96.3	58,909.39
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124534	4393	2,958.47	55,950.92
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124575	4394	7.27	55,943.65
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124575	4394	240	55,703.65
203wvn	6/11/2018	06/18	(haves99) Haven Management Services, Inc	K-124542	4395	13.72	55,689.93
203wvn	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124542	4395	215.03	55,474.90
203wvn	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124542	4395	7.98	55,466.92
203wvn	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124543	4395	58.28	55,408.64
203wvn	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124543	4395	65.86	55,342.78
203wvn	6/11/2018	06/18	Wire Out To Trustee	J-52809		7,585.00	47,757.78 Wire Out To Trustee
203wvn	6/12/2018	06/18	( ) Rent Deposit #7	R-38578		1,224.50	48,982.28 Rent Deposit #7
203wvn	6/12/2018	06/18	(lot149) Lotshaw Air Conditioning Company	K-124283	4378v	177.5	49,159.78 #29-heater Reversed by ctrl#
203wvn	6/14/2018	06/18	(in830) Inland Desert Security & Communi	K-124666	4396	97.4	49,062.38
203wvn	6/14/2018	06/18	(zel101) Z Electric Wire Works, Inc.	K-124678	4397	4,635.00	48,587.19 garbage disposal
203wvn	6/15/2018	06/18	( ) Refund VVM Conversion	R-38592		993.99	53,222.19 Refund VVM Conversion For Da
203wvn	6/15/2018	06/18	( ) Refund VVM Conversion	R-38592		1,409.10	54,216.18 Refund VVM Conversion For Da
203wvn	6/15/2018	06/18	( ) Refund VVM Conversion	R-38595		411.72	55,625.28 Refund VVM Conversion For Da
203wvn	6/19/2018	06/18	( ) Rent Deposit #8	R-38595		1,680.34	56,037.00 Rent Deposit #8
203wvn	6/22/2018	06/18	( ) Rent Deposit #9	R-38597		1,496.00	57,717.34 Rent Deposit #9
203wvn	6/22/2018	06/18	(dow284) Dowdall Law Offices, A.P.C.	K-124733	4398	146.87	56,074.47
203wvn	6/22/2018	06/18	(hom603) Home Depot Credit Services	K-124736	4399	30.94	56,043.53
203wvn	6/22/2018	06/18	(hom603) Home Depot Credit Services	K-124736	4399	33.7	56,009.83
203wvn	6/22/2018	06/18	(inclean) Pety Cash - Brooke McClean	K-124695	4400	33.75	55,976.08 3/14-5/31/18

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203wvn	6/22/2018 06/18	(mcclean) Petty Cash - Brooke McClean	K-124695	4400		60	55,916.08	3/14-5/31/18
203wvn	6/22/2018 06/18	(mcclean) Petty Cash - Brooke McClean	K-124695	4400		21.23	55,994.85	3/14-5/31/18
203wvn	6/22/2018 06/18	(mcclean) Petty Cash - Brooke McClean	K-124695	4400		82.33	55,812.52	3/14-5/31/18
203wvn	6/22/2018 06/18	(havens99) Haven Management Services, Inc	K-124860	4401		2,784.38	53,028.14	
203wvn	6/29/2018 06/18	(havens99) Haven Management Services, Inc	K-124860	4401	174.09		53,202.23	
203wvn	6/29/2018 06/18	(hom603) Home Depot Credit Services	K-124955	4402		114.74	53,087.49	
203wvn	6/29/2018 06/18	(hom603) Home Depot Credit Services	K-124955	4402		41.94	53,045.55	
203wvn	7/2/2018 07/18	(qu940) Quill Corporation	K-124945	4404		203.05	52,842.50	
203wvn	7/2/2018 07/18	(qu940) Quill Corporation	K-125011	4404		1,165.00	51,677.50	mobilephones
203wvn	7/2/2018 07/18	(gasc) The Gas Company	K-125039	4405		5.43	51,672.07	acct:04602234447 - closing b
203wvn	7/3/2018 07/18	(havens99) Haven Management Services, Inc	K-125005	4406		1,861.00	49,811.07	
203wvn	7/5/2018 07/18	( ) Rent Deposit #1	R-38657		17,632.13		67,443.20	Rent Deposit #1
203wvn	7/5/2018 07/18	(fro740) Frontier	K-125048	4407		285.51	67,157.69	acct:909 795-2118 022204 5
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125114	4408		603.36	66,554.33	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125063	4409	112.48		66,666.81	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		2,671.90	63,994.91	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		5.75	63,989.16	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		9.26	63,979.90	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		23.19	63,956.71	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		125.58	63,831.13	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		11.65	63,819.48	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410		3.05	63,816.43	
203wvn	7/5/2018 07/18	(pac910) Park Billing Co., Inc.	K-125062	4411		124	63,692.43	
203wvn	7/6/2018 07/18	( ) Rent Deposit #2	R-38658		10,774.65		74,467.08	Rent Deposit #2
203wvn	7/6/2018 07/18	( ) Gas Refund	R-38660		8.81		74,475.89	Gas Refund
203wvn	7/9/2018 07/18	( ) Rent Deposit #3	R-38659		5,011.86		79,487.75	Rent Deposit #3
203wvn	7/11/2018 07/18	Wire Out To Trustee	J-53469			7,852.00	71,635.75	Wire Out To Trustee
203wvn	7/12/2018 07/18	( ) Rent Deposit #4	R-38685		841.89		72,477.64	Rent Deposit #4
203wvn	7/12/2018 07/18	(dow284) Dowdall Law Offices, A.P.C.	K-125218	4412		3,071.50	69,406.14	
203wvn	7/12/2018 07/18	(gasc) The Gas Company	K-125165	4413		23.55	69,382.59	acct:05253451370 5/29-6/27/1
203wvn	7/12/2018 07/18	(gasc) The Gas Company	K-125168	4413		290.84	69,091.75	acct:11555514808 5/29-6/27/1
203wvn	7/12/2018 07/18	(gasc) The Gas Company	K-125167	4413		21.05	69,070.70	acct:18906387222 5/29-6/27/1
203wvn	7/12/2018 07/18	(havens99) Haven Management Services, Inc	K-125309	4414		7	69,063.70	
203wvn	7/12/2018 07/18	(havens99) Haven Management Services, Inc	K-125309	4414		28.62	69,035.08	
203wvn	7/12/2018 07/18	(havens99) Haven Management Services, Inc	K-125309	4414		235.12	68,799.96	
203wvn	7/12/2018 07/18	(havens99) Haven Management Services, Inc	K-125309	4414		174.56	68,625.40	
203wvn	7/12/2018 07/18	(hom603) Home Depot Credit Services	K-125230	4415		67.23	68,558.17	
203wvn	7/12/2018 07/18	(hom603) Home Depot Credit Services	K-125230	4415		31.56	68,526.61	
203wvn	7/12/2018 07/18	(re856) Ready/Refresh	K-125211	4416		32.93	68,493.68	
203wvn	7/12/2018 07/18	(yuc542) Yucalpa Disposal, Inc	K-125256	4417		1,937.25	66,556.43	acct:13519366
203wvn	7/12/2018 07/18	(yuc730) Yucalpa Valley Water District	K-125168	4418		1,558.48	64,997.95	acct:710418803 5/18-6/18/18
203wvn	7/12/2018 07/18	(yuc730) Yucalpa Valley Water District	K-125168	4418		3,022.08	61,975.87	acct:710418803 5/18-6/18/18
203wvn	7/18/2018 07/18	(augvln) Augusta Communities LLC	K-125461	4419		744.68	61,231.19	S&P fees reimbursements
203wvn	7/18/2018 07/18	(gr315) Green Irrigation Solutions	K-125339	4420		900	60,331.19	6/20-7/20/18
203wvn	7/18/2018 07/18	(hom603) Home Depot Credit Services	K-125412	4421		42.54	60,288.65	
203wvn	7/18/2018 07/18	(hom603) Home Depot Credit Services	K-125412	4421		41.39	60,247.26	
203wvn	7/18/2018 07/18	(inl830) Inland Desert Security & Communi	K-125412	4422		73.6	60,173.66	
203wvn	7/18/2018 07/18	(san172) SBC Tax Collector	K-125398	4423		514.06	59,659.60	unsecured property tax
203wvn	7/19/2018 07/18	(hms1910) Haven Management Services, Inc.	K-125465	4424		2,457.85	57,201.75	
203wvn	7/19/2018 07/18	(hms1910) Haven Management Services, Inc.	K-125465	4424	214.05		57,415.80	
203wvn	7/25/2018 07/18	(hom603) Home Depot Credit Services	K-125516	4425		48.7	57,367.10	
203wvn	7/25/2018 07/18	(hom603) Home Depot Credit Services	K-125516	4425		50.57	57,316.53	
203wvn	7/31/2018 07/18	(al878) Alarmco Security One Services	K-125719	4426		5,464.26	51,852.27	upgrade and add cameras
203wvn	7/31/2018 07/18	(re856) Ready/Refresh	K-125715	4427		32.93	51,819.34	
203wvn	7/31/2018 07/18	(yuc542) Yucalpa Disposal, Inc.	K-125713	4428		2,025.57	49,793.77	acct:13519366
203wvn	7/31/2018 07/18	(yuc730) Yucalpa Valley Water District	K-125710	4429		1,697.90	48,095.87	acct:710418803 6/18-7/16/18
203wvn	7/31/2018 07/18	(yuc730) Yucalpa Valley Water District	K-125720	4429		3,022.08	45,073.79	acct:710418803 6/18-7/16/18

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203wvn	8/1/2018 08/18	( ) rent deposit #1	R-38741		6,162.74	51,236.53	rent deposit #1
203wvn	8/1/2018 08/18	(augvln) Augusta Communities LLC	K-125801	4430	1,165.00	50,071.53	mobile homes
203wvn	8/1/2018 08/18	(fro740) Frontier	K-125774	4431	288.03	49,783.50	acct:909 795-2118 022204 5
203wvn	8/1/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125745	4432	1,861.00	47,922.50	
203wvn	8/1/2018 08/18	(inccleanb) Brooke McClean	K-125786	4433	204.4	47,718.10	8/24/17-6/13/18
203wvn	8/2/2018 08/18	( ) rent deposit #2	R-38742		6,564.22	54,282.32	rent deposit #2
203wvn	8/3/2018 08/18	(gasc) The Gas Company	K-125806	4434	169.99	54,112.33	acct:11555514808 6/27-7/27/1
203wvn	8/3/2018 08/18	(gasc) The Gas Company	K-125807	4434	23.34	54,088.99	acct:0525451370 6/27-7/27/1
203wvn	8/3/2018 08/18	(gasc) The Gas Company	K-125808	4434	20.72	54,068.27	acct:18906387222 6/27-7/27/1
203wvn	8/3/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125803	4435	141.28	53,926.99	
203wvn	8/3/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125803	4435	2,599.13	51,327.86	51,317.86 7/11-7/31/18
203wvn	8/3/2018 08/18	(incclean) Petty Cash - Brooke McClean	K-125812	4436	10	51,305.39	7/11-7/31/18
203wvn	8/3/2018 08/18	(incclean) Petty Cash - Brooke McClean	K-125812	4436	12.47	51,251.99	7/11-7/31/18
203wvn	8/3/2018 08/18	(incclean) Petty Cash - Brooke McClean	K-125812	4436	53.4		
203wvn	8/3/2018 08/18	(par910) Park Billing Co., Inc.	K-125836	4437	124	51,127.99	
203wvn	8/6/2018 08/18	( ) Rent Deposit #3	R-38760		19,388.60	70,516.59	Rent Deposit #3
203wvn	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	6.5	70,510.09	
203wvn	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	135.24	70,374.85	
203wvn	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	7.99	70,366.86	
203wvn	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	5.5	70,361.36	
203wvn	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	11.96	70,349.40	
203wvn	8/6/2018 08/18	(sou600) Southern California Edison	K-125865	4439	1,325.38	69,024.02	acct:2404126518 Feb-July2018
203wvn	8/7/2018 08/18	( ) Rent Deposit #4	R-38761		1,535.96	70,559.98	Rent Deposit #4
203wvn	8/8/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125984	4440	603.36	69,956.62	acct:132637
203wvn	8/8/2018 08/18	(hom603) Home Depot Credit Services	K-125936	4441	421.14	69,535.48	
203wvn	8/8/2018 08/18	(hom603) Home Depot Credit Services	K-125937	4441	83.44	69,452.04	
203wvn	8/8/2018 08/18	(hom603) Home Depot Credit Services	K-125937	4441	20.58	69,431.46	
203wvn	8/8/2018 08/18	(sou600) Southern California Edison	K-125902	4442	1,544.95	67,886.51	acct:2404126518 7/16-8/2/18
203wvn	8/9/2018 08/18	( ) Rent Deposit #5	R-38762		361	68,247.51	Rent Deposit #5
203wvn	8/10/2018 08/18	Wire Out To Trustee	J-54074		7,859.00	60,388.51	Wire Out To Trustee
203wvn	8/14/2018 08/18	( ) Rent Deposit #6	R-38791		791.53	61,180.04	Rent Deposit #6
203wvn	8/14/2018 08/18	(hms1910) Haven Management Services, Inc.	K-126124	4443	7	61,173.04	
203wvn	8/14/2018 08/18	(in830) Inland Desert Security & Communi	K-126154	4444	68.6	61,104.44	
203wvn	8/14/2018 08/18	(san777) San Bernardino County	K-126166	4445	797.5	60,306.94	W&M-permit #1665
203wvn	8/17/2018 08/18	(dow284) Dowdall Law Offices, A.P.C.	K-126177	4446	353	59,953.94	
203wvn	8/17/2018 08/18	(gre315) Green Irrigation Solutions	K-126248	4447	900	59,053.94	July20-Aug20 2018
203wvn	8/17/2018 08/18	(hms1910) Haven Management Services, Inc.	K-126214	4448	78.53	59,132.47	
203wvn	8/17/2018 08/18	(hms1910) Haven Management Services, Inc.	K-126214	4448	2,520.60	56,611.87	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126175	4449	15.48	56,596.39	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126175	4449	41.94	56,554.45	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126175	4449	100.06	56,454.39	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126176	4449	79.63	56,374.76	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126249	4449	58.9	56,315.86	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126249	4449	19.88	56,295.98	
203wvn	8/17/2018 08/18	(hom603) Home Depot Credit Services	K-126249	4449	31.56	56,264.42	
203wvn	8/28/2018 08/18	(augvln) Augusta Communities LLC	K-126452	4450	8,346.84	47,917.58	reimbursement of park insura
203wvn	8/28/2018 08/18	(cic429) CC	K-126380	4451	9	47,908.58	
203wvn	8/28/2018 08/18	(dir105) DirectTV	K-126437	4452	84.04	47,824.54	acct:7333888
203wvn	8/28/2018 08/18	(hom603) Home Depot Credit Services	K-126451	4453	59.94	47,764.60	
203wvn	8/30/2018 08/18	(ala788) Alarmco Security One Services	K-126485	4454	86.85	47,677.75	
203wvn	8/30/2018 08/18	(incclean) Petty Cash - Brooke McClean	K-126479	4455	17.8	47,659.95	7/31-8/28/18
203wvn	8/30/2018 08/18	(incclean) Petty Cash - Brooke McClean	K-126479	4455	8.61	47,651.34	7/31-8/28/18
203wvn	8/30/2018 08/18	(incclean) Petty Cash - Brooke McClean	K-126479	4455	93.87	47,557.47	7/31-8/28/18
203wvn	8/30/2018 08/18	(rea356) Ready/fresh	K-126487	4456	32.93	47,524.54	
203wvn	8/30/2018 08/18	(wat843) Waterworks Plumbing&Rooter, Corp	K-126366	4457	325	47,239.54	garbage disposal #26
203wvn	8/30/2018 08/18	(wat843) Waterworks Plumbing&Rooter, Corp	K-126367	4457	325	46,914.54	House B - no hot water
203wvn	8/30/2018 08/18	(wat843) Waterworks Plumbing&Rooter, Corp	K-126478	4457	125	46,789.54	#11-roots

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203wvm	9/1/2018	09/18	(augvln) Augusta Communities LLC	K-126560	4458	1,165.00	45,624.54	mobile homes
203wvm	9/1/2018	09/18	(fro740) Frontier	K-126584	4459	288.03	45,366.51	acct:909 795-2118 022204 5
203wvm	9/1/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126541	4460	72.9	45,265.61	
203wvm	9/1/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126541	4460	2,593.50	42,670.11	
203wvm	9/4/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126633	4461	1,861.00	40,809.11	
203wvm	9/4/2018	09/18	(drl105) DirectTV	K-126633	4462	75.59	40,733.52	acct:7333388
203wvm	9/4/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126603	4463	603.36	40,130.16	
203wvm	9/4/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126609	4464	144.99	39,985.17	
203wvm	9/4/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126609	4464	98	39,887.17	
203wvm	9/4/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126609	4464	7	39,880.17	
203wvm	9/5/2018	09/18	( ) Rent Deposit #1	R-38869		105.53	39,774.64	
203wvm	9/6/2018	09/18	( ) Rent Deposit #2	R-38870	23,717.37		63,492.01	Rent Deposit #1
203wvm	9/6/2018	09/18	( ) Rent Deposit #3	R-38871	8,932.54		72,424.55	Rent Deposit #2
203wvm	9/6/2018	09/18	( ) Rent Deposit #4	R-38892	752		73,176.55	Rent Deposit #3
203wvm	9/6/2018	09/18	( ) Rent Deposit #4	R-38892	821.67		73,998.22	Rent Deposit #4
203wvm	9/6/2018	09/18	(burrec) Burrec Waste Industries, Inc.	K-126733	4465	2,025.57	71,972.65	acct:13519366
203wvm	9/6/2018	09/18	(cc429) CC	K-126713	4466	9	71,963.65	
203wvm	9/6/2018	09/18	(gasc) The Gas Company	K-126723	4467	178.33	71,785.32	acct:11555514808 7/27-8/28/1
203wvm	9/6/2018	09/18	(gasc) The Gas Company	K-126724	4467	29.4	71,755.92	acct:05253451370 7/27-8/28/1
203wvm	9/6/2018	09/18	(gasc) The Gas Company	K-126725	4467	26.38	71,729.54	acct:18906387222 7/27-8/28/1
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	7	71,722.54	
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	10.08	71,712.46	
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	11.57	71,700.89	
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	112.92	71,587.97	
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	16.55	71,571.42	
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126772	4469	83.31	71,654.73	
203wvm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126772	4469	2,510.19	69,144.54	
203wvm	9/6/2018	09/18	(hom603) Home Depot Credit Services	K-126716	4470	17.97	69,126.57	
203wvm	9/6/2018	09/18	(hom603) Home Depot Credit Services	K-126716	4470	42.36	69,084.21	
203wvm	9/6/2018	09/18	(hom603) Home Depot Credit Services	K-126716	4470	128.63	68,955.58	
203wvm	9/6/2018	09/18	(par910) Park Billing Co., Inc.	K-126743	4471	124	68,831.58	
203wvm	9/6/2018	09/18	(sou600) Southern California Edison	K-126718	4472	322.95	68,508.63	acct:2404126518 8/2-8/31/18
203wvm	9/6/2018	09/18	(sou600) Southern California Edison	K-126718	4473	1,936.94	68,831.58	acct:2404126518 8/2-8/31/18
203wvm	9/6/2018	09/18	(yuc730) Yucalpa Valley Water District	K-126730	4473	3,022.08	66,894.64	acct:710418803 7/16-8/17/18
203wvm	9/10/2018	09/18	(augvln) Augusta Communities LLC	K-125461	4419v		63,872.56	acct:710418803 7/16-8/17/18
203wvm	9/10/2018	09/18	(augvln) Augusta Communities LLC	K-125461	4474	744.68	63,872.56	acct:710418803 7/16-8/17/18
203wvm	9/10/2018	09/18	Wire Out To Trustee	J-54436		744.68	63,872.56	S&P fees reimbursements
203wvm	9/12/2018	09/18	( ) Rent Deposit #5	R-38885		785.65	56,013.56	Wire Out To Trustee
203wvm	9/12/2018	09/18	( ) Rent Deposit #6	R-38893		833.76	56,799.21	Rent Deposit #5
203wvm	9/17/2018	09/18	( ) Rent Deposit #6	R-38893			57,632.97	Rent Deposit #6
203wvm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126974	4475	163.35	57,469.62	
203wvm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126975	4475	70.38	57,399.24	
203wvm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126975	4475	9.94	57,389.30	
203wvm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126975	4475	54.84	57,334.46	
203wvm	9/24/2018	09/18	(inr830) Inland Desert Security & Communi	K-126843	4476	73.6	57,260.86	
203wvm	9/25/2018	09/18	(augvln) Augusta Communities LLC	K-127078	4477	100.09	57,160.77	reimbursement of ins. endors
203wvm	9/25/2018	09/18	(gre315) Green Irrigation Solutions	K-127010	4478	900	56,260.77	8/20-9/20/18
203wvm	9/25/2018	09/18	(sou600) Southern California Edison	K-127005	4479	15.24	56,245.53	acct:2410481907 8/16-9/14/18
203wvm	9/28/2018	09/18	(war843) Waterworks Plumbing&Router, Corp	K-127163	4480	125	56,120.53	
203wvm	10/1/2018	10/18	( ) Rent Deposit #1	R-38954		7,520.22	63,640.75	Rent Deposit #1
203wvm	10/1/2018	10/18	(augvln) Augusta Communities LLC	K-127222	4481	1,165.00	62,475.75	mobile homes
203wvm	10/1/2018	10/18	(fro740) Frontier	K-127238	4482	287.54	62,188.21	acct:909 795-2118 022204 5
203wvm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127234	4483	26.49	62,161.70	
203wvm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127234	4483	2,483.70	59,731.00	
203wvm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127235	4484	1,861.00	57,870.00	
203wvm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127266	4407	57,825.93	57,825.93	
203wvm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	5.75	57,820.18	

203wvn	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	0.4	57,819.78
203wvn	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	115.69	57,704.09
203wvn	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	5.17	57,698.92
203wvn	10/2/2018	10/18	( ) Rent Deposit #2	R-38955	4,989.67		62,688.59 Rent Deposit #2
203wvn	10/3/2018	10/18	( ) Rent Deposit #3	R-38956	6,411.11		69,099.70 Rent Deposit #3
203wvn	10/3/2018	10/18	(cic429) CIC	K-127266	4486	9	69,090.70
203wvn	10/3/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127342	4487	603.36	68,487.34 acct:132637
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127277	4488	269.94	68,217.40
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127277	4488	31.56	68,185.84
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127278	4488	26.92	68,158.92
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127290	4488	27.88	68,131.04
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127304	4488	157.61	67,973.43
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127304	4488	73.88	67,899.55
203wvn	10/3/2018	10/18	(homb03) Home Depot Credit Services	K-127304	4488	35.1	67,864.45
203wvn	10/3/2018	10/18	(par910) Park Billing Co., Inc.	K-127343	4489	27.44	67,837.01
203wvn	10/3/2018	10/18	(yuc730) Yucalpa Valley Water District	K-127279	4490	124	67,713.01
203wvn	10/3/2018	10/18	(yuc730) Yucalpa Valley Water District	K-127279	4490	3,022.08	64,690.93 acct:710418803 8/17-9/17/18
203wvn	10/3/2018	10/18	( ) Rent Deposit #4	R-38957	4491	1,618.23	67,406.31 Rent Deposit #4
203wvn	10/5/2018	10/18	(dir105) DirectV	K-127370	4492	75.49	67,330.82 acct:733388
203wvn	10/5/2018	10/18	(re856) Ready/Refresh	K-127363	4492	32.93	67,297.89
203wvn	10/5/2018	10/18	(thr177) 360 Technical Solutions	K-127374	4493	100	67,197.89
203wvn	10/5/2018	10/18	(yuc542) Yucalpa Disposal, Inc.	K-127354	4494	2,025.57	65,172.32 acct:13519366
203wvn	10/8/2018	10/18	( ) Rent Deposit #5	R-38987	10,511.75		75,684.07 Rent Deposit #5
203wvn	10/8/2018	10/18	( ) Rent Deposit #6	R-38988	4,494		76,111.24 Rent Deposit #6
203wvn	10/10/2018	10/18	Wire Out To Trustee	J-55003	4,495	427.17	68,252.24 Wire Out To Trustee
203wvn	10/12/2018	10/18	(aug1m) Augusta Communities LLC	K-127508	4495	7,859.00	68,212.85 auto insurance
203wvn	10/12/2018	10/18	(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496	39.39	67,978.48
203wvn	10/12/2018	10/18	(gasc) The Gas Company	K-127478	4497	234.37	67,638.16 acct:11555514808 8/28-9/27/1
203wvn	10/12/2018	10/18	(gasc) The Gas Company	K-127494	4497	340.32	67,613.00 acct:0525451370 8/28-9/27/1
203wvn	10/12/2018	10/18	(gasc) The Gas Company	K-127495	4497	25.16	67,593.23 acct:18906387222 8/28-9/27/1
203wvn	10/12/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127501	4498	19.77	67,689.80
203wvn	10/12/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127501	4498	96.57	65,210.85
203wvn	10/12/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127501	4498	2,478.95	65,210.85
203wvn	10/12/2018	10/18	(ind674) Independent Cities Finance Autho	K-127507	4499	4.75	59,202.68
203wvn	10/15/2018	10/18	( ) Rent Deposit #7	R-38989	4,499	6,012.92	59,652.68 Rent Deposit #7
203wvn	10/15/2018	10/18	(gre315) Green Irrigation Solutions	K-127596	4500	900	58,752.68 9/20-10/20/18
203wvn	10/15/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127641	4501	7	58,745.68
203wvn	10/15/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127641	4501	46.13	58,699.55
203wvn	10/15/2018	10/18	(inr830) Inland Desert Security & Communi	K-127583	4502	7	58,690.55
203wvn	10/15/2018	10/18	(sou600) Southern California Edison	K-127574	4503	68.6	56,784.44 acct:2404470031 8/14-9/13/18
203wvn	10/19/2018	10/18	(gre315) Green Irrigation Solutions	K-127790	4504	900	55,884.44 5/20-6/20/18
203wvn	10/19/2018	10/18	(homb03) Home Depot Credit Services	K-127787	4505	23.94	55,860.50
203wvn	10/19/2018	10/18	(homb03) Home Depot Credit Services	K-127787	4505	41.92	55,818.58
203wvn	10/19/2018	10/18	(homb03) Home Depot Credit Services	K-127787	4505	242.09	55,576.49
203wvn	10/19/2018	10/18	(inccleanb) Brooke McClean	K-127712	4506	900	54,676.49 Christmas Party
203wvn	10/19/2018	10/18	(sit241) SiteOne Landscape Supply	K-127760	4507	152.49	54,828.98
203wvn	10/19/2018	10/18	(sit241) SiteOne Landscape Supply	K-127761	4507	263.58	54,565.40
203wvn	10/25/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127871	4508	2,526.75	52,038.65
203wvn	10/25/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127871	4508	47.8	51,990.85
203wvn	10/25/2018	10/18	(homb03) Home Depot Credit Services	K-127833	4509	31.56	51,959.29
203wvn	10/25/2018	10/18	(homb03) Home Depot Credit Services	K-127833	4509	114.26	51,845.03
203wvn	10/25/2018	10/18	(homb03) Home Depot Credit Services	K-127832	4510	146.26	51,698.77
203wvn	10/30/2018	10/18	(homb03) Home Depot Credit Services	K-127896	4511	157.6	51,541.17
203wvn	10/30/2018	10/18	(thr177) 360 Technical Solutions	K-127967	4512	100	51,441.17
203wvn	10/31/2018	10/18	(re856) Ready/Refresh	K-127994	4513	32.93	51,408.24
203wvn	11/1/2018	11/18	( ) Rent Deposit #1	R-39044	10,591.88		62,000.12 Rent Deposit #1

203wvn	11/1/2018	11/18	( ) Laundry	R-39045		4514	37.37		62,037.49	Laundry
203wvn	11/1/2018	11/18	(augvln) Augusta Communities LLC	K-128059		4515	1,165.00		60,872.49	mobile homes
203wvn	11/1/2018	11/18	(fro740) Frontier	K-128047		4516	288.81		60,583.68	acct:909 795-2118 022204 5
203wvn	11/1/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128036		4517	1,861.00		58,722.68	
203wvn	11/1/2018	11/18	(yuc730) Yucalpa Valley Water District	K-128046		4517	3,022.08		55,700.60	acct:710418803 9/17-10/15/18
203wvn	11/2/2018	11/18	(gasc) The Gas Company	K-127478	4497v	4517	1,611.59		54,429.33	acct:11555514808 8/28-9/27/1
203wvn	11/2/2018	11/18	(gasc) The Gas Company	K-127494	4497v		340.32		54,454.49	acct:05253451370 8/28-9/27/1
203wvn	11/2/2018	11/18	(gasc) The Gas Company	K-127495	4497v		25.16		54,474.26	acct:18906387222 8/28-9/27/1
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128106		4518	19.77	2.6	54,471.66	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128106		4518	113.59	2.6	54,358.07	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128106		4518	8.25	8.25	54,349.82	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128106		4518	30.12	10.98	54,319.94	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128106		4519		37.6	54,309.65	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128087		4519	21.71	15.91	54,293.74	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128088		4519	64.92	64.92	54,228.82	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128088		4519	158	54,070.82	54,070.82	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128088		4520	37.58	53,977.08	8/30-10/31/18	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128080		4520	20	53,957.08	8/30-10/31/18	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128080		4520	127.36	53,829.72	8/30-10/31/18	
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128081		4521	2,025.57	51,804.15	acct:13519366	
203wvn	11/5/2018	11/18	( ) Rent Deposit #2	R-39054			13,700.22	65,504.37	Rent Deposit #2	
203wvn	11/5/2018	11/18	(augvln) Augusta Communities LLC	K-127508	4495v		39.99	65,543.76	auto insurance	
203wvn	11/5/2018	11/18	(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496v		234.37	65,778.13		
203wvn	11/5/2018	11/18	(ind674) Independent Cities Finance Autho	K-127507	4499v		6,012.92	71,791.05		
203wvn	11/5/2018	11/18	(gasc) The Gas Company	K-127478		4522	340.32	71,450.73	acct:11555514808 8/28-9/27/1	
203wvn	11/5/2018	11/18	(gasc) The Gas Company	K-127494		4522	25.16	71,425.57	acct:05253451370 8/28-9/27/1	
203wvn	11/5/2018	11/18	(gasc) The Gas Company	K-127495		4522	19.77	71,405.80	acct:18906387222 8/28-9/27/1	
203wvn	11/5/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128163		4523	603.36	70,802.44		
203wvn	11/5/2018	11/18	(augvln) Augusta Communities LLC	K-127508		4524	39.39	70,763.05	auto insurance	
203wvn	11/6/2018	11/18	(ind674) Independent Cities Finance Autho	K-127507		4525	6,012.92	64,750.13		
203wvn	11/7/2018	11/18	( ) Rent Deposit #3	R-39055			7,307.75	72,057.88	Rent Deposit #3	
203wvn	11/7/2018	11/18	( ) Rent Deposit #4	R-39056			1,533.85	73,591.73	Rent Deposit #4	
203wvn	11/8/2018	11/18	( ) Rent Deposit #5	R-39102			371.15	73,962.88	Rent Deposit #5	
203wvn	11/9/2018	11/18	(cic429) CIC	K-128208		4526	9	73,953.88		
203wvn	11/9/2018	11/18	(dow284) Dowdall Law Offices, A.P.C.	K-127504		4527	234.37	73,719.51		
203wvn	11/9/2018	11/18	(gasc) The Gas Company	K-128202		4528	26.52	73,692.99	acct:05253451370 9/27-10/29/	
203wvn	11/9/2018	11/18	(gasc) The Gas Company	K-128203		4529	27.76	73,665.23	acct:18906387222 9/27-10/29/	
203wvn	11/9/2018	11/18	(gasc) The Gas Company	K-128201		4530	369.18	73,296.05	acct:11555514808 9/27-10/29/	
203wvn	11/9/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128184		4531	2,343.57	70,952.48		
203wvn	11/9/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128184		4531	183.18	71,135.66		
203wvn	11/9/2018	11/18	Wire Out To Trustee	J-55597	Wire Out To		7,859.00	63,276.66	Wire Out To Trustee	
203wvn	11/12/2018	11/18	(a8k501) AT&T	K-128301		4532	75.54	63,201.12	acct:262414641	
203wvn	11/12/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128398		4533	22.49	63,178.63		
203wvn	11/12/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128398		4533	1,600.00	61,578.63		
203wvn	11/12/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128398		4533	7	61,571.63		
203wvn	11/12/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128398		4533	7	59,241.35		
203wvn	11/12/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128370		4534	124	59,117.35		
203wvn	11/12/2018	11/18	(par910) Park Billing Co., Inc.	K-128315		4535	346.11	58,771.24		
203wvn	11/13/2018	11/18	( ) Rent Deposit #6	R-39099			1,231.68	60,002.92	Rent Deposit #6	
203wvn	11/16/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128514		4536	601.15	59,401.77		
203wvn	11/16/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128504		4537	68.6	59,333.17		
203wvn	11/16/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128473		4538	243.79	59,089.38	acct:2404126518 10/2-10/31/1	
203wvn	11/26/2018	11/18	(gre315) Green Irrigation Solutions	K-128629		4539	900	58,189.38	10/20-11/20/18	

203wvn	11/26/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128649	4540	166.62	58,022.76
203wvn	11/26/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128649	4540	2,510.19	55,512.57
203wvn	11/26/2018	11/18	(hom603) Home Depot Credit Services	K-128547	4541	146.26	55,366.31
203wvn	11/26/2018	11/18	(hom603) Home Depot Credit Services	K-128548	4541	161.85	55,204.46
203wvn	11/26/2018	11/18	(hom603) Home Depot Credit Services	K-128548	4541	39.91	55,164.55
203wvn	11/26/2018	11/18	(sou600) Southern California Edison	K-128542	4542	41.13	55,123.42
203wvn	11/28/2018	11/18	(hcd-sac) HCD	K-128699	4543	64	55,059.42
203wvn	11/28/2018	11/18	(hom603) Home Depot Credit Services	K-128671	4544	368.19	54,691.23
203wvn	11/28/2018	11/18	(hom603) Home Depot Credit Services	K-128671	4544	41.56	54,649.67
203wvn	11/28/2018	11/18	(hom603) Home Depot Credit Services	K-128671	4544	199.3	54,450.37
203wvn	12/2/2018	12/18	( ) Home Depot Refund	R-39203			54,500.37
203wvn	12/3/2018	12/18	( ) Rent Deposit #1	R-39172		50	69,992.77
203wvn	12/3/2018	12/18	(augvln) Augusta Communities LLC	K-128765	4545	1,165.00	68,827.77
203wvn	12/3/2018	12/18	(fro740) Frontier	K-128775	4546	288.81	68,538.96
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128751	4547	1,861.00	acc:909 795-2118 022204 5
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128794	4548	678	66,677.96
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128834	4549	2,262.26	65,999.96
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128835	4550	192.53	63,737.70
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128836	4551	192.53	63,545.17
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128837	4552	67.65	63,352.64
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128838	4553	270.58	63,074.41
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128839	4554	269.78	62,744.63
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128840	4555	21.53	62,723.10
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128841	4556	273.18	62,449.92
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128842	4557	272.37	62,177.55
203wvn	12/3/2018	12/18	(sam172) SBC Tax Collector	K-128843	4558	21.74	62,155.81
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	14.1	62,141.71
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	11.99	62,129.72
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	119.32	62,010.40
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	9.35	62,001.05
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	7.75	61,993.30
203wvn	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128877	4560	603.36	61,389.94
203wvn	12/4/2018	12/18	( ) Rent Deposit #2	R-39173		7,123.81	68,513.75
203wvn	12/5/2018	12/18	( ) Rent Deposit #3	R-39174		3,710.58	72,224.33
203wvn	12/6/2018	12/18	( ) Rent Deposit #4	R-39175		2,424.87	74,649.20
203wvn	12/6/2018	12/18	(hms1910) Haven Management Services, Inc.	K-129005	4561	208.58	74,440.62
203wvn	12/6/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128880	4562	2,668.76	71,771.86
203wvn	12/6/2018	12/18	(par910) Park Billing Co., Inc.	K-128958	4563	124	71,647.86
203wvn	12/6/2018	12/18	(re3856) ReadyRefresh	K-129008	4564	37.72	71,610.14
203wvn	12/6/2018	12/18	(wa8843) Waterworks Plumbing&roder, Corp	K-129036	4564	1,365.00	70,245.14
203wvn	12/6/2018	12/18	(yuc730) Yucalpa Valley Water District	K-128984	4565	1,722.25	68,522.89
203wvn	12/6/2018	12/18	(yuc730) Yucalpa Valley Water District	K-128984	4565	3,022.08	acc:710418803 10/15-11/16/1
203wvn	12/10/2018	12/18	( ) Rent Deposit #5	R-39176		4,071.78	69,572.59
203wvn	12/10/2018	12/18	Wire Out To Trustee	J-56411		7,859.00	69,572.59
203wvn	12/11/2018	12/18	( ) Rent Deposit #6	R-39177		1,237.52	67,335.07
203wvn	12/13/2018	12/18	(ale788) Alarmco Security One Services	K-128946	4566	86.85	67,248.26
203wvn	12/13/2018	12/18	(at&S01) AT&T	K-129030	4567	75.54	67,172.72
203wvn	12/13/2018	12/18	(cfc429) CC	K-129020	4568	12	67,160.52
203wvn	12/13/2018	12/18	(gasc) The Gas Company	K-129036	4569	422.88	acc:1155514808 10/29-11/29
203wvn	12/13/2018	12/18	(gasc) The Gas Company	K-129037	4570	40.95	acc:05253451370 10/29-11/29
203wvn	12/13/2018	12/18	(gasc) The Gas Company	K-129038	4570	25.02	acc:18906387222 10/29-11/29
203wvn	12/13/2018	12/18	(hms1910) Haven Management Services, Inc.	K-129105	4571	7	62,280.87
203wvn	12/13/2018	12/18	(sou600) Southern California Edison	K-129039	4572	265.86	62,015.01
203wvn	12/14/2018	12/18	( ) Laundry	R-39216		68.52	acc:2404126518 10/31-12/03/
203wvn	12/17/2018	12/18	(hcd-sac) HCD	K-129111	4573	32	62,083.53
203wvn	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129114	4574	148.57	Laundry
203wvn	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129115	4574	290.51	Decal:AB11939-Space 26
203wvn	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129115	4574	61,612.45	

203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129115	4574	4574	76.81	61,535.64
203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129115	4574	4574	233.8	61,301.84
203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129116	4574	4574		61,535.64
203wmm	12/17/2018	12/18	(inl830) Inland Desert Security & Communi	K-129157	4575	4575	76.8	61,458.84
203wmm	12/17/2018	12/18	(yrc542) Yucalpa Disposal, Inc.	K-129223	4576	4576	2,025.57	59,433.27
203wmm	12/20/2018	12/18	(aad346) A-Advantage Plumbing	K-129358	4577	4577	3,600.00	accr.13319366
203wmm	12/20/2018	12/18	(aug1m) Augusta Communities LLC	K-129397	4578	4578	3,405.50	52,427.77
203wmm	12/20/2018	12/18	(aug1m) Augusta Communities LLC	K-129399	4578	4578	896.61	professional liability
203wmm	12/20/2018	12/18	(aug1m) Augusta Communities LLC	K-129413	4579	4579	461.34	51,069.82
203wmm	12/20/2018	12/18	(ct342) City of Yucalpa	K-129415	4580	4580	1,140.00	umbrella policy
203wmm	12/20/2018	12/18	(cou385) County of San Bernardino	K-129415	4581	4581	448	49,929.82
203wmm	12/20/2018	12/18	(hms1910) Haven Management Services, Inc.	K-129415	4582	4582	2,905.89	2019 permit to operate
203wmm	12/20/2018	12/18	(hms1910) Haven Management Services, Inc.	K-129399	4583	4583	46,318.80	pool permit
203wmm	12/20/2018	12/18	(sou600) Southern California Edison	K-129463	4584	4584	20	46,318.80
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129471	4584	4584	303.29	46,015.51
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129471	4584	4584	94.94	acct.2404470031 11/13-12/13/
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129471	4584	4584	159.2	45,920.57
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129472	4584	4584	45,761.37	45,761.37
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129472	4584	4584	45,357.33	45,357.33
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129492	4584	4584	83.14	45,274.19
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129492	4584	4584	66.93	45,207.26
203wmm	12/31/2018	12/18	(hed-sac) HCD	K-129506	4585	4585	7.5	45,199.76
203wmm	12/31/2018	12/18	(hom603) Home Depot Credit Services	K-129507	4586	4586	148.85	45,050.91
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129515	4587	4587	38.42	45,012.49
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129516	4587	4587	46.43	44,966.06
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129517	4587	4587	108	44,858.06
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129518	4587	4587	2,705.85	42,152.21
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129518	4587	4587	518	41,634.21
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129518	4587	4587	92.5	41,541.71
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129518	4587	4587	247.5	41,294.21
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129518	4587	4587	213.75	#2 & #3-swamp cooler/repair
203wmm	12/31/2018	12/18	(lot149) Lotshaw Air Conditioning Company	K-129520	4587	4587	40,380.46	#26 - capacitor
203wmm	12/31/2018	12/18	(gre315) Green Irrigation Solutions	K-129333	4588	4588	772	40,080.46
203wmm	12/31/2018	12/18	(gre315) Green Irrigation Solutions	K-129514	4588	4588	3,111.00	40,380.46
			NetChange=-8,043.28				900	37,197.46
							33,647.46	#67-new furnace/CH-new fan c
							2,650.00	11/20-12/20/18
								33,647.46
								= Ending Balance =
1115-000-000			Cash on Hand					
203wmm	12/31/2017	01/18	:Prog Gen Reverses Journal c	J-50093	Adjust Bank			0 = Beginning Balance =
203wmm	12/31/2017	01/18	Correct Bank Rec Err	J-50090	Correct Bank	1,670.29		-1,670.29
203wmm	1/1/2018	01/18	Adj Cash On Hand Dec 17 Ren	J-50722	Reversal		1,670.29	0 Correct Bank Rec Err
203wmm	1/3/2018	01/18	( ) rent deposit 2	R-37956			1,225.00	-1,225.00
203wmm	1/4/2018	01/18	( ) rent deposit 3	R-37957			13,300.05	Adj Cash On Hand
203wmm	1/4/2018	01/18	(pond) Kenneth Pond	K-120898	4244	197.69	10,311.33	-14,525.05
203wmm	1/8/2018	01/18	( ) rent deposit 4	R-37958			10,551.34	rent deposit 2
203wmm	1/10/2018	01/18	Rent Deposit #5	J-50202	Rent Deposit		1,670.29	-24,836.38
203wmm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	37,058.01		rent deposit 3
203wmm	2/1/2018	02/18	( ) Rent Deposit #1	J-50201	Reversal		9,952.13	security deposit refund
203wmm	2/2/2018	02/18	:Prog Gen Reverses Journal c	R-38091				-25,190.03
203wmm	2/5/2018	02/18	( ) Rent Deposit #2	R-38072			197.69	rent deposit 4
203wmm	2/7/2018	02/18	( ) Rent Deposit #3	R-38073				-36,860.32
203wmm	2/7/2018	02/18	( ) Rent Deposit #4	R-38119				Jan 18 Collected
203wmm	2/8/2018	02/18	( ) Rent Deposit #5	R-38120				-9,754.44
203wmm	2/12/2018	02/18	( ) Rent Deposit #6	R-38121				Adjust Bank Error
203wmm	2/13/2018	02/18	( ) Rent Deposit #7	R-38121				-10,540.57
203wmm	2/14/2018	02/18	( ) Rent Deposit #8	R-38123				Rent Deposit #2
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50798	Feb 18 Rent	38,244.48		-2,4963.98
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	38,244.48		Rent Deposit #3
								-33,658.45
								Rent Deposit #4
								-34,108.45
								Rent Deposit #5
								-34,712.77
								Rent Deposit #6
								-35,212.77
								Rent Deposit #7
								-36,376.50
								Rent Deposit #8
								-1,867.98
								Feb 18 Collected
								40,112.46
								Feb 18 Collected

203wmm	2/21/2018 02/18	: Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	38,244.48	1,867.98	Feb 18 Collected
203wmm	2/28/2018 02/18	Adj Prior Adj Due To Dec 17	J-50910	Adj Prior Ad	1,670.29	197.69	197.69 Adj Prior Adj
203wmm	2/28/2018 02/18	Correct Posting Error	19769	Correct Post	19769	0	Correct Posting Error
203wmm	3/1/2018 03/18	( ) Rent Deposit #1	R-38184		2,287.95	-2,287.95	Rent Deposit #1
203wmm	3/1/2018 03/18	( ) Rent Deposit #2	R-38172		7,941.41	-10,229.36	Rent Deposit #2
203wmm	3/4/2018 03/18	( ) Rent Deposit #3	R-38185		8,293.26	-18,522.62	Rent Deposit #3
203wmm	3/6/2018 03/18	( ) Rent Deposit #4	R-38199		13,844.51	-32,367.13	Rent Deposit #4
203wmm	3/7/2018 03/18	( ) Rent Deposit #5	R-38226		1,497.94	-33,865.07	Rent Deposit #5
203wmm	3/8/2018 03/18	( ) Rent Deposit #6	R-38227		810.69	-34,675.76	Rent Deposit #6
203wmm	3/12/2018 03/18	( ) Rent Deposit #7	R-38228		838.62	-35,514.38	Rent Deposit #7
203wmm	3/14/2018 03/18	( ) Rent Deposit #8	R-38229		458.1	-35,972.48	Rent Deposit #8
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	35,972.48	0	Mar 18 Collected
203wmm	4/18/2001 04/18	( ) Rent Deposit #9	R-38361		412.69	-412.69	Rent Deposit #9
203wmm	4/2/2018 04/18	( ) Rent Deposit #1	R-38291		10,641.46	-11,054.15	Rent Deposit #1
203wmm	4/3/2018 04/18	( ) Rent Deposit #2	R-38292		5,475.49	-16,529.64	Rent Deposit #2
203wmm	4/4/2018 04/18	( ) Rent Deposit #3	R-38293		4,640.45	-21,170.09	Rent Deposit #3
203wmm	4/5/2018 04/18	( ) Rent Deposit #4	R-38294		6,227.34	-27,397.43	Rent Deposit #4
203wmm	4/9/2018 04/18	( ) Rent Deposit #5	R-38336		4,587.93	-31,985.36	Rent Deposit #5
203wmm	4/10/2018 04/18	( ) Rent Deposit #6	R-38337		787.78	-32,773.14	Rent Deposit #6
203wmm	4/12/2018 04/18	( ) Rent Deposit #7	R-38338		383.9	-33,157.04	Rent Deposit #7
203wmm	4/18/2018 04/18	( ) Rent Deposit #8	R-38360		400	-33,557.04	Rent Deposit #8
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	33,557.04	0	Apr 18 Collected
203wmm	5/1/2018 05/18	( ) Rent Deposit #1	R-38425		5,011.19	-5,011.19	Rent Deposit #1
203wmm	5/2/2018 05/18	( ) Rent Deposit #2	R-38426		3,845.32	-8,856.51	Rent Deposit #2
203wmm	5/3/2018 05/18	( ) Rent Deposit #3	R-38427		7,707.91	-16,564.42	Rent Deposit #3
203wmm	5/7/2018 05/18	( ) Rent Deposit #4	R-38442		13,846.01	-30,410.43	Rent Deposit #4
203wmm	5/8/2018 05/18	( ) Rent Deposit #5	R-38428		1,129.77	-31,540.20	Rent Deposit #5
203wmm	5/14/2018 05/18	( ) Rent Deposit #6	R-38460		2,619.15	-34,159.35	Rent Deposit #6
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	910.34	-33,249.01	May 18 Credit Tenant Move Ou
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	910.34	-34,159.35	May 18 Add Tenant Move In
203wmm	6/1/2018 06/18	( ) Rent Deposit #1	R-38518		4,735.18	-4,735.18	Rent Deposit #1
203wmm	6/4/2018 06/18	( ) Rent Deposit #2	R-38519		13,733.13	-18,468.31	Rent Deposit #2
203wmm	6/5/2018 06/18	( ) Rent Deposit #3	R-38549		6,753.79	-25,222.10	Rent Deposit #3
203wmm	6/6/2018 06/18	( ) Rent Deposit #4	R-38546		3,511.49	-28,733.59	Rent Deposit #4
203wmm	6/7/2018 06/18	( ) Rent Deposit #5	R-38559		2,294.26	-31,027.85	Rent Deposit #5
203wmm	6/7/2018 06/18	( ) Rent Deposit #6	R-38560		1,760.34	-32,788.19	Rent Deposit #6
203wmm	6/12/2018 06/18	( ) Rent Deposit #7	R-38578		411.72	-34,012.69	Rent Deposit #7
203wmm	6/18/2018 06/18	( ) Rent Deposit #8	R-38595		1,224.50	-34,424.41	Rent Deposit #8
203wmm	6/19/2018 06/18	( ) Rent Deposit #9	R-38597		1,680.34	-36,104.75	Rent Deposit #9
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	36,104.75	-37,869.43	Jun 18 Add Tenant Move In
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	36,104.75	-1,764.68	Jun 18 Credit Tenant Move Ou
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1,764.68	0	Jun 18 Collected
203wmm	7/1/2018 07/18	( ) Rent Deposit #1	R-38657		17,632.13	-17,632.13	Rent Deposit #1
203wmm	7/3/2018 07/18	( ) Rent Deposit #2	R-38658		10,774.65	-28,406.78	Rent Deposit #2
203wmm	7/6/2018 07/18	( ) Rent Deposit #3	R-38659		5,011.86	-33,418.64	Rent Deposit #3
203wmm	7/9/2018 07/18	( ) Rent Deposit #4	R-38685		841.89	-34,260.53	Rent Deposit #4
203wmm	7/12/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	34,260.53	0	Jul 18 Collected
203wmm	8/1/2018 08/18	( ) rent deposit #1	R-38741		6,162.74	-6,162.74	rent deposit #1
203wmm	8/2/2018 08/18	( ) rent deposit #2	R-38742		6,564.22	-12,726.96	rent deposit #2
203wmm	8/6/2018 08/18	( ) Rent Deposit #3	R-38760		19,388.60	-32,115.56	Rent Deposit #3
203wmm	8/7/2018 08/18	( ) Rent Deposit #4	R-38761		1,535.96	-33,651.52	Rent Deposit #4
203wmm	8/9/2018 08/18	( ) Rent Deposit #5	R-38762		361	-34,012.52	Rent Deposit #5
203wmm	8/14/2018 08/18	( ) Rent Deposit #6	R-38791		791.53	-34,804.05	Rent Deposit #6
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	348.62	-34,455.43	Aug 18 Credit Tenant Move Ou
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	348.62	-34,804.05	Aug 18 Add New Tenant Move I
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	34,804.05	0	Aug 18 Collected

203wmm	9/5/2018 09/18	( ) Rent Deposit #1	R-38869			23,717.37	-23,717.37	Rent Deposit #1
203wmm	9/6/2018 09/18	( ) Rent Deposit #2	R-38870			8,932.54	-32,649.91	Rent Deposit #2
203wmm	9/6/2018 09/18	( ) Rent Deposit #3	R-38871			752	-33,401.91	Rent Deposit #3
203wmm	9/6/2018 09/18	( ) Rent Deposit #4	R-38892			821.67	-34,223.58	Rent Deposit #4
203wmm	9/12/2018 09/18	( ) Rent Deposit #5	R-38885			785.65	-35,009.23	Rent Deposit #5
203wmm	9/17/2018 09/18	( ) Rent Deposit #6	R-38893			833.76	-35,842.99	Rent Deposit #6
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770		Sept 18 Rent	35,842.99	0	Sept 18 Collected
203wmm	10/1/2018 10/18	( ) Rent Deposit #1	R-38954			7,520.22	-7,520.22	Rent Deposit #1
203wmm	10/2/2018 10/18	( ) Rent Deposit #2	R-38955			4,989.67	-12,509.89	Rent Deposit #2
203wmm	10/3/2018 10/18	( ) Rent Deposit #3	R-38956			6,411.11	-18,921.00	Rent Deposit #3
203wmm	10/4/2018 10/18	( ) Rent Deposit #4	R-38957			4,333.61	-23,254.61	Rent Deposit #4
203wmm	10/8/2018 10/18	( ) Rent Deposit #5	R-38987			10,511.75	-33,766.36	Rent Deposit #5
203wmm	10/8/2018 10/18	( ) Rent Deposit #6	R-38988			427.17	-34,193.53	Rent Deposit #6
203wmm	10/15/2018 10/18	( ) Rent Deposit #7	R-38989			450	-34,643.53	Rent Deposit #7
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280		Oct 18 Rent	34,643.53	0	Oct 18 Collected
203wmm	11/1/2018 11/18	( ) Rent Deposit #1	R-39044			10,591.88	-10,591.88	Rent Deposit #1
203wmm	11/5/2018 11/18	( ) Rent Deposit #2	R-39054			13,700.22	-24,292.10	Rent Deposit #2
203wmm	11/6/2018 11/18	( ) Rent Deposit #3	R-39055			7,307.75	-31,599.85	Rent Deposit #3
203wmm	11/7/2018 11/18	( ) Rent Deposit #4	R-39056			1,533.85	-33,133.70	Rent Deposit #4
203wmm	11/8/2018 11/18	( ) Rent Deposit #5	R-39102			371.15	-33,504.85	Rent Deposit #5
203wmm	11/13/2018 11/18	( ) Rent Deposit #6	R-39099			1,231.68	-34,736.53	Rent Deposit #6
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812		Nov 18 Rent	34,763.53	27	Nov 18 Collected
203wmm	12/3/2018 12/18	( ) Rent Deposit #1	R-39172			15,492.40	-15,465.40	Rent Deposit #1
203wmm	12/4/2018 12/18	( ) Rent Deposit #2	R-39173			7,123.81	-22,589.21	Rent Deposit #2
203wmm	12/5/2018 12/18	( ) Rent Deposit #3	R-39174			3,710.58	-26,299.79	Rent Deposit #3
203wmm	12/6/2018 12/18	( ) Rent Deposit #4	R-39175			2,424.87	-28,724.66	Rent Deposit #4
203wmm	12/10/2018 12/18	( ) Rent Deposit #5	R-39176			4,071.78	-32,796.44	Rent Deposit #5
203wmm	12/11/2018 12/18	( ) Rent Deposit #6	R-39177			1,237.52	-34,033.96	Rent Deposit #6
203wmm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373		Dec 18 Rent	34,060.96	27	Dec 18 Collected
203wmm	12/31/2018 12/18	Correct Posting Error	J-56617		Adjust Cash	27	0	Adjust Cash On Hand
		NetChange= 0.00					0	Ending Balance =
1120-000-000		Payroll Clearing					0	Beginning Balance =
203wmm	1/4/2018 01/18	(Haven999) Haven Management Services, Inc	K-120786		Payroll 1-12	4247	3,120.80	0
203wmm	1/12/2018 01/18	Payroll 1-12-2018	J-50240		Payroll 1-12		3,120.80	0
203wmm	1/19/2018 01/18	(Haven999) Haven Management Services, Inc	K-121168			4261	3,320.28	0
203wmm	1/26/2018 01/18	Payroll 01/26/18	J-50310		Payroll 01/2		3,320.28	0
203wmm	2/1/2018 02/18	(Haven999) Haven Management Services, Inc	K-121485			4271	2,760.96	0
203wmm	2/9/2018 02/18	Payroll 2-09-2018	J-50762		Payroll 2-09		2,760.96	0
203wmm	2/16/2018 02/18	(Haven999) Haven Management Services, Inc	K-121828			4284	2,731.86	0
203wmm	2/23/2018 02/18	Payroll 02-23-18	J-50844		Payroll 02-2		2,731.86	0
203wmm	3/2/2018 03/18	(Haven999) Haven Management Services, Inc	K-122153			4297	2,709.18	0
203wmm	3/9/2018 03/18	Payroll 3-09-18	J-51333		Payroll 3-09		2,687.23	0
203wmm	3/16/2018 03/18	(Haven999) Haven Management Services, Inc	K-122496			4309	2,709.18	0
203wmm	3/23/2018 03/18	Payroll 3-23-2018	J-51406		Payroll 3-23		2,687.23	0
203wmm	4/1/2018 04/18	(Haven999) Haven Management Services, Inc	K-122811			4319	2,739.71	0
203wmm	4/6/2018 04/18	Payroll 04-06-2018	J-51865		Payroll 04-0		2,739.71	0
203wmm	4/13/2018 04/18	(Haven999) Haven Management Services, Inc	K-123243			4337	2,634.01	0
203wmm	4/20/2018 04/18	Payroll 4-20-18	J-51950		Payroll 4-20		2,634.01	0
203wmm	4/30/2018 04/18	(Haven999) Haven Management Services, Inc	K-123474			4348	2,751.75	0
203wmm	5/4/2018 05/18	Payroll 5-04-18	J-52400		Payroll 5-04		2,751.75	0
203wmm	5/11/2018 05/18	(Haven999) Haven Management Services, Inc	K-123710			4361	2,752.45	0
203wmm	5/18/2018 05/18	Payroll 5-18-2018	J-52488		Payroll 5-18		2,752.45	0
203wmm	5/23/2018 05/18	(Haven999) Haven Management Services, Inc	K-124141			4373	2,706.38	0
203wmm	6/1/2018 06/18	Payroll 6-1-18	J-52639		Payroll 6-1-		2,706.38	0
203wmm	6/11/2018 06/18	(Haven999) Haven Management Services, Inc	K-124544			4393	2,958.47	0
203wmm	6/15/2018 06/18	Payroll 6-15-18	J-52996		Payroll 6-15		2,958.47	0

203wm	6/22/2018	06/18	(havs999) Haven Management Services, Inc	K-124860	4401	2,784.38	2,784.38	2,784.38	0 Payroll 6-29-18
203wm	6/29/2018	06/18	Payroll 6-29-18	J-53175	Payroll 6-29	2,784.38	2,784.38	0 Payroll 6-29-18	
203wm	7/5/2018	07/18	(havs999) Haven Management Services, Inc	K-125063	4409	2,671.90	2,671.90	2,671.90	0 Payroll 7-13-18
203wm	7/13/2018	07/18	Payroll 7-13-18	J-53534	Payroll 7-1	2,671.90	2,671.90	0 Payroll 7-13-18	
203wm	7/19/2018	07/18	(hms1910) Haven Management Services, Inc.	K-125465	4424	2,457.85	2,457.85	2,457.85	0 Payroll 07-27-2018
203wm	7/27/2018	07/18	Payroll 07-27-2018	J-53746	Payroll 07-2	2,457.85	2,457.85	0 Payroll 07-27-2018	
203wm	8/3/2018	08/18	(hms1910) Haven Management Services, Inc.	K-125803	4435	2,599.13	2,599.13	2,599.13	0 Payroll 8-10-18
203wm	8/10/2018	08/18	Payroll 8-10-18	J-54118	Payroll 8-10	2,599.13	2,599.13	0 Payroll 8-10-18	
203wm	8/17/2018	08/18	(hms1910) Haven Management Services, Inc.	K-126214	4448	2,520.60	2,520.60	2,520.60	0 Payroll 8-24-2018
203wm	8/24/2018	08/18	Payroll 8-24-2018	J-54226	Payroll 8-24	2,520.60	2,520.60	0 Payroll 8-24-2018	
203wm	9/1/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126541	4460	2,593.50	2,593.50	2,593.50	5,103.69
203wm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126772	4469	2,510.19	2,510.19	2,510.19	0 Payroll 9-07-18
203wm	9/7/2018	09/18	Payroll 9-07-18	J-54712	Payroll 9-07	2,593.50	2,593.50	2,510.19	0 Payroll 9-21-18
203wm	9/21/2018	09/18	Payroll 9-21-18	J-54809	Payroll 9-2	2,510.19	2,510.19	0 Payroll 9-21-18	
203wm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127234	4483	2,483.70	2,483.70	2,483.70	0 Payroll 10-05-2018
203wm	10/5/2018	10/18	Payroll 10-05-2018	J-55245	Payroll 10-0	2,483.70	2,483.70	0 Payroll 10-05-2018	
203wm	10/12/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127501	4498	2,478.95	2,478.95	2,478.95	0 Payroll 10-19-18
203wm	10/19/2018	10/18	Payroll 10-19-18	J-55304	Payroll 10-1	2,478.95	2,478.95	0 Payroll 10-19-18	
203wm	10/25/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127871	4508	2,526.75	2,526.75	2,526.75	0 Payroll 11-02-18
203wm	11/2/2018	11/18	Payroll 11-02-18	J-55453	Payroll 11-0	2,526.75	2,526.75	0 Payroll 11-02-18	
203wm	11/9/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128184	4531	2,343.57	2,343.57	2,343.57	0 Payroll 11-16-18
203wm	11/16/2018	11/18	Payroll 11-16-18	J-55846	Payroll 11-1	2,510.19	2,510.19	2,510.19	0 Payroll 11-30-2018
203wm	11/26/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128649	4540	2,510.19	2,510.19	2,510.19	0 Payroll 12-28-18
203wm	11/30/2018	11/18	Payroll 11-30-2018	J-55947	Payroll 11-3	678	678	0 Payroll 12-28-18	
203wm	12/3/2018	12/18	(hms1910) Haven Management Services, Inc.	K-128794	4548	2,668.76	2,668.76	2,668.76	0 Payroll 12-28-18
203wm	12/6/2018	12/18	Payroll 12-07-18	J-56107	Payroll 12-0	678	678	0 Payroll 12-28-18	
203wm	12/7/2018	12/18	(hms1910) Haven Management Services, Inc.	K-129005	4561	2,668.76	2,668.76	2,668.76	0 Payroll 12-28-18
203wm	12/14/2018	12/18	Payroll 12-14-18	J-56592	Payroll 12-1	2,905.89	2,905.89	2,905.89	0 Payroll 12-28-18
203wm	12/20/2018	12/18	(hms1910) Haven Management Services, Inc.	K-129415	4581	2,905.89	2,905.89	2,905.89	0 Payroll 12-28-18
203wm	12/28/2018	12/18	Payroll 12-28-18	J-56438	Payroll 12-2	2,905.89	2,905.89	0 Payroll 12-28-18	
1130-000-000			Petty Cash					200 = Beginning Balance =	
			NetChange= 0.00					200 = Ending Balance =	
1131-000-001			Repair & Replacement Fund					30,003.55 = Beginning Balance =	
			NetChange= 0.00					30,003.55 = Ending Balance =	
1132-001-002			Debt Service Reserve Fund					155,984.65 = Beginning Balance =	
			NetChange= 0.00					155,984.65 = Ending Balance =	
1151-000-000			Security Deposit					93.75 = Beginning Balance =	
			NetChange= 0.00					93.75 = Ending Balance =	
1152-002-001			Prepaid Insurance					7,169.78 = Beginning Balance =	
203wm	1/31/2018	01/18	Expense 1 Month Prepd Insuran	J-50467	Prepd Ins VV	607.15	607.15	6,562.63	Expense 1 Month Prepd Insuran
203wm	2/28/2018	02/18	Expense 1 Month Prepd Insuran	J-50906	Prepd Ins VV	1,312.52	1,312.52	5,250.11	Expense 1 Month Prepd Insuran
203wm	3/30/2018	03/18	Expense 1 Month Prepaid Insur	J-51482	Prepaid Insu	1,312.52	1,312.52	3,937.59	Expense 1 Month Prepaid Insur
203wm	4/30/2018	04/18	Expense 1 Month Prepd Ins	J-52066	Prepd Ins VV	1,312.52	1,312.52	2,625.07	Expense 1 Month Prepd Ins
203wm	5/31/2018	05/18	Expense 1 Month Prepd Ins	J-52574	Prepaid Ins	1,312.52	1,312.52	1,312.55	Expense 1 Month Prepd Ins
203wm	6/30/2018	06/18	Expense 1 Month Prepd Insuran	J-53099	Prepd Ins VV	1,312.55	1,312.55	0	Expense 1 Month Prepd Insuran
203wm	7/31/2018	07/18	Exp 1 Month Ins	J-53715	Prepd Ins VV	1,312.55	1,312.55	-1,312.55	Exp 1 Month Ins
203wm	8/31/2018	08/18	Prepaid Insurance Began July	J-54284	Prepd Ins VV	6,955.70	6,955.70	5,643.15	Prepaid Insurance Began July
203wm	9/30/2018	09/18	Expense 1 Month Prepaid Insur	J-54875	Prepd Ins VV	695.57	695.57	4,947.58	Expense 1 Month Prepaid Insur
203wm	10/31/2018	10/18	Expense 1 Mnth Prepd Insuran	J-55392	Prepd Ins VV	695.57	695.57	4,252.01	Expense 1 Mnth Prepd Insuran
203wm	11/30/2018	11/18	Expense 1 Month Prepd Ins	J-56020	Prepd Ins VV	695.57	695.57	3,556.44	Expense 1 Month Prepd Ins
203wm	12/31/2018	12/18	Adjust Prepaid Ins	J-56618	Adjust Prepa	1,312.56	1,312.56	4,869.00	Adjust Prepaid Ins

203wm	12/31/2018	12/18	Expense 1 Mth Prepd Ins	J-56493	Prepd Ins VV	695.57	4,173.43	Expense 1 Mth Prepd Ins	
1153-003-000	203wm	12/31/2018	12/18	Accounts Receivable	J-58006	Augusta Dec	1,077.58	4,173.43 = Ending Balance =	
			NetChange= -2,996.35					0 = Beginning Balance =	
								1,077.58 = Ending Balance =	
1355-000-000	203wm	1/4/2018	01/18	Due From Haven Management	K-120786	Payroll 01/2	4247	207.85	207.85 = Beginning Balance =
203wm	203wm	1/26/2018	01/18	(haven99) Haven Management Services, Inc	J-50310	Payroll 01/2	559.32	0	559.32 Payroll 01/26/18
203wm	203wm	2/1/2018	02/18	(haven99) Haven Management Services, Inc	K-121485	Payroll 2-09	4271	559.32	0
203wm	203wm	2/9/2018	02/18	(haven99) Haven Management Services, Inc	J-50762	Payroll 2-09	29.1	29.1	29.1 Payroll 2-09-2018
203wm	203wm	2/16/2018	02/18	(haven99) Haven Management Services, Inc	K-121828	Payroll 02-2	4284	29.1	0
203wm	203wm	2/23/2018	02/18	(haven99) Haven Management Services, Inc	J-50844	Payroll 02-2	25.68	25.68	25.68 Payroll 02-23-18
203wm	203wm	3/2/2018	03/18	(haven99) Haven Management Services, Inc	K-122153	Payroll 3-09	4297	21.95	0 Payroll Adv 3-9-18
203wm	203wm	3/9/2018	03/18	(haven99) Haven Management Services, Inc	J-51333	Payroll 3-09	4309	21.95	21.95 Payroll 3-09-18
203wm	203wm	3/16/2018	03/18	(haven99) Haven Management Services, Inc	K-122496	Payroll 04-0	4337	105.7	0 Payroll 04-06-2018
203wm	203wm	4/6/2018	04/18	(haven99) Haven Management Services, Inc	J-51865	Payroll 6-15	4373	46.07	46.07 Payroll 5-18-2018
203wm	203wm	4/13/2018	04/18	(haven99) Haven Management Services, Inc	K-123243	Payroll 6-15	4401	112.48	112.48 Payroll 6-15-18
203wm	203wm	5/18/2018	05/18	(haven99) Haven Management Services, Inc	J-52488	Payroll 8-10	4424	214.05	214.05 Payroll 8-10-18
203wm	203wm	5/23/2018	05/18	(haven99) Haven Management Services, Inc	K-124141	Payroll 9-2	4488	83.31	0
203wm	203wm	6/15/2018	06/18	(haven99) Haven Management Services, Inc	J-52996	Payroll 9-07	4469	83.31	-83.31 0 Payroll 9-07-18
203wm	203wm	6/22/2018	06/18	(haven99) Haven Management Services, Inc	K-124860	Payroll 10-0	4498	4.75	26.49 Payroll 9-21-18
203wm	203wm	6/29/2018	06/18	(haven99) Haven Management Services, Inc	J-53175	Payroll 11-0	4531	183.18	0
203wm	203wm	7/5/2018	07/18	(haven99) Haven Management Services, Inc	K-125063	Payroll 12-2	4531	15.36	15.36 Payroll 12-28-18
203wm	203wm	7/13/2018	07/18	(haven99) Haven Management Services, Inc	J-53534	Payroll 12-2	4531	15.36	15.36 = Ending Balance =
203wm	203wm	7/19/2018	07/18	(hms1910) Haven Management Services, Inc.	K-125465	Payroll 8-10	4424	214.05	214.05 Payroll 7-13-18
203wm	203wm	8/10/2018	08/18	(hms1910) Haven Management Services, Inc.	J-54118	Payroll 8-10	4424	214.05	0
203wm	203wm	8/17/2018	08/18	(hms1910) Haven Management Services, Inc.	K-126214	Payroll 8-10	4424	214.05	78.53 Payroll 8-10-18
203wm	203wm	9/6/2018	09/18	(hms1910) Haven Management Services, Inc.	K-126772	Payroll 8-10	4424	214.05	0
203wm	203wm	9/7/2018	09/18	(hms1910) Haven Management Services, Inc.	J-54712	Payroll 9-07	4488	83.31	0
203wm	203wm	9/21/2018	09/18	(hms1910) Haven Management Services, Inc.	J-54809	Payroll 9-2	4488	83.31	-83.31 0 Payroll 9-07-18
203wm	203wm	10/1/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127234	Payroll 9-2	4488	83.31	26.49 Payroll 9-21-18
203wm	203wm	10/5/2018	10/18	(hms1910) Haven Management Services, Inc.	J-55245	Payroll 10-0	4498	4.75	0
203wm	203wm	10/12/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127501	Payroll 10-0	4498	4.75	4.75 Payroll 10-05-2018
203wm	203wm	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	J-55453	Payroll 11-0	4498	4.75	0
203wm	203wm	11/9/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128184	Payroll 11-0	4498	4.75	183.18 Payroll 11-02-18
203wm	203wm	12/28/2018	12/18	(hms1910) Haven Management Services, Inc.	J-56438	Payroll 12-2	4531	183.18	0
				NetChange= -192.49					15.36 Payroll 12-28-18
1501-201-004	203wm	12/31/2018	12/18	Coach Inventory, Sp 4	J-58003	Augusta Dec	23,420.00	23,420.00	23,420.00 Capital Improvements 2018
				NetChange= 23,420.00					23,420.00 = Ending Balance =
1501-201-053	203wm	12/31/2018	12/18	Coach Inventory, Sp 53	J-58003	Augusta Dec	2,916.00	2,916.00	2,916.00 Capital Improvements 2018
				NetChange= 2,916.00					2,916.00 = Ending Balance =
1501-201-067	203wm	12/31/2018	12/18	Coach Inventory, Sp 67	J-58003	Augusta Dec	3,111.00	3,111.00	3,111.00 Capital Improvements 2018
				NetChange= 3,111.00					3,111.00 = Ending Balance =
1501-203-002				Coach Inventory, Space 2					0 = Beginning Balance =
				NetChange= 0.00					51,813.25 = Beginning Balance =
1501-203-003				Coach Inventory, Space 3					51,813.25 = Ending Balance =
				NetChange= 0.00					49,730.35 = Beginning Balance =
									49,730.35 = Ending Balance =

1501-203-004	Coach Inventory Space 4 NetChange= 0.00				1,266.00 = Beginning Balance = 1,266.00 = Ending Balance =
1501-203-021	Coach Inventory Sp 21 NetChange= 0.00				63,619.00 = Beginning Balance = 63,619.00 = Ending Balance =
1501-203-023	Coach Inventory Sp 23 NetChange= 0.00				66,419.00 = Beginning Balance = 66,419.00 = Ending Balance =
1501-203-026	Coach Inventory Space 26 NetChange= 0.00				10,711.10 = Beginning Balance = 10,711.10 = Ending Balance =
1501-203-029	Coach Inventory Sp 29 NetChange= 0.00				12,202.63 = Beginning Balance = 12,202.63 = Ending Balance =
1501-203-052	Coach Inventory Space 52 NetChange= 0.00				18,168.06 = Beginning Balance = 18,168.06 = Ending Balance =
1501-203-053	Coach Inventory Space 53 NetChange= 0.00				8,236.11 = Beginning Balance = 8,236.11 = Ending Balance =
1501-203-067	Coach Inventory Space 67 NetChange= 0.00				33,256.50 = Beginning Balance = 33,256.50 = Ending Balance =
1901-000-000	Land NetChange= 0.00				765,000.00 = Beginning Balance = 765,000.00 = Ending Balance =
1901-001-000	Land Improvements Capital Improvements 2018 NetChange= 6,900.00	12/31/2018 12/18	J-58003	Augusta Dec	6,900.00
1902-000-000	Building NetChange= 0.00				476,081.64 = Beginning Balance = 476,081.64 = Ending Balance =
1902-002-000	Pool Upgrad/New Deck Capital Improvements 2018 NetChange= 2,947.29	12/31/2018 12/18	J-58003	Augusta Dec	2,947.29
1905-000-001	Sewer System NetChange= 0.00				0 = Beginning Balance = 2,947.29 Capital Improvements 2018 2,947.29 = Ending Balance =
1906-000-000	Furniture/Fixtures NetChange= 0.00				5,782.50 = Beginning Balance = 5,782.50 = Ending Balance =
1907-000-002	Gas Systems NetChange= 0.00				250,000.00 = Beginning Balance = 250,000.00 = Ending Balance =
1907-000-003	Electric System NetChange= 0.00				11,500.00 = Beginning Balance = 11,500.00 = Ending Balance =
1908-000-000	Vehicles NetChange= 0.00				16,569.76 = Beginning Balance = 16,569.76 = Ending Balance =
1910-000-000	Equipment Capital Improvements 2018 NetChange= 5,464.26	12/31/2018 12/18	J-58003	Augusta Dec	5,464.26
203wm					6,685.36 = Beginning Balance = 12,149.62 Capital Improvements 2018 12,149.62 = Ending Balance =



203wmm	12/31/2018 12/18	Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	3,382.00	-24,405.66	Curtis Allan Floor Ck #4606
203wmm	12/31/2018 12/18	Water Works Accrual For Dec	J-50334	Accrue Water	350	-24,755.66	Water Works Accrual
203wmm	12/31/2018 12/18	:Prog Gen Reverses Journal c	J-57646	Accrue Water	350	-24,405.66	Water Works Accrual
		NetChange= -13,274.54					= Ending Balance =
2012-001-001	12/31/2018 12/18	Current Portion of LTD	J-58004	Augusta Dec	1,311.80	-41,321.74	= Beginning Balance =
203wmm	12/31/2018 12/18	Accrued Interest				-42,633.54	Accrued Interest
		NetChange= -1,311.80				-42,633.54	= Ending Balance =
2012-002-000	12/31/2018 12/18	Advance Rent Credits	J-58006	Augusta Dec	48.5	0	= Beginning Balance =
203wmm	12/31/2018 12/18	Receivable & Prepaid				48.5	Receivable & Prepaid
		NetChange= 48.50				48.5	= Ending Balance =
2016-000-000		Accrued Interest Expense				-14,397.64	= Beginning Balance =
		NetChange= 0.00				-14,397.64	= Ending Balance =
2101-000-000	2/28/2018 02/18	Tenant Deposits	J-50913	Adjust Tenan	620.31	-10,192.00	= Beginning Balance =
203wmm	2/28/2018 02/18	Correct Posting Error	J-50911	Correct Post	197.69	-9,571.69	Adjust Tenant Dep
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	400	-9,374.00	Correct Posting Error
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	754	-8,974.00	Mar 18 Credit Sec Dep 41, 46
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	850	-8,220.00	May 18 Credit Sec Dep Sp 3
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1,660.00	-9,070.00	May 18 Add Sec Dep Sp 21
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	1,090.00	-10,730.00	Jun 18 Add Sec Dep Sp 3, 23
		NetChange= 552.00				-9,640.00	Aug 18 Credit Sec Dep Sp 4
2107-000-000		Loan Payable				-40,038.00	= Beginning Balance =
		NetChange= 0.00				-40,038.00	= Ending Balance =
2109-000-000	12/31/2018 12/18	Current Portion of Long-Term	J-58004	Augusta Dec	1,311.80	41,321.74	= Beginning Balance =
203wmm	12/31/2018 12/18	Accrued Interest				42,633.54	Accrued Interest
		NetChange= 1,311.80				42,633.54	= Ending Balance =
2111-000-000	12/31/2018 12/18	Bond Payable	J-58004	Augusta Dec	41,321.74	-2,422,240.98	= Beginning Balance =
203wmm	12/31/2018 12/18	Accrued Interest				-2,380,919.24	Allocate Bond Payment
		NetChange= 41,321.74				-2,380,919.24	= Ending Balance =
2111-005-005		Reoffering Premiums				-54,040.05	= Beginning Balance =
		NetChange= 0.00				-54,040.05	= Ending Balance =
2111-005-006	12/31/2018 12/18	Disc/Prem Amort	J-58002	Augusta Dec	153.14	-829.56	= Beginning Balance =
203wmm	12/31/2018 12/18	Amortization & Depreciation				-982.7	Amortization
		NetChange= -153.14				-982.7	= Ending Balance =
2111-005-007		Issuer Fee				6,600.00	= Beginning Balance =
		NetChange= 0.00				6,600.00	= Ending Balance =
2112-001-000		Original Issue Discount				52,800.00	= Beginning Balance =
		NetChange= 0.00				52,800.00	= Ending Balance =
2355-000-000	1/12/2018 01/18	Due To Haven Management	J-50240	Payroll 1-12	199.48	-3	= Beginning Balance =
203wmm	1/19/2018 01/18	Payroll 1 -12-2018	K-121168	4261	199.48	-202.48	Payroll 1-12-2018
203wmm	3/23/2018 03/18	Haven Management Services, Inc	J-51406	Payroll 3-23	4319	-3	= Beginning Balance =
203wmm	4/1/2018 04/18	Haven Management Services, Inc	K-122811	4319	52.48	-55.48	Payroll 3-23-2018
203wmm	4/1/2018 04/18	Haven Management Services, Inc	K-122811	4319	3	0	= Beginning Balance =
203wmm	4/13/2018 04/18	Haven Management Services, Inc	K-132343	4337	3	3	= Ending Balance =

203wmm	4/20/2018	04/18	Payroll 4-20-18	J-51950	Payroll 4-20	4348	3	117.74	-114.74	Payroll 4-20-18
203wmm	4/30/2018	04/18	(Haven999) Haven Management Services, Inc	K-123474		4348			-111.74	
203wmm	4/30/2018	04/18	(Haven999) Haven Management Services, Inc	K-123474		4348		117.74	6	
203wmm	5/4/2018	05/18	Payroll 5-04-18	J-52400	Payroll 5-04	4361	0.7	5.3	5.3	Payroll 5-04-18
203wmm	5/11/2018	05/18	(Haven999) Haven Management Services, Inc	K-123710	Payroll 6-1-	4393	252.09	252.09	0	-252.09
203wmm	6/11/2018	06/18	(Haven999) Haven Management Services, Inc	K-124534	Payroll 07-2	4435	141.28	141.28	0	-141.28
203wmm	7/27/2018	07/18	(Hms1910) Haven Management Services, Inc.	J-52803	Payroll 8-24	4460	72.9	72.9	0	-72.9
203wmm	8/3/2018	08/18	(Hms1910) Haven Management Services, Inc.	K-125803	Payroll 10-1	4508	47.8	47.8	0	-47.8
203wmm	8/24/2018	08/18	Payroll 8-24-2018	J-54226	Payroll 11-1	4540	166.62	166.62	0	-166.62
203wmm	9/11/2018	09/18	(Hms1910) Haven Management Services, Inc.	K-126541	Payroll 11-3	4561	208.58	50.01	0	-158.57
203wmm	10/19/2018	10/18	Payroll 10-19-18	J-55304	Payroll 12-07-18	4581	237.13	237.13	0	-237.13
203wmm	10/25/2018	10/18	(Hms1910) Haven Management Services, Inc.	K-127871	Payroll 12-1	4581	237.13	237.13	0	-237.13
203wmm	11/16/2018	11/18	(Hms1910) Haven Management Services, Inc.	J-55846	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
203wmm	11/26/2018	11/18	(Hms1910) Haven Management Services, Inc.	K-128649	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
203wmm	11/30/2018	11/18	(Hms1910) Haven Management Services, Inc.	J-55947	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
203wmm	12/6/2018	12/18	(Hms1910) Haven Management Services, Inc.	K-129005	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
203wmm	12/7/2018	12/18	Payroll 12-07-18	J-56107	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
203wmm	12/14/2018	12/18	Payroll 12-14-18	J-56392	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
203wmm	12/20/2018	12/18	(Hms1910) Haven Management Services, Inc.	K-129415	Payroll 12-14-18	4581	237.13	237.13	0	-237.13
2507-000-001			NetChange= 3.00							
203wmm	12/31/2018	12/18	Accrued Interest Payable	J-58004	Augusta Dec	156.23		156.23	0	-156.23
203wmm			Accrued Interest						156.23	Accrued Interest
			NetChange= 156.23							
3830-000-000			Contribution In - Augusta						236,958.60	= Beginning Balance =
			NetChange= 0.00						236,958.60	= Ending Balance =
3831-000-000			Opening Balance Entry						-170,540.64	= Beginning Balance =
			NetChange= 0.00						-170,540.64	= Ending Balance =
3991-000-000	1/1/2018	01/18	Retained Earnings	J-50677	Close Yr-End	29,549.48		88,706.36	882,971.14	= Beginning Balance =
203wmm	1/1/2018	01/18	Close Yr End P/L	J-51335	Close Yr-End	88,706.36		88,706.36	793,814.26	Close Yr-End P/L
203wmm	1/1/2018	01/18	Close Yr End Dec 17	J-51335	Close Yr-End	88,706.36		88,706.36	793,814.26	Close Yr-End Dec 17
			NetChange= -59,156.88						793,814.26	= Ending Balance =
3992-000-000			Current Earnings	J-50677	Close Yr-End	29,549.48		29,549.48	-59,156.88	= Beginning Balance =
203wmm	1/1/2018	01/18	Close Yr End P/L	J-51335	Close Yr-End	88,706.36		88,706.36	-88,706.36	Close Yr-End P/L
203wmm	1/1/2018	01/18	Close Yr End Dec 17	J-51335	Close Yr-End	88,706.36		88,706.36	-133,385.93	Close Yr-End Dec 17
			NetChange= 59,156.88						-133,385.93	= Ending Balance =
4005-000-000			Scheduled Gross Rental Income						0	= Beginning Balance =
203wmm	1/1/2018	01/18	Prepaid Jan 18 Rents	J-50724	:Reversal	382.44		-382.44	-382.44	Prepaid Jan 18 Rents
203wmm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	19,413.07		19,413.07	-19,795.51	Jan 18 Rent
203wmm	2/21/2018	02/18	Jan 18 Rent Roll Breakdown	J-50796	Jan 18 Rent	650		650	-19,145.51	Jan 18 Credit Rent
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50797	Feb 18 Rent	19,040.07		19,040.07	-38,185.58	Feb 18 Rent
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50908	Feb 18 Rent	19,040.07		19,040.07	-57,225.65	Feb 18 Rent
203wmm	3/22/2018	03/18	:Prog Gen Reverses Journal c	J-51913	Feb 18 Rent	19,040.07		19,040.07	-38,185.58	Feb 18 Rent
203wmm	4/20/2018	04/18	Apr 18 Rent Roll Breakdown	J-52464	Apr 18 Rent	19,040.07		19,040.07	-57,225.65	Mar 18 Rent
203wmm	5/21/2018	05/18	May 18 Rent Roll Breakdown	J-53122	May 18 Rent	850		850	-76,265.72	Apr 18 Rent
203wmm	6/20/2018	06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	19,040.07		19,040.07	-95,305.79	May 18 Rent
203wmm	6/20/2018	06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	19,040.07		19,040.07	-94,455.79	Jun 18 Credit Rent
203wmm	7/20/2018	07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	19,040.07		19,040.07	-114,345.86	Jun 18 Rent
203wmm	8/20/2018	08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	19,040.07		19,040.07	-133,385.93	Jul 18 Rent
203wmm	8/31/2018	08/18	Trash Income Reversed by ctr	J-54326	Correct Jan	1,513.00		-150,913.00	-150,913.00	Trash Income

203wm	9/20/2018	09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	19,040.07	-169,953.07	Sept 18 Rent	0
203wm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	19,040.07	-188,993.14	Oct 18 Rent	0
203wm	10/31/2018	10/18	-Prog Gen Reverses Journal c	J-57239	Correct Jan	1,513.00	-190,506.14	Trash Income	0
203wm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	19,040.07	-209,546.21	Nov 18 Rent	0
203wm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	19,070.39	-228,616.60	Dec 18 Rent	0
			NetChange=	-228,616.60			-228,616.60	Ending Balance =	
4019-000-000			Vacancies/COC's						
203wm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	355.5	355.5	Jan 18 Credit Vacant RV	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	406.42	761.92	Feb 18 Credit Vacant RV	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	406.42	1,168.34	Feb 18 Credit Vacant RV	0
203wm	2/21/2018	02/18	-Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	406.42	761.92	Feb 18 Credit Vacant RV	0
203wm	3/22/2018	03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	395.1	1,157.02	Mar 18 Credit Vacant RV	0
203wm	4/20/2018	04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	395.1	1,552.12	Apr 18 Credit Vacant RV	0
203wm	7/20/2018	07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	396.54	1,948.66	Jul 18 Credit Vacant RV	0
203wm	8/1/2018	08/18	Reclass RV Vacant	J-54133	Reclass RV V	1,948.66	0	Reclass RV Vacant	0
203wm	8/20/2018	08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	396.54	396.54	Aug 18 Credit Vacant RV	0
203wm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	385.34	781.88	Dec 18 Credit Vacant RV	0
203wm	12/31/2018	12/18	Reclass RV Vacant	J-56875	Reclass RV V	385.34	396.54	Reclass RV Vacant	0
			NetChange=	396.54			396.54	Ending Balance =	
4015-000-000			Concessions/Discounted Rent						
203wm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	666.45	666.45	Jan 18 Credit COC	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	666.45	1,332.90	Feb 18 Credit COC	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	666.45	1,999.35	Feb 18 Credit COC	0
203wm	2/21/2018	02/18	-Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	666.45	1,332.90	Feb 18 Credit COC	0
203wm	3/22/2018	03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	666.45	1,999.35	Mar 18 Credit COC	0
203wm	4/20/2018	04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	666.45	2,665.80	Apr 18 Credit COC	0
			NetChange=	2,665.80			2,665.80	Ending Balance =	
4017-000-000			Management Housing						
203wm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	859.47	859.47	Jan 18 Credit Lodging	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	952.56	1,812.03	Feb 18 Credit Lodging	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	952.56	2,764.59	Feb 18 Credit Lodging	0
203wm	2/21/2018	02/18	-Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	952.56	1,812.03	Feb 18 Credit Lodging	0
203wm	3/22/2018	03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	868.54	2,680.57	Mar 18 Credit Lodging	0
203wm	4/20/2018	04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	868.12	3,548.69	Apr 18 Credit Lodging	0
203wm	5/21/2018	05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	794.34	4,343.03	May 18 Credit Lodging	0
203wm	6/20/2018	06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	794.34	5,137.37	Jun 18 Credit Lodging	0
203wm	7/20/2018	07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	794.34	5,931.71	Jul 18 Credit Lodging	0
203wm	8/20/2018	08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	794.34	6,726.05	Aug 18 Credit Lodging	0
203wm	9/20/2018	09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	794.34	7,520.39	Sept 18 Cr Lodging	0
203wm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	794.34	8,314.73	Oct 18 Cr Lodging	0
203wm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	794.34	9,109.07	Nov 18 Cr Lodging	0
203wm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	794.34	9,903.41	Dec 18 Credit Lodging	0
			NetChange=	9,903.41			9,903.41	Ending Balance =	
4019-000-000			Write-Off						
203wm	6/20/2018	06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	70.63	70.63	Jun 18 Credit Write Off	0
203wm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	14.14	84.77	Oct 18 Cr Write Off	0
			NetChange=	84.77			84.77	Ending Balance =	
4020-000-000			Net Delinquencies/Writeoff						
203wm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	1,318.03	1,318.03	Jan 18 Ending Balance	0
203wm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	842.56	475.47	Beginning Balance From Dec 1	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	2,422.39	2,897.86	Feb 18 Ending Balance	0
203wm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	1,318.03	1,579.83	Beginning Balance From Jan 1	0

203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	2,422.39	1,318.03	261.8	Beginning Balance From Jan 1
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	2,422.39	2,684.19	261.8	Feb 18 Ending Balance
203wmm	2/21/2018 02/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	1,318.03	2,422.39	261.8	Feb 18 Ending Balance
203wmm	2/28/2018 02/18	Deposit Amt Error	J-50912	Feb 18 Rent	0.05	1,579.83	1,579.83	Beginning Balance From Jan 1
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	2,422.39	2,422.39	1,579.78	Deposit Amt Error
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	1,892.24	2,422.39	1,049.63	Beginning Balance From Feb 1
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	1,892.24	1,892.24	-842.61	Beginning Balance From Mar 1
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	4,079.09	3,236.48	3,236.48	Apr 18 Ending Balance
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	1,821.82	5,058.30	5,058.30	May 18 Ending Balance
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	2,644.08	979.29	979.29	Beginning Balance From Apr 1
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	4,079.09	4,079.09	3,623.29	Jun 18 Ending Balance
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1,821.82	1,821.82	1,801.47	Beginning Balance From Jul 1
203wmm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	2,644.08	2,644.08	-842.61	Beginning Balance From Jun 1
203wmm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	3,971.16	3,971.16	3,128.55	Jul 18 Ending Balance
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	967.42	3,971.16	-842.61	Beginning Balance From Jul 1
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	67.42	124.81	124.81	Aug 18 Ending Balance
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	140.7	967.42	-842.61	Beginning Balance From Aug 1
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	140.7	967.42	-701.91	Sept 18 Ending Balance
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	19	-720.91	-720.91	Beginning Balance From Aug 1
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	338.83	338.83	-382.08	Oct 18 Ending Balance
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	140.7	140.7	-522.78	Beginning Balance From Sept
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	182.58	182.58	-340.2	Nov 18 Ending Balance
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	338.83	338.83	-679.03	Beginning Balance From Oct 1
203wmm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	1,031.08	1,82.58	-861.61	Dec 18 Beginning Balance
203wmm	12/31/2018 12/18	Correct Posting Error	J-56617	Dec 18 Rent	27	169.47	169.47	Dec 18 Ending Balance
203wmm	12/31/2018 12/18	Receivable & Prepaid	J-58006	Adjust Cash	27	196.47	196.47	Correct Posting Error
4031-000-000		NetChange=-929.61		Augusta Dec	1,126.08	-929.61	-929.61	Receivable & Prepaid
4031-000-000								Ending Balance =
203wmm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	6,797.65	6,797.65	-6,797.65	Jan 18 Hse Rents
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	6,797.65	13,595.30	-13,595.30	Feb 18 Rent Hse
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	6,797.65	20,392.95	-20,392.95	Feb 18 Rent Hse
203wmm	2/21/2018 02/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	6,797.65	6,797.65	-13,595.30	Feb 18 Rent Hse
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	6,797.65	13,595.30	-21,674.30	Reclass sp 21 & 23 To Vacant
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	1,281.35	1,281.35	-22,955.65	Reclass sp 2
203wmm	4/9/2018 04/18	Reclass sp 21 & 23 To Vacant	J-51818	Apr 18 Rent	6,797.65	6,797.65	-29,753.30	Apr 18 Rent Hse
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	7,949.00	7,949.00	-37,702.30	May 18 Rent House
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	41	41	-37,743.30	Jun 18 Add House Rent
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	198.33	198.33	-37,544.97	Jun 18 Credit House Rent
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	8,022.00	8,022.00	-45,566.97	Jun 18 Rent House
203wmm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	8,063.00	8,063.00	-53,629.97	Jul 18 Rent Rental Hse
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	8,063.00	8,063.00	-61,692.97	Aug 18 Hse Rent
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	8,063.00	8,063.00	-69,755.97	Sept 18 Rent Hse Rents
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	8,063.00	8,063.00	-77,818.97	Oct 18 Hse Rent
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	8,063.00	8,063.00	-85,881.97	Nov 18 Hse Rent
203wmm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	8,063.00	8,063.00	-93,944.97	Dec 18 Rent Hse Rent
4032-000-000		NetChange=-93,944.97					-93,944.97	Ending Balance =
4032-000-000								0 = Beginning Balance =
203wmm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	274.14	274.14	-274.14	Jan 18 Rent Sp 12
203wmm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	276.52	276.52	-550.66	Jan 18 Rent Sp 16
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	325	325	-875.66	Jan 18 Rent Sp 17
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	325	325	-1,200.66	Feb 18 Rent Sp 16
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	325	325	-1,525.66	Feb 18 Rent Sp 17

203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50796	Feb 18 Rent	274.14	-1,799.80	Feb 18 Rent Sp 12
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	325	-2,124.80	Feb 18 Rent Sp 16
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	274.14	-2,398.94	Feb 18 Rent Sp 12
203wm	2/21/2018 02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	325	-2,723.94	Feb 18 Rent Sp 17
203wm	2/21/2018 02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	325	-2,398.94	Feb 18 Rent Sp 16
203wm	2/21/2018 02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	274.14	-2,124.80	Feb 18 Rent Sp 12
203wm	2/21/2018 02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	325	-1,799.80	Feb 18 Rent Sp 17
203wm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	325	-2,124.80	Mar 18 Rent Hse 17
203wm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	325	-2,449.80	Mar 18 Rent Hse 16
203wm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	274.14	-2,723.94	Mar 18 Rent Hse 12
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	325	-3,048.94	Apr 18 Rent RV Sp 16
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	274.14	-3,323.08	Apr 18 Rent RV Sp 12
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	325	-3,648.08	Apr 18 Rent RV Sp 17
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	274.14	-3,922.22	May 18 Rent Sp 12
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	325	-4,247.22	May 18 Rent Sp 16
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	325	-4,572.22	May 18 Rent Sp 17
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	325	-4,897.22	Jun 18 Rent RV Sp 16
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	274.14	-5,171.36	Jun 18 Rent RV Sp 12
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	325	-5,496.36	Jun 18 Rent RV Sp 17
203wm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	325	-5,821.36	Jul 18 Rent RV Sp 17
203wm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	325	-6,146.36	Jul 18 Rent RV Sp 16
203wm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	274.14	-6,420.50	Jul 18 Rent RV Sp 12
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	325	-6,745.50	Aug 18 RV Rental Sp 16
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	274.14	-7,070.50	Aug 18 RV Rental Sp 17
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	325	-7,344.64	Aug 18 RV Rental Sp 12
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	50.86	-7,395.50	Aug 18 Add RV Sp Rental
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	325	-7,720.50	Sept 18 Rent Sp 16
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	325	-8,045.50	Sept 18 Rent Sp 12
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	325	-8,370.50	Sept 18 Rent Sp 17
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	325	-8,695.50	Oct 18 RV Rent Sp 17
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	325	-9,020.50	Oct 18 RV Rent Sp 12
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	325	-9,345.50	Oct 18 RV Rent Sp 16
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	325	-9,670.50	Nov 18 Rent Sp 12
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	325	-9,995.50	Nov 18 Rent Sp 17
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	325	-10,320.50	Nov 18 Rent Sp 16
203wm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	325	-10,645.50	Dec 18 RV Rent Sp 17
203wm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	325	-10,970.50	Dec 18 RV Rent Sp 16
203wm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	325	-11,295.50	Dec 18 RV Rent Sp 12
		NetChange= -1,295.50				-11,295.50	Ending Balance =
4032-001-000		RV Vacant					
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	396.54		
203wm	8/1/2018 08/18	Reclass RV Vacant	J-54133	Reclass RV V	1,948.66		
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	421.01		
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	407.76		
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	399.48		
203wm	12/31/2018 12/18	Reclass RV Vacant	J-56875	Reclass RV V	385.34		
		NetChange= 3,958.79					
4033-000-000		House/Apt Rental Income					
203wm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	1,055.14		
203wm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	2,180.00		
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	2,180.00		
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	2,180.00		
203wm	2/21/2018 02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	2,180.00		
203wm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	2,180.00		
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	2,180.00		
		0 = Beginning Balance =					
		1,055.14 Adj Cash On Hand					
		-1,124.86 Jan 18 Hse A & B Rent					
		-3,304.86 Feb 18 Rent Hse A & B					
		-5,484.86 Feb 18 Rent Hse A & B					
		-3,304.86 Feb 18 Rent Hse A & B					
		-5,484.86 Mar 18 Rent Hse A & B					
		-7,664.86 Apr 18 Rent Hse A & B					

203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	2,180.00	-9,844.86	May 18 Rent Hse A & B
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	2,200.00	-12,044.86	Jun 18 Rent Hse A & B
203wm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	2,200.00	-14,244.86	Jul 18 Rent Hse A & B
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	2,200.00	-16,444.86	Aug 18 Rent Hse A & B
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	2,200.00	-18,644.86	Sept 18 Rent Hse A & B
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	2,200.00	-20,844.86	Oct 18 Hse A & B Rent
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	2,200.00	-23,044.86	Nov 18Hse A & B Rent
203wm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	2,200.00	-25,244.86	Dec 18 Rent Hse A & B
		NetChange= -25,244.86				-25,244.86	= Ending Balance =
4038-001-000		Vacant Rentals					
203wm	3/31/2018 03/18	Reclass sp 21 & 23 To Vacant	J-51817	Reclass sp 2	1,281.35	0	= Beginning Balance =
203wm	4/9/2018 04/18	Reclass sp 21 & 23 To Vacant	J-51818	Reclass sp 2	1,281.35	1,281.35	1,281.35 Reclass sp 21 & 23 To Vacant
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	843.48	2,562.70	2,562.70 Reclass sp 21 & 23 To Vacant
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	910.34	3,406.18	3,406.18 May 18 Credit Vacant RV
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	396.54	4,316.52	4,316.52 May 18 Credit COC
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	12.55	4,725.61	4,725.61 Jun 18 Credit Vacant Rental V
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	1,217.39	5,943.00	5,943.00 Aug 18 Credit House Rent
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	756.54	6,699.54	6,699.54 Sept 18 Cr Coach Rental Vaca
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	756.54	7,456.08	7,456.08 Oct 18 Credit Vacant Lot
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	756.54	8,212.62	8,212.62 Nov 18 Cr Coach Rent Vacant
203wm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	756.54	8,969.16	8,969.16 Dec 18 Credit Coach Rental V
		NetChange= 8,969.16				8,969.16	= Ending Balance =
4038-002-000		Rental Write Off					
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	3,392.48	0	= Beginning Balance =
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	12.55	3,392.48	3,392.48 May 18 Credit Write Off Sp 3
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	2,437.86	3,405.03	3,405.03 Jun 18 Credit Rental Write O
		NetChange= 5,842.89				5,842.89	Aug 18 Credit RV Write Off S
						5,842.89	= Ending Balance =
4044-000-000		Electric					
203wm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	50.45	0	= Beginning Balance =
203wm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	31	50.45	50.45 Adj Cash On Hand
203wm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	2,636.89	19.45	19.45 Adj Cash On Hand
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	3,146.94	-2,617.44	-2,617.44 Jan 18 Electric
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50797	Feb 18 Rent	3,146.94	-5,764.38	-5,764.38 Feb 18 Electric
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50797	Feb 18 Rent	3,146.94	-8,911.32	-8,911.32 Feb 18 Electric
203wm	2/21/2018 02/18	Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	3,146.94	-5,764.38	-5,764.38 Feb 18 Electric
		NetChange= -5,764.38				-5,764.38	= Ending Balance =
4045-000-000		Gas/Oil					
203wm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	27.85	0	= Beginning Balance =
203wm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	1,890.93	27.85	27.85 Adj Cash On Hand
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	2,932.68	-1,863.08	-1,863.08 Jan 18 Gas
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50797	Feb 18 Rent	3,022.25	-4,795.76	-4,795.76 Feb 18 Gas
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50797	Feb 18 Rent	2,932.68	-7,818.01	-7,818.01 Feb 18 Sewer
203wm	2/21/2018 02/18	Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	2,932.68	-10,750.69	-10,750.69 Feb 18 Gas
203wm	2/21/2018 02/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	3,022.25	-7,818.01	-7,818.01 Feb 18 Gas
203wm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	2,493.38	-4,795.76	-4,795.76 Feb 18 Sewer
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	2,527.64	-7,289.14	-7,289.14 Mar 18 Gas
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	417.44	-9,816.78	-9,816.78 Apr 18 Gas
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	1,623.93	-10,234.22	-10,234.22 May 18 Gas
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	71.58	-11,858.15	-11,858.15 Jun 18 Trash
		NetChange= -11,929.73				-11,929.73	Jun 18 Gas
						-11,929.73	= Ending Balance =
4046-000-000		Trash					
203wm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	J-50722	:Reversal	19.65	0	= Beginning Balance =
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	1,513.05	19.65	19.65 Adj Cash On Hand
						-1,493.40	Feb 18 Trash

203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	1-50797	Feb 18 Rent	1,513.05	1,513.05	-3,006.45	Feb 18 Trash
203wmm	2/21/2018 02/18	:Prog Gen Reverses Journal c	1-50908	Feb 18 Rent			-1,493.40	Feb 18 Trash
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	1-51376	Mar 18 Rent	1,513.05	76	-1,569.40	Mar 18 Add RV Storage
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	1-51376	Mar 18 Rent	1,513.05		-3,082.45	Mar 18 Trash
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	1-51913	Apr 18 Rent	1,513.05		-4,595.50	Apr 18 Trash
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	1-52464	May 18 Rent	1,623.93		-6,219.43	May 18 Trash
203wmm	7/1/2018 07/18	Correct Jan Prior Entry Tras	1-53964	Correct Jan	1,513.05		-7,732.48	Correct Jan Prior Entry Tras
203wmm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	1-53651	Jul 18 Rent	1,623.93		-9,356.41	Jul 18 Trash
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	1-54159	Aug 18 Rent	1,623.93		-10,980.34	Aug 18 Trash
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	1-54770	Sept 18 Rent	1,623.93		-12,604.27	Sept 18 Trash
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	1-55280	Oct 18 Rent	1,623.93		-14,228.20	Oct 18 Trash
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	1-55812	Nov 18 Rent	1,623.93		-15,852.13	Nov 18 Trash
203wmm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	1-56373	Dec 18 Rent	1,623.93		-17,476.06	Dec 18 Trash
		NetChange=	-17,476.06				= Ending Balance =	
4047-000-000		Water						
203wmm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	1-50722	:Reversal	28.28		28.28	Adj Cash On Hand
203wmm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	1-50247	Jan 18 Rent	1,185.10		-1,156.82	Jan 18 Water
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	1-50796	Feb 18 Rent	1,223.19		-2,380.01	Feb 18 Water
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	1-50797	Feb 18 Rent	1,223.19		-3,603.20	Feb 18 Water
203wmm	2/21/2018 02/18	:Prog Gen Reverses Journal c	1-50908	Feb 18 Rent	1,223.19		-2,380.01	Feb 18 Water
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	1-51376	Mar 18 Rent	1,182.58		-3,562.59	Mar 18 Water
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	1-51913	Apr 18 Rent	1,099.46		-4,662.05	Apr 18 Water
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	1-52464	May 18 Rent	1,263.08		-5,925.13	May 18 Water
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	1-52464	May 18 Rent	46.5		-5,971.63	May 18 Water Adj
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	1-52464	May 18 Rent	12.55		-5,984.18	May 18 Add Water
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	1-53122	Jun 18 Rent	13.9		-5,998.08	Jun 18 Add Water
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	1-53122	Jun 18 Rent	1,198.78		-7,196.86	Jun 18 Water
203wmm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	1-53651	Jul 18 Rent	1,360.80		-8,557.66	Jul 18 Water
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	1-54159	Aug 18 Rent	1,376.89		-9,934.55	Aug 18 Water
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	1-54770	Sept 18 Rent	1,538.61		-11,473.16	Sept 18 Water
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	1-55280	Oct 18 Rent	1,375.75		-12,848.91	Oct 18 Water
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	1-55280	Oct 18 Rent	14.14		-12,863.05	Oct 18 Add Water
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	1-55812	Nov 18 Rent	1,256.09		-14,119.14	Nov 18 Water
203wmm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	1-56373	Dec 18 Rent	1,304.61		-15,423.75	Dec 18 Water
		NetChange=	-15,434.95		11.2		-15,434.95	Dec 18 Add Water
							= Ending Balance =	
4048-000-000		Sewer						
203wmm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	1-50722	:Reversal	39.25		39.25	Adj Cash On Hand
203wmm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	1-50247	Jan 18 Rent	3,022.25		-2,983.00	Jan 18 Sewer
203wmm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	1-50796	Feb 18 Rent	3,022.25		-6,005.25	Feb 18 Sewer
203wmm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	1-51376	Mar 18 Rent	3,022.25		-9,027.50	Mar 18 Sewer
203wmm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	1-51913	Apr 18 Rent	3,022.25		-12,049.75	Apr 18 Sewer
203wmm	5/21/2018 05/18	May 18 Rent Roll Breakdown	1-52464	May 18 Rent	3,022.25		-15,072.00	May 18 Sewer
203wmm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	1-53122	Jun 18 Rent	3,022.25		-18,094.25	Jun 18 Sewer
203wmm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	1-53651	Jul 18 Rent	3,022.25		-21,116.50	Jul 18 Sewer
203wmm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	1-54159	Aug 18 Rent	3,022.25		-24,138.75	Aug 18 Sewer
203wmm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	1-54770	Sept 18 Rent	3,022.25		-27,161.00	Sept 18 Sewer
203wmm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	1-55280	Oct 18 Rent	3,022.25		-30,183.25	Oct 18 Sewer
203wmm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	1-55812	Nov 18 Rent	3,022.25		-33,205.50	Nov 18 Sewer
203wmm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	1-56373	Dec 18 Rent	3,022.25		-36,227.75	Dec 18 Sewer
		NetChange=	-36,227.75				= Ending Balance =	
4059-000-000		Late/NSF Fees						
203wmm	1/1/2018 01/18	Adj Cash On Hand Dec 17 Ren	1-50722	:Reversal	35.38		35.38	Adj Cash On Hand
203wmm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	1-50247	Jan 18 Rent	100		-64.62	Jan 18 Add Late Fee
							0 = Beginning Balance =	
							35.38	Adj Cash On Hand
							-64.62	Jan 18 Add Late Fee

203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	125	-189.62	Feb 18 Add Late Fee
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	125	-314.62	Feb 18 Add Late Fee
203wm	3/22/2018 03/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	125	-189.62	Feb 18 Add Late Fee
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	150	-399.62	Mar 18 Add Late Fee
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	100	-439.62	Apr 18 Add Late Fee
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	May 18 Rent	150	-589.62	May 18 Add Late Fee
203wm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jun 18 Rent	125	-714.62	Jun 18 Add Late Fee
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Jul 18 Rent	75	-764.62	Jul 18 Add Late Fee
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Aug 18 Rent	125	-899.62	Aug 18 Add Late Fee
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Sept 18 Rent	75	-964.62	Sept 18 Add Late Fee
203wm	11/21/2018 11/18	Nov 18 Rent Roll Breakdown	J-55812	Oct 18 Rent	50	-1,014.62	Oct 18 Add Late Fee
203wm	12/20/2018 12/18	Dec 18 Rent Roll Breakdown	J-56373	Nov 18 Rent	125	-1,139.62	Nov 18 Add Late Fee
		NetChange=	-1,264.62	Dec 18 Rent	125	-1,264.62	Dec 18 Add Late Fee
4060-000-000		Patrol					
203wm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	1,513.05	-1,513.05	Jan 18 Trash
203wm	7/1/2018 07/18	Correct Jan Prior Entry Tras	J-53964	Correct Jan	1,513.05	0	Correct Jan Prior Entry Tras
203wm	8/31/2018 08/18	Trash Income Reversed by ctr	J-54326	Correct Jan	1,513.00	-1,513.00	Trash Income
203wm	10/31/2018 10/18	:Prog Gen Reverses Journal c	J-57239	Correct Jan	1,513.00	0	Trash Income
		NetChange=	0.00			0	Ending Balance =
4061-000-000		Laundry/Vending Machine					
203wm	2/13/2018 02/18	( ) Laundry	R-38122		78.03	-78.03	Laundry
203wm	6/1/2018 06/18	( ) Laundry	R-38520		133.64	-211.67	Laundry
203wm	11/1/2018 11/18	( ) Laundry	R-39045		37.37	-249.04	Laundry
203wm	12/14/2018 12/18	( ) Laundry	R-39216		68.52	-317.56	Laundry
		NetChange=	-317.56			-317.56	Ending Balance =
4063-000-000		Parking/Storage					
203wm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	19	0	Beginning Balance =
203wm	1/20/2018 01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	19	19	Jan 18 Ending Balance
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Jan 18 Rent	76	-57	Jan 18 RV
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	19	-57	Beginning Balance From Jan 1
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	76	-133	Feb 18 Ending Balance
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	76	-209	Feb 18 RV
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	76	-95	Feb 18 Credit RV Storage
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	76	-171	Feb 18 Ending Balance
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	19	-190	Beginning Balance From Jan 1
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	76	-266	Feb 18 RV
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	76	-152	Feb 18 Credit RV Storage
203wm	2/21/2018 02/18	Feb 18 Rent Roll Breakdown R	J-50908	Feb 18 Rent	114	-76	Feb 18 Ending Balance
203wm	2/21/2018 02/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	76	-190	Feb 18 Credit RV Storage
203wm	2/21/2018 02/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	114	-171	Beginning Balance From Jan 1
203wm	2/21/2018 02/18	:Prog Gen Reverses Journal c	J-50908	Feb 18 Rent	19	-95	Feb 18 RV
203wm	3/22/2018 03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	76	-19	Beginning Balance From Feb 1
203wm	4/20/2018 04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	57	-76	Mar 18 RV
203wm	5/21/2018 05/18	May 18 Rent Roll Breakdown	J-52464	Apr 18 Rent	57	-133	Apr 18 RV
203wm	6/20/2018 06/18	Jun 18 Rent Roll Breakdown	J-53122	May 18 Rent	57	-190	May 18 RV
203wm	7/20/2018 07/18	Jul 18 Rent Roll Breakdown	J-53651	Jun 18 Rent	57	-247	Jun 18 RV
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Jul 18 Rent	57	-304	Jul 18 RV
203wm	8/20/2018 08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	57	-361	Aug 18 RV
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Aug 18 Rent	19	-342	Aug 18 Ending Balance RV Sto
203wm	9/20/2018 09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	57	-399	Sept 18 RV
203wm	10/20/2018 10/18	Oct 18 Rent Roll Breakdown	J-55280	Sept 18 Rent	38	-361	Sept 18 Ending Balance
		NetChange=	-304	Oct 18 Rent	57	-304	Oct 18 Ending Balance RV

203wmm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	57	-361 Oct 18 RV
203wmm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	38	-399 Beginning Balance From Sept
203wmm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	76	-323 Nov 18 Ending Balance
203wmm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	57	-380 Nov 18 RV
203wmm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	57	-437 Nov 18 RV
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	57	-494 Nov 18 Beginning Balance Oct
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	76	-551 Dec 18 RV
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	57	-627 Dec 18 RV Storage Beg Bal No
			NetChange=-532.00			95	-532 Dec 18 Ending Balance RV Sto
			Miscellaneous				-532 = Ending Balance =
4064-000-000	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	143.22	0 = Beginning Balance =
203wmm	1/20/2018	01/18	Jan 18 Rent Roll Breakdown	J-50247	Jan 18 Rent	269.08	-143.22 Jan 18 Rent Control
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	269.08	-412.3 Jan 18 Paramedic
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown	J-50796	Feb 18 Rent	269.08	-681.38 Feb 18 Paramedic
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	143.22	-824.6 Feb 18 Rent Control
203wmm	2/21/2018	02/18	Feb 18 Rent Roll Breakdown R	J-50797	Feb 18 Rent	269.08	-1,093.68 Feb 18 Paramedic
203wmm	2/21/2018	02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	143.22	-1,236.90 Feb 18 Rent Control
203wmm	2/21/2018	02/18	Prog Gen Reverses Journal C	J-50908	Feb 18 Rent	269.08	-1,093.68 Feb 18 Rent Control
203wmm	2/28/2018	02/18	Adjust Tenant Dep	J-50913	Adjust Tenan	620.31	-824.6 Feb 18 Paramedic
203wmm	3/22/2018	03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	269.08	-1,444.91 Adjust Tenant Dep
203wmm	3/22/2018	03/18	Mar 18 Rent Roll Breakdown	J-51376	Mar 18 Rent	143.22	-1,713.99 Mar 18 Paramedic
203wmm	4/20/2018	04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	269.08	-1,857.21 Mar 18 Rent Control
203wmm	4/20/2018	04/18	Apr 18 Rent Roll Breakdown	J-51913	Apr 18 Rent	269.08	-2,126.29 Apr 18 Paramedic
203wmm	5/21/2018	05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	143.22	-2,269.51 Apr 18 Rent Control
203wmm	5/21/2018	05/18	May 18 Rent Roll Breakdown	J-52464	May 18 Rent	269.08	-2,538.59 May 18 Paramedic
203wmm	6/20/2018	06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	143.22	-2,681.81 May 18 Rent Control
203wmm	6/20/2018	06/18	Jun 18 Rent Roll Breakdown	J-53122	Jun 18 Rent	269.08	-2,825.03 Jun 18 Rent Control
203wmm	7/20/2018	07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	269.08	-3,094.11 Jun 18 Paramedic
203wmm	7/20/2018	07/18	Jul 18 Rent Roll Breakdown	J-53651	Jul 18 Rent	269.08	-3,363.19 Jul 18 Paramedic
203wmm	8/20/2018	08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	269.08	-3,506.41 Jul 18 Rent Control
203wmm	8/20/2018	08/18	Aug 18 Rent Roll Breakdown	J-54159	Aug 18 Rent	269.08	-3,775.49 Aug 18 Paramedic
203wmm	9/20/2018	09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	143.22	-3,918.71 Aug 18 Rent Control
203wmm	9/20/2018	09/18	Sept 18 Rent Roll Breakdown	J-54770	Sept 18 Rent	269.08	-4,187.79 Sept 18 Rent Control
203wmm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	143.22	-4,311.01 Sept 18 Rent Control
203wmm	10/20/2018	10/18	Oct 18 Rent Roll Breakdown	J-55280	Oct 18 Rent	269.08	-4,600.09 Oct 18 Paramedic
203wmm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	143.22	-4,743.31 Oct 18 Rent Control
203wmm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812	Nov 18 Rent	143.22	-4,886.53 Nov 18 Rent Control
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	269.08	-5,155.61 Nov 18 Paramedic
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373	Dec 18 Rent	269.08	-5,424.69 Dec 18 Paramedic
			NetChange= -5,567.91			143.22	-5,567.91 Dec 18 Rent Control
			Manager/Assistant Manager				-5,567.91 = Ending Balance =
5102-000-000	1/12/2018	01/18	Payroll 1-12-2018	J-50240	Payroll 1-12	1,145.50	0 = Beginning Balance =
203wmm	1/26/2018	01/18	Payroll 01/26/18	J-50310	Payroll 01/2	1,075.00	1,145.50 Payroll 1-12-2018
203wmm	2/9/2018	02/18	Payroll 2-09-2018	J-50762	Payroll 2-09	1,051.75	2,220.50 Payroll 01/26/18
203wmm	2/23/2018	02/18	Payroll 02-23-18	J-50844	Payroll 02-2	1,031.25	3,272.25 Payroll 2-09-2018
203wmm	3/9/2018	03/18	Payroll 3-09-18	J-51333	Payroll 3-09	993.5	4,303.50 Payroll 02-23-18
203wmm	3/23/2018	03/18	Payroll 3-23-2018	J-51406	Payroll 3-23	1,092.50	5,297.00 Payroll 3-09-18
203wmm	4/6/2018	04/18	Payroll 04-06-2018	J-51865	Payroll 04-0	1,040.00	6,389.50 Payroll 3-23-2018
203wmm	4/20/2018	04/18	Payroll 4-20-18	J-51990	Payroll 4-20	1,136.25	7,429.50 Payroll 04-06-2018
203wmm	5/4/2018	05/18	Payroll 5-04-18	J-52400	Payroll 5-04	1,162.50	8,565.75 Payroll 4-20-18
203wmm	5/18/2018	05/18	Payroll 5-18-2018	J-52488	Payroll 5-18	1,103.00	9,728.25 Payroll 5-04-18
203wmm	6/1/2018	06/18	Payroll 6-01-18	J-52639	Payroll 6-1-	1,355.00	10,831.25 Payroll 5-18-2018
203wmm	6/15/2018	06/18	Payroll 6-15-18	J-52966	Payroll 6-15	1,212.25	12,186.25 Payroll 6-1-18
203wmm	6/29/2018	06/18	Payroll 6-29-18	J-53175	Payroll 6-29	1,118.75	13,398.50 Payroll 6-15-18
							14,517.25 Payroll 6-29-18

203wmm	7/13/2018	07/18	Payroll 7-13-18	1-53534	Payroll 7-1	938	15,455.25	Payroll 7-13-18
203wmm	7/27/2018	07/18	Payroll 07-27-2018	1-53746	Payroll 07-2	1,057.50	16,512.75	Payroll 07-27-2018
203wmm	8/10/2018	08/18	Payroll 8-10-18	1-54118	Payroll 8-10	987.5	17,500.25	Payroll 8-10-18
203wmm	8/24/2018	08/18	Payroll 8-24-2018	1-54226	Payroll 8-24	1,048.75	18,549.00	Payroll 8-24-2018
203wmm	9/7/2018	09/18	Payroll 9-07-18	1-54712	Payroll 9-07	978.75	19,527.75	Payroll 9-07-18
203wmm	9/21/2018	09/18	Payroll 9-21-18	1-54809	Payroll 9-2	953	20,480.75	Payroll 9-21-18
203wmm	10/5/2018	10/18	Payroll 10-05-2018	1-55245	Payroll 10-0	952.5	21,433.25	Payroll 10-05-2018
203wmm	10/19/2018	10/18	Payroll 10-19-18	1-55304	Payroll 10-1	993.25	22,426.50	Payroll 10-19-18
203wmm	11/2/2018	11/18	Payroll 11-02-18	1-55453	Payroll 11-0	838.75	23,265.25	Payroll 11-02-18
203wmm	11/16/2018	11/18	Payroll 11-16-18	1-55846	Payroll 11-1	978.75	24,244.00	Payroll 11-16-18
203wmm	11/30/2018	11/18	Payroll 11-30-2018	1-55947	Payroll 11-3	1,110.25	25,354.25	Payroll 11-30-2018
203wmm	12/14/2018	12/18	Payroll 12-14-18	1-56392	Payroll 12-1	1,311.25	26,665.50	Payroll 12-14-18
203wmm	12/28/2018	12/18	Payroll 12-28-18	1-56438	Payroll 12-2	1,250.00	27,915.50	Payroll 12-28-18
			NetChange= 27,915.50				27,915.50	= Ending Balance =
5103-000-000			Maintenance/Office					0 = Beginning Balance =
203wmm	1/12/2018	01/18	Payroll 1-12-2018	1-50240	Payroll 1-12	1,528.20	1,528.20	Payroll 1-12-2018
203wmm	1/26/2018	01/18	Payroll 01/26/18	1-50310	Payroll 01/2	1,152.00	2,680.20	Payroll 01/26/18
203wmm	2/9/2018	02/18	Payroll 2-09-2018	1-50762	Payroll 2-09	1,152.00	3,832.20	Payroll 2-09-2018
203wmm	2/23/2018	02/18	Payroll 02-23-18	1-50844	Payroll 02-2	1,152.00	4,984.20	Payroll 02-23-18
203wmm	3/9/2018	03/18	Payroll 3-09-18	1-51333	Payroll 3-09	1,184.00	6,168.20	Payroll 3-09-18
203wmm	3/23/2018	03/18	Payroll 3-23-2018	1-51406	Payroll 3-23	1,152.00	7,320.20	Payroll 3-23-2018
203wmm	4/6/2018	04/18	Payroll 04-06-2018	1-51865	Payroll 04-0	1,152.00	8,472.20	Payroll 04-06-2018
203wmm	4/20/2018	04/18	Payroll 4-20-18	1-51950	Payroll 4-20	1,152.00	9,624.20	Payroll 4-20-18
203wmm	5/4/2018	05/18	Payroll 5-04-18	1-52400	Payroll 5-04	1,152.00	10,776.20	Payroll 5-04-18
203wmm	5/18/2018	05/18	Payroll 5-18-2018	1-52488	Payroll 5-18	1,200.00	11,976.20	Payroll 5-18-2018
203wmm	6/1/2018	06/18	Payroll 6-1-18	1-52639	Payroll 6-1-	1,152.00	13,128.20	Payroll 6-01-18
203wmm	6/15/2018	06/18	Payroll 6-15-18	1-52996	Payroll 6-15	1,152.00	14,280.20	Payroll 6-15-18
203wmm	6/29/2018	06/18	Payroll 6-29-18	1-53175	Payroll 6-29	1,152.00	15,432.20	Payroll 6-29-18
203wmm	7/13/2018	07/18	Payroll 7-13-18	1-53534	Payroll 7-1	1,152.00	16,584.20	Payroll 7-13-18
203wmm	7/27/2018	07/18	Payroll 07-27-2018	1-53746	Payroll 07-2	1,152.00	17,736.20	Payroll 07-27-2018
203wmm	8/10/2018	08/18	Payroll 8-10-18	1-54118	Payroll 8-10	1,152.00	18,888.20	Payroll 8-10-18
203wmm	8/24/2018	08/18	Payroll 8-24-2018	1-54226	Payroll 8-24	1,152.00	20,040.20	Payroll 8-24-2018
203wmm	9/7/2018	09/18	Payroll 9-07-18	1-54712	Payroll 9-07	1,152.00	21,192.20	Payroll 9-07-18
203wmm	9/21/2018	09/18	Payroll 9-21-18	1-54809	Payroll 9-2	1,152.00	22,344.20	Payroll 9-21-18
203wmm	10/5/2018	10/18	Payroll 10-05-2018	1-55245	Payroll 10-0	1,152.00	23,496.20	Payroll 10-05-2018
203wmm	10/19/2018	10/18	Payroll 10-19-18	1-55304	Payroll 10-1	1,152.00	24,648.20	Payroll 10-19-18
203wmm	11/2/2018	11/18	Payroll 11-02-18	1-55453	Payroll 11-0	1,152.00	25,800.20	Payroll 11-02-18
203wmm	11/16/2018	11/18	Payroll 11-16-18	1-55846	Payroll 11-1	1,152.00	26,952.20	Payroll 11-16-18
203wmm	11/30/2018	11/18	Payroll 11-30-2018	1-55947	Payroll 11-3	1,152.00	28,104.20	Payroll 11-30-2018
203wmm	12/14/2018	12/18	Payroll 12-14-18	1-56392	Payroll 12-1	1,152.00	29,256.20	Payroll 12-14-18
203wmm	12/28/2018	12/18	Payroll 12-28-18	1-56438	Payroll 12-2	1,152.00	30,408.20	Payroll 12-28-18
			NetChange= 30,408.20				30,408.20	= Ending Balance =
5104-000-000			Overtime					0 = Beginning Balance =
203wmm	12/28/2018	12/18	Payroll 12-28-18	1-56438	Payroll 12-2	52.5	52.5	Payroll 12-28-18
			NetChange= 52.50				52.5	= Ending Balance =
5105-000-000			Bonus					0 = Beginning Balance =
203wmm	2/28/2018	02/18	(mcclean) Petty Cash - Brooke McClean	K-122004		4290	133.42	133.42
203wmm	12/7/2018	12/18	Payroll 12-07-18	1-56107	Payroll 12-0	600	733.42	Payroll 12-07-18
			NetChange= 733.42				733.42	= Ending Balance =
5108-000-000			Payroll Tax Expense					0 = Beginning Balance =
203wmm	1/12/2018	01/18	Payroll 1-12-2018	1-50240	Payroll 1-12	388.86	388.86	Payroll 1-12-2018
203wmm	1/26/2018	01/18	Payroll 01/26/18	1-50310	Payroll 01/2	323.86	712.72	Payroll 01/26/18
203wmm	2/9/2018	02/18	Payroll 2-09-2018	1-50762	Payroll 2-09	320.49	1,033.21	Payroll 2-09-2018

203wmm	2/23/2018 02/18	Payroll 02-23-18	1-50844	Payroll 02-2	317.5	1,350.71	Payroll 02-23-18
203wmm	3/9/2018 03/18	Payroll 3-09-18	1-51333	Payroll 3-09	316.66	1,667.37	Payroll 3-09-18
203wmm	3/23/2018 03/18	Payroll 3-23-2018	1-51406	Payroll 3-23	295.04	1,962.41	Payroll 3-23-2018
203wmm	4/6/2018 04/18	Payroll 04-06-2018	1-51865	Payroll 04-0	240.17	2,202.58	Payroll 04-06-2018
203wmm	4/20/2018 04/18	Payroll 4-20-18	1-51950	Payroll 4-20	248.1	2,450.68	Payroll 4-20-18
203wmm	5/4/2018 05/18	Payroll 5-04-18	1-52400	Payroll 5-04	214.45	2,665.13	Payroll 5-04-18
203wmm	5/18/2018 05/18	Payroll 5-18-2018	1-52488	Payroll 5-18	175.69	2,840.82	Payroll 5-18-2018
203wmm	6/1/2018 06/18	Payroll 6-15-18	1-52963	Payroll 6-15	202.65	3,043.47	Payroll 6-01-18
203wmm	6/15/2018 06/18	Payroll 6-15-18	1-52996	Payroll 6-15	192.87	3,236.34	Payroll 6-15-18
203wmm	6/29/2018 06/18	Payroll 6-29-18	1-53175	Payroll 6-29	184.12	3,420.46	Payroll 6-29-18
203wmm	7/13/2018 07/18	Payroll 7-13-18	1-53534	Payroll 7-1	171.09	3,591.55	Payroll 7-13-18
203wmm	7/27/2018 07/18	Payroll 07-27-2018	1-53746	Payroll 07-2	179.44	3,770.99	Payroll 07-27-2018
203wmm	8/10/2018 08/18	Payroll 8-10-18	1-54118	Payroll 8-10	174.08	3,945.07	Payroll 8-10-18
203wmm	8/24/2018 08/18	Payroll 8-24-2018	1-54226	Payroll 8-24	178.76	4,123.83	Payroll 8-24-2018
203wmm	9/7/2018 09/18	Payroll 9-07-18	1-54712	Payroll 9-07	173.4	4,297.23	Payroll 9-07-18
203wmm	9/21/2018 09/18	Payroll 9-21-18	1-54809	Payroll 9-2	176.3	4,473.53	Payroll 9-21-18
203wmm	10/5/2018 10/18	Payroll 10-05-2018	1-55245	Payroll 10-0	171.42	4,644.95	Payroll 10-05-2018
203wmm	10/19/2018 10/18	Payroll 10-19-18	1-55304	Payroll 10-1	173.69	4,818.64	Payroll 10-19-18
203wmm	11/2/2018 11/18	Payroll 11-02-18	1-55453	Payroll 11-0	162.69	4,981.33	Payroll 11-02-18
203wmm	11/16/2018 11/18	Payroll 11-16-18	1-55846	Payroll 11-1	173.41	5,154.74	Payroll 11-16-18
203wmm	11/30/2018 11/18	Payroll 11-30-2018	1-55947	Payroll 11-3	185.9	5,340.64	Payroll 11-30-2018
203wmm	12/7/2018 12/18	Payroll 12-07-18	1-56107	Payroll 12-0	45.9	5,386.54	Payroll 12-07-18
203wmm	12/14/2018 12/18	Payroll 12-14-18	1-56392	Payroll 12-1	198.84	5,585.38	Payroll 12-14-18
203wmm	12/28/2018 12/18	Payroll 12-28-18	1-56438	Payroll 12-2	198.17	5,783.55	Payroll 12-28-18
NetChange= 5,783.55							
5109-0000-000		Insurance/Other Benefits				0 = Beginning Balance =	
203wmm	1/8/2018 01/18	(Haven999) Haven Management Services, Inc	K-120932	Payroll 1-12	425.2	552.36	552.36
203wmm	1/12/2018 01/18	Payroll 1-12-2018	1-50740	Payroll 01/2		482.26	Payroll 1-12-2018
203wmm	1/26/2018 01/18	(Haven999) Haven Management Services, Inc	K-121605	Payroll 2-09	427.5	412.16	Payroll 01/26/18
203wmm	2/9/2018 02/18	Payroll 2-09-2018	1-50762	Payroll 02-2		964.52	acct.132637
203wmm	2/23/2018 02/18	(Haven999) Haven Management Services, Inc	1-50844	Payroll 3-09	4300	894.42	Payroll 2-09-2018
203wmm	3/6/2018 03/18	Payroll 3-09-18	K-122185	Payroll 3-23	552.36	824.32	Payroll 02-23-18
203wmm	3/9/2018 03/18	Payroll 3-23-2018	1-51333	Payroll 04-0		1,376.68	acct.132637
203wmm	3/23/2018 03/18	(Haven999) Haven Management Services, Inc	K-122953	Payroll 5-18	552.36	1,788.84	acct.132637
203wmm	4/4/2018 04/18	Payroll 04-06-2018	1-51865	Payroll 5-04	435.6	1,718.74	Payroll 04-06-2018
203wmm	4/20/2018 04/18	(Haven999) Haven Management Services, Inc	1-51950	Payroll 5-18		1,648.64	Payroll 4-20-18
203wmm	5/4/2018 05/18	Payroll 5-04-18	K-123630	Payroll 6-1-		2,201.00	
203wmm	5/18/2018 05/18	Payroll 5-18-2018	1-52639	Payroll 6-15	4391	2,130.90	Payroll 5-04-18
203wmm	6/1/2018 06/18	(Haven999) Haven Management Services, Inc	K-124474	Payroll 6-15	75.98	2,518.08	Payroll 6-15-18
203wmm	6/8/2018 06/18	Payroll 6-15-18	1-52996	Payroll 6-29	75.98	2,442.10	Payroll 6-29-18
203wmm	6/15/2018 06/18	Payroll 6-29-18	1-53175	Payroll 7-1		3,045.46	
203wmm	6/29/2018 06/18	(Haven999) Haven Management Services, Inc	K-125114	Payroll 07-2	4408	2,893.50	Payroll 07-27-2018
203wmm	7/5/2018 07/18	Payroll 7-13-18	1-53534	Payroll 8-10	75.98	3,496.86	acct.132637
203wmm	7/13/2018 07/18	(Haven999) Haven Management Services, Inc	1-53746	Payroll 8-10		3,420.88	Payroll 8-10-18
203wmm	7/27/2018 07/18	Payroll 07-27-2018	K-125984	Payroll 8-24	4463	3,344.90	Payroll 8-24-2018
203wmm	8/8/2018 08/18	(Haven999) Haven Management Services, Inc.	1-54118	Payroll 9-07	603.36	3,948.26	
203wmm	8/10/2018 08/18	Payroll 8-10-18	1-54226	Payroll 9-07		3,872.28	Payroll 9-07-18
203wmm	8/24/2018 08/18	(Hms1910) Haven Management Services, Inc.	K-126603	Reclass Med	603.36	3,796.30	Payroll 9-21-18
203wmm	9/4/2018 09/18	Payroll 9-07-18	1-54712	Reclass Med Exp		4,399.66	Reclass Med Exp
203wmm	9/7/2018 09/18	Payroll 9-21-18	1-54809	Payroll 10-0	75.98	4,323.68	Payroll 10-05-2018
203wmm	9/21/2018 09/18	Reclass Med Exp	1-55538				
203wmm	10/3/2018 10/18	Payroll 10-05-2018	1-55245				

203wmm	10/19/2018	10/18	Payroll 10-19-18	J-55304	Payroll 10-1	4258	746.17	4,247.70	Payroll 10-19-18
203wmm	11/2/2018	11/18	Payroll 11-02-18	J-55453	Payroll 11-0	4258	1,863.19	4,171.72	Payroll 11-02-18
203wmm	11/5/2018	11/18	(Hms1910) Haven Management Services, Inc.	K-128163		4523	4,775.08	4,775.08	
203wmm	11/16/2018	11/18	Payroll 11-16-18	J-55846	Payroll 11-1	4279	1,367.72	4,699.10	Payroll 11-16-18
203wmm	11/30/2018	11/18	Payroll 11-30-2018	J-55947	Payroll 11-3	4279	1,119.92	4,693.12	Payroll 11-30-2018
203wmm	12/3/2018	12/18	(Hms1910) Haven Management Services, Inc.	K-128877		4442	1,544.95	5,226.48	
203wmm	12/14/2018	12/18	Payroll 12-14-18	J-56592	Payroll 12-1	4472	322.95	5,150.50	Payroll 12-14-18
203wmm	12/28/2018	12/18	Payroll 12-28-18	J-56438	Payroll 12-2	4472	322.95	5,074.52	Payroll 12-28-18
203wmm			NetChange= 5,074.52					5,074.52	= Ending Balance =
5110-000-001			Worker's Comp/ADP Fees						
203wmm	1/12/2018	01/18	Payroll 1-12-2018	J-50240	Payroll 1-12	313.87	313.87	313.87	Payroll 1-12-2018
203wmm	1/26/2018	01/18	Payroll 01/26/18	J-50310	Payroll 01/2	266.25	266.25	580.12	Payroll 01/26/18
203wmm	2/9/2018	02/18	Payroll 2-09-2018	J-50762	Payroll 2-09	263.77	843.89	843.89	Payroll 2-09-2018
203wmm	2/23/2018	02/18	Payroll 02-23-18	J-50844	Payroll 02-2	261.58	1,105.47	1,105.47	Payroll 02-23-18
203wmm	3/9/2018	03/18	Payroll 3-09-18	J-51333	Payroll 3-09	249.22	1,354.69	1,354.69	Payroll 3-09-18
203wmm	3/23/2018	03/18	Payroll 3-23-2018	J-51406	Payroll 3-23	256.32	1,611.01	1,611.01	Payroll 3-23-2018
203wmm	4/6/2018	04/18	Payroll 04-06-2018	J-51865	Payroll 04-0	257.99	1,869.00	1,869.00	Payroll 04-06-2018
203wmm	4/20/2018	04/18	Payroll 4-20-18	J-51950	Payroll 4-20	271.55	2,140.55	2,140.55	Payroll 4-20-18
203wmm	5/4/2018	05/18	Payroll 5-04-18	J-52400	Payroll 5-04	279.65	2,420.20	2,420.20	Payroll 5-04-18
203wmm	5/18/2018	05/18	Payroll 5-18-2018	J-52488	Payroll 5-18	283.84	2,704.04	2,704.04	Payroll 5-18-2018
203wmm	6/1/2018	06/18	Payroll 6-1-18	J-52639	Payroll 6-1-	304.97	3,009.01	3,009.01	Payroll 6-01-18
203wmm	6/15/2018	06/18	(Haven999) Haven Management Services, Inc	K-124534		4393	2,912.71	2,912.71	
203wmm	6/29/2018	06/18	Payroll 6-15-18	J-52996	Payroll 6-15	289.29	3,202.00	3,202.00	Payroll 6-15-18
203wmm	7/13/2018	07/18	Payroll 6-29-18	J-53175	Payroll 6-29	279.06	3,481.06	3,481.06	Payroll 6-29-18
203wmm	7/27/2018	07/18	Payroll 7-13-18	J-53534	Payroll 7-1	258.79	3,739.85	3,739.85	Payroll 7-13-18
203wmm	8/10/2018	08/18	Payroll 07-27-2018	J-53746	Payroll 07-2	272.22	4,012.07	4,012.07	Payroll 07-27-2018
203wmm	8/24/2018	08/18	Payroll 8-10-18	J-54118	Payroll 8-10	269.05	4,281.12	4,281.12	Payroll 8-10-18
203wmm	9/7/2018	09/18	Payroll 8-24-2018	J-54226	Payroll 8-24	276.02	4,557.14	4,557.14	Payroll 8-24-2018
203wmm	9/21/2018	09/18	Payroll 9-07-18	J-54712	Payroll 9-07	268.07	4,825.21	4,825.21	Payroll 9-07-18
203wmm	10/5/2018	10/18	Payroll 9-21-18	J-54809	Payroll 9-2	264.43	5,089.64	5,089.64	Payroll 9-21-18
203wmm	10/12/2018	10/18	Payroll 10-05-2018	J-55245	Payroll 10-0	265.06	5,354.70	5,354.70	Payroll 10-05-2018
203wmm	10/19/2018	10/18	(Hms1910) Haven Management Services, Inc.	K-127501		4498	5,258.13	5,258.13	
203wmm	11/2/2018	11/18	Payroll 10-19-18	J-55504	Payroll 10-1	269.84	5,527.97	5,527.97	Payroll 10-19-18
203wmm	11/16/2018	11/18	Payroll 11-02-18	J-55453	Payroll 11-0	252.16	5,780.13	5,780.13	Payroll 11-02-18
203wmm	11/30/2018	11/18	Payroll 11-16-18	J-55846	Payroll 11-1	268.06	6,048.19	6,048.19	Payroll 11-16-18
203wmm	12/7/2018	12/18	Payroll 11-30-2018	J-55947	Payroll 11-3	282.64	6,330.83	6,330.83	Payroll 11-30-2018
203wmm	12/14/2018	12/18	Payroll 12-07-18	J-56107	Payroll 12-0	68.16	6,398.99	6,398.99	Payroll 12-07-18
203wmm	12/28/2018	12/18	Payroll 12-14-18	J-56392	Payroll 12-1	305.83	6,704.82	6,704.82	Payroll 12-14-18
203wmm			Payroll 12-28-18	J-56438	Payroll 12-2	299.89	7,004.71	7,004.71	Payroll 12-28-18
203wmm			NetChange= 7,004.71					7,004.71	= Ending Balance =
5144-000-000			Electric						
203wmm	1/15/2018	01/18	(sou600) Southern California Edison	K-120935		4258	746.17	746.17	
203wmm	1/15/2018	01/18	(sou600) Southern California Edison	K-120936		4258	1,863.19	1,863.19	
203wmm	2/9/2018	02/18	(sou600) Southern California Edison	K-121640		4279	485.06	3,094.42	acct.2218852705 1/3-2/1/18
203wmm	2/9/2018	02/18	(sou600) Southern California Edison	K-121644		4279	1,367.72	4,462.14	acct.221885290 1/3-2/1/18
203wmm	2/9/2018	02/18	(sou600) Southern California Edison	K-121711		4279	1,119.92	4,582.06	acct.24004126518 1/16-2/1/18
203wmm	8/6/2018	08/18	(sou600) Southern California Edison	K-125865		4439	1,325.38	5,907.44	acct.2404126518 Feb-July2018
203wmm	8/8/2018	08/18	(sou600) Southern California Edison	K-125902		4442	1,544.95	7,452.39	acct.2404126518 7/6-8/2/18
203wmm	9/6/2018	09/18	(sou600) Southern California Edison	K-126718		4472	322.95	7,775.34	acct.2404126518 8/2-8/31/18
203wmm	9/6/2018	09/18	(sou600) Southern California Edison	K-126718	4472v			7,452.39	acct.2404126518 8/2-8/31/18
203wmm	9/25/2018	09/18	(sou600) Southern California Edison	K-127005		4479	15.24	7,467.63	acct.2410481907 8/16-9/14/18
203wmm	10/15/2018	10/18	(sou600) Southern California Edison	K-127574		4503	1,846.51	9,314.14	acct.2404470031 8/14-9/13/18
203wmm	11/16/2018	11/18	(sou600) Southern California Edison	K-128473		4538	243.79	9,557.93	acct.2404126518 10/2-10/31/1
203wmm	11/26/2018	11/18	(sou600) Southern California Edison	K-128543		4542	41.13	9,599.06	acct.2404470031 10/12-11/13/
203wmm	12/13/2018	12/18	(sou600) Southern California Edison	K-129039		4572	265.86	9,864.92	acct.2404126518 10/31-12/03/

0 = Beginning Balance =

203wmm	12/20/2018	12/18	(sou600) Southern California Edison	K-129339	4583	303.29	10.168.21	acct.240447003111/13-12/13/
203wmm	12/31/2018	12/18	Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	269.24	10.437.45	So Cal Edison CK #5144
			NetChange=10,437.45				10.437.45	= Ending Balance =
5145-000-000			Gas/Oil					0 = Beginning Balance =
203wmm	1/15/2018	01/18	(gasc) The Gas Company	K-120995	4254	1,627.48	1.627.48	acct.04392324292 11/28-12/29
203wmm	1/15/2018	01/18	(gasc) The Gas Company	K-120996	4254	504.72	2,132.20	acct.04602234447 11/28-12/29
203wmm	2/9/2018	02/18	(gasc) The Gas Company	K-121659	4277	1,448.45	3,580.65	acct.04392234292 12/29-1/29/
203wmm	2/9/2018	02/18	(gasc) The Gas Company	K-121660	4277	491.87	4,072.52	acct.04602234447 12/29-1/29/
203wmm	3/6/2018	03/18	(gasc) The Gas Company	K-122245	4299	1,661.29	5,733.81	acct.04392234292 1/29-2/28/1
203wmm	3/6/2018	03/18	(gasc) The Gas Company	K-122246	4299	578.39	6,312.20	acct.04602234447 1/29-2/28/1
203wmm	4/11/2018	04/18	(gasc) The Gas Company	K-123012	4334	104.17	6,416.37	acct.04602234447 2/28-3/29/1
203wmm	4/11/2018	04/18	(gasc) The Gas Company	K-123015	4334	464.85	6,881.22	acct.04392234292 2/28-3/29/1
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123810	4365	3.38	6,884.60	acct.1638818730 3/14-2/29/1
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123809	4365	23.36	6,907.96	acct.11555514808
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123810	4365	100.82	7,008.78	acct.05253451370 3/1-4/27/18
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123809	4365	13.68	7,022.46	acct.04302234447 3/29-4/27/1
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123811	4365	97.8	7,120.26	acct.04392234292 3/29-4/27/1
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123821	4365	8.22	7,128.48	acct.1638818730 3/29-4/27/1
203wmm	5/16/2018	05/18	(gasc) The Gas Company	K-123810	4365	10.51	7,139.15	acct.04602234447 4/27-5/29/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124404	4390	0.16	7,139.15	acct.04602234447 4/27-5/29/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124405	4390	83.39	7,222.54	acct.04392234292 4/27-5/29/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124406	4390	40.81	7,262.97	acct.05253451370 4/26-4/27/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124407	4390	8.43	7,271.78	acct.18906387222 4/27-5/29/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124408	4390	40.11	7,312.54	acct.1638818730 4/27-5/29/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124409	4390	183.3	7,495.08	acct.11555514808 4/27-5/29/1
203wmm	6/8/2018	06/18	(gasc) The Gas Company	K-124408	4390	24.66	7,479.74	acct.18906387222 4/27-5/29/1
203wmm	7/2/2018	07/18	(gasc) The Gas Company	K-124421	4405	8.97	7,488.71	acct.1638818730 5/29-5/30/1
203wmm	7/6/2018	07/18	( ) Gas Refund	R-38660	4413	5.43	7,494.14	acct.04602234447 - closing b
203wmm	7/12/2018	07/18	(gasc) The Gas Company	K-125165	4413	23.55	7,485.33	Gas Refund
203wmm	7/12/2018	07/18	(gasc) The Gas Company	K-125166	4413	290.84	7,508.88	acct.05253451370 5/29-6/27/1
203wmm	7/12/2018	07/18	(gasc) The Gas Company	K-125167	4413	21.05	7,799.72	acct.11555514808 5/29-6/27/1
203wmm	8/3/2018	08/18	(gasc) The Gas Company	K-125806	4434	169.99	7,820.77	acct.18906387222 5/29-6/27/1
203wmm	8/3/2018	08/18	(gasc) The Gas Company	K-125807	4434	23.34	7,990.76	acct.11555514808 6/27-7/27/1
203wmm	8/3/2018	08/18	(gasc) The Gas Company	K-125808	4434	20.72	8,014.10	acct.05253451370 6/27-7/27/1
203wmm	9/6/2018	09/18	(gasc) The Gas Company	K-126723	4467	178.33	8,034.82	acct.18906387222 6/27-7/27/1
203wmm	9/6/2018	09/18	(gasc) The Gas Company	K-126724	4467	29.4	8,242.55	acct.05253451370 7/27-8/28/1
203wmm	9/6/2018	09/18	(gasc) The Gas Company	K-126725	4467	26.38	8,268.93	acct.18906387222 7/27-8/28/1
203wmm	10/12/2018	10/18	(gasc) The Gas Company	K-127478	4497	340.32	8,609.25	acct.11555514808 8/28-9/27/1
203wmm	10/12/2018	10/18	(gasc) The Gas Company	K-127494	4497	25.16	8,634.41	acct.05253451370 8/28-9/27/1
203wmm	10/12/2018	10/18	(gasc) The Gas Company	K-127495	4497	19.77	8,654.18	acct.18906387222 8/28-9/27/1
203wmm	11/2/2018	11/18	(gasc) The Gas Company	K-127494	4497v	340.32	8,288.70	acct.05253451370 8/28-9/27/1
203wmm	11/2/2018	11/18	(gasc) The Gas Company	K-127495	4497v	25.16	8,313.86	acct.11555514808 8/28-9/27/1
203wmm	11/2/2018	11/18	(gasc) The Gas Company	K-127478	4497v	19.77	8,268.93	acct.18906387222 8/28-9/27/1
203wmm	11/5/2018	11/18	(gasc) The Gas Company	K-127494	4522	30.16	8,609.25	acct.11555514808 8/28-9/27/1
203wmm	11/5/2018	11/18	(gasc) The Gas Company	K-127495	4522	25.16	8,634.41	acct.05253451370 8/28-9/27/1
203wmm	11/9/2018	11/18	(gasc) The Gas Company	K-128202	4528	26.52	8,660.70	acct.11555514808 8/28-9/27/1
203wmm	11/9/2018	11/18	(gasc) The Gas Company	K-128203	4529	27.76	8,708.46	acct.18906387222 9/27-10/29/
203wmm	11/9/2018	11/18	(gasc) The Gas Company	K-128201	4530	369.18	9,077.64	acct.11555514808 9/27-10/29/
203wmm	12/13/2018	12/18	(gasc) The Gas Company	K-129036	4569	422.88	9,500.52	acct.11555514808 10/29-11/29
203wmm	12/13/2018	12/18	(gasc) The Gas Company	K-129037	4570	40.95	9,541.47	acct.05253451370 10/29-11/29
203wmm	12/13/2018	12/18	(gasc) The Gas Company	K-129038	4570	25.02	9,566.49	acct.18906387222 10/29-11/29
			NetChange=9,566.49				9,566.49	= Ending Balance =
5146-000-000			Trash					0 = Beginning Balance =
203wmm	1/15/2018	01/18	(yuc542) Yucalpa Disposal, Inc.	K-121021	4260	1,937.25	1,937.25	

203wmm	2/20/2018 02/18	(yuc542) Yucalpa Disposal, Inc.	K-121885	4287	1,937.25	3,874.50	acct:13519366
203wmm	3/16/2018 03/18	(yuc542) Yucalpa Disposal, Inc.	K-122469	4311	1,937.25	5,811.75	acct:13519366
203wmm	4/4/2018 04/18	(yuc542) Yucalpa Disposal, Inc.	K-122883	4329	1,937.25	7,749.00	acct:13519366
203wmm	4/13/2018 04/18	(yuc542) Yucalpa Disposal, Inc.	K-123168	4342	521.49	8,270.49	acct:13555487
203wmm	5/4/2018 05/18	(yuc542) Yucalpa Disposal, Inc.	K-123658	4359	1,937.25	10,207.74	acct:13519366
203wmm	6/4/2018 06/18	(yuc542) Yucalpa Disposal, Inc.	K-124385	4388	1,937.25	12,144.99	acct:13519366
203wmm	7/12/2018 07/18	(yuc542) Yucalpa Disposal, Inc.	K-125256	4417	1,937.25	14,082.24	acct:13519366
203wmm	7/31/2018 07/18	(yuc542) Yucalpa Disposal, Inc.	K-125713	4428	2,025.57	16,107.81	acct:13519366
203wmm	9/6/2018 09/18	(burrec) Burrtec Waste Industres, Inc.	K-126733	4465	2,025.57	18,133.38	acct:13519366
203wmm	10/5/2018 10/18	(yuc542) Yucalpa Disposal, Inc.	K-127354	4494	2,025.57	20,158.95	acct:13519366
203wmm	11/2/2018 11/18	(yuc542) Yucalpa Disposal, Inc.	K-128081	4521	2,025.57	22,184.52	acct:13519366
203wmm	12/17/2018 12/18	(yuc542) Yucalpa Disposal, Inc.	K-129223	4576	2,025.57	24,210.09	acct:13519366
203wmm	12/31/2018 12/18	Accrue Dec 18 Expenses Rever	J-56801		2,025.57	26,235.66	Yucalpa Disposal
203wmm	12/31/2018 12/18	:Prog Gen Reverses Journal c	J-57496			24,210.09	Yucalpa Disposal
		NetChange= 24,210.09				24,210.09	Ending Balance =

5147-000-000		Water					
203wmm	1/1/2018 01/18	Accrue Dec Exp Paid In Jan	J-50130			0	Beginning Balance =
203wmm	1/1/2018 01/18	Accrue Dec Exp Paid In Jan	J-50130			-20.76	Ready Fresh Ck 4250
203wmm	1/4/2018 01/18	(re856) ReadyRefresh	K-120829	4250	20.76	-1,331.36	Yucalpa Valley Water Ck 4251
203wmm	1/4/2018 01/18	(yuc730) Yucalpa Valley Water District	K-120827	4251	1,310.60	-1,310.60	
203wmm	1/30/2018 01/18	(re856) ReadyRefresh	K-121415	4267	26.02	0	acct:710418803 11/17-12/18/1
203wmm	2/9/2018 02/18	(yuc730) Yucalpa Valley Water District	K-121639	4280	1,361.50	26.02	
203wmm	2/28/2018 02/18	(re856) ReadyRefresh	K-122066	4291	4.31	1,387.52	acct:710418803 12/18-1/19/18
203wmm	3/6/2018 03/18	(yuc730) Yucalpa Valley Water District	K-122244	4302	1,352.65	1,391.83	acct:710418803 2/19-3/19/18
203wmm	3/30/2018 03/18	(re856) ReadyRefresh	K-122743	4314	30.31	2,744.48	acct:710418803 1/19-2/19/18
203wmm	4/4/2018 04/18	(yuc730) Yucalpa Valley Water District	K-122884	4330	1,222.07	3,996.86	acct:710418803 2/19-3/19/18
203wmm	5/4/2018 05/18	(yuc730) Yucalpa Valley Water District	K-123635	4360	1,394.70	5,391.56	acct:710418803 3/19-4/16/18
203wmm	5/16/2018 05/18	(re856) ReadyRefresh	K-123815	4368	29.6	5,421.16	acct:0023742232
203wmm	5/31/2018 05/18	(re856) ReadyRefresh	K-124403	4379	23.89	5,445.05	
203wmm	6/8/2018 06/18	(yuc730) Yucalpa Valley Water District	K-124414	4392	1,414.62	6,859.67	acct:710418803 4/16-5/18/18
203wmm	7/12/2018 07/18	(re856) ReadyRefresh	K-125211	4416	32.93	6,892.60	
203wmm	7/12/2018 07/18	(yuc730) Yucalpa Valley Water District	K-125168	4418	1,558.48	8,451.08	acct:710418803 5/18-6/18/18
203wmm	7/31/2018 07/18	(re856) ReadyRefresh	K-125715	4427	32.93	8,484.01	
203wmm	7/31/2018 07/18	(yuc730) Yucalpa Valley Water District	K-125720	4429	1,697.90	10,181.91	acct:710418803 6/18-7/16/18
203wmm	8/30/2018 08/18	(re856) ReadyRefresh	K-126487	4456	32.93	10,214.84	
203wmm	9/6/2018 09/18	(yuc730) Yucalpa Valley Water District	K-126730	4473	1,996.94	12,151.78	acct:710418803 7/16-8/17/18
203wmm	10/3/2018 10/18	(re856) ReadyRefresh	K-127279	4490	32.93	13,770.01	acct:710418803 8/17-9/17/18
203wmm	10/5/2018 10/18	(yuc730) Yucalpa Valley Water District	K-127363	4492	32.93	13,802.94	
203wmm	10/31/2018 10/18	(re856) ReadyRefresh	K-127994	4513	32.93	13,835.87	
203wmm	11/1/2018 11/18	(yuc730) Yucalpa Valley Water District	K-128046	4517	1,611.59	15,447.46	acct:710418803 9/17-10/15/18
203wmm	12/6/2018 12/18	(re856) ReadyRefresh	K-128958	4563	37.72	15,485.18	
203wmm	12/6/2018 12/18	(yuc730) Yucalpa Valley Water District	K-128984	4565	1,722.25	17,207.43	acct:710418803 10/15-11/16/1
203wmm	12/31/2018 12/18	Accrue Dec 18 Expenses Rever	J-56801		37.95	17,245.38	Ready Refresh
203wmm	12/31/2018 12/18	Accrue Dec 18 Expenses Rever	J-56856		37.95	17,283.33	Ready Fresh
203wmm	12/31/2018 12/18	:Prog Gen Reverses Journal c	J-57496			17,245.38	Ready Refresh
203wmm	12/31/2018 12/18	Accrue Dec 18 Expenses	J-57644			18,777.30	Yucalpa Valley Water Ck #459
		NetChange= 18,777.30				18,777.30	Ending Balance =

5148-000-000		Sewer					
203wmm	1/1/2018 01/18	Accrue Dec Exp Paid In Jan	J-50130			0	Beginning Balance =
203wmm	1/4/2018 01/18	(yuc730) Yucalpa Valley Water District	K-121627	4251	3,022.08	-3,022.08	Yucalpa Valley Water Ck 4251
203wmm	2/9/2018 02/18	(yuc730) Yucalpa Valley Water District	K-121893	4280	3,022.08	0	acct:710418803 12/18-1/19/18
203wmm	3/6/2018 03/18	(yuc730) Yucalpa Valley Water District	K-122244	4302	3,022.08	6,044.16	acct:710418803 1/19-2/19/18
203wmm	4/4/2018 04/18	(yuc730) Yucalpa Valley Water District	K-122884	4330	3,022.08	9,066.24	acct:710418803 2/19-3/19/18
203wmm	5/4/2018 05/18	(yuc730) Yucalpa Valley Water District	K-123635	4360	3,022.08	12,088.32	acct:710418803 3/19-4/16/18
203wmm	6/8/2018 06/18	(yuc730) Yucalpa Valley Water District	K-124414	4392	3,022.08	15,110.40	acct:710418803 4/16-5/18/18



203wmm	2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121509	4276	58.39	98.76
203wmm	2/9/2018	02/18	(hom603) Home Depot Credit Services	K-121647	4278	26.89	125.65
203wmm	2/28/2018	02/18	(hom603) Home Depot Credit Services	K-121978	4289	46.72	172.37
203wmm	3/21/2018	03/18	(hom603) Home Depot Credit Services	K-122567	4312	16.14	188.51
203wmm	3/21/2018	03/18	(hom603) Home Depot Credit Services	K-122568	4312	15.97	204.48
203wmm	4/4/2018	04/18	(qu940) Quill Corporation	K-123903	4328	33.97	238.45
203wmm	4/18/2018	04/18	(hom603) Home Depot Credit Services	K-123261	4343	69.33	307.78
203wmm	5/14/2018	05/18	(hom603) Home Depot Credit Services	K-123772	4363	44.92	352.7
203wmm	5/21/2018	05/18	May 18 Rent Roll Breakdown	L-52664	4399	36.11	388.81
203wmm	6/22/2018	06/18	(hom603) Home Depot Credit Services	K-124736	4399	30.94	263.81
203wmm	7/25/2018	07/18	(hom603) Home Depot Credit Services	K-125516	4425	50.57	294.75
203wmm	8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126249	4449	58.9	345.32
203wmm	9/6/2018	09/18	(hom603) Home Depot Credit Services	K-126716	4470	58.9	404.22
203wmm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126975	4475	17.97	422.19
203wmm	10/3/2018	10/18	(hom603) Home Depot Credit Services	K-127304	4488	9.94	432.13
203wmm	10/19/2018	10/18	(hom603) Home Depot Credit Services	K-127787	4505	35.1	467.23
203wmm	11/2/2018	11/18	(hom603) Home Depot Credit Services	K-128088	4519	23.94	491.17
203wmm	11/26/2018	11/18	(hom603) Home Depot Credit Services	K-128548	4541	64.92	556.09
203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129115	4574	39.91	596
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129492	4584	76.81	672.81
5163-000-000			NetChange= 719.24			46.43	719.24
203wmm	2/28/2018	02/18	Elec. System Repair/Maintenance	K-121978	4292	474	0 = Beginning Balance =
203wmm	3/26/2018	03/18	(ze1101) Z Electric Wire Works, Inc.	K-122678	4313	158	474
203wmm	6/15/2018	06/18	( ) Refund VVM Conversion	R-38592			632
5164-000-000			NetChange= -777.10			1,409.10	-777.1 Refund VVM Conversion for Da
203wmm	3/21/2018	03/18	Equipment Expense	K-122568	4312	169.31	0 = Beginning Balance =
203wmm	4/11/2018	04/18	(hom603) Home Depot Credit Services	K-123021	4335	50.63	169.31
203wmm	4/11/2018	04/18	(hom603) Home Depot Credit Services	K-123022	4335	50	219.94
203wmm	8/8/2018	08/18	(hom603) Home Depot Credit Services	K-125936	4441	421.14	269.94
203wmm	8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126249	4449	19.88	691.08
203wmm	11/12/2018	11/18	(hms1910) Haven Management Services, Inc.	K-128398	4533	2,330.28	710.96
203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129115	4574	233.8	3,041.24
203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129116	4574	233.8	3,275.04
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129464	4584	159.2	3,041.24
5165-000-000			NetChange= 3,200.44			233.8	3,200.44
203wmm	5/16/2018	05/18	Furnishings/Appliances	K-123869	4366	192	0 = Beginning Balance =
203wmm	5/17/2018	05/18	(hom603) Home Depot Credit Services	K-123971	4370	66.42	192
203wmm	5/31/2018	05/18	(hom603) Home Depot Credit Services	K-124163	4377	222.48	258.42
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129471	4584	404.04	480.9
5166-000-000			NetChange= 884.94			404.04	884.94
203wmm	1/15/2018	01/18	Gas System Repair/Maintenance	K-120994	4257	49.5	0 = Beginning Balance =
203wmm	1/29/2018	01/18	(me272) Meternan, Inc.	K-121362	4266	225	49.5
203wmm	3/13/2018	03/18	(wa843) Waterworks Plumbing&Roof, Corp	K-122377	4307	330	274.5 #40
203wmm	4/13/2018	04/18	(wa843) Waterworks Plumbing&Roof, Corp	K-123163	4341	370	604.5 CH-gas valves & lines
203wmm	12/31/2018	12/18	Water Works Accrual For Dec	L-50334	Accrue Water	225	974.5
203wmm	12/31/2018	12/18	*Prog Gen Reverses Journal c	L-57646	Accrue Water	225	1,199.50 Water Works Accrual
5166-000-000			NetChange= 974.50			225	974.5 Water Works Accrual
							974.5 = Ending Balance =

5167-000-000	203wmm	1/26/2018	01/18	Heating/Air Conditioning (hom149) Loishaw Air Conditioning Company NetChange= 132.50	K-121293	4264	132.5	0 = Beginning Balance = 132.5 = Ending Balance =
5168-000-000	203wmm	2/7/2018	02/18	Landscaping (hom603) Home Depot Credit Services	K-121510	4276	111.31	0 = Beginning Balance = 111.31
203wmm		2/16/2018	02/18	(hom603) Home Depot Credit Services	K-121838	4285	66.36	177.67
203wmm		2/28/2018	02/18	(gre315) Green Irrigation Solutions	K-121969	4288	9.00	1,077.67 Jan20th to Feb20th
203wmm		3/16/2018	03/18	(gre315) Green Irrigation Solutions	K-122501	4308	9.00	1,977.67 2/20-9/20/18
203wmm		4/13/2018	04/18	(hom603) Home Depot Credit Services	K-123149	4338	19.98	1,997.65
203wmm		4/13/2018	04/18	(sit241) SiteOne Landscape Supply	K-123197	4340	88.05	2,085.70
203wmm		4/24/2018	04/18	(gre315) Green Irrigation Solutions	K-123356	4346	9.00	2,985.70 3/20-4/20/18
203wmm		4/24/2018	04/18	(hom603) Home Depot Credit Services	K-123441	4347	100.63	3,086.33
203wmm		5/31/2018	05/18	(gre315) Green Irrigation Solutions	K-124164	4376	9.00	3,986.33 4/20-5/20/18
203wmm		6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124542	4395	7.98	3,994.31
203wmm		6/22/2018	06/18	(hom603) Home Depot Credit Services	K-124736	4399	146.87	4,141.18
203wmm		7/12/2018	07/18	(hom603) Home Depot Credit Services	K-125230	4415	67.23	4,208.41
203wmm		7/18/2018	07/18	(gre315) Green Irrigation Solutions	K-125359	4420	9.00	5,108.41 6/20-7/20/18
203wmm		8/3/2018	08/18	(mcclean) Petty Cash - Brooke McClean	K-125812	4436	10	5,118.41 7/11-31/18
203wmm		8/8/2018	08/18	(hom603) Home Depot Credit Services	K-125937	4441	83.44	5,201.85
203wmm		8/17/2018	08/18	(gre315) Green Irrigation Solutions	K-126248	4447	9.00	6,101.85 July20-Aug20 2018
203wmm		8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126175	4449	15.48	6,117.33
203wmm		9/25/2018	09/18	(gre315) Green Irrigation Solutions	K-127010	4478	9.00	7,017.33 8/20-9/20/18
203wmm		10/3/2018	10/18	(hom603) Home Depot Credit Services	K-127290	4488	157.61	7,174.94
203wmm		10/3/2018	10/18	(hom603) Home Depot Credit Services	K-127304	4488	73.88	7,248.82
203wmm		10/15/2018	10/18	(gre315) Green Irrigation Solutions	K-127596	4500	9.00	8,148.82 9/20-10/20/18
203wmm		10/19/2018	10/18	(gre315) Green Irrigation Solutions	K-127790	4504	9.00	9,048.82 5/20-6/20/18
203wmm		10/19/2018	10/18	(hom603) Home Depot Credit Services	K-127787	4505	242.09	9,290.91
203wmm		10/19/2018	10/18	(sit241) SiteOne Landscape Supply	K-127760	4507	263.58	9,138.42
203wmm		10/19/2018	10/18	(sit241) SiteOne Landscape Supply	K-127761	4507	157.6	9,402.00
203wmm		10/30/2018	10/18	(hom603) Home Depot Credit Services	K-127896	4511	9,559.60	9,559.60
203wmm		11/2/2018	11/18	(hom603) Home Depot Credit Services	K-128088	4519	15.91	9,575.51
203wmm		11/26/2018	11/18	(gre315) Green Irrigation Solutions	K-128629	4539	9.00	10,475.51 10/20-11/20/18
203wmm		12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129472	4584	7.5	10,483.01
203wmm		12/31/2018	12/18	(gre315) Green Irrigation Solutions	K-129333	4588	9.00	11,383.01 11/20-12/20/18
203wmm		12/31/2018	12/18	(gre315) Green Irrigation Solutions	K-129514	4588	2,650.00	14,033.01
				NetChange= 14,033.01				14,033.01 = Ending Balance =
5169-000-000	203wmm	9/4/2018	09/18	Locks/Keys (hms1910) Heaven Management Services, Inc. NetChange= 98.00	K-126609	4464	98	0 = Beginning Balance = 98 = Ending Balance =
5171-000-000	203wmm	1/22/2018	01/18	Maintenance Supplies (hom603) Home Depot Credit Services	K-121197	4262	151.23	0 = Beginning Balance = 151.23
203wmm		2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121508	4276	114.92	266.15
203wmm		2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121509	4276	56.2	322.35
203wmm		2/9/2018	02/18	(hom603) Home Depot Credit Services	K-121647	4278	72.39	394.74
203wmm		2/16/2018	02/18	(hom603) Home Depot Credit Services	K-121838	4285	72.84	467.58
203wmm		3/13/2018	03/18	(hom603) Home Depot Credit Services	K-122379	4305	274.9	742.48
203wmm		3/13/2018	03/18	(hom603) Home Depot Credit Services	K-122380	4305	57.38	799.86
203wmm		3/21/2018	03/18	(hom603) Home Depot Credit Services	K-122567	4312	71.33	871.19
203wmm		4/11/2018	04/18	(hom603) Home Depot Credit Services	K-123020	4335	20	891.19
203wmm		4/13/2018	04/18	(hom603) Home Depot Credit Services	K-123149	4338	38.89	930.08
203wmm		4/18/2018	04/18	(hom603) Home Depot Credit Services	K-123261	4343	110.52	1,040.60
203wmm		5/14/2018	05/18	(hom603) Home Depot Credit Services	K-123772	4363	78.94	1,119.54
203wmm		5/16/2018	05/18	(hom603) Home Depot Credit Services	K-123869	4366	253.02	1,372.56
203wmm		5/17/2018	05/18	(hom603) Home Depot Credit Services	K-123971	4370	9.96	1,382.52

203wmm	5/31/2018	05/18	(hom603) Home Depot Credit Services	K-1224163	4377	75.36	1,457.88
203wmm	5/31/2018	05/18	(hom603) Home Depot Credit Services	K-1224214	4377	123.6	1,581.48
203wmm	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124543	4395	65.86	1,647.34
203wmm	6/29/2018	06/18	(hom603) Home Depot Credit Services	K-1229555	4402	114.74	1,762.08
203wmm	8/3/2018	08/18	(mcclean) Perty Cash - Brooke McClean	K-122812	4436	12.47	1,774.55
203wmm	8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126175	4449	100.06	1,874.61
203wmm	8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126176	4449	79.63	1,954.24
203wmm	8/30/2018	08/18	(mcclean) Perty Cash - Brooke McClean	K-126479	4455	8.61	1,962.85
203wmm	9/6/2018	09/18	(hom603) Home Depot Credit Services	K-126716	4470	128.63	2,091.48
203wmm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126974	4475	163.35	2,254.83
203wmm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126975	4475	54.84	2,309.67
203wmm	10/3/2018	10/18	(hom603) Home Depot Credit Services	K-122290	4488	27.88	2,337.55
203wmm	10/25/2018	10/18	(hom603) Home Depot Credit Services	K-127833	4509	114.26	2,451.81
203wmm	10/25/2018	10/18	(hom603) Home Depot Credit Services	K-127832	4510	146.26	2,598.07
203wmm	10/25/2018	10/18	(hom603) Home Depot Credit Services	K-128087	4519	21.71	2,619.78
203wmm	11/2/2018	11/18	(hom603) Home Depot Credit Services	K-128088	4519	158	2,777.78
203wmm	11/2/2018	11/18	(mcclean) Perty Cash - Brooke McClean	K-128080	4520	37.58	2,815.36
203wmm	11/16/2018	11/18	(hom603) Home Depot Credit Services	K-128514	4536	601.15	3,416.51
203wmm	11/26/2018	11/18	(hom603) Home Depot Credit Services	K-128547	4541	146.26	3,562.77
203wmm	11/26/2018	11/18	(hom603) Home Depot Credit Services	K-128548	4541	161.85	3,724.62
203wmm	11/28/2018	11/18	(hom603) Home Depot Credit Services	K-128671	4544	199.3	3,923.92
203wmm	12/2/2018	12/18	( ) Home Depot Refund	R-39203			
203wmm	12/17/2018	12/18	(hom603) Home Depot Credit Services	K-129114	4574	148.57	4,072.49
203wmm	12/20/2018	12/18	(hom603) Home Depot Credit Services	K-129359	4582	20	4,092.49
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129471	4584	83.14	4,175.63
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129492	4584	148.85	4,324.48
203wmm	12/31/2018	12/18	(hom603) Home Depot Credit Services	K-129507	4586	2,705.85	7,030.33
203wmm	12/31/2018	12/18	Accrue Dec 18 Exp	J-56885			6,980.33
203wmm	12/31/2018	12/18	Home Depot Ck 4586	J-56576	Accrue Dec 1	20	4,294.48
			NetChange=4,294.48		Reclass Exp		2,705.85
5172-000-000	7/18/2018	07/18	Pest Control	K-125412	4421	41.39	41.39
203wmm			(hom603) Home Depot Credit Services				0 = Beginning Balance =
			NetChange=41.39				41.39 = Ending Balance =
5173-000-000	1/22/2018	01/18	Pool/Spa/Fountain	K-121197	4262	44.68	44.68
203wmm	2/7/2018	02/18	(hom603) Home Depot Credit Services	K-121510	4276	44.68	89.36
203wmm	4/4/2018	04/18	(hom603) Home Depot Credit Services	K-122894	4326	89.71	179.07
203wmm	5/1/2018	05/18	(red310) Redlands Pool & Spa Ctr.	K-122509	4352	88.31	267.38
203wmm	5/4/2018	05/18	(hom603) Home Depot Credit Services	K-122673	4357	66.7	334.08
203wmm	5/14/2018	05/18	(hom603) Home Depot Credit Services	K-123772	4363	39.54	373.62
203wmm	5/16/2018	05/18	(hom603) Home Depot Credit Services	K-123869	4366	43.68	417.3
203wmm	5/17/2018	05/18	(hom603) Home Depot Credit Services	K-123971	4370	12.98	430.28
203wmm	5/17/2018	05/18	(red310) Redlands Pool & Spa Ctr.	K-123972	4371	85.1	515.38
203wmm	5/31/2018	05/18	(hom603) Home Depot Credit Services	K-124163	4377	42.54	557.92
203wmm	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124542	4395	13.72	571.64
203wmm	6/11/2018	06/18	(hom603) Home Depot Credit Services	K-124543	4395	58.28	629.92
203wmm	6/22/2018	06/18	(hom603) Home Depot Credit Services	K-124736	4399	33.7	663.62
203wmm	6/29/2018	06/18	(hom603) Home Depot Credit Services	K-124955	4402	41.94	705.56
203wmm	7/12/2018	07/18	(hom603) Home Depot Credit Services	K-125230	4415	31.56	737.12
203wmm	7/18/2018	07/18	(hom603) Home Depot Credit Services	K-125412	4421	42.54	779.66
203wmm	7/25/2018	07/18	(hom603) Home Depot Credit Services	K-125516	4425	48.7	828.36
203wmm	8/8/2018	08/18	(hom603) Home Depot Credit Services	K-125937	4441	20.58	848.94
203wmm	8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126175	4449	41.94	890.88
203wmm	8/17/2018	08/18	(hom603) Home Depot Credit Services	K-126249	4449	31.56	922.44
203wmm	8/28/2018	08/18	(hom603) Home Depot Credit Services	K-126451	4453	59.94	982.38

0 = Beginning Balance =

41.39 = Ending Balance =

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0 = Beginning Balance =

41.39 = Ending Balance =

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41.39 = Ending Balance =

0 = Beginning Balance =

41.39 = Ending Balance =

0 = Beginning Balance =

41.39 = Ending Balance =

203wmm	9/6/2018	09/18	(hom603) Home Depot Credit Services	K-126716	4470	4236	1024.74	
203wmm	9/24/2018	09/18	(hom603) Home Depot Credit Services	K-126975	4475	70.38	1,095.12	
203wmm	10/3/2018	10/18	(hom603) Home Depot Credit Services	K-127277	4488	31.56	1,126.68	
203wmm	10/9/2018	10/18	(hom603) Home Depot Credit Services	K-127304	4488	27.44	1,154.12	
203wmm	10/19/2018	10/18	(hom603) Home Depot Credit Services	K-127787	4505	41.92	1,196.04	
203wmm	10/25/2018	10/18	(hom603) Home Depot Credit Services	K-127833	4509	31.56	1,227.60	
203wmm	11/2/2018	11/18	(hom603) Home Depot Credit Services	K-128088	4519	56.16	1,283.76	
203wmm	11/28/2018	11/18	(hom603) Home Depot Credit Services	K-128671	4544	41.56	1,325.32	
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129472	4584	66.93	1,392.25	
203wmm	12/27/2018	12/18	(hom603) Home Depot Credit Services	K-129492	4584	38.42	1,430.67	
			NetChange= 1,430.67					
5174-000-000	1/29/2018	01/18	Sewer System Repair/Maintenance	K-121352	4266	125		
203wmm	6/15/2018	06/18	(wat843) Waterworks Plumbing&Roofing, Corp	R-38592				
203wmm	8/30/2018	08/18	(wat843) Waterworks Plumbing&Roofing, Corp	K-126478	4457	125	4,635.00	
203wmm	11/21/2018	11/18	Nov 18 Rent Roll Breakdown	J-55812		255	-4,130.00	Refund VVM Conversion for Da
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373		225	-4,385.00	#11 -roofs
203wmm	12/20/2018	12/18	Dec 18 Rent Roll Breakdown	J-56373		225	-3,905.00	Dec 18 Credit Sewer Repair
203wmm	12/31/2018	12/18	Water Works Accrual For Dec	J-50334		125	-4,130.00	Dec 18 Add Sewer Repair
203wmm	12/31/2018	12/18	-Prog Gen Reverses Journal c	J-57646		125	-4,005.00	Water Works Accrual
			NetChange= -4,130.00				-4,130.00	Water Works Accrual
5175-000-000	3/21/2018	03/18	Signage	K-122568	4312	19.92		
203wmm			(hom603) Home Depot Credit Services					
			NetChange= 19.92					
5176-000-000	9/4/2018	09/18	Street Lighting	K-126609	4464	144.99		
203wmm			(hms1910) Haven Management Services, Inc.					
203wmm	12/31/2018	12/18	Accrue Dec Exp	J-56856		444	144.99	
			NetChange= 588.99					
5177-000-000	2/16/2018	02/18	Street Repairs	K-121836	4285	236.51		
203wmm			(hom603) Home Depot Credit Services					
			NetChange= 236.51					
5181-000-000	12/6/2018	12/18	Water System Repairs/Maintenance	K-129008	4564	1,365.00		
203wmm			(wat843) Waterworks Plumbing&Roofing, Corp					
			NetChange= 1,365.00					
5201-000-000	1/31/2018	01/18	Insurance	J-50467		607.15		
203wmm			Expense 1 Mnth Prepd Insuran	J-50906		1,312.52		
203wmm	2/28/2018	02/18	Expense 1 Mnth Prepd Insuran	J-51482		1,312.52		
203wmm	3/30/2018	03/18	Expense 1 Mnth Prepd Insur	K-123082	4332	35.05		
203wmm	4/11/2018	04/18	(augvln) Augusta Communities LLC			1,312.52		
203wmm	4/30/2018	04/18	Expense 1 Mnth Prepd Ins	J-52066		1,312.52		
203wmm	5/31/2018	05/18	Expense 1 Mnth Prepd Ins	J-52574		1,312.52		
203wmm	6/30/2018	06/18	Expense 1 Mnth Prepd Ins	J-53099		1,312.55		
203wmm	7/31/2018	07/18	Exp 1 Mnth Ins	J-53715		1,312.55		
203wmm	8/28/2018	08/18	(augvln) Augusta Communities LLC	K-126452	4450	8,346.84		
203wmm	8/31/2018	08/18	Prepaid Insurance Began July	J-54284		6,955.70		
203wmm	9/25/2018	09/18	(augvln) Augusta Communities LLC	K-127078	4477	100.09		
203wmm	9/30/2018	09/18	Expense 1 Mnth Prepd Insur	J-54875		695.57		
203wmm	10/3/2018	10/18	(hms1910) Haven Management Services, Inc.	K-127342	4487	603.36		
203wmm	10/3/2018	10/18	Reclass Med Exp	J-55538			603.36	
203wmm	10/12/2018	10/18	(augvln) Augusta Communities LLC	K-127508	4495	39.39		
203wmm	10/31/2018	10/18	Expense 1 Mnth Prepd Insuran	J-55592		695.57		

0 = Beginning Balance =

125 #31/#32

-4,510.00 Refund VVM Conversion for Da

-4,385.00 #11 -roofs

-4,130.00 Nov 18 Cr Sewer Repair

-3,905.00 Dec 18 Credit Sewer Repair

-4,130.00 Dec 18 Add Sewer Repair

-4,005.00 Water Works Accrual

-4,130.00 Water Works Accrual

-4,130.00 = Ending Balance =

0 = Beginning Balance =

19.92

19.92 = Ending Balance =

0 = Beginning Balance =

144.99

588.99 Z Electric

588.99 = Ending Balance =

0 = Beginning Balance =

236.51

236.51 = Ending Balance =

0 = Beginning Balance =

1,365.00

1,365.00 mainline water leak

1,365.00 = Ending Balance =

0 = Beginning Balance =

607.15

607.15 Expense 1 Mnth Prepd Insuran

1,919.67 Expense 1 Mnth Prepd Insuran

3,232.19 Expense 1 Mnth Prepd Insur

3,267.24 Insurance endorsement reimbu

4,579.76 Expense 1 Mnth Prepd Ins

5,892.28 Expense 1 Mnth Prepd Ins

7,204.83 Expense 1 Mnth Prepd Insuran

8,517.38 Exp 1 Mnth Ins

16,864.22 reimbursement of park insura

9,908.52 Prepaid Insurance Began July

10,008.61 reimbursement of ins. endors

10,704.18 Expense 1 Mnth Prepaid Insur

11,307.54 acct.132637

10,704.18 Reclass Med Exp

10,743.57 auto insurance

11,439.14 Expense 1 Mnth Prepd Insuran

203wvn	11/5/2018	11/18	(augvln)	Augusta Communities LLC	K-127508	4495v	4524	39.99	11,399.75	auto insurance
203wvn	11/5/2018	11/18	(augvln)	Augusta Communities LLC	K-127508		4524	39.99	11,439.14	auto insurance
203wvn	11/30/2018	11/18	Expense 1 Mnth	Prepd Ins	J-56020	Prepd Ins vv	695.57	695.57	12,134.71	Expense 1 Mnth Prepd Ins
203wvn	12/20/2018	12/18	(augvln)	Augusta Communities LLC	K-129398	4578	896.61	896.61	13,031.32	professional liability
203wvn	12/20/2018	12/18	(augvln)	Augusta Communities LLC	K-129399	4578	461.34	461.34	13,492.66	umbrella policy
203wvn	12/31/2018	12/18	Adjst	Prepaid Ins	J-56618	Adjst Prepa	695.57	695.57	12,180.10	Adjst Prepaid Ins
203wvn	12/31/2018	12/18	Expense 1 Mth	Prepd Ins	J-56493	Prepd Ins vv	695.57	695.57	12,875.67	Expense 1 Mth Prepd Ins
5202-000-000			NetChange=	12,875.67					12,875.67	= Ending Balance =
203wvn	4/2/2018	04/18	Property Tax	(san172) SBC Tax Collector	K-122870	4320	67.44	67.44	0	= Beginning Balance =
203wvn	4/2/2018	04/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-122871	4321	2,456.28	2,456.28	67.44	parcel 0319 151 02 6 004
203wvn	4/2/2018	04/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-122872	4322	191.95	191.95	2,623.72	parcel 0319 151 02 6 000
203wvn	7/18/2018	07/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-125398	4423	514.06	514.06	2,715.67	parcel 0319 151 02 6 003
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128834	4549	2,262.26	2,262.26	3,229.73	unsecured property tax
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128835	4550	192.53	192.53	5,491.99	0319-151-02-2-000
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128836	4551	192.53	192.53	5,684.52	0319-151-02-6-003
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128837	4552	67.65	67.65	5,944.70	0319-151-02-6-004
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128838	4553	270.58	270.58	6,215.28	0319-151-02-6-021
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128839	4554	269.78	269.78	6,485.06	0319-151-02-6-021
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128840	4555	21.53	21.53	6,506.59	0319-151-02-6-021
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128841	4556	273.18	273.18	6,779.77	0319-151-02-6-023
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128842	4557	272.37	272.37	7,052.14	0319-151-02-6-023
203wvn	12/3/2018	12/18	(san172) SBC Tax Collector	(san172) SBC Tax Collector	K-128843	4558	21.74	21.74	7,073.88	0319-151-02-6-023
5203-000-000			NetChange=	7,073.88					7,073.88	= Ending Balance =
203wvn	1/26/2018	01/18	License/Fees/Permits	(ct1342) City of Yucaipa	K-121260	4263	3,437.28	3,437.28	0	= Beginning Balance =
203wvn	3/2/2018	03/18	(hav999) Haven Management Services, Inc	(ct1342) City of Yucaipa	K-122171	4298	20.82	20.82	3,437.28	2018 rent control fee
203wvn	4/11/2018	04/18	(ct1342) City of Yucaipa	(ct1342) City of Yucaipa	K-123043	4433	4	4	3,458.10	2018 Business License
203wvn	8/14/2018	08/18	(san777) San Bernardino County	(san777) San Bernardino County	K-126166	4445	797.5	797.5	4,259.60	W&M-permit #1665
203wvn	11/2/2018	11/18	(hms1910) Haven Management Services, Inc.	(hms1910) Haven Management Services, Inc.	K-128106	4518	64	64	4,229.48	Decal:ABH7490
203wvn	11/28/2018	11/18	(hcd-sac) HCD	(hcd-sac) HCD	K-128699	4573	32	32	4,293.48	Decal:ABH7490
203wvn	12/17/2018	12/18	(ct1342) City of Yucaipa	(ct1342) City of Yucaipa	K-129413	4579	1,140.00	1,140.00	5,435.48	Decal:ABH1939-Space 26
203wvn	12/20/2018	12/18	(cou385) County of San Bernardino	(cou385) County of San Bernardino	K-129364	4580	448	448	5,465.48	2019 permit to operate
203wvn	12/31/2018	12/18	(hcd-sac) HCD	(hcd-sac) HCD	K-129506	4585	108	108	5,913.48	pool permit
5226-000-000			NetChange=	6,021.48					6,021.48	= Ending Balance =
203wvn	12/20/2018	12/18	Accounting	(augvln) Augusta Communities LLC	K-129397	4578	3,405.50	3,405.50	0	= Beginning Balance =
203wvn	12/31/2018	12/18	Reclass Audit Fees	Reclass Audit Fees	J-56497	Reclass Audi	3,405.50	3,405.50	3,405.50	audit fees
203wvn			NetChange=	0.00					0	= Ending Balance =
5227-000-000			Legal/Collections	(hav999) Haven Management Services, Inc	K-122991	4331	710	710	0	= Beginning Balance =
203wvn	4/5/2018	04/18	(hav999) Haven Management Services, Inc	(hav999) Haven Management Services, Inc	K-122991	4331	710	710	710	0
203wvn	5/11/2018	05/18	(hav999) Haven Management Services, Inc	(hav999) Haven Management Services, Inc	K-123774	4362	350	350	1,060.00	0
203wvn	5/16/2018	05/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-123898	4364	1,279.00	1,279.00	1,060.00	0
203wvn	5/21/2018	05/18	May 18 Rent Roll Breakdown	May 18 Rent Roll Breakdown	J-52464	4394	240	240	2,339.00	0
203wvn	6/11/2018	06/18	(hav999) Haven Management Services, Inc	(hav999) Haven Management Services, Inc	K-124575	4398	1,496.00	1,496.00	1,419.00	May 18 Add Legal
203wvn	6/22/2018	06/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-124733	4398	4398	4398	1,659.00	0
203wvn	7/12/2018	07/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-125218	4412	3,071.50	3,071.50	3,155.00	0
203wvn	8/17/2018	08/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-126177	4446	353	353	6,226.50	0
203wvn	8/20/2018	08/18	Aug 18 Rent Roll Breakdown	Aug 18 Rent Roll Breakdown	J-54159	4496	885	885	6,579.50	0
203wvn	10/12/2018	10/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496v	234.37	234.37	5,694.50	Aug 18 Add Legal
203wvn	11/5/2018	11/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-127504	4496v	234.37	234.37	5,928.87	0
203wvn	11/9/2018	11/18	(dow284) Dowdall Law Offices, A.P.C.	(dow284) Dowdall Law Offices, A.P.C.	K-127504	4527	234.37	234.37	5,928.87	0

5228-000-000	203vm	1/2/2018 01/18	(haven999) Haven Management Services, Inc	K-120782	4243	1,861.00	0 = Beginning Balance =	1,861.00
203vm	203vm	2/1/2018 02/18	(haven999) Haven Management Services, Inc	K-121433	4269	1,861.00	3,722.00	5,583.00
203vm	203vm	3/1/2018 03/18	(haven999) Haven Management Services, Inc	K-120711	4296	1,861.00	5,583.00	7,444.00
203vm	203vm	4/1/2018 04/18	(haven999) Haven Management Services, Inc	K-122796	4318	1,861.00	9,305.00	11,166.00
203vm	203vm	5/1/2018 05/18	(haven999) Haven Management Services, Inc	K-123521	4351	1,861.00	11,166.00	13,027.00
203vm	203vm	6/1/2018 06/18	(haven999) Haven Management Services, Inc	K-124298	4384	1,861.00	14,888.00	16,749.00
203vm	203vm	7/2/2018 07/18	(haven999) Haven Management Services, Inc	K-125005	4406	1,861.00	18,610.00	20,471.00
203vm	203vm	8/1/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125745	4432	1,861.00	22,332.00	22,332.00
203vm	203vm	9/1/2018 09/18	(hms1910) Haven Management Services, Inc.	K-126552	4461	1,861.00	0 = Ending Balance =	22,332.00
203vm	203vm	10/1/2018 10/18	(hms1910) Haven Management Services, Inc.	K-127235	4484	1,861.00	0 = Beginning Balance =	21.23
203vm	203vm	11/1/2018 11/18	(hms1910) Haven Management Services, Inc.	K-128036	4516	1,861.00	49.85	49.85
203vm	203vm	12/3/2018 12/18	(hms1910) Haven Management Services, Inc.	K-128751	4547	1,861.00	0 = Ending Balance =	260.55
5229-000-000	203vm	3/1/2018 03/18	Patrol/Alarm	K-122086	4293	86.85	347.4	347.4
203vm	203vm	6/1/2018 06/18	(ala788) Alarmco Security One Services	K-124318	4381	86.85	0 = Beginning Balance =	173.7
203vm	203vm	8/30/2018 08/18	(ala788) Alarmco Security One Services	K-126485	4454	86.85	260.55	260.55
203vm	203vm	12/13/2018 12/18	(ala788) Alarmco Security One Services	K-128946	4566	86.85	347.4	347.4
5230-000-000	203vm	6/22/2018 06/18	Personel Expenses	K-124695	4400	21.23	0 = Beginning Balance =	21.23
203vm	203vm	7/12/2018 07/18	(mcclean) Petty Cash - Brooke McClean	K-125309	4414	28.62	49.85	49.85
5240-000-000	203vm	10/5/2018 10/18	Other Outside Services	K-127374	4493	100	0 = Beginning Balance =	100
203vm	203vm	10/30/2018 10/18	(th1777) 360 Technical Solutions	K-127967	4512	100	200	200
5303-000-000	203vm	1/1/2018 01/18	Resident Relations	J-50130	4255	78.94	0 = Beginning Balance =	0
203vm	203vm	1/15/2018 01/18	(haven999) Haven Management Services, Inc	K-121008	4290	37.65	-78.94	-78.94
203vm	203vm	2/28/2018 02/18	(mcclean) Petty Cash - Brooke McClean	K-122004	4400	33.75	0	0
203vm	203vm	6/22/2018 06/18	(mcclean) Petty Cash - Brooke McClean	K-124695	4436	53.4	37.65	71.4
203vm	203vm	8/3/2018 08/18	(mcclean) Petty Cash - Brooke McClean	K-125812	4455	93.87	124.8	124.8
203vm	203vm	8/30/2018 08/18	(mcclean) Petty Cash - Brooke McClean	K-126479	4488	269.94	218.67	218.67
203vm	203vm	10/3/2018 10/18	(hom603) Home Depot Credit Services	K-127278	4488	26.92	488.61	488.61
203vm	203vm	10/15/2018 10/18	(hms1910) Haven Management Services, Inc.	K-127641	4501	46.13	515.53	515.53
203vm	203vm	10/19/2018 10/18	(mcclean) Brooke McClean	K-127712	4506	900	561.66	561.66
203vm	203vm	11/2/2018 11/18	(mcclean) Petty Cash - Brooke McClean	K-128080	4520	127.36	1,461.66	1,461.66
203vm	203vm	11/28/2018 11/18	(hom603) Home Depot Credit Services	K-128671	4544	368.19	1,589.02	1,589.02
203vm	203vm	12/17/2018 12/18	(hom603) Home Depot Credit Services	K-129115	4574	290.51	8/30-10/31/18	1,957.21
203vm	203vm	12/27/2018 12/18	(hom603) Home Depot Credit Services	K-129463	4584	94.94	2,247.72	1,957.21
203vm	203vm	12/31/2018 12/18	Dec 2018 Accrued Expenses Pa	J-56439	87.92	324.3	2,342.66	2,342.66
203vm	203vm	12/31/2018 12/18	Dec 2018 Accrued Expenses Pa	J-57644	152.44	324.3	2,430.58	2,430.58
203vm	203vm	12/31/2018 12/18	GNA Home Painting	J-58005	3,200.00	152.44	2,754.88	2,754.88
6001-000-000	203vm	1/4/2018 01/18	Billing Service	K-120897	4249	124	2,907.32	2,907.32
203vm	203vm		(par910) Park Billing Co., Inc.				6,107.32	6,107.32
							6,107.32 = Ending Balance =	6,107.32

NetChange= 5,928.87

5,928.87 = Ending Balance =

NetChange= 22,332.00

22,332.00 = Ending Balance =

NetChange= 49.85

49.85 = Ending Balance =

NetChange= 347.4

347.4 = Ending Balance =

NetChange= 200.00

200 = Ending Balance =

NetChange= 78.94

78.94 = Ending Balance =

NetChange= 0

0 = Ending Balance =

203wtn	1/26/2018 01/18	(par910) Park Billing Co., Inc.	K-121308	4265	124	248	
203wtn	3/6/2018 03/18	(par910) Park Billing Co., Inc.	K-122186	4301	124	372	
203wtn	4/4/2018 04/18	(par910) Park Billing Co., Inc.	K-122878	4327	124	496	
203wtn	5/4/2018 05/18	(par910) Park Billing Co., Inc.	K-123656	4358	124	620	
203wtn	6/4/2018 06/18	(par910) Park Billing Co., Inc.	K-124394	4387	124	744	
203wtn	7/5/2018 07/18	(par910) Park Billing Co., Inc.	K-125062	4411	124	868	
203wtn	8/3/2018 08/18	(par910) Park Billing Co., Inc.	K-125836	4437	124	992	
203wtn	9/6/2018 09/18	(par910) Park Billing Co., Inc.	K-126743	4471	124	1,116.00	
203wtn	10/3/2018 10/18	(par910) Park Billing Co., Inc.	K-127343	4489	124	1,240.00	
203wtn	11/12/2018 11/18	(par910) Park Billing Co., Inc.	K-128370	4534	124	1,364.00	
203wtn	12/6/2018 12/18	(par910) Park Billing Co., Inc.	K-128880	4562	124	1,488.00	
		NetChange= 1,488.00					Nov-18
6005-000-000		Dues/Subscriptions					
203wtn	4/11/2018 04/18	(augvtn) Augusta Communities LLC	K-123081	4332	105.91	0	= Beginning Balance =
203wtn	4/30/2018 04/18	(wtna455) WMA	K-123486	4349	900	105.91	MHET dues reimbursement
		NetChange= 1,005.91				1,005.91	2018-19 membership
						1,005.91	= Ending Balance =
6010-000-000		Education/Seminars					
203wtn	1/15/2018 01/18	(haven999) Haven Management Services, Inc	K-121008	4255	189	0	= Beginning Balance =
203wtn	4/5/2018 04/18	(haven999) Haven Management Services, Inc	K-122991	4331	663.5	189	
203wtn	5/11/2018 05/18	(haven999) Haven Management Services, Inc	K-123724	4362	256.65	852.5	
		NetChange= 1,109.15				1,109.15	= Ending Balance =
6015-000-000		Office Expense					
203wtn	1/4/2018 01/18	(haven999) Haven Management Services, Inc	K-120895	4248	1.6	0	= Beginning Balance =
203wtn	1/4/2018 01/18	(haven999) Haven Management Services, Inc	K-120895	4248	11.32	1.6	
203wtn	1/4/2018 01/18	(haven999) Haven Management Services, Inc	K-120895	4248	8.25	12.92	
203wtn	2/7/2018 02/18	(haven999) Haven Management Services, Inc	K-121603	4274	22.5	21.17	
203wtn	2/7/2018 02/18	(haven999) Haven Management Services, Inc	K-121603	4274	11.32	43.67	
203wtn	2/7/2018 02/18	(haven999) Haven Management Services, Inc	K-121603	4274	2	54.99	
203wtn	2/7/2018 02/18	(haven999) Haven Management Services, Inc	K-121603	4274	6.5	56.99	
203wtn	2/14/2018 02/18	(haven999) Haven Management Services, Inc	K-121733	4281	7.48	63.49	
203wtn	3/2/2018 03/18	(haven999) Haven Management Services, Inc	K-122171	4298	2.55	70.97	
203wtn	3/2/2018 03/18	(haven999) Haven Management Services, Inc	K-122171	4298	6.25	73.52	
203wtn	3/7/2018 03/18	(haven999) Haven Management Services, Inc	K-122274	4303	7.27	102.22	
203wtn	3/13/2018 03/18	(qu940) Quill Corporation	K-122376	4306	286.9	109.49	
203wtn	4/4/2018 04/18	(haven999) Haven Management Services, Inc	K-122971	4325	5.75	396.39	
203wtn	4/4/2018 04/18	(haven999) Haven Management Services, Inc	K-122971	4325	11.8	402.14	
203wtn	4/4/2018 04/18	(haven999) Haven Management Services, Inc	K-122971	4325	2.95	413.94	
203wtn	4/4/2018 04/18	(haven999) Haven Management Services, Inc	K-122971	4325	18.2	416.89	
203wtn	4/4/2018 04/18	(qu940) Quill Corporation	K-122903	4328	57.3	435.09	
203wtn	4/5/2018 04/18	(haven999) Haven Management Services, Inc	K-122991	4331	7.27	492.99	
203wtn	5/4/2018 05/18	(haven999) Haven Management Services, Inc	K-123626	4355	11.8	499.66	
203wtn	5/4/2018 05/18	(haven999) Haven Management Services, Inc	K-123626	4355	0.95	511.46	
203wtn	5/4/2018 05/18	(haven999) Haven Management Services, Inc	K-123626	4355	8.5	512.41	
203wtn	5/11/2018 05/18	(haven999) Haven Management Services, Inc	K-123724	4362	7.27	520.91	
203wtn	6/4/2018 06/18	(haven999) Haven Management Services, Inc	K-124379	4385	7.75	528.18	
203wtn	6/4/2018 06/18	(haven999) Haven Management Services, Inc	K-124379	4385	1.1	535.93	
203wtn	6/11/2018 06/18	(haven999) Haven Management Services, Inc	K-124575	4394	11.96	537.03	
203wtn	6/22/2018 06/18	(mclclean) Petty Cash - Brooke McClean	K-124695	4400	82.33	548.99	
203wtn	6/29/2018 06/18	(qu940) Quill Corporation	K-124945	4403	203.05	556.26	
203wtn	7/5/2018 07/18	(haven999) Haven Management Services, Inc	K-125132	4410	3.05	638.59	3/14-5/31/18
203wtn	7/5/2018 07/18	(haven999) Haven Management Services, Inc	K-125132	4410	3.05	847.39	
203wtn	7/5/2018 07/18	(haven999) Haven Management Services, Inc	K-125132	4410	11.65	850.44	
203wtn	7/5/2018 07/18	(haven999) Haven Management Services, Inc	K-125132	4410		862.09	

203vm	7/12/2018 07/18	(haver99) Haven Management Services, Inc	K-125309	4414	7	869.09
203vm	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	5.5	874.59
203vm	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	11.96	886.55
203vm	8/14/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	6.5	893.05
203vm	9/4/2018 09/18	(hms1910) Haven Management Services, Inc.	K-126124	4443	7	900.05
203vm	9/6/2018 09/18	(hms1910) Haven Management Services, Inc.	K-126609	4464	7	907.05
203vm	9/6/2018 09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	7	914.05
203vm	9/6/2018 09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	16.55	930.6
203vm	9/6/2018 09/18	(hms1910) Haven Management Services, Inc.	K-127266	4468	11.57	942.17
203vm	10/1/2018 10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	0.4	942.57
203vm	10/1/2018 10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	5.75	948.32
203vm	10/1/2018 10/18	(hms1910) Haven Management Services, Inc.	K-127266	4485	7	952.39
203vm	10/15/2018 10/18	(hms1910) Haven Management Services, Inc.	K-127641	4501	7	999.39
203vm	11/2/2018 11/18	(hms1910) Haven Management Services, Inc.	K-128106	4518	2.6	1,001.99
203vm	11/2/2018 11/18	(hms1910) Haven Management Services, Inc.	K-128106	4518	8.25	1,010.24
203vm	11/2/2018 11/18	(hms1910) Haven Management Services, Inc.	K-128106	4518	10.98	1,021.22
203vm	11/12/2018 11/18	(hms1910) Haven Management Services, Inc.	K-128398	4533	22.49	1,043.71
203vm	11/12/2018 11/18	(hms1910) Haven Management Services, Inc.	K-128398	4533	7	1,050.71
203vm	11/12/2018 11/18	(qu940) Quill Corporation	K-128315	4535	346.11	1,396.82
203vm	12/3/2018 12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	7.75	1,404.57
203vm	12/3/2018 12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	11.99	1,416.56
203vm	12/3/2018 12/18	(hms1910) Haven Management Services, Inc.	K-128875	4559	9.35	1,425.91
203vm	12/13/2018 12/18	(hms1910) Haven Management Services, Inc.	K-129105	4571	7	1,432.91
203vm	12/31/2018 12/18	Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	7	1,439.91
		NetChange= 1,439.91				1,439.91
620-000-000		Postage/Messenger Service				0 = Beginning Balance =
203vm	1/4/2018 01/18	(haver99) Haven Management Services, Inc	K-120895	4248	10.12	10.12
203vm	1/12/2018 01/18	Payroll 1-12-2018	J-50240	Payroll 1-12	13.95	24.07
203vm	1/26/2018 01/18	Payroll 01/26/18	J-50310	Payroll 01/2	13.95	38.02
203vm	2/7/2018 02/18	(haver99) Haven Management Services, Inc	K-121603	4274	20.72	58.74
203vm	2/9/2018 02/18	Payroll 2-09-2018	J-50762	Payroll 2-09	13.95	72.69
203vm	2/23/2018 02/18	Payroll 02-23-18	J-50844	Payroll 02-2	13.95	86.64
203vm	2/28/2018 02/18	(mcclean) Petty Cash - Brooke McClean	K-122004	4290	23.98	110.62
203vm	3/2/2018 03/18	(haver99) Haven Management Services, Inc	K-122171	4298	6.58	117.2
203vm	3/9/2018 03/18	Payroll 3-09-18	J-51333	Payroll 3-09	13.95	131.15
203vm	3/23/2018 03/18	Payroll 3-23-2018	J-51406	Payroll 3-23	13.95	145.1
203vm	4/4/2018 04/18	(haver99) Haven Management Services, Inc	K-122971	4325	11.75	156.85
203vm	4/6/2018 04/18	Payroll 04-06-2018	J-51865	Payroll 04-0	13.95	170.8
203vm	4/20/2018 04/18	Payroll 4-20-18	J-51950	Payroll 4-20	13.95	184.75
203vm	5/4/2018 05/18	(haver99) Haven Management Services, Inc	K-123626	4355	15.05	199.8
203vm	5/4/2018 05/18	Payroll 5-04-18	J-52400	Payroll 5-04	13.95	213.75
203vm	5/18/2018 05/18	Payroll 5-18-2018	J-52488	Payroll 5-18	13.95	227.7
203vm	6/1/2018 06/18	(haver99) Haven Management Services, Inc	J-52639	Payroll 6-1-	13.95	241.65
203vm	6/4/2018 06/18	Payroll 6-15-18	J-52996	Payroll 6-15	11.75	253.4
203vm	6/15/2018 06/18	(mcclean) Petty Cash - Brooke McClean	K-124695	4400	60	267.35
203vm	6/22/2018 06/18	Payroll 6-29-18	J-53175	Payroll 6-29	13.95	327.35
203vm	6/29/2018 06/18	(haver99) Haven Management Services, Inc	K-125132	4410	9.26	327.35
203vm	7/5/2018 07/18	(haver99) Haven Management Services, Inc	K-125132	4410	23.19	341.3
203vm	7/13/2018 07/18	Payroll 7-13-18	J-53534	Payroll 7-1	13.95	350.56
203vm	7/27/2018 07/18	Payroll 07-27-2018	J-53746	Payroll 07-2	13.95	373.75
203vm	8/6/2018 08/18	(hms1910) Haven Management Services, Inc.	K-125855	4438	7.99	387.7
203vm	8/10/2018 08/18	Payroll 8-10-18	J-54118	Payroll 8-10	13.95	401.65
203vm	8/24/2018 08/18	Payroll 8-24-2018	J-54226	Payroll 8-24	13.95	409.64
203vm	8/30/2018 08/18	(mcclean) Petty Cash - Brooke McClean	K-126479	4455	17.8	423.59
203vm	9/6/2018 09/18	(hms1910) Haven Management Services, Inc.	K-126652	4468	10.08	437.54
						455.34
						7/31-8/28/18
						465.42

203wvn	9/7/2018 09/18	Payroll 9-07-18	J-54712	Payroll 9-07	13.95	479.37	Payroll 9-07-18
203wvn	9/21/2018 09/18	Payroll 9-21-18	J-54809	Payroll 9-2	13.95	493.32	Payroll 9-21-18
203wvn	10/1/2018 10/18	(hms1910) Haven Management Services, Inc	K-127266		5.17	498.49	
203wvn	10/5/2018 10/18	Payroll 10-05-2018	J-55245	Payroll 10-0	13.95	512.44	Payroll 10-05-2018
203wvn	10/19/2018 10/18	Payroll 10-19-18	J-55304	Payroll 10-1	13.95	526.39	Payroll 10-19-18
203wvn	11/2/2018 11/18	(hms1910) Haven Management Services, Inc	K-128106		37.6	563.99	
203wvn	11/2/2018 11/18	(mcclean) Pety Cash - Brooke McClean	K-128080		45.50	583.99	8/30-10/31/18
203wvn	11/2/2018 11/18	Payroll 11-02-18	J-55453	Payroll 11-0	13.95	597.94	Payroll 11-02-18
203wvn	11/16/2018 11/18	Payroll 11-16-18	J-55846	Payroll 11-1	13.95	611.89	Payroll 11-16-18
203wvn	11/30/2018 11/18	Payroll 11-30-2018	J-55947	Payroll 11-3	13.95	623.84	Payroll 11-30-2018
203wvn	12/3/2018 12/18	(hms1910) Haven Management Services, Inc	J-56107	Payroll 12-0	14.1	639.94	
203wvn	12/7/2018 12/18	Payroll 12-07-18	J-56392	Payroll 12-1	13.95	653.89	Payroll 12-07-18
203wvn	12/14/2018 12/18	Payroll 12-14-18	J-56438	Payroll 12-2	13.95	667.84	Payroll 12-14-18
203wvn	12/28/2018 12/18	Payroll 12-28-18				681.79	Payroll 12-28-18
		NetChange= 681.79				681.79	= Ending Balance =

6040-000-000		Service Charges-Bank				0	= Beginning Balance =
203wvn	1/4/2018 01/18	(havens99) Haven Management Services, Inc	K-120895	4248	117.25	117.25	
203wvn	2/7/2018 02/18	(havens99) Haven Management Services, Inc	K-121603	4274	139.95	257.2	
203wvn	3/2/2018 03/18	(havens99) Haven Management Services, Inc	K-122171	4298	110.6	367.8	
203wvn	4/4/2018 04/18	(havens99) Haven Management Services, Inc	K-122971	4325	118.71	486.51	
203wvn	5/4/2018 05/18	(havens99) Haven Management Services, Inc	K-123626	4355	120.89	607.4	
203wvn	6/4/2018 06/18	(havens99) Haven Management Services, Inc	K-124329	4385	121.3	728.7	
203wvn	7/5/2018 07/18	(havens99) Haven Management Services, Inc	K-125132	4410	125.58	854.28	
203wvn	8/6/2018 08/18	(hms1910) Haven Management Services, Inc	K-125855	4438	135.24	989.52	
203wvn	9/6/2018 09/18	(hms1910) Haven Management Services, Inc	K-126652	4468	112.92	1,102.44	
203wvn	10/1/2018 10/18	(hms1910) Haven Management Services, Inc	K-127266	4485	115.69	1,218.13	
203wvn	11/2/2018 11/18	(hms1910) Haven Management Services, Inc	K-128106	4518	113.59	1,331.72	
203wvn	12/3/2018 12/18	(hms1910) Haven Management Services, Inc	K-128875	4559	119.32	1,451.04	
		NetChange= 1,451.04				1,451.04	= Ending Balance =

6040-000-000		Telephone/Answering/Internet				0	= Beginning Balance =
203wvn	1/4/2018 01/18	Accrued Dec Exp Paid In Jan	J-50130	Reversal	284.82	-284.82	Frontier CK 4246
203wvn	1/4/2018 01/18	(fro740) Frontier	K-120828	4246	284.82	0	acct:909 795-2118 022204 5
203wvn	1/15/2018 01/18	(hms30) Inland Desert Security & Communi	K-121036	4256	86.25	86.25	
203wvn	2/1/2018 02/18	(fro740) Frontier	K-121444	4270	285.29	371.54	acct:909 795-2118 022204 5
203wvn	2/14/2018 02/18	(hms30) Inland Desert Security & Communi	K-121770	4282	68.6	440.14	
203wvn	3/1/2018 03/18	(fro740) Frontier	K-122099	4295	285.33	725.47	acct:909 795-2118 022204 5
203wvn	3/16/2018 03/18	(hms30) Inland Desert Security & Communi	K-122498	4310	77.1	802.57	
203wvn	4/1/2018 04/18	(fro740) Frontier	K-122824	4317	286.26	1,088.83	acct:909 795-2118 022204 5
203wvn	4/13/2018 04/18	(hms30) Inland Desert Security & Communi	K-123132	4339	93.25	1,182.08	
203wvn	4/24/2018 04/18	(augvln) Augusta Communities LLC	K-123449	4345	75.58	1,257.66	2-way radios
203wvn	5/4/2018 05/18	(fro740) Frontier	K-123636	4354	285.51	1,543.17	acct:909 795-2118 022204 5
203wvn	5/16/2018 05/18	(hms30) Inland Desert Security & Communi	K-123882	4367	92.4	1,635.57	
203wvn	6/1/2018 06/18	(fro740) Frontier	K-124317	4383	285.51	1,921.08	acct:909 795-2118 022204 5
203wvn	6/14/2018 06/18	(hms30) Inland Desert Security & Communi	K-124666	4396	97.4	2,018.48	
203wvn	7/5/2018 07/18	(fro740) Frontier	K-125048	4407	285.51	2,303.99	acct:909 795-2118 022204 5
203wvn	7/18/2018 07/18	(hms30) Inland Desert Security & Communi	K-125331	4422	73.6	2,377.59	
203wvn	8/1/2018 08/18	(fro740) Frontier	K-125774	4431	288.03	2,665.62	acct:909 795-2118 022204 5
203wvn	8/14/2018 08/18	(hms30) Inland Desert Security & Communi	K-126154	4444	68.6	2,734.22	
203wvn	9/1/2018 09/18	(fro740) Frontier	K-126584	4459	288.03	3,022.25	acct:909 795-2118 022204 5
203wvn	9/24/2018 09/18	(hms30) Inland Desert Security & Communi	K-126843	4476	73.6	3,095.85	
203wvn	10/1/2018 10/18	(fro740) Frontier	K-127238	4482	287.54	3,383.39	acct:909 795-2118 022204 5
203wvn	10/15/2018 10/18	(hms30) Inland Desert Security & Communi	K-127583	4502	68.6	3,451.99	
203wvn	11/1/2018 11/18	(fro740) Frontier	K-128047	4515	288.81	3,740.80	acct:909 795-2118 022204 5
203wvn	11/16/2018 11/18	(hms30) Inland Desert Security & Communi	K-128504	4537	68.6	3,809.40	
203wvn	12/3/2018 12/18	(fro740) Frontier	K-128775	4546	288.81	4,098.21	acct:909 795-2118 022204 5

203wmm	12/13/2018	12/18	(at&S01) AT&T	K-129030	4567	75.54	4,173.75	acct.262414641
203wmm	12/17/2018	12/18	(in830) Inland Desert Security & Communi	K-129157	4575	76.8	4,250.55	4,250.55
203wmm	12/31/2018	12/18	Accrue Dec 18 Expenses	J-57644	Accrue Dec 1	288.81	4,539.36	Frontier Ck #4591
			NetChange= 4,539.36				4,539.36	= Ending Balance =
6045-000-000			Title Search/Credit Report				0 = Beginning Balance =	
203wmm	1/1/2018	01/18	Accrued Dec Exp Paid In Jan	J-50130	:Reversal	27	-27	CIC Ck 4245
203wmm	1/4/2018	01/18	(cic429) CIC	K-120824		4245	0	
203wmm	4/4/2018	04/18	(cic429) CIC	K-122887		4323	36	
203wmm	5/4/2018	05/18	(cic429) CIC	K-123663		4353	81	
203wmm	6/8/2018	06/18	(cic429) CIC	K-124416		4389	126	
203wmm	8/28/2018	08/18	(cic429) CIC	K-126380		4451	135	
203wmm	9/6/2018	09/18	(cic429) CIC	K-126713		4466	144	
203wmm	10/3/2018	10/18	(cic429) CIC	K-127386		4486	153	
203wmm	11/9/2018	11/18	(cic429) CIC	K-128208		4526	162	
203wmm	12/13/2018	12/18	(cic429) CIC	K-129020		4568	174	
			NetChange= 174.00			12	174	= Ending Balance =
6050-000-000			Travel/Mileage/Allowance				0 = Beginning Balance =	
203wmm	1/1/2018	01/18	Accrued Dec Exp Paid In Jan	J-50130	:Reversal	189	-189	Haven Mgmt Ck 4255
203wmm	4/18/2018	04/18	(ortz2) Juan Ortiz	K-123251		4344		-170.12 mileage reimbursement 4/3-4/
203wmm	8/1/2018	08/18	(mccleanb) Brooke McClean	K-125786		4433	34.28	8/24/17 6/13/18
			NetChange= 34.28			204.4	34.28	= Ending Balance =
6702-003-000			Transfers - Augusta				0 = Beginning Balance =	
203wmm	1/2/2018	01/18	(augym) Augusta Communities LLC	K-120756	Wire Out To	4242	1,165.00	
203wmm	1/10/2018	01/18	Wire Out To Trustee	J-49778	Wire Out To	7,865.00	9,030.00	Wire Out To Trustee
203wmm	2/1/2018	02/18	(augym) Augusta Communities LLC	K-121418		4268	10,195.00	mobilehomes
203wmm	2/1/2018	02/18	:Prog Gen Reverses Journal c	J-51887	Augusta Y-E		4,182.08	2012 AP Park
203wmm	2/9/2018	02/18	Wire Out To Trustee	J-50643	Wire Out To	4286	12,039.08	Wire Out To Trustee
203wmm	2/20/2018	02/18	(ind674) Independent Cities Finance Autho	K-121872		6,012.92	18,052.00	
203wmm	3/1/2018	03/18	(augym) Augusta Communities LLC	K-122100	Wire Out To	4,294	19,217.00	mobile homes
203wmm	3/9/2018	03/18	Wire Out To Trustee	J-51212	Wire Out To	7,857.00	27,074.00	Wire Out To Trustee
203wmm	3/31/2018	03/18	Correct Entry Reverse Twice	J-53004	Correct Entr		33,086.92	Correct Entry
203wmm	3/31/2018	03/18	Reverse Dec Accrual Reversed	J-51598	Reverse Dec	4316	27,074.00	Reverse Dec Accrual
203wmm	4/1/2018	04/18	(augym) Augusta Communities LLC	K-122795		7,857.00	28,239.00	mobilehomes
203wmm	4/10/2018	04/18	Wire Out To Trustee	J-51653	Wire Out To	6,012.92	36,096.00	Wire Out To Trustee
203wmm	4/27/2018	04/18	:Prog Gen Reverses Journal c	J-52000	Reverse Dec		42,108.92	Reverse Dec Accrual
203wmm	4/30/2018	04/18	Reverse Posting Error	J-53101	Correct Post		36,096.00	Reverse Posting Error
203wmm	5/1/2018	05/18	(augym) Augusta Communities LLC	K-123535	Correct Post	4350	37,261.00	mobilehomes
203wmm	5/10/2018	05/18	Wire Out To Trustee	J-52092	Wire Out To	7,857.00	45,118.00	Wire Out To Trustee
203wmm	6/1/2018	06/18	(augym) Augusta Communities LLC	K-124312		4382	46,283.00	mobilehomes
203wmm	6/11/2018	06/18	Wire Out To Trustee	J-52809	Wire Out To	7,585.00	53,868.00	Wire Out To Trustee
203wmm	7/2/2018	07/18	(augym) Augusta Communities LLC	K-125011		4404	55,033.00	mobilehomes
203wmm	7/11/2018	07/18	Wire Out To Trustee	J-53469	Wire Out To	7,852.00	62,885.00	Wire Out To Trustee
203wmm	8/1/2018	08/18	(augym) Augusta Communities LLC	K-125801		4430	64,050.00	mobile homes
203wmm	8/10/2018	08/18	Wire Out To Trustee	J-54074	Wire Out To	4458	71,909.00	Wire Out To Trustee
203wmm	9/1/2018	09/18	(augym) Augusta Communities LLC	K-126560		7,859.00	73,074.00	mobile homes
203wmm	9/10/2018	09/18	Wire Out To Trustee	J-54436	Wire Out To	4481	80,933.00	Wire Out To Trustee
203wmm	10/1/2018	10/18	(augym) Augusta Communities LLC	K-127222		4499	82,098.00	mobile homes
203wmm	10/10/2018	10/18	Wire Out To Trustee	J-55003	Wire Out To	6,012.92	89,957.00	Wire Out To Trustee
203wmm	10/12/2018	10/18	(ind674) Independent Cities Finance Autho	K-127507		4499	95,969.92	
203wmm	11/1/2018	11/18	(augym) Augusta Communities LLC	K-128059		4514	97,134.92	mobile homes
203wmm	11/5/2018	11/18	(ind674) Independent Cities Finance Autho	K-127507	4499v	4525	91,122.00	
203wmm	11/5/2018	11/18	(ind674) Independent Cities Finance Autho	J-55297		7,859.00	97,134.92	Wire Out To Trustee
203wmm	11/9/2018	11/18	Wire Out To Trustee	K-128765	Wire Out To	4545	104,993.92	Wire Out To Trustee
203wmm	12/3/2018	12/18	(augym) Augusta Communities LLC	K-128765		1,165.00	106,158.92	mobile homes

203wvm	12/10/2018	12/18	Wire Out To Trustee	J-56411	Wire Out To	7,859.00	41,321.74	114,017.92	Wire Out To Trustee
203wvm	12/31/2018	12/18	Accrued Interest	J-58004	Augusta Dec		113,622.32	72,696.18	Allocate Bond Payment
203wvm	12/31/2018	12/18	Accrued Interest	J-58004	Augusta Dec	1,948.00		-40,926.14	Allocate Interest Expense
203wvm	12/31/2018	12/18	GNA Home Painting	J-58005	Augusta Dec		3,200.00	-38,978.14	Driveways 21 & 23
203wvm	12/31/2018	12/18	GNA Home Painting	J-58005	Augusta Dec			-42,178.14	GNA Home Painting
203wvm	12/31/2018	12/18	GNA Home Painting	J-58005	Augusta Dec	3,200.00		-38,978.14	GNA Home Painting
203wvm	12/31/2018	12/18	GNA Home Painting	J-58005	Augusta Dec			-40,926.14	Driveways 21 & 23
			NetChange=-40,926.14						Ending Balance =
7003-000-000			Bond Services Fee						0 = Beginning Balance =
203wvm	7/18/2018	07/18	(augwvm) Augusta Communities LLC	K-125461	4419v	4419	744.68	744.68	S&P fees reimbursements
203wvm	9/10/2018	09/18	(augwvm) Augusta Communities LLC	K-125461			744.68		0 S&P fees reimbursements
203wvm	9/10/2018	09/18	(augwvm) Augusta Communities LLC	K-125461	4474	4474	744.68	744.68	S&P fees reimbursements
203wvm	12/31/2018	12/18	Reclass S & P Exp	J-57493	Reclass S &		744.68		0 Reclass S & P Exp
			NetChange=0.00						0 = Ending Balance =
7003-004-001			S & P Fee						0 = Beginning Balance =
203wvm	12/31/2018	12/18	Reclass S & P Exp	J-57493	Reclass S &		744.68	744.68	Reclass S & P Exp
			NetChange=744.68						744.68 = Ending Balance =
7003-007-000			Audit Fees						0 = Beginning Balance =
203wvm	12/31/2018	12/18	Reclass Audit Fees	J-56497	Reclass Audi		3,405.50	3,405.50	Reclass Audit Fees
			NetChange=3,405.50						3,405.50 = Ending Balance =
7014-000-000			Reimbursements						0 = Beginning Balance =
203wvm	12/31/2018	12/18	GNA Home Painting	J-58005	Augusta Dec		3,200.00	-3,200.00	GNA Home Painting
203wvm	12/31/2018	12/18	GNA Home Painting	J-58005	Augusta Dec		1,948.00	-5,148.00	Driveways 21 & 23
			NetChange=-5,148.00						Ending Balance =
7030-000-000			Depreciation Expense						0 = Beginning Balance =
203wvm	12/31/2018	12/18	Amortization & Depreciation	J-58002	Augusta Dec		37,240.24	37,240.24	Depreciation
			NetChange=37,240.24						37,240.24 = Ending Balance =
7033-000-000			Amortization Expense						0 = Beginning Balance =
203wvm	12/31/2018	12/18	Amortization & Depreciation	J-58002	Augusta Dec		153.14	153.14	Amortization
			NetChange=153.14						153.14 = Ending Balance =
7038-000-003			Non-Park Interest Expense						0 = Beginning Balance =
203wvm	12/31/2018	12/18	Accrued Interest	J-58004	Augusta Dec		113,622.32	113,622.32	Allocate Interest Expense
203wvm	12/31/2018	12/18	Accrued Interest	J-58004	Augusta Dec		156.23	113,466.09	Accrued Interest
			NetChange=113,466.09						113,466.09 = Ending Balance =
						2,007,520.52		2,007,520.52	

## Attachment # 17

**% RRF Allocation (based on park contribution to revenue payment)**

Villa Montclair	199,112	19%
Valley View	74,062	7%
Monterey Manor	301,297	29%
Hacienda	477,116	45%
RRF TOTAL FUNDING	<b>1,051,587</b>	100%

**Completed Expenditures from Bond Proceeds (3-Yr Deadline)**

	Audited 2012	Audited 2013	Audited 2014	Audited 2015	2012-2015	Allocation	Balance
Villa Montclair		11,412	47,012	33,089	91,513	199,112	107,599
Valley View	25,871	35,780	99,804	80,769	<b>242,223</b>	74,062	-168,162
Monterey Manor		84,640	21,408	97,839	203,887	301,297	97,410
Hacienda		143,045	63,655	212,606	419,307	477,116	57,810
TOTAL	25,871	274,877	231,878	424,304	956,930	<b>1,051,587</b>	94,657

**RRF Reimbursements Approved through OA****Infrastructure & Health & Safety****2012**

House B & Mgr. Unit	16,376.00
Landry Room Roof	2,595.00

**2013**

Electric system	6,466.00
electric system preventative	10,103.76
House B	3,334.91

**2014**

VV Clubhouse	3,965.00
CASp	12,056.50
pool heater	3,100.00

**2015**

Lighting	15,000.00
Cameras	1,855.36

**TOTAL** **74,852.53**

**Park Owned Homes & Rehab****2012**

Space 4 POH	6,900.00
-------------	----------

**2013**

Space 53 POH	8,615.00
Space 4 POH	4,032.01
Space 26 POH	3,227.94

**2014**

Roofing sp 4	960.00
Roofing sp 26	3,835.10
Space 2&3 POH	75,887.28

**2015**

Space 2&3 POH	28,184.60
Rehab Sp 3,53 & 67 POH	22,240.00
Asphalt POH spaces	6,325.00
Space 2&3 POH	1,644.62
Space 2&3 POH	869.40
Space 26 POH Kitchen	4,650.00

**TOTAL** **167,370.95**

Law Offices of  
**Gregory Beam & Associates, Inc.**  
23113 Plaza Pointe Drive  
Suite 100  
Laguna Hills, California 92653  
(949) 598-5800  
Facsimile: (949) 598-5815

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CITY OF YUCAIPA

FEB 03 2020

GENERAL SERVICES/CITY CLERK'S  
DEPARTMENT

January 31, 2020

Jennifer Crawford  
Rent Administrator  
City of Yucaipa

Re: Valley View Rent Increase –Supplemental Submission

Dear Ms. Crawford:

This letter and attachments are provided in response to the City's letter of January 22, 2020 ("City Request") based on information provided to me by the park owner and by CPA Mike McCarthy. The numbering of this letter follows the City Request.

1. The \$55.53 request is in addition to the claimed right of a \$245 rent increase, that would terminate after six years. As explained previously, this temporary payment allows for recovery of expenses unpaid by Valley View over six years. As previously noted, the Applicant is requesting a \$150 permanent rent increase along with two temporary rent increases.
2. Frontier Communications provides internet and phone services to the park office. The services provided include a phone line for the office phone, a phone line for the fax and internet service for the park office and clubhouse. Please see attached bills for breakdown of charges. (See Attachment #1, BN 707)
3. The credit of park owned home was a credit due to a vacant rental. In May of 2018 we added an account to track vacant rentals separately but the reclassification of these 4 previous months was missed. Please see attached general ledgers for breakdown of the accounts for 2016 and 2017. (See Attachment #2, BN 734)
4. Total common area gas for 2019 was \$1,526.67 and total common area electricity for 2019 was 6,459.11. Please see invoices attached. (See Attachment #3, BN 736)

GREGORY BEAM & ASSOCIATES, INC.

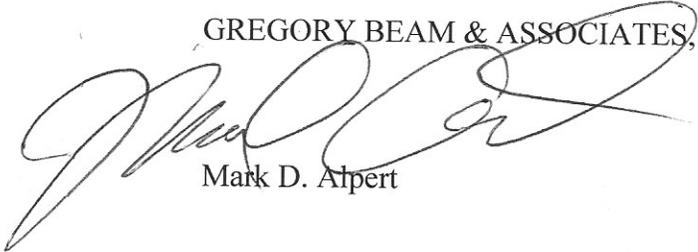
Jennifer Crawford  
January 31, 2020  
Page 2

5. Valley View has been allocated 15 percent of bond by this analysis, based on the percentage of spaces in relation to all those covered by the bond. See attached analysis of McCarthy which shows the calculation. (Attachment 4, BN 932)
6. The 2012 A&B Loan Agreement dated August 1, 2012 is attached as Attachment # 5 (BN 934)
7. Attached is the Maturity Schedule with interest rate for the 2012 A&B Bonds (See Attachment # 6)

We hope that with this extensive submission, the Application will be set for hearing. Of course, we will be available at the hearing to address additional questions, but if the City believes any additional information is needed before the hearing, please let us know at your earliest convenience.

Sincerely,

GREGORY BEAM & ASSOCIATES, INC.



Mark D. Alpert

MDA:sb

# Attachment # 1



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

Account Summary

New Charges Due Date	12/17/18
Billing Date	11/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	288.81
Payments Received Thru 11/07/18	-288.81
Thank you for your payment!	
Balance Forward	.00
New Charges	288.81
<b>Total Amount Due</b>	<b>\$288.81</b>

NOV 28 2018

FD-140  
VVM 6040 288.81

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Requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier-imposed surcharges, minimum system requirements and other terms and conditions apply.

Manage Your Account

To Pay Your Bill

Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

1.800.921.8102 Email: ContactBusiness@ftr.com

11/22/18 11:22 AM

**CURRENT BILLING SUMMARY**

Local Service from 11/22/18 to 12/21/18

909/795-2118.0

Charge

**Basic Charges**

FTR Solutions for Business Addl Line Unlimited Pak	88.00
FTR Solutions for Business Unlimited	81.00
2 Acc Rec Chrg Multi-Ln Bus	7.74
2 Federal Subscriber Line Charge	16.60
Federal Excise Tax	.74
Federal USF Recovery Charge	4.90
FCA Long Distance - Federal USF Surcharge	6.04
CASF-High Cost Fund Surcharge B	.93
Teleconnect Fund Surcharge	1.30
Universal Lifeline Telephone Service Surcharge	7.94
Deaf & Disabled Fund Surcharge	.85
CA State High Cost Fund Surcharge - A	.58
CA St Public Utilities Commission Fee	.54
CA State 911 Surcharge	1.26
<b>Total Basic Charges</b>	<b>216.42</b>

**Non Basic Charges**

High Speed Internet Enhanced	52.99
Other Charges-Detailed Below	12.61
Federal Excise Tax	.26
FCA Long Distance - Federal USF Surcharge	1.74
<b>Total Non Basic Charges</b>	<b>67.60</b>

**Toll/Other**

Other Charges-Detailed Below	3.99
FCA Long Distance - Federal USF Surcharge	.80
<b>Total Toll/Other</b>	<b>4.79</b>

**TOTAL 288.81****\*\* ACCOUNT ACTIVITY \*\***

Qty	Description	Order Number	Effective Dates	Charge
1	Business High Speed Internet Fee	AUTOCH	11/22	3.99
1	Federal Primary Carrier Multi Line Charge	AUTOCH	11/22	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	11/22	3.99
	909/795-2118	<b>Subtotal</b>		<b>12.29</b>
1	Federal Primary Carrier Multi Line Charge	AUTOCH	11/22	4.31
	909/795-3232	<b>Subtotal</b>		<b>4.31</b>
		<b>Subtotal</b>		<b>16.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$110.24 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

OCT 26 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	11/15/18
Billing Date	10/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	287.54
Payments Received Thru 10/07/18	-287.54
Thank you for your payment!	
Balance Forward	.00
New Charges	288.81
<b>Total Amount Due</b>	<b>\$288.81</b>

		670.740
VVM	6040	288.81

*cy*

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Requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and frontier-imposed surcharges, minimum system requirements and other terms and conditions apply.

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**To Pay Your Bill**

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- Pay by Mail**

**To Contact Us**

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- 1.800.921.8102 **Email:** ContactBusiness@ftr.com

**CURRENT BILLING SUMMARY**

Local Service from 10/22/18 to 11/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.74
2 Federal Subscriber Line Charge		16.60
Federal Excise Tax		.74
Federal USF Recovery Charge		4.90
FCA Long Distance - Federal USF Surcharge		6.04
CASF-High Cost Fund Surcharge B		.98
Teleconnect Fund Surcharge		1.30
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>216.42</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		12.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.74
<b>Total Non Basic Charges</b>		<b>67.60</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.80
<b>Total Toll/Other</b>		<b>4.79</b>

**TOTAL 288.81****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	10/22	3.99
1 Federal Primary Carrier Multi Line Charge	AUTOCH	10/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	10/22	3.99
909/795-2118		<b>Subtotal</b>	<b>12.29</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	10/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>16.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

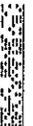
Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$110.24 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 20.1%. Questions? Please contact customer service.

Beginning with this bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per use. Questions? Please contact customer service.





Detail of Frontier Com of America Charges

Toll charged to 909/795-3232

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	79	114	.00
909/795-3232	40	65	.00
***Customer Summary	119	179	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	110	151	.00
Interstate	1	1	.00
Intrastate	8	27	.00
***Customer Summary	119	179	.00





<b>Account Summary</b>	
<b>New Charges Due Date</b>	<b>10/16/18</b>
Billing Date	9/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	288.03
Payments Received Thru 9/11/18	-288.03
Thank you for your payment!	
Balance Forward	.00
New Charges	287.54
<b>Total Amount Due</b>	<b>\$287.54</b>

SEP 27 2018

to 740  
VVM 6040 287.54

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**CURRENT BILLING SUMMARY**

Local Service from 09/22/18 to 10/21/18

909/795-2118.0

Charge

**Basic Charges**

FTR Solutions for Business Addl Line Unlimited Pak	86.00
FTR Solutions for Business Unlimited	81.00
2 Acc Rec Chrg Multi-Ln Bus	7.74
2 Federal Subscriber Line Charge	16.80
Federal Excise Tax	.74
Federal USF Recovery Charge	4.38
FCA Long Distance - Federal USF Surcharge	5.38
CASF-High Cost Fund Surcharge B	.93
Teleconnect Fund Surcharge	1.30
Universal Lifeline Telephone Service Surcharge	7.94
Deaf & Disabled Fund Surcharge	.85
CA State High Cost Fund Surcharge - A	.58
CA St Public Utilities Commission Fee	.54
CA State 911 Surcharge	1.26
<b>Total Basic Charges</b>	<b>215.44</b>

**Non Basic Charges**

High Speed Internet Enhanced	52.99
Other Charges-Detailed Below	12.61
Federal Excise Tax	.26
FCA Long Distance - Federal USF Surcharge	1.54
<b>Total Non Basic Charges</b>	<b>67.40</b>

**Toll/Other**

Other Charges-Detailed Below	3.99
FCA Long Distance - Federal USF Surcharge	.71
<b>Total Toll/Other</b>	<b>4.70</b>

**TOTAL 287.54****\*\* ACCOUNT ACTIVITY \*\***

Qty	Description	Order Number	Effective Dates	
1	Business High Speed Internet Fee	AUTOCH	9/22	3.99
1	Federal Primary Carrier Multi Line Charge	AUTOCH	9/22	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	9/22	3.99
	909/795-2118		<b>Subtotal</b>	<b>12.29</b>
1	Federal Primary Carrier Multi Line Charge	AUTOCH	9/22	4.31
	909/795-3232		<b>Subtotal</b>	<b>4.31</b>
			<b>Subtotal</b>	<b>16.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.92 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**ENABLING SHORT CODE ACCESS FOR MULTI-LINE TELEPHONE SYSTEM (MLTS) AND PBX SERVICE:**

When calling from an MLTS or PBX phone (which often requires dialing 9 to get dial-tone), or a phone with direct access to dial-tone to reach calls to 9-1-1, and other abbreviated dialing or "short code" numbers, the call may not be completed if your telephone system is not programmed correctly.

Some MLTS systems (also known as PBX, or by other names), which often require dialing 9 to obtain a dial-tone for an outside line may not be able to reach calls to "short code" numbers such as 2-1-1, 7-1-1, 8-1-1 and 9-1-1. Some callers may have issues with call completion such as false disconnected messages, no dial tone, fast busy or other type of call failure, if the calling path in the equipment has not been correctly programmed for short code numbers.

Call failures may be due to lack of software programming for MLTS or PBX-type systems to recognize the short code numbers such as 2-1-1, 7-1-1, 8-1-1 and 9-1-1. If an MLTS or PBX-type system is not programmed to allow short codes other than 9-1-1, the call will not even reach the carrier's switch or facilities.

To enable access to services available through short codes, your equipment should be programmed by your equipment provider. Please contact your vendor for assistance. If you purchased your system from Frontier and need assistance with programming, please contact Frontier at 1-800-921-8102 for support and assistance.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per use. Questions? Please contact customer service.



Detail of Frontier Com of America Charges

Toll charged to 909/795-3232

Legend Call Types:  
DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	109	154	.00
909/795-3232	40	62	.00
***Customer Summary	149	216	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	145	200	.00
Interstate	2	11	.00
Intrastate	2	5	.00
***Customer Summary	149	216	.00

10/18



AUG 21 11 40 AM

<b>Account Summary</b>	
<b>New Charges Due Date</b>	9/17/18
Billing Date	8/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	288.03
Payments Received Thru 8/06/18	-288.03
Thank you for your payment!	
Balance Forward	.00
New Charges	288.03
<b>Total Amount Due</b>	<b>\$288.03</b>

100 740  
VVM 6040 288.03

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**CURRENT BILLING SUMMARY**

Local Service from 08/22/18 to 09/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.74
2 Federal Subscriber Line Charge		16.80
Federal Excise Tax		.74
Federal USF Recovery Charge		4.38
FCA Long Distance - Federal USF Surcharge		5.38
CASF-High Cost Fund Surcharge B		.93
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>215.93</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		12.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.54
<b>Total Non Basic Charges</b>		<b>67.40</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.71
<b>Total Toll/Other</b>		<b>4.70</b>

**TOTAL 288.03****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	Charge
1 Business High Speed Internet Fee	AUTOCH	8/22	3.99
1 Federal Primary Carrier Multi Line Charge	AUTOCH	8/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	8/22	3.99
909/795-2118		<b>Subtotal</b>	<b>12.29</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	8/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>16.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$110.13 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Frontier recommends that our business customers should adopt a policy of regular security audits on all service related premise equipment to protect their accounts. As an added security measure, we recommend routine updating of passwords and verification of call forwarding features. Questions? Contact your service representative or refer to [frontier.com/corporate/terms](http://frontier.com/corporate/terms)

Emergency responders need accurate information in order to send help when someone calls 911. Can your PBX or Multi-line telephone system direct emergency personnel to your business location? Frontier encourages you to ensure your location information is correctly configured in your PBX or Multi-line telephone system. For more information, consult the CPUC PBX 911 Advisory Brochure available at [www.calphoneinfo.com](http://www.calphoneinfo.com)





### Detail of Frontier Com of America Charges

Toll charged to 909/795-3232

#### Legend Call Types:

DD - Day

### Caller Summary Report

	Calls	Minutes	Amount
Main Number	114	181	.00
909/795-3232	40	60	.00
***Customer Summary	154	241	.00

### Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	147	214	.00
Interstate	3	17	.00
Intrastate	4	10	.00
***Customer Summary	154	241	.00



Account Summary

<b>New Charges Due Date</b>	<b>8/15/18</b>
Billing Date	7/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.51
Payments Received Thru 7/12/18	-285.51
Thank you for your payment!	
Balance Forward	.00
New Charges	288.03
<b>Total Amount Due</b>	<b>\$288.03</b>

JUL 30 2018

6040	6040	6040	6040
6040	6040	6040	6040
6040	6040	6040	6040
6040	6040	6040	6040

6040 288.03

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**Detail of Frontier Com of America Charges**  
Toll charged to 909/795-3232

Legend Call Types:  
DD - Day

**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	105	157	.00
909/795-3232	29	45	.00
***Customer Summary	134	202	.00

**Caller Summary Report**

	Calls	Minutes	Amount
Intra-Lata	125	186	.00
Interstate	5	9	.00
Intrastate	4	7	.00
***Customer Summary	134	202	.00





VALLEY VIEW MOBILE HOME PARK  
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JUN 29 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	7/16/18
Billing Date	6/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.51
Payments Received Thru 6/08/18	-285.51
Thank you for your payment!	
Balance Forward	.00
New Charges	285.51
<b>Total Amount Due</b>	<b>\$285.51</b>

AMOUNT	100 740
DATE	
DESCRIPTION	VVM 6040
AMOUNT	285.51

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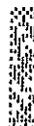
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**CURRENT BILLING SUMMARY**

Local Service from 06/22/18 to 07/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.66
Federal Excise Tax		.72
Federal USF Recovery Charge		4.38
FCA Long Distance - Federal USF Surcharge		5.52
CASF-High Cost Fund Surcharge B		.93
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>215.35</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.58
<b>Total Non Basic Charges</b>		<b>65.44</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.73
<b>Total Toll/Other</b>		<b>4.72</b>

**TOTAL 285.51**

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	6/22	1.99
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	6/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	6/22	3.99
909/795-2118		<b>Subtotal</b>	<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	6/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>14.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.41 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective July 22, 2018, the Business High Speed Internet Fee of \$1.99 will increase to \$3.99. Questions? Please contact customer service.

Important Information About Reconnect Charges... Effective July 22 2018, the charge to reconnect service after it has been disconnected for non-payment will increase up to \$5.00. Questions? Please contact customer service.

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VALLEY VIEW MOBILE HOME PARK

Page 4 of 4

Date of Bill

6/22/18

Account Number

909-795-2118-022204-5

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-3232

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	155	248	.00
909/795-3232	49	81	.00
***Customer Summary	204	329	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	194	302	.00
Interstate	4	14	.00
Intrastate	6	13	.00
***Customer Summary	204	329	.00





VALLEY VIEW MOBILE HOME PARK  
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MAY 25 2018

Account Summary

**New Charges Due Date** 6/15/18  
**Billing Date** 5/22/18  
**Account Number** 909-795-2118-022204-5  
**PIN** 4098  
**Previous Balance** 285.51  
**Payments Received Thru 5/10/18** -285.51  
 Thank you for your payment!  
**Balance Forward** .00  
**New Charges** 285.51  
**Total Amount Due** \$285.51

VERSION	PROD.	QTY	AMT
810 740	VVM	60.40	285.51

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**CURRENT BILLING SUMMARY**

Local Service from 05/22/18 to 06/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.66
Federal Excise Tax		.72
Federal USF Recovery Charge		4.38
FCA Long Distance - Federal USF Surcharge		5.52
CASF-High Cost Fund Surcharge B		.93
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>215.35</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.58
<b>Total Non Basic Charges</b>		<b>65.44</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.73
<b>Total Toll/Other</b>		<b>4.72</b>

**TOTAL 285.51**

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	5/22	1.99
1 Federal Primary Carrier Multi Line Charge	AUTOCH	5/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	5/22	3.99
909/795-2118		<b>Subtotal</b>	<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	5/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>14.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.41 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**Important Information About Reconnect Charges...**  
Effective July 22 2018, the charge to reconnect service after it has been disconnected for non-payment will increase up to \$5.00. Questions? Please contact customer service.

**Important 911 Safety Information...**  
Emergency responders need accurate information in order to send help when someone calls 911. Can your PBX or Multi-line telephone system direct emergency personnel to your business location? Frontier encourages you to ensure your location information is correctly configured in your PBX or Multi-line telephone system. For more information, consult the CPUC PBX 911 Advisory Brochure available at [www.calphoneinfo.com](http://www.calphoneinfo.com)



4731



VALLEY VIEW MOBILE HOME PARK

Page 4 of 4

Date of Bill

5/22/18

Account Number

909-795-2118-022204-5

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-3232

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	145	275	.00
909/795-3232	62	99	.00
***Customer Summary	207	374	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	192	317	.00
Interstate	3	12	.00
Intrastate	12	45	.00
***Customer Summary	207	374	.00



APR 18 2018

**Account Summary**

**New Charges Due Date** 5/16/18

**Billing Date** 4/22/18

**Account Number** 909-795-2118-022204-5

**PIN** 4098

**Previous Balance** 286.26

**Payments Received Thru 4/07/18** -286.26

Thank you for your payment!

**Balance Forward** .00

**New Charges** 285.51

**Total Amount Due** \$285.51

VENDOR	CL#	AMT
VUM	6040	285.51
ay		

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Requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier imposed surcharges, minimum system requirements and other terms and conditions apply.

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- Online:** Frontier.com/helpcenter
- 1.800.921.8102
- Email:** ContactBusiness@ftr.com

PAYMENT

**CURRENT BILLING SUMMARY**

Local Service from 04/22/18 to 05/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.66
Federal Excise Tax		.72
Federal USF Recovery Charge		4.38
FCA Long Distance - Federal USF Surcharge		5.52
CASF-High Cost Fund Surcharge B		.93
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>215.35</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.58
<b>Total Non Basic Charges</b>		<b>65.44</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.73
<b>Total Toll/Other</b>		<b>4.72</b>

**TOTAL 285.51****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	Charge
1 Business High Speed Internet Fee	AUTOCH	4/22	1.99
1 Federal Primary Carrier Multi Line Charge	AUTOCH	4/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	4/22	3.99
909/795-2118		<b>Subtotal</b>	<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	4/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>14.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.41 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-3232

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	171	298	.00
909/795-3232	63	105	.00
***Customer Summary	234	403	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	224	379	.00
Intrastate	10	24	.00
***Customer Summary	234	403	.00



VALLEY VIEW MOBILE HOME PARK  
Your Monthly Invoice

Account Summary

New Charges Due Date 4/16/18  
 Billing Date 3/22/18  
 Account Number 909-795-2118-022204-5  
 PIN 4098  
 Previous Balance 285.33  
 Payments Received Thru 3/06/18 -285.33  
 Thank you for your payment!  
 Balance Forward .00  
 New Charges 286.26  
**Total Amount Due \$286.26**

MAR 29 2018

VENDOR <i>fra 740</i>		
PROF	GL#	AMT
<i>VVM</i>	<i>6040</i>	<i>286.26</i>

*aj*

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**CURRENT BILLING SUMMARY**

Local Service from 03/22/18 to 04/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.66
Federal Excise Tax		.72
Federal USF Recovery Charge		4.64
FCA Long Distance - Federal USF Surcharge		5.86
CASF-High Cost Fund Surcharge B		.93
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>215.05</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.68
<b>Total Non Basic Charges</b>		<b>65.54</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.78
<b>Total Toll/Other</b>		<b>4.77</b>

**TOTAL 286.26**

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	3/22	1.99
1 Federal Primary Carrier Multi Line Charge	AUTOCH	3/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	3/22	3.99
909/795-2118	<b>Subtotal</b>		<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	3/22	4.31
909/795-3232	<b>Subtotal</b>		<b>4.31</b>
	<b>Subtotal</b>		<b>14.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.67 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**Important Billing Information...**

Beginning March 01, 2018, the California Advanced Service Fund (CASF) surcharge increased to 0.56%. Questions? Please contact customer service.

**Information about Pay Per Use Features...**

Beginning with this bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling increased by up to \$1.25 per feature. Questions? Please contact customer service.

**Operator Services Discontinuation Information...**

Pending federal and state regulatory approval where applicable, Frontier Communications will discontinue operator service features Busy Verification (BV) and Busy Interrupt (BI) effective June 1, 2018. These services will be discontinued throughout Frontier's service territory nationwide. Please note that this discontinuance is for the BV and BI features only and does not include all operator services.

The FCC will normally authorize this proposed discontinuance of service unless it is shown that customers would be unable to receive service or a reasonable substitute from another carrier or that the public convenience and necessity is otherwise adversely affected. If you wish to object, you should file your comments as soon as possible, but no later than 15 days after the Commission releases public notice of the proposed discontinuance. You may file your comments electronically through the FCC's Electronic Comment Filing System using the docket number established in the Commission's public notice for this proceeding, or you may address them to the Federal Communications Commission, Wireline Competition Bureau, Competition Policy Division, Washington, DC 20554, and include in your comments a reference to the 63.71 Application of Frontier Communications. Comments should include specific information about the impact of this proposed discontinuance upon you or your company, including any inability to acquire reasonable substitute service. You may also contact us in writing at Frontier Communications, P. O. Box 5166, Tampa, FL 33675.

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VALLEY VIEW MOBILE HOME PARK

Page 4 of 4

Date of Bill

3/22/18

Account Number

909-795-2118-022204-5

### Detail of Frontier Com of America Charges

Toll charged to 909/795-3232

#### Legend Call Types:

DD - Day

#### Caller Summary Report

	Calls	Minutes	Amount
Main Number	151	240	.00
909/795-3232	42	65	.00
***Customer Summary	193	305	.00

#### Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	182	285	.00
Interstate	2	2	.00
Intrastate	9	18	.00
***Customer Summary	193	305	.00



<b>Account Summary</b>	
<b>New Charges Due Date</b>	3/18/18
Billing Date	2/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	285.29
Payments Received Thru 2/11/18	-285.29
Thank you for your payment!	
Balance Forward	.00
New Charges	285.33
<b>Total Amount Due</b>	<b>\$285.33</b>

909-795-2118

frd 740  
vvm 6040 285.33  
cuj

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Your business never stands still. Call now, and one of our Small Business Experts will analyze your ever-changing needs and recommend the right solutions to help you succeed.

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Service availability varies.  
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**CURRENT BILLING SUMMARY**

Local Service from 02/22/18 to 03/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl. Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.68
Federal Excise Tax		.72
Federal USF Recovery Charge		4.64
FCA Long Distance - Federal USF Surcharge		5.86
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.54
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>215.02</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.28
FCA Long Distance - Federal USF Surcharge		1.68
<b>Total Non Basic Charges</b>		<b>65.54</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.78
<b>Total Toll/Other</b>		<b>4.77</b>

**TOTAL 285.33**

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	2/22	1.99
1 Federal Primary Carrier Multi Line Charge	AUTOCH	2/21	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	2/22	3.99
909/795-2118	<b>Subtotal</b>		<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge	AUTOCH	2/21	4.31
909/795-3232	<b>Subtotal</b>		<b>4.31</b>
	<b>Subtotal</b>		<b>14.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.26 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**Information about Pay Per Use Features...**  
Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.25 per feature. Questions? Please contact customer service.

**Important Service Information...**  
Frontier has been providing local customers with Busy Line Verification and Busy Line Interrupt. Beginning March 1, 2018, Busy Verification Services & Busy Line Interrupt Services will be discontinued. Questions? Please contact customer service.

**Important Phone Equipment Information...**  
Emergency responders need accurate information in order to send help when someone calls 911. Can your PBX or Multi-line telephone system direct emergency personnel to your business location? Frontier encourages you to ensure your location information is correctly configured in your PBX or Multi-line telephone system. For more information, consult the CPUC PBX 911 Advisory Brochure available at [www.calphoneinfo.com](http://www.calphoneinfo.com)

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VALLEY VIEW MOBILE HOME PARK

Page 4 of 4

Date of Bill

2/22/18

Account Number

909-795-2118-022204-5

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-3232

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	135	235	.00
909/795-3232	47	69	.00
***Customer Summary	182	304	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	174	289	.00
Interstate	2	3	.00
Intrastate	6	12	.00
***Customer Summary	182	304	.00

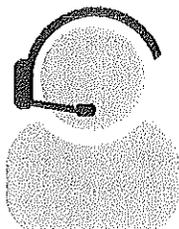


PAID  
JAN 25 2018

<b>Account Summary</b>	
<b>New Charges Due Date</b>	<b>2/15/18</b>
Billing Date	1/22/18
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	284.82
Payments Received Thru 1/11/18	-284.82
Thank you for your payment!	
Balance Forward	.00
New Charges	285.29
<b>Total Amount Due</b>	<b>\$285.29</b>

170 740	
VVM 6040	285.29
ay	

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Service availability varies.  
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**CURRENT BILLING SUMMARY**

Local Service from 01/22/18 to 02/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.66
Federal Excise Tax		.72
Federal USF Recovery Charge		4.64
FCA Long Distance - Federal USF Surcharge		5.86
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.50
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>214.98</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.68
<b>Total Non Basic Charges</b>		<b>65.54</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.78
<b>Total Toll/Other</b>		<b>4.77</b>

**TOTAL 285.29**

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	1/22	1.99
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	1/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	1/22	3.99
909/795-2118		<b>Subtotal</b>	<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	1/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>14.60</b>

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**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-3232

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.24 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**Important Billing Information...**

Beginning January 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 19.5%. Questions? Please contact customer service.

**Important Service Information...**

Frontier has been providing local customers with Busy Line Verification and Busy Line Interrupt. Beginning March 1, 2018, Busy Verification Services & Busy Line Interrupt Services will be discontinued. Questions? Please contact customer service.



VALLEY VIEW MOBILE HOME PARK

Page 4 of 4

Date of Bill

1/22/18

Account Number

909-795-2118-022204-5

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	89	178	.00
909/795-3232	38	62	.00
***Customer Summary	127	240	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	120	227	.00
Intrastate	7	13	.00
***Customer Summary	127	240	.00



**Account Summary**

<b>New Charges Due Date</b>	1/18/18
Billing Date	12/22/17
Account Number	909-795-2118-022204-5
PIN	4098
Previous Balance	284.82
Payments Received Thru 12/08/17	-284.82
Thank you for your payment!	
Balance Forward	.00
New Charges	284.82
<b>Total Amount Due</b>	<b>\$284.82</b>

**RECEIVED**  
JAN 17 2 2018  
BY: .....

*for 740*  
*VVM 6040 284.82*  
*ag*

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 1.800.921.8102  **Email:** ContactBusiness@ftr.com

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**CURRENT BILLING SUMMARY**

Local Service from 12/22/17 to 01/21/18

Qty Description	909/795-2118.0	Charge
<b>Basic Charges</b>		
FTR Solutions for Business Addl Line Unlimited Pak		86.00
FTR Solutions for Business Unlimited		81.00
2 Acc Rec Chrg Multi-Ln Bus		7.18
2 Federal Subscriber Line Charge		16.66
Federal Excise Tax		.72
Federal USF Recovery Charge		4.48
FCA Long Distance - Federal USF Surcharge		5.64
Teleconnect Fund Surcharge		1.79
Universal Lifeline Telephone Service Surcharge		7.94
Deaf & Disabled Fund Surcharge		.85
CA State High Cost Fund Surcharge - A		.58
CA St Public Utilities Commission Fee		.50
CA State 911 Surcharge		1.26
<b>Total Basic Charges</b>		<b>214.60</b>
<b>Non Basic Charges</b>		
High Speed Internet Enhanced		52.99
Other Charges-Detailed Below		10.61
Federal Excise Tax		.26
FCA Long Distance - Federal USF Surcharge		1.62
<b>Total Non Basic Charges</b>		<b>65.48</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.75
<b>Total Toll/Other</b>		<b>4.74</b>

**TOTAL 284.82****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	12/22	1.99
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	12/22	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	12/22	3.99
909/795-2118		<b>Subtotal</b>	<b>10.29</b>
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	12/22	4.31
909/795-3232		<b>Subtotal</b>	<b>4.31</b>
		<b>Subtotal</b>	<b>14.60</b>

**Detail of Frontier Charges**

Toll charged to 909/795-2118

**Detail of Frontier Charges**

Toll charged to 909/795-3232

**Detail of Frontier Com of America Charges**

Toll charged to 909/795-2118

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$109.08 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**Important Phone Equipment Information...**

Emergency responders need accurate information in order to send help when someone calls 911. Can your PBX or Multi-line telephone system direct emergency personnel to your business location? Frontier encourages you to ensure your location information is correctly configured in your PBX or Multi-line telephone system. For more information, consult the CPUC PBX 911 Advisory Brochure available at [www.calphoneinfo.com](http://www.calphoneinfo.com)





Detail of Frontier Com of America Charges

Toll charged to 909/795-3232

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	118	206	.00
909/795-3232	82	128	.00
***Customer Summary	200	334	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	191	316	.00
Interstate	2	3	.00
Intrastate	7	15	.00
***Customer Summary	200	334	.00



## Attachment # 2

**General Ledger**

Period = Jan 2016-Dec 2016  
 Book = Cash ; Tree = ysl\_is

Sort On =

Property Name Date Period Person/Description Control Reference

Property Name

Date

Period

Person/Description

Control

Reference

Debit

Credit

Balance

Remarks

**4010-000-000**

**Vacancies/COC's**

**0.00 = Beginning Balance =**

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
203vwm	Valley View Mob...	01/26/2016	01/2016	Jan 16 Rent Roll Breakdown	J-38321	Jan 1...	1,029.12	0.00	1,029.12	Jan 16 Credit Vacant
203vwm	Valley View Mob...	02/25/2016	02/2016	Feb 16 Rent Roll Breakdown	J-38617	Feb 1...	1,758.58	0.00	2,787.70	Feb 16 Credit Vacant
203vwm	Valley View Mob...	03/20/2016	03/2016	Mar 16 Rent Roll Breakdown	J-38876	Mar 1...	1,063.75	0.00	3,851.45	Mar 16 Credit Vacant
203vwm	Valley View Mob...	03/20/2016	03/2016	Mar 16 Rent Roll Breakdown	J-38876	Mar 1...	355.74	0.00	4,207.19	Mar 16 Add COC
203vwm	Valley View Mob...	04/25/2016	04/2016	April 16 Rent Roll Breakdown	J-39358	April ...	1,424.27	0.00	5,631.46	April 16 Credit Vacant
203vwm	Valley View Mob...	05/25/2016	05/2016	May 16 Rent Roll Breakdown	J-39786	May ...	1,399.48	0.00	7,030.94	May 16 Credit Vacant
203vwm	Valley View Mob...	05/25/2016	05/2016	May 16 Rent Roll Breakdown	J-39786	May ...	384.62	0.00	7,415.56	May 16 Credit COC
203vwm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	144.60	7,270.96	Jun 16 Add Rent
203vwm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	2.07	7,268.89	Jun 16 Add Paramedic
203vwm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	0.87	7,268.02	Jun 16 Add Rent Control
203vwm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	19.50	7,248.52	Jun 16 Add Sewer
203vwm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	1,399.48	0.00	8,648.00	Jun 16 Credit Vacant
203vwm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	0.90	8,647.10	Jun 16 Add Trash
203vwm	Valley View Mob...	07/25/2016	07/2016	Jul 16 Rent Roll Breakdown	J-40604	Jul 1...	0.00	287.30	8,359.80	Jul 16 Add Vacant
203vwm	Valley View Mob...	07/25/2016	07/2016	Jul 16 Rent Roll Breakdown	J-40604	Jul 1...	1,064.14	0.00	9,423.91	Jul 16 Credit Vacant
203vwm	Valley View Mob...	08/20/2016	08/2016	Aug 16 Rent Roll Breakdown	J-41303	Aug 1...	724.16	0.00	10,148.07	Aug 16 Credit Vacant
203vwm	Valley View Mob...	09/22/2016	09/2016	Sept 16 Rent Roll Breakdown	J-41643	Sept ...	335.73	0.00	10,483.80	Sept 16 Credit RV Vacant Sp 21
203vwm	Valley View Mob...	11/30/2016	11/2016	Nov 16 Rent Roll Breakdown	J-42779	Nov 1...	674.20	0.00	11,158.00	Nov 16 Credit Vacant RV
203vwm	Valley View Mob...	11/30/2016	11/2016	Nov 16 Rent Roll Breakdown	J-42779	Nov 1...	379.69	0.00	11,537.69	Nov 16 Credit COC
203vwm	Valley View Mob...	12/20/2016	12/2016	Dec 16 Rent Roll Breakdown	J-43134	Dec 1...	674.20	0.00	12,211.89	Dec 16 Credit Vacant
203vwm	Valley View Mob...	12/20/2016	12/2016	Dec 16 Rent Roll Breakdown	J-43134	Dec 1...	420.10	0.00	12,631.99	Dec 16 Credit COC
<b>Net Change=12,631.99</b>							<b>13,087.23</b>	<b>455.24</b>	<b>12,631.99 = Ending Balance =</b>	
							<b>13,087.23</b>	<b>455.24</b>		

Valley View Mobile Home Park (203wvm)

**General Ledger**

Period = Jan 2017-Dec 2017

Book = Cash ; Tree = ysl\_is

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>4010-000-000</b>										
<b>Vacancies/COCs</b>										
203wvm	Valley View Mob...	01/24/2017	01/2017	Jan 17 Rent Roll Breakdown	J-43618	Jan 1...	674.84	0.00	0.00	<b>0.00 = Beginning Balance =</b>
203wvm	Valley View Mob...	01/24/2017	01/2017	Jan 17 Rent Roll Breakdown	J-43618	Jan 1...	429.25	0.00	674.84	Jan 17 Credit Vacant
203wvm	Valley View Mob...	02/20/2017	02/2017	Feb 17 Rent Roll Breakdown	J-44014	Feb 1...	679.25	0.00	1,104.09	Jan 17 Credit COC
203wvm	Valley View Mob...	03/20/2017	03/2017	Mar 17 Rent Roll Breakdown	J-44573	Mar 1...	679.25	0.00	1,783.34	Feb 17 Credit Vacant
203wvm	Valley View Mob...	03/20/2017	03/2017	Mar 17 Rent Roll Breakdown	J-44573	Mar 1...	199.00	0.00	2,462.59	Mar 17 Credit Vacant
203wvm	Valley View Mob...	04/20/2017	04/2017	Apr 17 Rent Roll Breakdown	J-45329	Apr 1...	1,616.99	0.00	2,661.59	Mar 17 Ending Balance RV
203wvm	Valley View Mob...	05/19/2017	05/2017	May 17 Rent Roll Breakdown	J-45789	May ...	679.25	0.00	4,278.58	Apr 17 Credit Vacant
203wvm	Valley View Mob...	06/21/2017	06/2017	Jun 17 Rent Roll Breakdown	J-46325	Jun 1...	1,763.97	0.00	4,957.83	May 17 Credit Vacant
203wvm	Valley View Mob...	06/21/2017	06/2017	Jun 17 Rent Roll Breakdown	J-46325	Jun 1...	114.00	0.00	6,721.80	Jun 17 Credit Vacant
203wvm	Valley View Mob...	07/20/2017	07/2017	Jul 17 Rent Roll Breakdown	J-46895	Jul 1...	809.85	0.00	6,835.80	Jun 17 Credit RV Vacant
203wvm	Valley View Mob...	07/20/2017	07/2017	Jul 17 Rent Roll Breakdown	J-46895	Jul 1...	391.12	0.00	7,645.65	Jul 17 Credit Vacant
203wvm	Valley View Mob...	09/22/2017	09/2017	Sept 17 Rent Roll Breakdown	J-48030	Sept ...	1,408.38	0.00	8,036.77	Jul 17 Credit RV Vacant
203wvm	Valley View Mob...	12/20/2017	12/2017	Dec 17 Rent Roll Breakdown	J-49695	Dec 1...	167.71	0.00	9,445.15	Sept 17 Credit Vacant
							<b>9,612.86</b>	<b>0.00</b>	<b>9,612.86</b>	<b>= Ending Balance =</b>
<b>4015-000-000</b>										
<b>Concessions/Discounted Rent</b>										
203wvm	Valley View Mob...	07/20/2017	07/2017	Jul 17 Rent Roll Breakdown	J-46895	Jul 1...	425.00	0.00	0.00	<b>0.00 = Beginning Balance =</b>
203wvm	Valley View Mob...	08/24/2017	08/2017	Aug 17 Rent Roll Breakdown	J-47528	Aug 1...	427.50	0.00	425.00	Jul 17 Credit Concession
203wvm	Valley View Mob...	10/20/2017	10/2017	Oct 17 Rent Roll Breakdown	J-48627	Oct 1...	450.00	0.00	852.50	Aug 17 Credit Concession
203wvm	Valley View Mob...	10/20/2017	10/2017	Oct 17 Rent Roll Breakdown	J-48627	Oct 1...	1,081.20	0.00	1,302.50	Oct 17 Credit Concession
203wvm	Valley View Mob...	11/22/2017	11/2017	Nov 17 Rent Roll Breakdown	J-49162	Nov 1...	995.87	0.00	2,383.70	Oct 17 Credit COC
203wvm	Valley View Mob...	12/20/2017	12/2017	Dec 17 Rent Roll Breakdown	J-49695	Dec 1...	325.00	0.00	3,379.57	Nov 17 Credit COC
203wvm	Valley View Mob...	12/20/2017	12/2017	Dec 17 Rent Roll Breakdown	J-49695	Dec 1...	1,027.89	0.00	3,704.57	Dec 17 Credit Concession
							<b>4,732.46</b>	<b>0.00</b>	<b>4,732.46</b>	<b>= Ending Balance =</b>
							<b>14,345.32</b>	<b>0.00</b>		

# Attachment # 3



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
 YUCAIPA CA 92399-2547

DATE MAILED Dec 2, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
 socalgas.com

H

**Account Summary**

Amount of Last Bill			\$27.54
Payment Received	11/15/19	THANK YOU	- 27.54
Current Charges			+ 33.98
<b>Total Amount Due</b>			<b>\$33.98</b>

<b>DATE DUE</b>	<b>Dec 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$33.98</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Dec 30 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
10/28/19 - 11/27/19	30	0771	0749	22	0.961	21

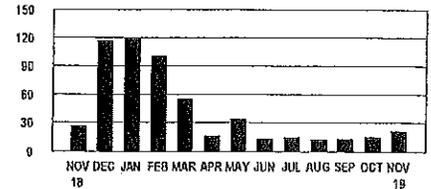
**BASE CHARGES**

	Amount(\$)
Customer Charge	30 Days x \$.16438 4.93
Commodity Charge	21 Therms x \$1.28048 26.89
<b>Total Gas Charges</b>	<b>\$31.82</b>

**TAXES & FEES ON GAS CHARGES**

	Amount(\$)
Late Regulatory Fee	21 Therms x \$.00247 .05
Public Purpose Surcharge	21 Therms x \$.10060 2.11
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$2.16</b>
<b>Total Current Charges</b>	<b>\$33.98</b>

**Gas Usage History (Total Therms used)**



	Nov 18	Oct 19	Nov 19
Total Therms used	27	16	21
Daily average Therms	.9	.5	.7
Days in billing cycle	31	31	30

DEC 04 2019

Handwritten notes and meter number: 5195, 33.98, and signature 'aj'.

SoCalGas' gas commodity cost per therm for your billing period:  
 Nov. .... \$.27563 Oct. .... \$.30091



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 LAUNDRY  
 YUCAIPA CA 92399-2547

DATE MAILED Dec 2, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
 socialgas.com

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**Account Summary**

Amount of Last Bill			\$30.34
Payment Received	11/15/19	THANK YOU	- 30.34
Current Charges			+ 39.52
<b>Total Amount Due</b>			<b>\$39.52</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Dec 30 2019) Cycle: 21  
 Central Facility Living Units: 38

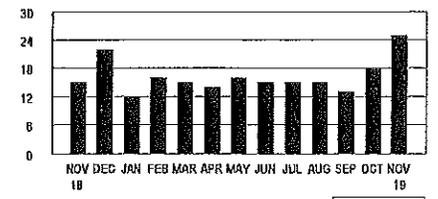
Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
10/28/19 - 11/27/19	30	0302	0276	26	0.961	25

<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	30 Days x \$.16438	4.93
Commodity Charge	25 Therms x \$1.28040	32.01
<b>Total Gas Charges</b>		<b>\$36.94</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	25 Therms x \$.00247	.06
Public Purpose Surcharge	25 Therms x \$.10060	2.52
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$2.58</b>
<b>Total Current Charges</b>		<b>\$39.52</b>

<b>DATE DUE</b>	<b>Dec 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$39.52</b>

**Gas Usage History (Total Therms used)**



	Nov 18	Oct 19	Nov 19
Total Therms used	15	18	25
Daily average Therms	.5	.6	.8
Days in billing cycle	31	31	30

DEC 04 2019

9200  
 11/15/19  
 39.52  
 ay

SoCalGas' gas commodity cost per therm for your billing period:  
 Nov. .... \$.27563 Oct. .... \$.30091



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 LAUNDRY  
 YUCAIPA CA 92399-2547

DATE MAILED Oct 30, 2019 Page 1 of 4  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
 socialgas.com

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**Account Summary**

Amount of Last Bill			\$22.71
Payment Received	10/17/19	THANK YOU	- 22.71
Current Charges			+ 30.34
<b>Total Amount Due</b>			<b>\$30.34</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Nov 27 2019) Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
09/27/19 - 10/28/19	31	0276	0257	19	0.964	18

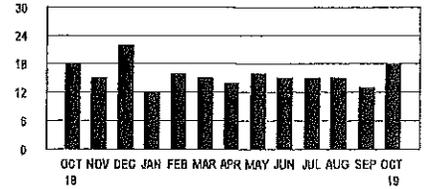
<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	31 Days x \$.16438	5.10
Commodity Charge	18 Therms x \$1.29944	23.39
<b>Total Gas Charges</b>		<b>\$28.49</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	18 Therms x \$.00247	.04
Public Purpose Surcharge	18 Therms x \$.10060	1.81
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.85</b>

**Total Current Charges \$30.34**

<b>DATE DUE</b>	<b>Nov 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$30.34</b>

**Gas Usage History (Total Therms used)**



	Oct 18	Sep 19	Oct 19
Total Therms used	18	13	18
Daily average Therms	.6	.4	.6
Days in billing cycle	32	30	31

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MEMBER	GL#	AMT
62402		
MEMBER	GL#	AMT
62402	5165	30.34

NOV 05 2019

SoCalGas' gas commodity cost per therm for your billing period:  
 Oct. .... \$.30091      Sep. .... \$.26162



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 APT A  
 YUCAIPA CA 92399-2548

DATE MAILED Oct 30, 2019 Page 1 of 4  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
 socialgas.com

H

**Account Summary**

Amount of Last Bill			\$20.78
Payment Received	10/17/19	THANK YOU	- 20.78
Current Charges			+ 25.34
<b>Total Amount Due</b>			<b>\$25.34</b>

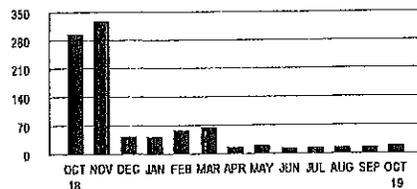
<b>DATE DUE</b>	<b>Nov 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$25.34</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 15 Therms  
 Meter Number: 15610094 (Next scheduled read date Nov 27 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
9/27/19 - 10/28/19	31	1909	1890	19	0.964	18

**Gas Usage History (Total Therms used)**



	Oct 18	Sep 19	Oct 19
Total Therms used	295	15	18
Daily average Therms	9.2	.5	.6
Days in billing cycle	32	30	31

**BASE CHARGES**

Customer Charge 31 Days x \$.16438 Amount(\$)  
 5.10

Gas Service (Details below) 18 Therms

	Baseline	Over Baseline	
Therms used	15	3	
Rate/Therm	\$.96600	\$1.30000	
Charge	\$14.49	+\$3.90	= 18.39

**Total Gas Charges \$23.49**

**TAXES & FEES ON GAS CHARGES**

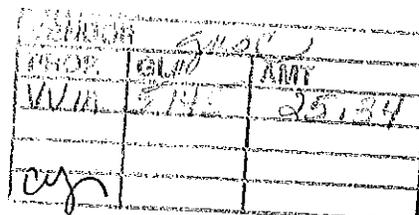
	Amount(\$)
State Regulatory Fee	18 Therms x \$.00247 .04
Public Purpose Surcharge	18 Therms x \$.10060 1.81

**Total Taxes and Fees on Gas Charges \$1.85**

**Total Current Charges \$25.34**

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NOV 05 2019



SoCalGas' gas commodity cost per therm for your billing period:  
 Oct. .... \$.30091 Sep. .... \$.26162



A Semptra Energy utility®

ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
 YUCAIPA CA 92399-2547

DATE MAILED Oct 30, 2019  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
 socialgas.com

**Account Summary**

Amount of Last Bill			\$24.08
Payment Received	10/17/19	THANK YOU	- 24.08
Current Charges			+ 27.54
<b>Total Amount Due</b>			<b>\$27.54</b>

<b>DATE DUE</b>	<b>Nov 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$27.54</b>

**Current Charges**

Rate: GM-C D - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Nov 27 2019) Cycle: 21  
 Central Facility Living Units: 39

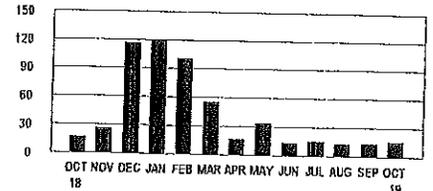
Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
9/27/19 - 10/28/19	31	0749	0732	17	0.964	16

GAS CHARGES		Amount(\$)
Customer Charge	31 Days x \$.16438	5.10
Commodity Charge	16 Therms x \$1.29938	20.79
<b>Total Gas Charges</b>		<b>\$25.89</b>

TAXES & FEES ON GAS CHARGES		Amount(\$)
State Regulatory Fee	16 Therms x \$.00247	.04
Public Purpose Surcharge	16 Therms x \$.10060	1.61
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.65</b>

**Total Current Charges \$27.54**

**Gas Usage History (Total Therms used)**



	Oct 18	Sep 19	Oct 19
Total Therms used	17	14	16
Daily average Therms	.5	.5	.5
Days in billing cycle	32	30	31

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VENDOR	PROP	GLS	AMT
	MM	5145	27.54

*CS*

NOV 05 2019

SoCalGas' gas commodity cost per therm for your billing period:

Oct. ....	\$.30091	Sep. ....	\$.26162
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ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
 YUCAIPA CA 92399-2547

DATE MAILED Oct 1, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
 socialgas.com H

**Account Summary**

Amount of Last Bill			\$22.68
Payment Received	09/12/19	THANK YOU	- 22.68
Current Charges			+ 24.08
<b>Total Amount Due</b>			<b>\$24.08</b>

<b>DATE DUE</b>	<b>Oct 21, 2019</b>
<b>AMOUNT DUE</b>	<b>\$24.08</b>

**Current Charges**

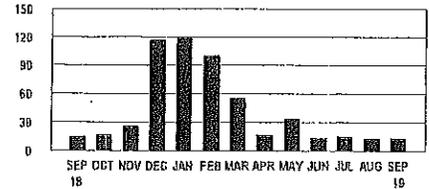
Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Oct 28 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
9/28/19 - 09/27/19	30	0732	0717	15	0.962	14

GAS CHARGES		Amount(\$)
Customer Charge	30 Days x \$.16438	4.93
Commodity Charge	14 Therms x \$1.26500	17.71
<b>Total Gas Charges</b>		<b>\$22.64</b>

TAXES & FEES ON GAS CHARGES		Amount(\$)
Late Regulatory Fee	14 Therms x \$.00247	.03
Public Purpose Surcharge	14 Therms x \$.10060	1.41
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.44</b>
<b>Total Current Charges</b>		<b>\$24.08</b>

**Gas Usage History (Total Therms used)**



	Sep 18	Aug 19	Sep 19
Total Therms used	15	13	14
Daily average Therms	.5	.5	.5
Days in billing cycle	30	29	30

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socialgas.com/care for details.

¿Quiere ahorrar? El programa CARE ofrece un 20% de descuento en la factura mensual a clientes elegibles. Visite socialgas.com/careparami para más información.

OCT 07 2019

9/15/19  
 VM 5145 24.08

cy

SoCalGas' gas commodity cost per therm for your billing period:  
 Sep. .... \$.26162 Aug. .... \$.27223



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 APT A  
 YUCAIPA CA 92399-2548

DATE MAILED Oct 1, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
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**Account Summary**

Amount of Last Bill			\$20.77
Payment Received	09/13/19	THANK YOU	- 20.77
Current Charges			+ 20.78
<b>Total Amount Due</b>			<b>\$20.78</b>

<b>DATE DUE</b>	<b>Oct 21, 2019</b>
<b>AMOUNT DUE</b>	<b>\$20.78</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 14 Therms  
 Meter Number: 15610094 (Next scheduled read date Oct 28 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
8/28/19 - 09/27/19	30	1890	1874	16	0.962	15

**GAS CHARGES**

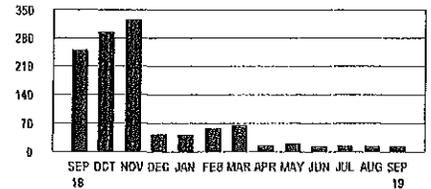
Customer Charge	30 Days x \$.16438	Amount(\$)	4.93
Gas Service (Details below)	15 Therms		
	Baseline	Over Baseline	
Therms used	14	1	
Rate/Therm	\$.93143	\$1.26000	
Charge	\$13.04	+ \$1.26	= 14.30
<b>Total Gas Charges</b>			<b>\$19.23</b>

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	15 Therms x \$.00247	Amount(\$)	.04
Public Purpose Surcharge	15 Therms x \$.10060		1.51
<b>Total Taxes and Fees on Gas Charges</b>			<b>\$1.55</b>
<b>Total Current Charges</b>			<b>\$20.78</b>

Oct 07 2019

**Gas Usage History (Total Therms used)**



	Sep 18	Aug 19	Sep 19
Total Therms used	252	15	15
Daily average Therms	8.4	.5	.5
Days in billing cycle	30	29	30

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socialgas.com/care for details.

¿Quiere ahorrar? El programa CARE ofrece un 20% de descuento en la factura mensual a clientes elegibles. Visite socialgas.com/careparami para más información.

gasc  
 vvm 5145 2018

cy  
 SoCalGas' gas commodity cost per therm for your billing period:  
 Sep. .... \$.26162 Aug. .... \$.27223



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 LAUNDRY  
 YUCAIPA CA 92399-2547

DATE MAILED Oct 1, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
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**Account Summary**

Amount of Last Bill			\$25.45
Payment Received	09/13/19	THANK YOU	- 25.45
Current Charges			+ 22.71
<b>Total Amount Due</b>			<b>\$22.71</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Oct 28 2019) Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
08/28/19 - 09/27/19	30	0257	0244	13	0.962	13

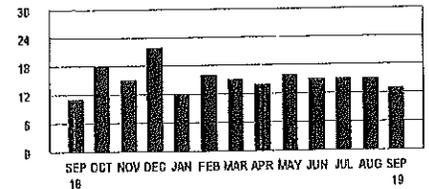
GAS CHARGES		Amount(\$)
Customer Charge	30 Days x \$.16438	4.93
Commodity Charge	13 Therms x \$1.26462	16.44
<b>Total Gas Charges</b>		<b>\$21.37</b>

TAXES & FEES ON GAS CHARGES		Amount(\$)
State Regulatory Fee	13 Therms x \$.00247	.03
Public Purpose Surcharge	13 Therms x \$.10060	1.31
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.34</b>
<b>Total Current Charges</b>		<b>\$22.71</b>

OCT 07 2019

DATE DUE	Oct 21, 2019
AMOUNT DUE	\$22.71

**Gas Usage History (Total Therms used)**



	Sep 18	Aug 19	Sep 19
Total Therms used	11	15	13
Daily average Therms	.4	.5	.4
Days in billing cycle	30	29	30

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socialgas.com/care for details.

¿Quiere ahorrar? El programa CARE ofrece un 20% de descuento en la factura mensual a clientes elegibles. Visite socialgas.com/careparami para más información.

5100  
 WVA 5195 22.71

SoCalGas' gas commodity cost per therm for your billing period:  
 Sep. .... \$.26162 Aug. .... \$.27223



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
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DATE MAILED Aug 30, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
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**Account Summary**

Amount of Last Bill			\$26.09
Payment Received	08/16/19	THANK YOU	- 26.09
Current Charges			+ 25.45
<b>Total Amount Due</b>			<b>\$25.45</b>

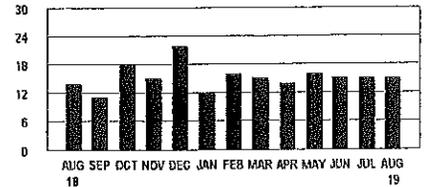
<b>DATE DUE</b>	<b>Sep 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$25.45</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Sep 27 2019) Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
07/30/19 - 08/28/19	29	0244	0228	16	0.962	15

**Gas Usage History (Total Therms used)**



	Aug 18	Jul 19	Aug 19
Total Therms used	14	15	15
Daily average Therms	.4	.5	.5
Days in billing cycle	32	32	29

GAS CHARGES	Amount(\$)
Customer Charge	29 Days x \$.16438 = 4.77
Commodity Charge	15 Therms x \$1.27533 = 19.13
<b>Total Gas Charges</b>	<b>\$23.90</b>

TAXES & FEES ON GAS CHARGES	Amount(\$)
State Regulatory Fee	15 Therms x \$.00247 = .04
Public Purpose Surcharge	15 Therms x \$.10060 = 1.51
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$1.55</b>

**Total Current Charges \$25.45**

SEP 04 2019

VENDOR	GL#	AMT
VVW	5119	25.45

*ay*

SoCalGas' gas commodity cost per therm for your billing period:  
 Aug. .... \$.27223 Jul. .... \$.28475



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
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DATE MAILED Aug 30, 2019 Page 1 of 2  
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**Account Summary**

Amount of Last Bill			\$21.08
Payment Received	08/16/19	THANK YOU	- 21.08
Current Charges			+ 20.77
<b>Total Amount Due</b>			<b>\$20.77</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 14 Therms  
 Meter Number: 15610094 (Next scheduled read date Sep 27 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
8/30/19 - 08/28/19	29	1874	1858	16	0.962	15

**AS CHARGES**

Customer Charge 29 Days x \$.16438 Amount(\$)  
4.77

Gas Service (Details below) 15 Therms

	Baseline	Over Baseline	
Therms used	14	1	
Cost/Therm	\$ .94143	\$1.27000	
Charge	\$13.18	+ \$1.27	= 14.45

**Total Gas Charges \$19.22**

**TAXES & FEES ON GAS CHARGES**

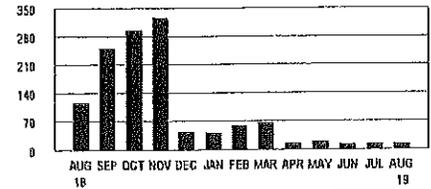
	Amount(\$)
State Regulatory Fee	15 Therms x \$.00247 .04
Public Purpose Surcharge	15 Therms x \$.10060 1.51

**Total Taxes and Fees on Gas Charges \$1.55**

**Total Current Charges \$20.77**

<b>DATE DUE</b> Sep 20, 2019
<b>AMOUNT DUE</b> \$20.77

**Gas Usage History (Total Therms used)**



	Aug 18	Jul 19	Aug 19
Total Therms used	118	15	15
Daily average Therms	3.7	.5	.5
Days in billing cycle	32	32	29

VENDOR <i>gms</i>		
PICUP	GL#	AMT
VVM	5145	20.77
<i>aj</i>		

SEP 04 2019

SoCalGas' gas commodity cost per therm for your billing period:  
 Aug. .... \$.27223 Jul. .... \$.28475



Sempra Energy utility

ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
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DATE MAILED Aug 30, 2019 Page 1 of 2  
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**Account Summary**

Amount of Last Bill			\$26.09
Payment Received	08/16/19	THANK YOU	- 26.09
Current Charges			+ 22.68
<b>Total Amount Due</b>			<b>\$22.68</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Sep 27 2019) Cycle: 21  
 Central Facility Living Units: 39

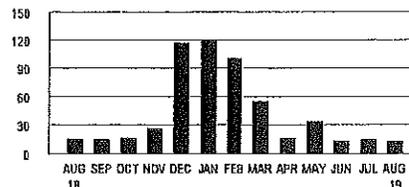
Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
8/30/19 - 08/28/19	29	0717	0703	14	0.962	13

AS CHARGES	Amount(\$)
Customer Charge	29 Days x \$.16438 4.77
Commodity Charge	13 Therms x \$1.27462 16.57
<b>Total Gas Charges</b>	<b>\$21.34</b>

AXES & FEES ON GAS CHARGES	Amount(\$)
State Regulatory Fee	13 Therms x \$.00247 .03
Public Purpose Surcharge	13 Therms x \$.10060 1.31
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$1.34</b>
<b>Total Current Charges</b>	<b>\$22.68</b>

<b>DATE DUE</b>	<b>Sep 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$22.68</b>

**Gas Usage History (Total Therms used)**



	Aug 18	Jul 19	Aug 19
Total Therms used	16	15	13
Daily average Therms	.5	.5	.5
Days in billing cycle	32	32	29

SEP 05 2019

VENDOR	Socalgas	
PROP. GLY	5195	22.68
AMT		

SoCalGas' gas commodity cost per therm for your billing period:  
 Aug. .... \$.27223 Jul. .... \$.28475

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. (FAVOR DE GUARDAR ESTA PARTE PARA SUS REGISTROS.)



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
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DATE MAILED Aug 1, 2019 Page 1 of 2  
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**Account Summary**

Amount of Last Bill			\$23.71
Payment Received	07/16/19	THANK YOU	- 23.71
Current Charges			+ 26.09
<b>Total Amount Due</b>			<b>\$26.09</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Aug 28 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
7/28/19 - 07/30/19	32	0703	0687	16	0.960	15

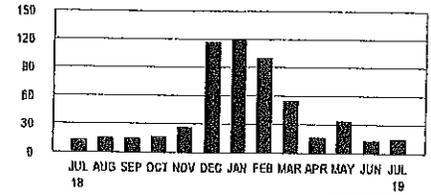
AS CHARGES	Amount(\$)
Customer Charge	32 Days x \$.16438 = 5.26
Commodity Charge	15 Therms x \$1.28533 = 19.28
<b>Total Gas Charges</b>	<b>\$24.54</b>

AXES & FEES ON GAS CHARGES	Amount(\$)
State Regulatory Fee	15 Therms x \$.00247 = .04
Public Purpose Surcharge	15 Therms x \$.10060 = 1.51
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$1.55</b>

**Total Current Charges \$26.09**

<b>DATE DUE</b>	<b>Aug 21, 2019</b>
<b>AMOUNT DUE</b>	<b>\$26.09</b>

**Gas Usage History (Total Therms used)**



	Jul 18	Jun 19	Jul 19
Total Therms used	14	14	15
Daily average Therms	.5	.5	.5
Days in billing cycle	30	29	32

Enjoy hot water in your home or business and help reduce your SoCalGas® bill with Solar Water Heating. Rebates can cover up to 80% of the system's cost. Learn more: socialgas.com/solar

AUG 05 2019

VVM 5195 26.09

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SoCalGas' gas commodity cost per therm for your billing period:  
 Jul. .... \$.28475      Jun. .... \$.24822



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
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AUG 05 2019

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**Account Summary**

Amount of Last Bill			\$19.04
Payment Received	07/16/19	THANK YOU	- 19.04
Current Charges			+ 21.08
<b>Total Amount Due</b>			<b>\$21.08</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 15 Therms  
 Meter Number: 15610094 (Next scheduled read date Aug 28 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
06/28/19 - 07/30/19	32	1858	1842	16	0.960	15

**GAS CHARGES**

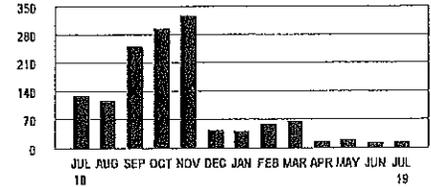
Customer Charge		32 Days x \$.16438	5.26
Gas Service (Details below)		15 Therms	
	Baseline		
Therms used	15		
Rate/Therm	\$.95133		
Charge	\$14.27	=	14.27
<b>Total Gas Charges</b>			<b>\$19.53</b>

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	15 Therms x \$.00247	.04
Public Purpose Surcharge	15 Therms x \$.10060	1.51
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.55</b>
<b>Total Current Charges</b>		<b>\$21.08</b>

DATE DUE	Aug 21, 2019
AMOUNT DUE	\$21.08

**Gas Usage History (Total Therms used)**



	Jul 18	Jun 19	Jul 19
Total Therms used	129	14	15
Daily average Therms	4.3	.5	.5
Days in billing cycle	30	29	32

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*paid*  
*over \$15 21.08*  
*cy*

SoCalGas' gas commodity cost per therm for your billing period:  
 Jul. .... \$.28475 Jun. .... \$.24822



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 LAUNDRY  
 YUCAIPA CA 92399-2547

DATE MAILED Aug 1, 2019 Page 1 of 2  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
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**Account Summary**

Amount of Last Bill			\$25.08
Payment Received	07/16/19	THANK YOU	- 25.08
Current Charges			+ 26.09
<b>Total Amount Due</b>			<b>\$26.09</b>

<b>DATE DUE</b>	Aug 21, 2019
<b>AMOUNT DUE</b>	\$26.09

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Aug 28 2019) Cycle: 21  
 Central Facility Living Units: 38

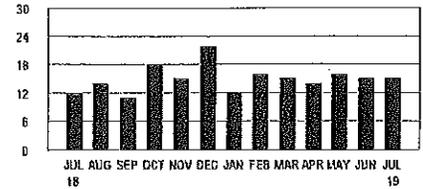
Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
7/28/19 - 07/30/19	32	0228	0212	16	0.960	15

<b>AS CHARGES</b>		Amount(\$)
Customer Charge	32 Days x \$.16438	5.26
Commodity Charge	15 Therms x \$1.28533	19.28
<b>Total Gas Charges</b>		<b>\$24.54</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	15 Therms x \$.00247	.04
Public Purpose Surcharge	15 Therms x \$.10060	1.51
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.55</b>
<b>Total Current Charges</b>		<b>\$26.09</b>

AUG 05 2019

**Gas Usage History (Total Therms used)**



	Jul 18	Jun 19	Jul 19
Total Therms used	12	15	15
Daily average Therms	.4	.5	.5
Days in billing cycle	30	29	32

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*g200*  
*vvm 5145 26.09*  
*cy*

SoCalGas' gas commodity cost per therm for your billing period:  
 Jul. .... \$.28475 Jun. .... \$.24822



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
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DATE MAILED Jul 2, 2019 Page 1 of 2  
 24 Hour Service  
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**Account Summary**

Amount of Last Bill			\$26.43
Payment Received	06/14/19	THANK YOU	- 26.43
Current Charges			+ 25.08
<b>Total Amount Due</b>			<b>\$25.08</b>

<b>DATE DUE</b>	<b>Jul 23, 2019</b>
<b>AMOUNT DUE</b>	<b>\$25.08</b>

**Current Charges**

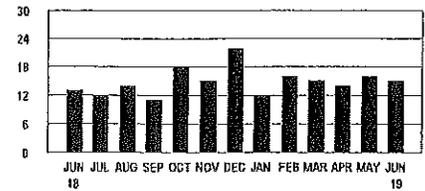
Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Jul 30 2019) Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
6/30/19 - 06/28/19	29	0212	0196	16	0.964	15

<b>AS CHARGES</b>		Amount(\$)
Customer Charge	29 Days x \$.16438	4.77
Commodity Charge	15 Therms x \$1.25067	18.76
<b>Total Gas Charges</b>		<b>\$23.53</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	15 Therms x \$.00247	.04
Public Purpose Surcharge	15 Therms x \$.10060	1.51
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.55</b>
<b>Total Current Charges</b>		<b>\$25.08</b>

**Gas Usage History (Total Therms used)**



	Jun 18	May 19	Jun 19
Total Therms used	13	16	15
Daily average Therms	.5	.5	.5
Days in billing cycle	29	30	29

Attractive finance rates are available for home energy improvements. Visit [socalgas.com/financing](http://socalgas.com/financing)

It's the season for backyard projects and home upgrades! Contact 811 before you dig to keep your family and neighborhood safe. More info at [socalgas.com/811](http://socalgas.com/811)

Stamp area with handwritten signatures and dates. Includes a date stamp: JUL 11 2019.

SoCalGas' gas commodity cost per therm for your billing period:  
 Jun. . . . . \$.24822      May. . . . . \$.23790



A Sempra Energy utility

ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
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DATE MAILED Jul 2, 2019 Page 1 of 2  
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Jul 05 2019

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**Account Summary**

Amount of Last Bill			\$50.60
Payment Received	06/14/19	THANK YOU	- 50.60
Current Charges			+ 23.71
<b>Total Amount Due</b>			<b>\$23.71</b>

<b>DATE DUE</b>	<b>Jul 23, 2019</b>
<b>AMOUNT DUE</b>	<b>\$23.71</b>

**Current Charges**

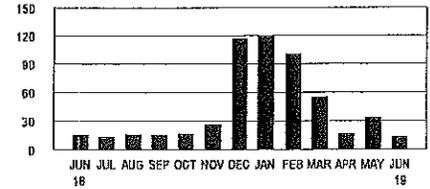
Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Jul 30 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
7/30/19 - 06/28/19	29	0687	0672	15	0.964	14

<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	29 Days x \$.16438	4.77
Commodity Charge	14 Therms x \$1.25000	17.50
<b>Total Gas Charges</b>		<b>\$22.27</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	14 Therms x \$.00247	.03
Public Purpose Surcharge	14 Therms x \$.10060	1.41
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.44</b>
<b>Total Current Charges</b>		<b>\$23.71</b>

**Gas Usage History (Total Therms used)**



	Jun 18	May 19	Jun 19
Total Therms used	15	34	14
Daily average Therms	.5	1.1	.5
Days in billing cycle	29	30	29

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MEMORANDUM	
DATE	7/2/19
TO	AGUSTA COMMUNITIES LLC
FROM	YUCAIPA
SUBJECT	AMOUNT
	\$23.71

SoCalGas' gas commodity cost per therm for your billing period:  
 Jun. .... \$.24822      May. .... \$.23790



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
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JUL 05 2019

DATE MAILED Jul 2, 2019 Page 1 of 2  
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**Account Summary**

Amount of Last Bill			\$27.12
Payment Received	06/14/19	THANK YOU	- 27.12
Current Charges			+ 19.04
<b>Total Amount Due</b>			<b>\$19.04</b>

<b>DATE DUE</b>	<b>Jul 23, 2019</b>
<b>AMOUNT DUE</b>	<b>\$19.04</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 14 Therms  
 Meter Number: 15610094 (Next scheduled read date Jul 30 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
7/30/19 - 06/28/19	29	1842	1827	15	0.964	14

**BASE CHARGES**

	Amount(\$)
Customer Charge	29 Days x \$.16438 = 4.77
Gas Service (Details below)	14 Therms

	Baseline	
Therms used	14	
Cost/Therm	\$.91643	
Usage	\$12.83	= 12.83

**Total Gas Charges \$17.60**

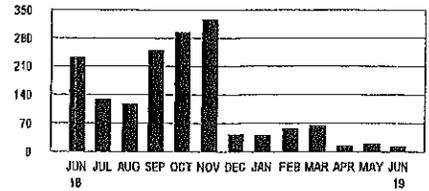
**TAXES & FEES ON GAS CHARGES**

	Amount(\$)
State Regulatory Fee	14 Therms x \$.00247 = .03
Public Purpose Surcharge	14 Therms x \$.10060 = 1.41

**Total Taxes and Fees on Gas Charges \$1.44**

**Total Current Charges \$19.04**

**Gas Usage History (Total Therms used)**



	Jun 18	May 19	Jun 19
Total Therms used	232	20	14
Daily average Therms	8.0	.7	.5
Days in billing cycle	29	30	29

Attractive finance rates are available for home energy improvements. Visit [socialgas.com/financing](http://socialgas.com/financing)

It's the season for backyard projects and home upgrades! Contact 811 before you dig to keep your family and neighborhood safe. More info at [socialgas.com/811](http://socialgas.com/811)

AMOUNT PAID	19.04
DATE PAID	7/2/19
BY	[Signature]

SoCalGas' gas commodity cost per therm for your billing period:  
 Jun. .... \$.24822      May. .... \$.23790



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 APT A  
 YUCAIPA CA 92399-2548

DATE MAILED Jun 3, 2019 Page 1 of 4  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
 1-800-252-0259 TTY  
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JUN 3 5 2019

H

**Account Summary**

Amount of Last Bill			\$22.93
Payment Received	05/15/19	THANK YOU	- 22.93
Current Charges			+ 27.12
<b>Total Amount Due</b>			<b>\$27.12</b>

This bill reflects modified gas charges due to a rate change.

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 14 Therms  
 Meter Number: 15610094 (Next scheduled read date Jun 28 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
04/30/19 - 05/30/19	30	1827	1806	21	0.970	20

**GAS CHARGES**

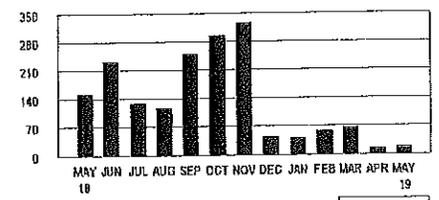
Customer Charge	30 Days x \$.16438	Amount(\$)	4.93
Gas Service (Details below)	20 Therms		
	Baseline	Over Baseline	
Therms used	14	6	
Rate/Therm	\$.90643	\$1.24000	
Charge	\$12.69	+ \$7.44	= 20.13
<b>Total Gas Charges</b>			<b>\$25.06</b>

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	20 Therms x \$.00247	Amount(\$)	.05
Public Purpose Surcharge	20 Therms x \$.10060		2.01
<b>Total Taxes and Fees on Gas Charges</b>			<b>\$2.06</b>
<b>Total Current Charges</b>			<b>\$27.12</b>

**DATE DUE Jun 21, 2019**  
**AMOUNT DUE \$27.12**

**Gas Usage History (Total Therms used)**



	May 18	Apr 19	May 19
Total Therms used	152	17	20
Daily average Therms	4.8	.6	.7
Days in billing cycle	32	29	30

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socialgas.com/care for details.

¿Quiere ahorrar? El programa CARE ofrece un 20% de descuento en la factura mensual a clientes elegibles. Visite socialgas.com/careparami para más información.

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SoCalGas' gas commodity cost per therm for your billing period:  
 May.....\$.23790 Apr.....\$.29803



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
 YUCAIPA CA 92399-2547

JUN 05 2019

DATE MAILED Jun 3, 2019  
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 1-800-252-0259 TTY  
 socialgas.com

**Account Summary**

Amount of Last Bill		\$28.60
Payment Received	05/15/19	- 28.60
Current Charges		+ 50.60
<b>Total Amount Due</b>		<b>\$50.60</b>

<b>DATE DUE</b>	<b>Jun 21, 2019</b>
<b>AMOUNT DUE</b>	<b>\$50.60</b>

**Current Charges**

Rate: GM-C 0 - Residential      Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read on Jun 28 2019)      Cycle: 21  
 Central Facility Living Units: 39

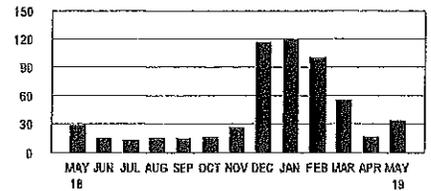
*3 paid*  
*vv in 5145 50.60*

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
4/30/19 - 05/30/19	30	0672	0637	35	0.970	34

<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	30 Days x \$.16438	4.93
Commodity Charge	34 Therms x \$1.24029	42.17
<b>Total Gas Charges</b>		<b>\$47.10</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	34 Therms x \$.00247	.08
Public Purpose Surcharge	34 Therms x \$.10060	3.42
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$3.50</b>
<b>Total Current Charges</b>		<b>\$50.60</b>

**Gas Usage History (Total Therms used)**



	May 18	Apr 19	May 19
Total Therms used	29	17	34
Daily average Therms	.9	.6	1.1
Days in billing cycle	32	29	30

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socialgas.com/care for details.

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SoCalGas' gas commodity cost per therm for your billing period:  
 May . . . . . \$.23790      Apr . . . . . \$.29803



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 LAUNDRY  
 YUCAIPA CA 92399-2547

JUN 05 2019

DATE MAILED Jun 3, 2019  
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**Account Summary**

Amount of Last Bill			\$1.47
Payment Received	05/15/19	THANK YOU	- 1.47
Current Charges			+ 26.43
<b>Total Amount Due</b>			<b>\$26.43</b>

**Current Charges**

Rate: GM-C 0 - Residential  
 Meter Number: 15614524 (Next scheduled read date Jun 28 2019)  
 Central Facility Living Units: 38  
 Climate Zone: *9*  
 Cycle: 21

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
5/30/19 - 05/30/19	30	0196	0180	16	0.970	16

**AS CHARGES**

	Amount(\$)
Customer Charge	30 Days x \$.16438 = 4.93
Commodity Charge	16 Therms x \$1.24063 = 19.85
<b>Total Gas Charges</b>	<b>\$24.78</b>

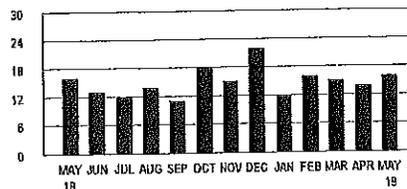
**AXES & FEES ON GAS CHARGES**

	Amount(\$)
Late Regulatory Fee	16 Therms x \$.00247 = .04
Public Purpose Surcharge	16 Therms x \$.10060 = 1.61
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$1.65</b>

**Total Current Charges \$26.43**

DATE DUE	Jun 21, 2019
AMOUNT DUE	\$26.43

**Gas Usage History (Total Therms used)**



	May 18	Apr 19	May 19
Total Therms used	16	14	16
Daily average Therms	.5	.5	.5
Days in billing cycle	32	29	30

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SoCalGas' gas commodity cost per therm for your billing period:  
 May.....\$.23790    Apr.....\$.29803



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
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DATE MAILED May 2, 2019  
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 1-800-252-0259 TTY  
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**Account Summary**

Amount of Last Bill	- \$22.92
Payment Received	- .00
Current Charges	+ 24.39
<b>Total Amount Due</b>	<b>\$1.47</b>

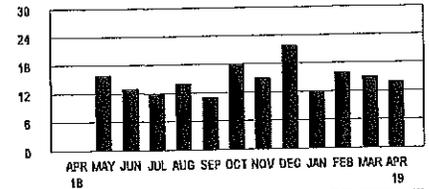
*VOID*  
 - \$22.92

<b>DATE DUE</b>	<b>May 22, 2019</b>
<b>AMOUNT DUE</b>	<b>\$1.47</b>

**Current Charges**

Rate: GM-C 0 - Residential      Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date May 30 2019)      Cycle: 21  
 Central Facility Living Units: 38

**Gas Usage History (Total Therms used)**



	Apr 18	Mar 19	Apr 19
Total Therms used	0	15	14
Daily average Therms	.0	.5	.5
Days in billing cycle	1	31	29

Billing Period	Days	Current Reading	Previous Reading	Difference	Billing Factor	Total Therms
04/01/19 - 04/30/19	29	0180	0166	14	0.972	14

GAS CHARGES		Amount(\$)
Customer Charge	29 Days x \$.16438	4.77
Commodity Charge	14 Therms x \$1.29857	18.18
<b>Total Gas Charges</b>		<b>\$22.95</b>

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TAXES & FEES ON GAS CHARGES		Amount(\$)
State Regulatory Fee	14 Therms x \$.00247	.03
Public Purpose Surcharge	14 Therms x \$.10060	1.41
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.44</b>
<b>Total Current Charges</b>		<b>\$24.39</b>

gmsc	5145	24.39
VVM		
		1.47

SoCalGas' gas commodity cost per therm for your billing period:  
 Apr. . . . . \$.29803



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
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 YUCAIPA CA 92399-2547

DATE MAILED Apr 3, 2019  
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California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at EnergyUpgradeCA.org/credit.

**Account Summary**

Amount of Last Bill			\$27.71
Payment Received	03/25/19	THANK YOU	- 27.71
Current Charges			- 22.92
<b>Total Account Balance</b>			<b>- \$22.92</b>

This bill reflects modified gas charges due to a rate change.

**Current Charges**

Rate: GM-C 0 - Residential      Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Apr 30 2019)      Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
03/01/19 - 04/01/19	31	0166	0151	15	0.972	15

<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	31 Days x \$.16438	5.10
Commodity Charge	15 Therms x \$1.37800	20.67
California Climate Credit		-50.23
<b>Total Gas Charges</b>		<b>-\$24.46</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	15 Therms x \$.00169	.03
Public Purpose Surcharge	15 Therms x \$.10060	1.51
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.54</b>

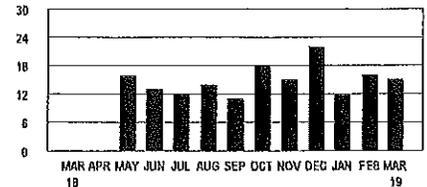
**Total Current Charges -\$22.92**

\$27.31 less CC

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. (FAVOR DE GUARDAR ESTA PARTE PARA SUS REGISTROS.)

**No payment is due.**  
 Your account has a credit balance of  
**\$22.92.**

**Gas Usage History (Total Therms used)**



	Mar 18	Feb 19	Mar 19
Total Therms used	0	16	15
Daily average Therms	.0	.5	.5
Days in billing cycle	0	30	31

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APR 08 2019

ENDOR		
PROP.	GL#	AMT
VVM	5115	27.31
	2012	40.23

SoCalGas' gas commodity cost per therm for your billing period:  
 Mar. .... \$ .41230



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
 YUCAIPA CA 92399-2547

DATE MAILED May 2, 2019  
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 1-800-342-4545 Español  
 1-800-252-0259 TTY  
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**Account Summary**

Amount of Last Bill			\$36.26
Payment Received	04/19/19	THANK YOU	- 36.26
Current Charges			+ 28.60
<b>Total Amount Due</b>			<b>\$28.60</b>

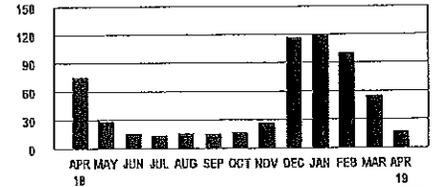
<b>DATE DUE</b>	<b>May 22, 2019</b>
<b>AMOUNT DUE</b>	<b>\$28.60</b>

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date May 30 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
4/01/19 - 04/30/19	29	0637	0619	18	0.972	17

**Gas Usage History (Total Therms used)**



	Apr 18	Mar 19	Apr 19
Total Therms used	75	55	17
Daily average Therms	1.3	1.8	.6
Days in billing cycle	57	31	29

<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	29 Days x \$.16438	4.77
Commodity Charge	17 Therms x \$1.29882	22.08
<b>Total Gas Charges</b>		<b>\$26.85</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	17 Therms x \$.00247	.04
Public Purpose Surcharge	17 Therms x \$.10060	1.71
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.75</b>
<b>Total Current Charges</b>		<b>\$28.60</b>

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gas  
 VVM 5145 28.60  
 op

SoCalGas' gas commodity cost per therm for your billing period:  
 Apr. .... \$.29803



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
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**Account Summary**

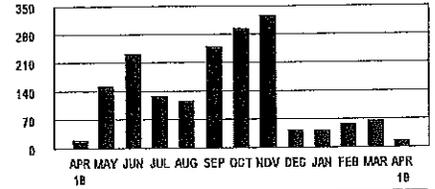
Amount of Last Bill			\$35.27
Payment Received	04/19/19	THANK YOU	- 35.27
Current Charges			+ 22.93
<b>Total Amount Due</b>			<b>\$22.93</b>

<b>DATE DUE</b>	<b>May 22, 2019</b>
<b>AMOUNT DUE</b>	<b>\$22.93</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 49 Therms  
 Meter Number: 15610094 (Next scheduled read date May 30 2019) Cycle: 21  
 Sub-Meter Living Units: 1

**Gas Usage History (Total Therms used)**



Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
04/01/19 - 04/30/19	29	1806	1789	17	0.972	17

	Apr 18	Mar 19	Apr 19
Total Therms used	20	66	17
Daily average Therms	.6	2.1	.6
Days in billing cycle	36	31	29

**GAS CHARGES**

Customer Charge	29 Days x \$.16438	Amount(\$)	4.77
Gas Service (Details below)	17 Therms		

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Therms used	17		
Rate/Therm	\$.96529		
Charge	\$16.41	=	16.41
<b>Total Gas Charges</b>			<b>\$21.18</b>

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	17 Therms x \$.00247	Amount(\$)	.04
Public Purpose Surcharge	17 Therms x \$.10060		1.71
<b>Total Taxes and Fees on Gas Charges</b>			<b>\$1.75</b>

**Total Current Charges \$22.93**

Handwritten notes and a stamp: "gas", "VVM 5145", "22.93", and a signature.

SoCalGas' gas commodity cost per therm for your billing period:  
 Apr. . . . . \$29803



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
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DATE MAILED Apr 3, 2019  
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**Account Summary**

Amount of Last Bill			\$148.67
Payment Received	03/25/19	THANK YOU	- 148.67
Current Charges			+ 36.26
<b>Total Amount Due</b>			<b>\$36.26</b>

This bill reflects modified gas charges due to a rate change.

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Apr 30 2019) Cycle: 21  
 Central Facility Living Units: 39

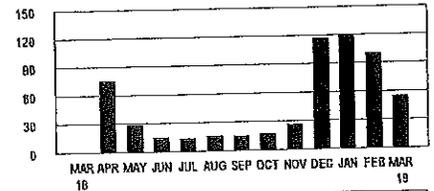
Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
03/01/19 - 04/01/19	31	0619	0562	57	0.972	55

	Amount(\$)
<b>GAS CHARGES</b>	
Customer Charge	31 Days x \$.16438
Commodity Charge	55 Therms x \$1.37764
California Climate Credit	-50.23
<b>Total Gas Charges</b>	<b>\$30.64</b>

	Amount(\$)
<b>TAXES &amp; FEES ON GAS CHARGES</b>	
State Regulatory Fee	55 Therms x \$.00169
Public Purpose Surcharge	55 Therms x \$.10060
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$5.62</b>
<b>Total Current Charges</b>	<b>\$36.26</b>

DATE DUE	Apr 23, 2019
AMOUNT DUE	\$36.26

**Gas Usage History (Total Therms used)**



	Mar 18	Feb 19	Mar 19
Total Therms used	0	101	55
Daily average Therms	.0	3.4	1.8
Days in billing cycle	0	30	31

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APR 08 2019

PROV.	GL#	AMT
VVM	8145	36.26

SoCalGas' gas commodity cost per therm for your billing period:  
 Mar. .... \$.41230

ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
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 YUCAIPA CA 92399-2548

DATE MAILED Apr 3, 2019  
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**Account Summary**

Amount of Last Bill			\$70.53
Payment Received	03/25/19	THANK YOU	- 70.53
Current Charges			+ 35.27
<b>Total Amount Due</b>			<b>\$35.27</b>

This bill reflects modified gas charges due to a rate change.

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 52 Therms  
 Meter Number: 15610094 (Next scheduled read date Apr 30 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
03/01/19 - 04/01/19	31	1789	1721	68	0.972	66

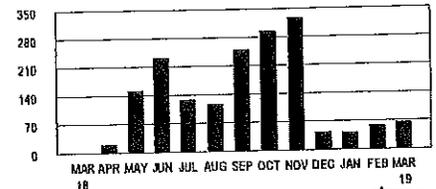
**GAS CHARGES**

Customer Charge	31 Days x \$.16438	Amount(\$)	5.10
Gas Service (Details below)	66 Therms		
		Baseline	Over Baseline
Therms used	52		14
Rate/Therm	\$1.04538		\$1.37786
Charge	\$54.36	+ \$19.29	= 73.65
California Climate Credit			-50.23
		<b>Total Gas Charges</b>	<b>\$28.52</b>

(Continued on next page)

DATE DUE	Apr 23, 2019
AMOUNT DUE	\$35.27

**Gas Usage History (Total Therms used)**



	Mar 18	Feb 19	Mar 19
Total Therms used	0	58	66
Daily average Therms	0	1.9	2.1
Days in billing cycle	0	30	31

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APR 08 2019

ENDOR	PROP.	GL#	AMT
	VVM	5143	35.27

SoCalGas' gas commodity cost per therm for your billing period:  
 Mar. .... \$.41230



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 RECREATION ROOM  
 YUCAIPA CA 92399-2547

MAR 11 2019

DATE MAILED Mar 5, 2019  
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**Account Summary**

Amount of Last Bill			\$183.28
Payment Received	02/19/19	THANK YOU	- 183.28
Current Charges			+ 148.67
<b>Total Amount Due</b>			<b>\$148.67</b>

<b>DATE DUE</b>	<b>Mar 25, 2019</b>
<b>AMOUNT DUE</b>	<b>\$148.67</b>

**Current Charges**

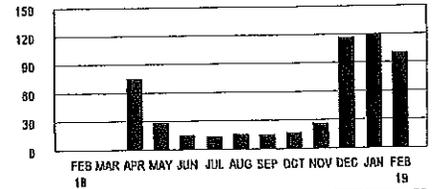
Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Apr 1 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
1/30/19 - 03/01/19	30	0562	0458	104	0.971	101

GAS CHARGES		Amount(\$)
Customer Charge	30 Days x \$.16438	4.93
Commodity Charge	101 Therms x \$1.32089	133.41
<b>Total Gas Charges</b>		<b>\$138.34</b>

TAXES & FEES ON GAS CHARGES		Amount(\$)
State Regulatory Fee	101 Therms x \$.00166	.17
Public Purpose Surcharge	101 Therms x \$.10060	10.16
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$10.33</b>
<b>Total Current Charges</b>		<b>\$148.67</b>

**Gas Usage History (Total Therms used)**



	Feb 18	Jan 19	Feb 19
Total Therms used	0	120	101
Daily average Therms	.0	4.0	3.4
Days in billing cycle	0	30	30

SoCalGas is implementing a voluntary conservation effort, called the Dial It Down Alert, to promote reductions in natural gas consumption on certain days. For more information, visit socialgas.com/dialitdown

Attractive finance rates are available for home energy improvements. Visit socialgas.com/financing

*gaoe*  
 VUM: 5145 148.67  
*cy*

SoCalGas' gas commodity cost per therm for your billing period:  
 Feb. .... \$.34851 Jan. .... \$.41589



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
 12995 6TH ST  
 APT A  
 YUCAIPA CA 92399-2548

MAR 11 2019

DATE MAILED Mar 5, 2019  
 24 Hour Service  
 1-800-427-2200 English  
 1-800-342-4545 Español  
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H

**Account Summary**

Amount of Last Bill			\$53.40
Payment Received	02/19/19	THANK YOU	- 53.40
Current Charges			+ 70.53
<b>Total Amount Due</b>			<b>\$70.53</b>

<b>DATE DUE</b>	<b>Mar 25, 2019</b>
<b>AMOUNT DUE</b>	<b>\$70.53</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 51 Therms  
 Meter Number: 15610094 (Next scheduled read date Apr 1 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
1/30/19 - 03/01/19	30	1721	1661	60	0.971	58

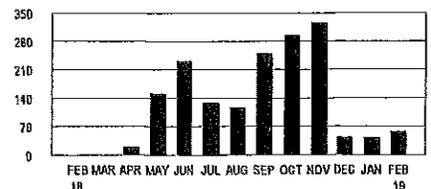
**AS CHARGES**

Customer Charge		30 Days x \$.16438	4.93
Gas Service (Details below)		58 Therms	
	Baseline	Over Baseline	
Therms used	51	7	
Rate/Therm	\$.98863	\$1.32143	
Charge	\$50.42	+ \$9.25	= 59.67
<b>Total Gas Charges</b>			<b>\$64.60</b>

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	58 Therms x \$.00166	.10
Public Purpose Surcharge	58 Therms x \$.10060	5.83
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$5.93</b>
<b>Total Current Charges</b>		<b>\$70.53</b>

**Gas Usage History (Total Therms used)**



	Feb 18	Jan 19	Feb 19
Total Therms used	0	42	58
Daily average Therms	.0	1.4	1.9
Days in billing cycle	0	30	30

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Attractive finance rates are available for home energy improvements. Visit socialgas.com/financing

*gas*  
 VVM 5145 70.53  
*ay*

SoCalGas' gas commodity cost per therm for your billing period:  
 Feb. .... \$.34851 Jan. .... \$.41589

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ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
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**Account Summary**

Amount of Last Bill			\$22.77
Payment Received	02/19/19	THANK YOU	- 22.77
Current Charges			+ 27.71
<b>Total Amount Due</b>			<b>\$27.71</b>

DATE DUE	Mar 25, 2019
AMOUNT DUE	\$27.71

**Current Charges**

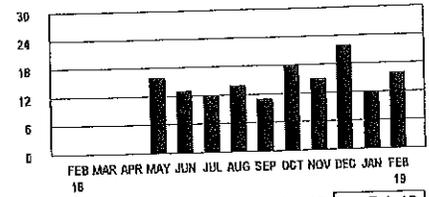
Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Apr 1 2019) Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
01/30/19 - 03/01/19	30	0151	0135	16	0.971	16

GAS CHARGES		Amount(\$)
Customer Charge	30 Days x \$.16438	4.93
Commodity Charge	16 Therms x \$1.32125	21.14
<b>Total Gas Charges</b>		<b>\$26.07</b>

TAXES & FEES ON GAS CHARGES		Amount(\$)
State Regulatory Fee	16 Therms x \$.00166	.03
Public Purpose Surcharge	16 Therms x \$.10060	1.61
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$1.64</b>
<b>Total Current Charges</b>		<b>\$27.71</b>

**Gas Usage History (Total Therms used)**



	Feb 18	Jan 19	Feb 19
Total Therms used	0	12	16
Daily average Therms	.0	.4	.5
Days in billing cycle	0	30	30

SoCalGas is implementing a voluntary conservation effort, called the Dial It Down Alert, to promote reductions in natural gas consumption on certain days. For more information, visit [socalgas.com/dialitdown](http://socalgas.com/dialitdown)

Attractive finance rates are available for home energy improvements. Visit [socalgas.com/financing](http://socalgas.com/financing)

*gas*  
 vvm 519.5 27.71  
*cy*

SoCalGas' gas commodity cost per therm for your billing period:  
 Feb. .... \$.34851 Jan. .... \$.41589



ACCOUNT NUMBER 052 534 5137 0  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
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DATE MAILED Feb 1, 2019 Page 1 of 2  
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**Account Summary**

Amount of Last Bill			\$177.58
Payment Received	01/17/19	THANK YOU	- 177.58
Current Charges			+ 183.28
<b>Total Amount Due</b>			<b>\$183.28</b>

**Current Charges**

Rate: GM-C D - Residential Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Mar 1 2019) Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
2/31/18 - 01/30/19	30	0458	0335	123	0.972	120

**GAS CHARGES**

	Amount(\$)
Customer Charge	30 Days x \$.16438 4.93
Commodity Charge	120 Therms x \$1.38400 166.08
<b>Total Gas Charges</b>	<b>\$171.01</b>

**TAXES & FEES ON GAS CHARGES**

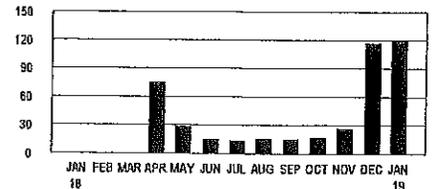
	Amount(\$)
State Regulatory Fee	120 Therms x \$.00166 .20
Public Purpose Surcharge	120 Therms x \$.10060 12.07
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$12.27</b>

**Total Current Charges \$183.28**

FEB 0 2019

<b>DATE DUE</b>	Feb 22, 2019
<b>AMOUNT DUE</b>	\$183.28

**Gas Usage History (Total Therms used)**



	Jan 18	Dec 18	Jan 19
Total Therms used	0	117	120
Daily average Therms	.0	3.7	4.0
Days in billing cycle	0	32	30

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*gas*  
 052 534 5137 0  
 183.28  
*cy*

SoCalGas' gas commodity cost per therm for your billing period:  
 Jan. .... \$.41589 Dec. .... \$.50314



ACCOUNT NUMBER 115 555 1480 8  
 SERVICE FOR  
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**Account Summary**

Amount of Last Bill			\$54.39
Payment Received	01/17/19	THANK YOU	- 54.39
Current Charges			+ 53.40
<b>Total Amount Due</b>			<b>\$53.40</b>

This bill reflects modified gas charges due to a rate change.

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 51 Therms  
 Meter Number: 15610094 (Next scheduled read date Mar 1 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
2/31/18 - 01/30/19	30	1661	1618	43	0.972	42

**DIAS CHARGES**

Customer Charge	30 Days x \$.16438	Amount(\$)	4.93
Gas Service (Details below)	42 Therms		
	Baseline		
Therms used	42		
Rate/Therm	\$1.05167		
Charge	\$44.17	=	44.17

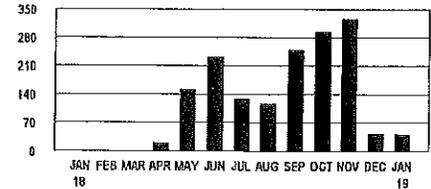
**Total Gas Charges \$49.10**

**TAXES & FEES ON GAS CHARGES**

	Amount(\$)
State Regulatory Fee	42 Therms x \$.00166 .07
Public Purpose Surcharge	42 Therms x \$.10060 4.23
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$4.30</b>
<b>Total Current Charges</b>	<b>\$53.40</b>

<b>DATE DUE</b>	<b>Feb 22, 2019</b>
<b>AMOUNT DUE</b>	<b>\$53.40</b>

**Gas Usage History (Total Therms used)**



	Jan 18	Dec 18	Jan 19
Total Therms used	0	43	42
Daily average Therms	.0	1.3	1.4
Days in billing cycle	0	32	30

SoCalGas is implementing a voluntary conservation effort, called the Dial It Down Alert, to promote reductions in natural gas consumption on certain days. For more information, visit [socialgas.com/dialitdown](http://socialgas.com/dialitdown)

FEB 0 1 2019

Handwritten notes and stamps: "gas", "VVD 5145", "53.40", and a signature.

SoCalGas' gas commodity cost per therm for your billing period:

Jan. .... \$.41589 Dec. .... \$.50314



ACCOUNT NUMBER 189 063 8722 2  
 SERVICE FOR  
 AGUSTA COMMUNITIES LLC  
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DATE MAILED Feb 1, 2019 Page 1 of 2  
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**Account Summary**

Amount of Last Bill			\$37.67
Payment Received	01/17/19	THANK YOU	- 37.67
Current Charges			+ 22.77
<b>Total Amount Due</b>			<b>\$22.77</b>

<b>DATE DUE</b>	<b>Feb 22, 2019</b>
<b>AMOUNT DUE</b>	<b>\$22.77</b>

**Current Charges**

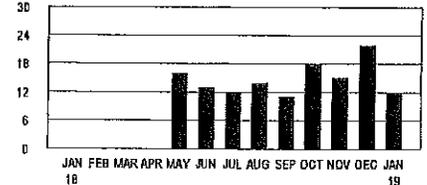
Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Mar 1 2019) Cycle: 21  
 Central Facility Living Units: 38

Billing Period	Days	Current Reading	Previous Reading	Difference	Billing Factor	Total Therms
12/31/18 - 01/30/19	30	0135	0123	12	0.972	12

AS CHARGES	Amount(\$)
Customer Charge	30 Days x \$.16438 = 4.93
Commodity Charge	12 Therms x \$1.38417 = 16.61
<b>Total Gas Charges</b>	<b>\$21.54</b>

AXES & FEES ON GAS CHARGES	Amount(\$)
State Regulatory Fee	12 Therms x \$.00166 = .02
Public Purpose Surcharge	12 Therms x \$.10060 = 1.21
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$1.23</b>
<b>Total Current Charges</b>	<b>\$22.77</b>

**Gas Usage History (Total Therms used)**



	Jan 18	Dec 18	Jan 19
Total Therms used	0	22	12
Daily average Therms	.0	.7	.4
Days in billing cycle	0	32	30

SoCalGas is implementing a voluntary conservation effort, called the Dial It Down Alert, to promote reductions in natural gas consumption on certain days. For more information, visit [socialgas.com/dialitdown](http://socialgas.com/dialitdown)

*Handwritten notes and signatures:*  
 VVM 5195 22.77  
 cy

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SoCalGas' gas commodity cost per therm for your billing period:  
 Jan. .... \$.41589 Dec. .... \$.50314

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**Account Summary**

Amount of Last Bill		\$422.88
Payment Received	12/20/18	THANK YOU
		- 422.88
Current Charges		+ 54.39
<b>Total Amount Due</b>		<b>\$54.39</b>

<b>DATE DUE</b>	Jan 24, 2019
<b>AMOUNT DUE</b>	\$54.39

**Current Charges**

Rate: GR - Residential      Climate Zone: 1      Baseline Allowance: 54 Therms  
 Meter Number: 15610094 (Next scheduled read date Jan 30 2019)      Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
11/29/18 - 12/31/18	32	1618	1574	44	0.971	43

**GAS CHARGES**

Customer Charge	32 Days x \$.16438	5.26
Gas Service (Details below)	43 Therms	
Therms used	43	
Rate/Therm	\$1.04698	
Charge	\$45.02	= 45.02

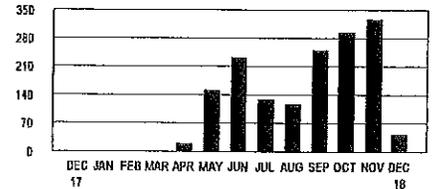
**Total Gas Charges \$50.28**

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	43 Therms x \$.00166	.07
Public Purpose Surcharge	43 Therms x \$.09402	4.04
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$4.11</b>

**Total Current Charges \$54.39**

**Gas Usage History (Total Therms used)**



	Dec 17	Nov 18	Dec 18
Total Therms used	0	327	43
Daily average Therms	.0	10.6	1.3
Days in billing cycle	0	31	32

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socialgas.com/care for details.

¿Quiere ahorrar? El programa CARE ofrece un 20% de descuento en la factura mensual a clientes elegibles. Visite socialgas.com/careparami para más información.

AMOUNT	3000	
DATE		
AMOUNT	54.39	

SoCalGas' gas commodity cost per therm for your billing period:

Dec. . . . . \$50314      Nov. . . . . \$35980

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**Account Summary**

Amount of Last Bill			\$40.95
Payment Received	12/20/18	THANK YOU	- 40.95
Current Charges			+ 177.58
<b>Total Amount Due</b>			<b>\$177.58</b>

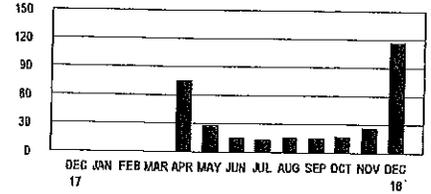
<b>DATE DUE</b>	<b>Jan 24, 2019</b>
<b>AMOUNT DUE</b>	<b>\$177.58</b>

**Current Charges**

Rate: GM-C 0 - Residential      Climate Zone: 1  
 Meter Number: 15664320 (Next scheduled read date Jan 30 2019)      Cycle: 21  
 Central Facility Living Units: 39

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
1/29/18 - 12/31/18	32	0335	0214	121	0.971	117

**Gas Usage History (Total Therms used)**



	Dec 17	Nov 18	Dec 18
Total Therms used	0	27	117
Daily average Therms	.0	.9	3.7
Days in billing cycle	0	31	32

**GAS CHARGES**

Customer Charge	32 Days x \$.16438	Amount(\$) 5.26
Commodity Charge	117 Therms x \$1.37718	161.13
<b>Total Gas Charges</b>		<b>\$166.39</b>

**TAXES & FEES ON GAS CHARGES**

State Regulatory Fee	117 Therms x \$.00166	Amount(\$) .19
Public Purpose Surcharge	117 Therms x \$.09402	11.00
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$11.19</b>
<b>Total Current Charges</b>		<b>\$177.58</b>

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Handwritten notes and a small table with the following content:

GL	177.58
VVM	5145

SoCalGas' gas commodity cost per therm for your billing period:  
 Dec. . . . . \$ .50314      Nov. . . . . \$ .35980



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ACCOUNT NUMBER 189 063 8722 2  
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**Account Summary**

Amount of Last Bill		\$25.02
Payment Received	12/20/18	- 25.02
Current Charges	THANK YOU	+ 37.67
<b>Total Amount Due</b>		<b>\$37.67</b>

<b>DATE DUE</b>	Jan 24, 2019
<b>AMOUNT DUE</b>	\$37.67

**Current Charges**

Rate: GM-C 0 - Residential Climate Zone: 1  
 Meter Number: 15614524 (Next scheduled read date Jan 30 2019) Cycle: 21  
 Central Facility Living Units: 38

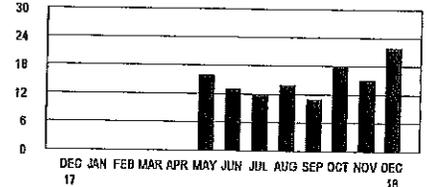
Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
11/29/18 - 12/31/18	32	0123	0100	23	0.971	22

<b>GAS CHARGES</b>		Amount(\$)
Customer Charge	32 Days x \$.16438	5.26
Commodity Charge	22 Therms x \$1.37727	30.30
<b>Total Gas Charges</b>		<b>\$35.56</b>

<b>TAXES &amp; FEES ON GAS CHARGES</b>		Amount(\$)
State Regulatory Fee	22 Therms x \$.00166	.04
Public Purpose Surcharge	22 Therms x \$.09402	2.07
<b>Total Taxes and Fees on Gas Charges</b>		<b>\$2.11</b>
<b>Total Current Charges</b>		<b>\$37.67</b>

DATE	12/20/18	6100
READING	0123	0100
DIFFERENCE	23	
AMOUNT		37.67
cy		

**Gas Usage History (Total Therms used)**



	Dec 17	Nov 18	Dec 18
Total Therms used	0	15	22
Daily average Therms	.0	.5	.7
Days in billing cycle	0	31	32

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit [socialgas.com/care](http://socialgas.com/care) for details.

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SoCalGas' gas commodity cost per therm for your billing period:

Dec. .... \$.50314    Nov. .... \$.35980

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 # 4954  
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**Account Summary**

Amount of Last Bill		\$25.34
Payment Received	11/15/19	THANK YOU - 25.34
Current Charges		+ 37.48
<b>Total Amount Due</b>		<b>\$37.48</b>

**Current Charges**

Rate: GR - Residential Climate Zone: 1 Baseline Allowance: 47 Therms  
 Meter Number: 15610094 (Next scheduled read date Dec 30 2019) Cycle: 21  
 Sub-Meter Living Units: 1

Billing Period	Days	Current Reading	Previous Reading	= Difference	x Billing Factor	= Total Therms
10/28/19 - 11/27/19	30	1941	1909	32	0.961	31

**GAS CHARGES**

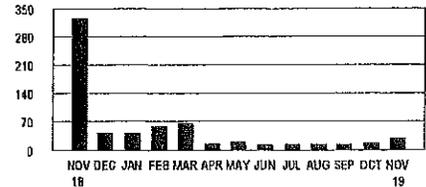
	Amount(\$)
Customer Charge	30 Days x \$.16438 = 4.93
Gas Service (Details below)	31 Therms
Therms used	31
Rate/Therm	\$.94677
Charge	\$29.35
<b>Total Gas Charges</b>	<b>\$34.28</b>

**TAXES & FEES ON GAS CHARGES**

	Amount(\$)
State Regulatory Fee	31 Therms x \$.00247 = .08
Public Purpose Surcharge	31 Therms x \$.10060 = 3.12
<b>Total Taxes and Fees on Gas Charges</b>	<b>\$3.20</b>
<b>Total Current Charges</b>	<b>\$37.48</b>

<b>DATE DUE</b>	<b>Dec 20, 2019</b>
<b>AMOUNT DUE</b>	<b>\$37.48</b>

**Gas Usage History (Total Therms used)**



	Nov 18	Oct 19	Nov 19
Total Therms used	327	18	31
Daily average Therms	10.6	.6	1.0
Days in billing cycle	31	31	30

VVM 5145 37.48  
 aj

DEC 04 2019

SoCalGas' gas commodity cost per therm for your billing period:  
 Nov. .... \$.27563 Oct. .... \$.30091



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# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 8

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$369.83**  
**Due by 01/06/20**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
12/17/19

DEC 19 2019

## Your account summary

Previous Balance	\$384.55
Payment Received 12/05/19	-\$384.55
Balance forward	\$0.00
Your new charges	\$369.83
<b>Total amount you owe by 01/06/20</b>	<b>\$369.83</b>

*Handwritten:* \$369.83  
✓✓✓✓✓ 369.83  
oz

## Your past and current electricity usage

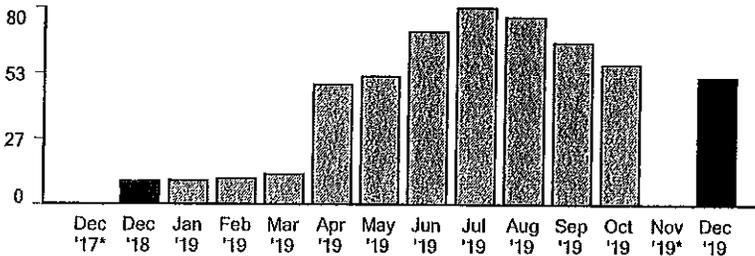
For meter 222014-101203 from 11/14/19 to 12/16/19  
Total electricity you used this month in kWh

1,655

Your next billing cycle will end on or about 01/15/20.

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: 9.41      This year: 51.72



**Your monthly usage may be higher than usual...**  
Based on your historical usage pattern, your monthly usage is trending higher than normal. As a result, you may notice an increase in your bill. If you would like information on tips and programs that can help you lower your energy usage and your bill, please visit [www.sce.com/billhelper](http://www.sce.com/billhelper).

\* No data available

Please return the payment stub below with your payment and make your check payable to Southern California Edison. If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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High Usage Charge - Learn more at [on.sce.com/highuse](http://on.sce.com/highuse)



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## Details of your new charges

Your rate: DOMESTIC

Billing period: 11/14/19 to 12/16/19 (32 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	32 days x \$0.03100	\$0.99
Energy-Winter		
Tier 1 (100% of baseline)	544 kWh x \$0.08440	\$45.91
Tier 2 (101% to 400%)	1,111 kWh x \$0.13765	\$152.93
DWR bond charge	1,655 kWh x \$0.00503	\$8.32

### Your Delivery charges include:

- \$26.10 transmission charges
- \$125.36 distribution charges
- -\$0.58 nuclear decommissioning charges
- \$17.79 conservation incentive adjustment
- \$18.65 public purpose programs charge
- \$11.55 new system generation charge

### Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	1,655 kWh x -\$0.00007	-\$0.12
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	544 kWh x \$0.09746	\$53.02
Tier 2 (101% to 400%)	1,111 kWh x \$0.09746	\$108.28

### Your Generation charges include:

- \$0.91 competition transition charge

Subtotal of your new charges		\$369.33
State tax	1,655 kWh x \$0.00030	\$0.50
<b>Your new charges</b>		<b>\$369.83</b>

### Your overall energy charges include:

- \$3.38 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 544.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>1,655 kWh</b>	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into Tier 2. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	544 kWh	1,111 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<b>Your Total Usage</b> <b>1,655 kWh</b>		
High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			



Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

For billing and service inquiries  
1-800-990-7788  
[www.sce.com](http://www.sce.com)

## Your electricity bill

AUGUSTA HOMES INC. / Page 3 of 20

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
12/05/19

**Amount due \$196.65**  
**Due by 12/24/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

DEC 09 2019

### Your account summary

Previous Balance	\$182.33
Payment Received 11/14/19	-\$182.33
Balance forward	\$0.00
Your new charges	\$196.65
<b>Total amount you owe by 12/24/19</b>	<b>\$196.65</b>

502600  
VVD 5174 196.65  
CJ

### Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	11/01/19 to 12/04/19	TOU-GS-1-E	\$51.33
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	11/01/19 to 12/04/19	TOU-GS-1-E	\$134.73
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	11/01/19 to 12/04/19	TOU-GS-1-E	\$10.59
				<b>\$196.65</b>

### Things you should know

#### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.



Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399

Rotating outage Group A010

### Your cost varies by time of day

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

Usage kWh	Avg. cost	Total cost
Mid peak	73 kWh x \$0.24464 =	\$17.86
Off peak	139 kWh x \$0.13511 =	\$18.78
Super off peak	34 kWh x \$0.10486 =	\$3.56
246 kWh		\$40.20 Energy Charges
		\$11.13 Other credits/charges
		<b>\$51.33 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

### Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW

Maximum Winter demand reached by price period :  
 Mid peak 2 kW 11/11/19 08:30pm-08:45pm  
 Off peak 2 kW 11/11/19 11:00pm-11:15pm  
 Super off peak 1 kW 11/18/19 11:15am-11:30am

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges**.

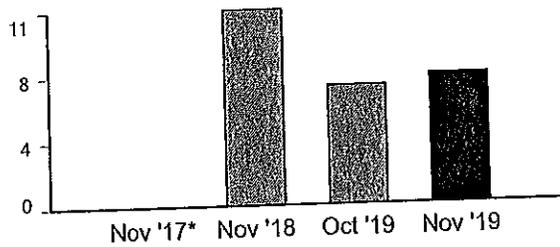
### Your past and current electricity usage

For meter 222014-126132 from 11/01/19 to 12/04/19  
 Total electricity you used this month in kWh

246

Your next billing cycle will end on or about 01/03/20.

## Your daily average electricity usage (kWh)



\* No data available

## Usage comparison

	Nov '17	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Total kWh used	*	372	378	405	434	379	387	367	325	285	280	174	205	246
Number of days		33	31	29	32	29	30	32	29	30	32	29	30	33
Appx. average kWh used/day		11	12	13	13	13	12	11	11	9	8	6	6	7

## Details of your new charges

Your rate: TOU-GS-1-E

Billing period: 11/01/19 to 12/04/19 (33 days)

## Delivery charges - Cost to deliver your electricity

Energy-Winter		
Mid peak	73 kWh x \$0.09839	\$7.18
Off peak	139 kWh x \$0.06482	\$9.01
Super off peak	34 kWh x \$0.05979	\$2.03
DWR bond charge	246 kWh x \$0.00503	\$1.24
Customer charge	33 days x \$0.32100	\$10.59
CA Climate Credit	246 kWh x -\$0.00306	-\$0.75

## Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	246 kWh x -\$0.00007	-\$0.02
SCE		
Energy-Winter		
Mid peak	73 kWh x \$0.14625	\$10.68
Off peak	139 kWh x \$0.07029	\$9.77
Super off peak	34 kWh x \$0.04507	\$1.53

Subtotal of your new charges		\$51.26
State tax	246 kWh x \$0.00030	\$0.07
<b>Your new charges</b>		<b>\$51.33</b>

## Your Delivery charges include:

- \$3.31 transmission charges
- \$21.18 distribution charges
- -\$0.09 nuclear decommissioning charges
- \$2.10 public purpose programs charge
- \$1.44 new system generation charge

## Your Generation charges include:

- \$0.10 competition transition charge

## Your overall energy charges include:

- \$0.47 franchise fees

## Additional information:

- Service voltage: 240 volts



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AUGUSTA HOMES INC. / Page 7 of 20

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage



Avg. cost



Total cost

Usage (kWh)	Avg. cost	Total cost
Mid peak	185 kWh x \$0.24464 =	\$45.26
Off peak	407 kWh x \$0.13511 =	\$54.99
Super off peak	211 kWh x \$0.10486 =	\$22.13
	<b>803 kWh</b>	<b>\$122.38 Energy Charges</b>
		<b>\$12.35 Other credits/charges</b>
		<b>\$134.73 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW

Maximum Winter demand reached by price period :  
 Mid peak 2 kW 11/06/19 05:15pm-05:30pm  
 Off peak 2 kW 11/26/19 07:30am-07:45am  
 Super off peak 2 kW 11/07/19 01:15pm-01:30pm

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

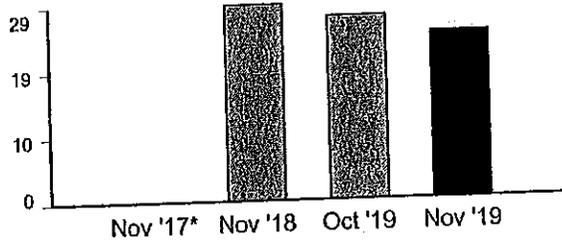
For meter 222014-100259 from 11/01/19 to 12/04/19  
 Total electricity you used this month in kWh

803

Your next billing cycle will end on or about 01/03/20.



**Your daily average electricity usage (kWh)**



\* No data available

**Usage comparison**

	Nov '17	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Total kWh used	* 947	1,010	949	1,122	909	671	673	706	778	988	968	807	803	
Number of days		33	31	29	32	29	30	32	29	30	32	29	30	33
Appx. average kWh used/day		28	32	32	35	31	22	21	24	25	30	33	26	24

**Details of your new charges**

Your rate: TOU-GS-1-E  
Billing period: 11/01/19 to 12/04/19 (33 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter		
Mid peak	185 kWh x \$0.09839	\$18.20
Off peak	407 kWh x \$0.06482	\$26.38
Super off peak	211 kWh x \$0.05979	\$12.62
DWR bond charge	803 kWh x \$0.00503	\$4.04
Customer charge	33 days x \$0.32100	\$10.59
CA Climate Credit	803 kWh x -\$0.00306	-\$2.46

**Your Delivery charges include:**

- \$10.76 transmission charges
- \$42.85 distribution charges
- -\$0.28 nuclear decommissioning charges
- \$6.85 public purpose programs charge
- \$4.68 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	803 kWh x -\$0.00007	-\$0.06
SCE		
Energy-Winter		
Mid peak	185 kWh x \$0.14625	\$27.06
Off peak	407 kWh x \$0.07029	\$28.61
Super off peak	211 kWh x \$0.04507	\$9.51
Subtotal of your new charges		\$134.49
State tax	803 kWh x \$0.00030	\$0.24
<b>Your new charges</b>		<b>\$134.73</b>

**Your Generation charges include:**

- \$0.34 competition transition charge
- \$1.23 franchise fees

**Additional information:**

- Service voltage: 240 volts

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Service account 3-047-6261-84  
 Service address 12995 6TH ST HM3  
 YUCAIPA, CA 92399  
 Rotating outage Group A010

Your cost varies by time of day

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

Usage	Avg. cost	Total cost
Mid peak	0 kWh x \$0.00000 =	\$0.00
Off peak	0 kWh x \$0.00000 =	\$0.00
Super off peak	0 kWh x \$0.00000 =	\$0.00
	0 kWh	\$0.00 Energy Charges
		\$10.59 Other credits/charges
		<b>\$10.59 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Winter season demand (kW)

Your maximum demand reached this billing period is 0 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Winter demand reached by price period : Mid peak 0 kW Off peak 0 kW Super off peak 0 kW
--	--

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 222014-100260 from 11/01/19 to 12/04/19  
 Total electricity you used this month in kWh

Your next billing cycle will end on or about 01/03/20.

0

**Usage comparison**

	Nov '17	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	33	31	29	32	29	30	32	29	30	32	29	30	33	
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Details of your new charges**

Your rate: TOU-GS-1-E

Billing period: 11/01/19 to 12/04/19 (33 days)

**Delivery charges - Cost to deliver your electricity**

Customer charge 33 days x \$0.32100 \$10.59

Subtotal of your new charges \$10.59

**Your new charges \$10.59****Your Delivery charges include:**

- \$10.59 distribution charges

**Your overall energy charges include:**

- \$0.10 franchise fees

**Additional information:**

- Service voltage: 240 volts

## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*



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For billing and service inquiries  
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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 6

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$384.55**  
**Due by 12/04/19**

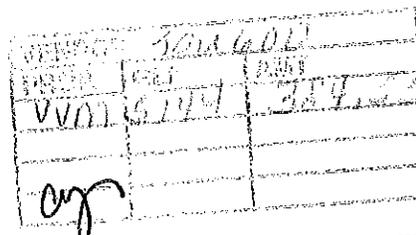
NOV 22 2019

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
11/15/19

## Your account summary

Previous Balance	\$450.08
Payment Received 10/31/19	-\$450.08
Balance forward	\$0.00
Your new charges	\$384.55
<b>Total amount you owe by 12/04/19</b>	<b>\$384.55</b>



## Get a discount on your bill every month

Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit [sce.com/careandfera](http://sce.com/careandfera) or call 1-800-798-5723 (TTY 1-800-352-8580).

## Recibe un descuento en tu factura cada mes

Si cumples los requisitos de ingresos, podrás recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener más información, visita [sce.com/careandfera](http://sce.com/careandfera) o llama al 1-800-798-5723 (TTY 1-800-352-8580).

## Your past and current electricity usage

For meter 222014-101203 from 10/15/19 to 11/14/19  
**Total electricity you used this month in kWh**

**1,709**

Your next billing cycle will end on or about 12/16/19.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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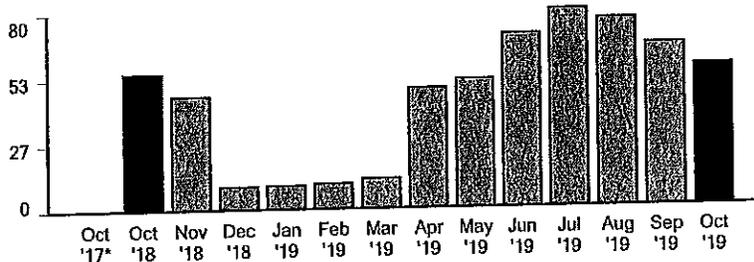
Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

**Your daily average electricity usage (kWh)**

2 Years ago: N/A

Last year: 55.53

This year: 56.97



\* No data available

**Details of your new charges**

Your rate: DOMESTIC

Billing period: 10/15/19 to 11/14/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	510 kWh x \$0.08440	\$43.04
Tier 2 (101% to 400%)	1,199 kWh x \$0.13765	\$165.04
DWR bond charge	1,709 kWh x \$0.00503	\$8.60

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	1,709 kWh x -\$0.00007	-\$0.12
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	510 kWh x \$0.09746	\$49.70
Tier 2 (101% to 400%)	1,199 kWh x \$0.09746	\$116.85

Subtotal of your new charges		\$384.04
State tax	1,709 kWh x \$0.00030	\$0.51
<b>Your new charges</b>		<b>\$384.55</b>

**Your Delivery charges include:**

- \$26.95 transmission charges
- \$129.41 distribution charges
- -\$0.60 nuclear decommissioning charges
- \$21.08 conservation incentive adjustment
- \$19.26 public purpose programs charge
- \$11.93 new system generation charge

**Your Generation charges include:**

- \$0.94 competition transition charge

**Your overall energy charges include:**

- \$3.51 franchise fees

**Additional information:**

- Service voltage: 240 volts
- Your winter baseline allowance: 510.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

<p>Your Total Usage: <b>1,709 kWh</b></p> <p><b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 2</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	Tier 1	Tier 2	High Usage Charge
	510 kWh	1,199 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
<p><b>Your Total Usage</b> 1,709 kWh</p> <p>High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>			



Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

Your electricity bill

For billing and service inquiries  
1-800-990-7788  
[www.sce.com](http://www.sce.com)

AUGUSTA HOMES INC. / Page 1 of 14

Customer Account  
2-40-412-6518

Date bill prepared  
11/02/19

NOV 05 2019

Amount due \$182.33  
Due by 11/21/19

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

Your account summary

Previous Balance	\$245.17
Payment Received 10/17/19	-\$245.17
Balance forward	\$0.00
Your new charges	\$182.33
<b>Total amount you owe by 11/21/19</b>	<b>\$182.33</b>

VENDOR <i>SCE 600</i>		
PROP.	GL#	AMT
<i>VVM</i>	<i>5144</i>	<i>182.33</i>
<i>CP</i>		

Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	10/02/19 to 11/01/19	TOU-GS-1-E	\$42.30
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	10/02/19 to 11/01/19	TOU-GS-1-E	\$130.40
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	10/02/19 to 11/01/19	TOU-GS-1-E	\$9.63
				<b>\$182.33</b>

Things you should know

**You Received a California Climate Credit**

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 14

Service account 3-047-6261-69  
Service address 12995 6TH ST BLDG D HM1  
YUCAIPA, CA 92399

Rotating outage Group A010

## Your cost varies by time of day



Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage

kWh



Avg. cost



Total cost

Mid peak	48 kWh	x \$0.24464	=	\$11.74
Off peak	133 kWh	x \$0.13511	=	\$17.97
Super off peak	24 kWh	x \$0.10486	=	\$2.51
				<b>\$32.22</b> Energy Charges
				<b>\$10.08</b> Other credits/charges
				<b>\$42.30</b> Total

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

### Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Winter demand reached by price period :

Mid peak 2 kW 10/28/19 06:30pm-06:45pm  
Off peak 2 kW 10/09/19 09:00pm-09:15pm  
Super off peak 2 kW 10/15/19 12:15pm-12:30pm

To view your demand charges, please refer to the **Details of your new charges**.

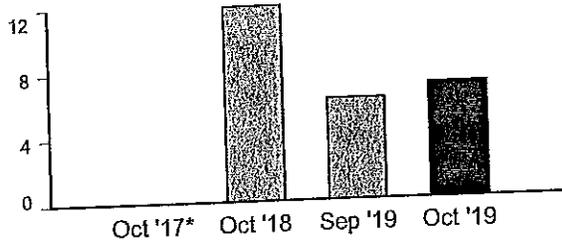
## Your past and current electricity usage

For meter 222014-126132 from 10/02/19 to 11/01/19  
Total electricity you used this month in kWh

205

Your next billing cycle will end on or about 12/04/19.

Your daily average electricity usage (kWh)



\* No data available

Usage comparison

	Oct '17	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Total kWh used		335	372	378	405	434	379	387	367	325	285	280	174	205
Number of days		29	33	31	29	32	29	30	32	29	30	32	29	30
Appx. average kWh used/day		11	11	12	13	13	13	12	11	11	9	8	6	6

Details of your new charges

Your rate: TOU-GS-1-E  
 Billing period: 10/02/19 to 11/01/19 (30 days)

Delivery charges - Cost to deliver your electricity

Energy-Winter			
Mid peak	48 kWh x \$0.09839		\$4.72
Off peak	133 kWh x \$0.06482		\$8.62
Super off peak	24 kWh x \$0.05979		\$1.43
DWR bond charge	205 kWh x \$0.00503		\$1.03
Customer charge	30 days x \$0.32100		\$9.63
CA Climate Credit	205 kWh x -\$0.00306		-\$0.63

Your Delivery charges include:

- \$2.75 transmission charges
- \$18.04 distribution charges
- -\$0.07 nuclear decommissioning charges
- \$1.75 public purpose programs charge
- \$1.20 new system generation charge

Generation charges - Cost to generate your electricity

DWR			
DWR energy credit	205 kWh x -\$0.00007		-\$0.01
SCE			
Energy-Winter			
Mid peak	48 kWh x \$0.14625		\$7.02
Off peak	133 kWh x \$0.07029		\$9.35
Super off peak	24 kWh x \$0.04507		\$1.08

Your Generation charges include:

- \$0.09 competition transition charge

Your overall energy charges include:

- \$0.39 franchise fees

Additional information:

- Service voltage: 240 volts

Subtotal of your new charges		\$42.24
State tax	205 kWh x \$0.00030	\$0.06
<b>Your new charges</b>		<b>\$42.30</b>



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AUGUSTA HOMES INC. / Page 5 of 14

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day

⌚ Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

Usage	Avg. cost	Total cost
Mid peak 	158 kWh x \$0.24464 =	\$38.66 
Off peak 	406 kWh x \$0.13511 =	\$54.86 
Super off peak 	243 kWh x \$0.10486 =	\$25.48 
	<b>807 kWh</b>	<b>\$119.00 Energy Charges</b>
		<b>\$11.40 Other credits/charges</b>
		<b>\$130.40 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Winter season demand (kW)

Your maximum demand reached this billing period is 3 kW  
 Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Winter demand reached by price period :  
 Mid peak 3 kW 10/22/19 04:00pm-04:15pm  
 Off peak 2 kW 10/24/19 06:30am-06:45am  
 Super off peak 3 kW 10/22/19 03:30pm-03:45pm

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-100259 from 10/02/19 to 11/01/19  
 Total electricity you used this month in kWh

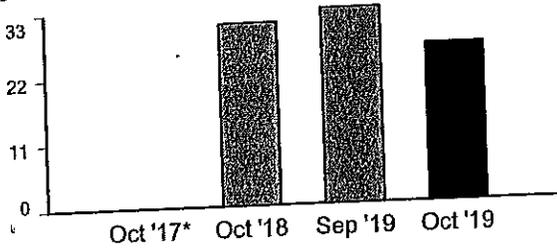
807

Your next billing cycle will end on or about 12/04/19.

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**Your daily average electricity usage (kWh)**



\* No data available

**Usage comparison**

	Oct '17*	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Total kWh used		908	947	1,010	949	1,122	909	671	673	706	778	988	968	807
Number of days		29	33	31	29	32	29	30	32	29	30	32	29	30
Appx. average kWh used/day		31	28	32	32	35	31	22	21	24	25	30	33	26

**Details of your new charges**

Your rate: TOU-GS-1-E  
Billing period: 10/02/19 to 11/01/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter			\$15.55
Mid peak	158 kWh x \$0.09839		\$26.32
Off peak	406 kWh x \$0.06482		\$14.53
Super off peak	243 kWh x \$0.05979		\$4.06
DWR bond charge	807 kWh x \$0.00503		\$9.63
Customer charge	30 days x \$0.32100		\$2.47
CA Climate Credit	807 kWh x -\$0.00306		

- Your Delivery charges include:**
- \$10.80 transmission charges
  - \$40.96 distribution charges
  - -\$0.28 nuclear decommissioning charges
  - \$6.88 public purpose programs charge
  - \$4.71 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR			-\$0.06
DWR energy credit	807 kWh x -\$0.00007		
SCE			
Energy-Winter			\$23.11
Mid peak	158 kWh x \$0.14625		\$28.54
Off peak	406 kWh x \$0.07029		\$10.95
Super off peak	243 kWh x \$0.04507		
Subtotal of your new charges			\$130.16
State tax			\$0.24
<b>Your new charges</b>	807 kWh x \$0.00030		<b>\$130.40</b>

- Your Generation charges include:**
- \$0.34 competition transition charge

- Your overall energy charges include:**
- \$1.19 franchise fees

- Additional information:**
- Service voltage: 240 volts

## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.



**Service account** 3-047-6261-84  
**Service address** 12995 6TH ST HM3  
 YUCAIPA, CA 92399  
**Rotating outage** Group A010

**Your cost varies by time of day**

**Winter cost periods (Oct 01-May 31)**

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am	12am - 8am
	9pm - 12am	9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

Usage	Avg. cost	Total cost
Mid peak	0 kWh x \$0.00000 =	\$0.00
Off peak	0 kWh x \$0.00000 =	\$0.00
Super off peak	0 kWh x \$0.00000 =	\$0.00
	0 kWh	\$0.00 Energy Charges
		\$9.63 Other credits/charges
		<b>\$9.63 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

**Winter season demand (kW)**

Your maximum demand reached this billing period is 0 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	<b>Maximum Winter demand reached by price period :</b> Mid peak 0 kW Off peak 0 kW Super off peak 0 kW
--	---

To view your demand charges, please refer to the **Details of your new charges**.

**Your past and current electricity usage**

For meter 222014-100260 from 10/02/19 to 11/01/19  
**Total electricity you used this month in kWh**

Your next billing cycle will end on or about 12/04/19.  
**0**

Usage comparison

	Oct '17	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	29	33	31	29	32	29	30	32	29	30	32	29	30	0
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Details of your new charges

Your rate: TOU-GS-1-E  
 Billing period: 10/02/19 to 11/01/19 (30 days)

Delivery charges - Cost to deliver your electricity	\$9.63
Customer charge 30 days x \$0.32100	\$9.63
Subtotal of your new charges	\$9.63
Your new charges	

Your Delivery charges include:

- \$9.63 distribution charges

Your overall energy charges include:

- \$0.09 franchise fees

Additional information:

- Service voltage: 240 volts



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For billing and service inquiries  
1-800-684-8123  
[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 4

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$450.08**

**Due by 11/04/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
10/16/19

8  
OCT 18 2019

## Your account summary

Previous Balance	\$595.20
Payment Received 09/25/19	-\$595.20
Balance forward	\$0.00
Your new charges	\$450.08
<b>Total amount you owe by 11/04/19</b>	<b>\$450.08</b>

Handwritten notes: 483.08, 33.00, 111.5, and a circled 8.

## You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

## Your past and current electricity usage

For meter 222014-101203 from 09/13/19 to 10/15/19  
Total electricity you used this month in kWh

2,107

Your next billing cycle will end on or about 11/14/19.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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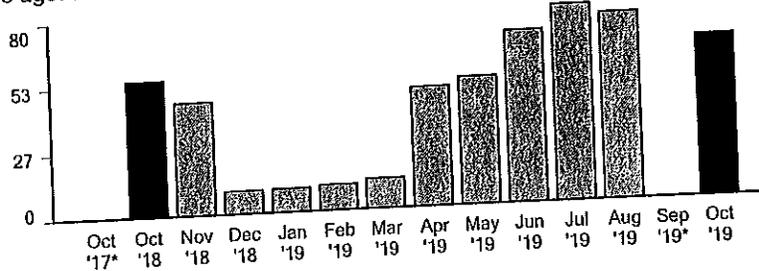


**Your daily average electricity usage (kWh)**

2 Years ago: N/A

Last year: 55.53

This year: 65.84



\* No data available

**Details of your new charges**

Your rate: DOMESTIC

Billing period: 09/13/19 to 10/01/19 (18 days Summer Season)  
10/01/19 to 10/15/19 (14 days Winter Season)

**Delivery charges - Cost to deliver your electricity**

Basic charge	32 days x \$0.03100	\$0.99
Energy-Summer		\$26.42
Tier 1 (100% of baseline)	313 kWh x \$0.08440	\$129.25
Tier 2 (101% to 400%)	939 kWh x \$0.13765	\$2.23
High Usage Charge	7 kWh x \$0.31824	
Energy-Winter		\$17.64
Tier 1 (100% of baseline)	209 kWh x \$0.08440	\$86.31
Tier 2 (101% to 400%)	627 kWh x \$0.13765	\$3.82
High Usage Charge	12 kWh x \$0.31824	\$10.60
DWR bond charge	2,107 kWh x \$0.00503	\$33.00
CA Climate Credit		

**Your Delivery charges include:**

- \$33.21 transmission charges
- \$159.49 distribution charges
- -\$0.74 nuclear decommissioning charges
- \$35.01 conservation incentive adjustment
- \$23.75 public purpose programs charge
- \$14.70 new system generation charge

**Your Generation charges include:**

- \$1.16 competition transition charge

**Your overall energy charges include:**

- \$4.11 franchise fees

**Additional information:**

- Service voltage: 240 volts
- Your summer baseline allowance: 313.0 kWh
- Your winter baseline allowance: 209.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

**Generation charges - Cost to generate your electricity**

DWR		-\$0.15
DWR energy credit	2,107 kWh x -\$0.00007	
SCE		\$30.50
Energy-Summer		\$91.51
Tier 1 (100% of baseline)	313 kWh x \$0.09746	\$0.68
Tier 2 (101% to 400%)	939 kWh x \$0.09746	
High Usage Charge	7 kWh x \$0.09746	
Energy-Winter		\$20.37
Tier 1 (100% of baseline)	209 kWh x \$0.09746	\$61.11
Tier 2 (101% to 400%)	627 kWh x \$0.09746	\$1.17
High Usage Charge	12 kWh x \$0.09746	
Subtotal of your new charges		\$449.45
State tax	2,107 kWh x \$0.00030	\$0.63
<b>Your new charges</b>		<b>\$450.08</b>

Your Total Usage: <b>2,107 kWh</b>	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>High Usage Charge</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	522 kWh	1,566 kWh	19 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<b>Your Total Usage</b>		
			<b>2,107 kWh</b>
High Usage Charge Applied - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			

## Things you should know

### You may notice a change in your billing statement.....

Effective 10/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).

### SUMMER/WINTER BASELINE CHARGES...

This billing cycle falls between the summer baseline season (which runs from June 1st through September 30th) and the winter baseline season (which runs from October 1st through May 31st). Therefore, you will see two sets of Baseline Charges in the Details section of your bill, reflecting your usage during both the winter and summer baseline seasons. Please note that you were not charged twice for your usage. For more information about baseline seasons, please visit [www.sce.com/baseline](http://www.sce.com/baseline).

### High Usage Charge

The High Usage Charge applies to customers whose total electricity usage exceeds 400% of their Tier 1. To avoid the charge in the future, reduce your energy usage or consider switching to a Time-of-Use (TOU) rate plan. The High Usage Charge does not apply to TOU and provides you more control over how much you pay based upon when you use electricity. Learn more about the High Usage Charge at [on.sce.com/highuse](http://on.sce.com/highuse) or call 1-877-287-2145.



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Your electricity bill

For billing and service inquiries  
1-800-990-7788  
[www.sce.com](http://www.sce.com)

AUGUSTA HOMES INC. / Page 1 of 14

Customer Account  
2-40-412-6518

Date bill prepared  
10/03/19

**Amount due \$245.17**  
**Due by 10/22/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

Your account summary

Previous Balance	\$268.44
Payment Received 09/16/19	-\$268.44
Balance forward	\$0.00
Your new charges	\$245.17
<b>Total amount you owe by 10/22/19</b>	<b>\$245.17</b>

Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	09/03/19 to 10/02/19	TOU-GS-1-E	\$41.84
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	09/03/19 to 10/02/19	TOU-GS-1-E	\$194.02
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	09/03/19 to 10/02/19	TOU-GS-1-E	\$9.31
				<b>\$245.17</b>

OCT 08 2019

501600  
www.sce.com 245.17

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Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 14

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## Things you should know

### ***You may notice a change in your billing statement.....***

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### ***You Received a California Climate Credit***

*California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).*

Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage



Avg. cost



Total cost

Usage (kWh)	Avg. cost	Total cost
On peak 23 kWh	x \$0.41478 =	\$9.54
Mid peak 10 kWh	x \$0.22800 =	\$2.28
Off peak 139 kWh	x \$0.14468 =	\$20.11
Super off peak 2 kWh	x \$0.10500 =	\$0.21
<b>174 kWh</b>		<b>\$32.14 Energy Charges</b>
		<b>\$9.70 Other credits/charges</b>
		<b>\$41.84 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer and Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW

<i>Maximum Summer demand reached by price period :</i>	
On peak	2 kW 09/26/19 06:45pm-07:00pm
Mid peak	1 kW 09/14/19 05:15pm-05:30pm
Off peak	1 kW 09/06/19 09:00pm-09:15pm
<i>Maximum Winter demand reached by price period :</i>	
Mid peak	0 kW
Off peak	0 kW
Super off peak	1 kW-10/01/19 08:30am-08:45am

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-126132 from 09/03/19 to 10/02/19  
 Total electricity you used this month in kWh

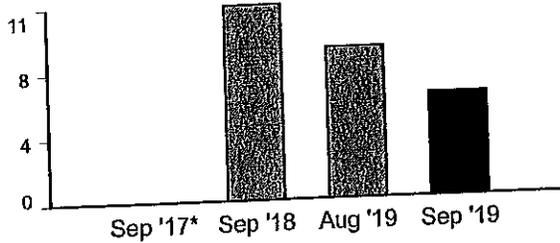
174

Your next billing cycle will end on or about 11/01/19.



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**Your daily average electricity usage (kWh)**



\* No data available

**Usage comparison**

	Sep '17*	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Total kWh used		362	335	372	378	405	434	379	387	367	325	285	280	174
Number of days		32	29	33	31	29	32	29	30	32	29	30	32	29
Appx. average kWh used/day		11	11	11	12	13	13	13	12	11	11	9	8	6

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 09/03/19 to 10/02/19 (29 days Summer/Winter Season)

**Delivery charges - Cost to deliver your electricity**

Energy-Summer		
On peak	23 kWh x \$0.09839	\$2.26
Mid peak	9 kWh x \$0.09839	\$0.89
Off peak	135 kWh x \$0.06482	\$8.75
Energy-Winter		
Mid peak	1 kWh x \$0.09839	\$0.10
Off peak	4 kWh x \$0.06482	\$0.26
Super off peak	2 kWh x \$0.05979	\$0.12
DWR bond charge	174 kWh x \$0.00503	\$0.88
Customer charge	29 days x \$0.32100	\$9.31
CA Climate Credit	174 kWh x -\$0.00306	-\$0.53

**Your Delivery charges include:**

- \$2.31 transmission charges
- \$16.28 distribution charges
- -\$0.06 nuclear decommissioning charges
- \$1.48 public purpose programs charge
- \$1.01 new system generation charge

**Your Generation charges include:**

- \$0.07 competition transition charge

**Your overall energy charges include:**

- \$0.38 franchise fees

**Additional information:**

- Service voltage: 240 volts

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	174 kWh x -\$0.00007	-\$0.01
SCE		
Energy-Summer		
On peak	23 kWh x \$0.31660	\$7.28
Mid peak	9 kWh x \$0.12641	\$1.14
Off peak	135 kWh x \$0.08016	\$10.82
Energy-Winter		
Mid peak	1 kWh x \$0.14625	\$0.15

(Continued on next page)

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Details of your new charges (continued)		
Off peak	4 kWh x \$0.07029	\$0.28
Super off peak	2 kWh x \$0.04507	\$0.09
<hr/>		<hr/>
Subtotal of your new charges		\$41.79
State tax	174 kWh x \$0.00030	\$0.05
<hr/>		<hr/>
Your new charges		\$41.84

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## Things you should know

### **Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).

Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.



**Service account** 3-047-6261-76  
**Service address** 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399  
**Rotating outage** Group A010

**Your cost varies by time of day**

**Summer cost periods (Jun 01-Sep 30)**

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

**Winter cost periods (Oct 01-May 31)**

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

**Usage**  
kWh

**Avg. cost**

**Total cost**

On peak	141 kWh	x \$0.41496	=	\$58.51
Mid peak	55 kWh	x \$0.22691	=	\$12.48
Off peak	767 kWh	x \$0.14480	=	\$111.06
Super off peak	5 kWh	x \$0.10600	=	\$0.53
<b>968 kWh</b>				<b>\$182.58 Energy Charges</b>
				<b>\$11.44 Other credits/charges</b>
				<b>\$194.02 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

**Summer and Winter season demand (kW)**

<p>Your maximum demand reached this billing period is 4 kW                      Your maximum threshold demand is 20 kW</p>	<p><i>Maximum Summer demand reached by price period :</i>                      On peak 3 kW 09/12/19 07:45pm-08:00pm                      Mid peak 2 kW 09/28/19 05:00pm-05:15pm                      Off peak 4 kW 09/05/19 01:00pm-01:15pm  <i>Maximum Winter demand reached by price period :</i>                      Mid peak 1 kW 10/01/19 07:45pm-08:00pm                      Off peak 1 kW 10/02/19 -                      Super off peak 1 kW 10/01/19 03:00pm-03:15pm</p>
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If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

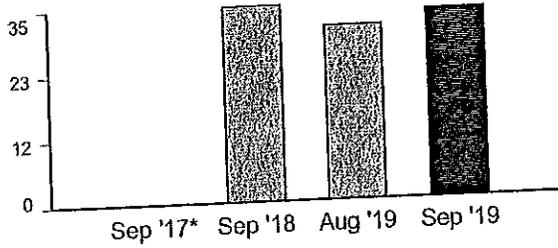
To view your demand charges, please refer to the **Details of your new charges**.

**Your past and current electricity usage**

For meter 222014-100259 from 09/03/19 to 10/02/19  
**Total electricity you used this month in kWh**

**968** Your next billing cycle will end on or about 11/01/19.

Your daily average electricity usage (kWh)



\* No data available

Usage comparison

	Sep '17	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Total kWh used	*	1,109	906	947	1,010	949	1,122	909	871	673	706	778	988	968
Number of days		32	29	33	31	29	32	29	30	32	29	30	32	29
Appx. average kWh used/day		34	31	28	32	32	35	31	22	21	24	25	30	33

Details of your new charges

Your rate: TOU-GS-1-E  
 Billing period: 09/03/19 to 10/02/19 (29 days Summer/Winter Season)

Delivery charges - Cost to deliver your electricity

Energy-Summer		
On peak	141 kWh x \$0.09839	\$13.87
Mid peak	49 kWh x \$0.09839	\$4.82
Off peak	754 kWh x \$0.06482	\$48.87
Energy-Winter		\$0.59
Mid peak	6 kWh x \$0.09839	\$0.84
Off peak	13 kWh x \$0.06482	\$0.30
Super off peak	5 kWh x \$0.05979	\$4.87
DWR bond charge	968 kWh x \$0.00503	\$9.31
Customer charge	29 days x \$0.32100	-\$2.96
CA Climate Credit	968 kWh x -\$0.00306	

Your Delivery charges include:

- \$12.97 transmission charges
- \$48.56 distribution charges
- -\$0.34 nuclear decommissioning charges
- \$8.25 public purpose programs charge
- \$5.65 new system generation charge

Your Generation charges include:

- \$0.41 competition transition charge

Your overall energy charges include:

- \$1.77 franchise fees

Additional information:

- Service voltage: 240 volts

Generation charges - Cost to generate your electricity

DWR		-\$0.07
DWR energy credit	968 kWh x -\$0.00007	
SCE		
Energy-Summer		\$44.64
On peak	141 kWh x \$0.31660	\$6.19
Mid peak	49 kWh x \$0.12641	\$60.44
Off peak	754 kWh x \$0.08016	
Energy-Winter		\$0.88
Mid peak	6 kWh x \$0.14625	\$0.91
Off peak	13 kWh x \$0.07029	\$0.23
Super off peak	5 kWh x \$0.04507	

Subtotal of your new charges		\$193.73
State tax	968 kWh x \$0.00030	\$0.29
<b>Your new charges</b>		<b>\$194.02</b>



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AUGUSTA HOMES INC. / Page 9 of 14

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-84  
 Service address 12995 6TH ST HM3  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage

kWh  
 On peak  
 Mid peak  
 Off peak  
 Super off peak



Avg. cost

0 kWh x \$0.00000 =  
 0 kWh



Total cost

\$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00 Energy Charges  
 \$9.31 Other credits/charges  
**\$9.31 Total**

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer and Winter season demand (kW)

Your maximum demand reached this billing period is 0 kW  
 Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Summer demand reached by price period :

On peak 0 kW  
 Mid peak 0 kW  
 Off peak 0 kW

Maximum Winter demand reached by price period :

Mid peak 0 kW  
 Off peak 0 kW  
 Super off peak 0 kW

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-100260 from 09/03/19 to 10/02/19  
 Total electricity you used this month in kWh

0

Your next billing cycle will end on or about 11/01/19.

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**Usage comparison**

	Sep '17	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	32	29	33	31	29	32	29	30	32	29	30	32	29	29
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 09/03/19 to 10/02/19 (29 days Summer/Winter Season)

Delivery charges - Cost to deliver your electricity	\$9.31
Customer charge	29 days x \$0.32100
Subtotal of your new charges	\$9.31
<b>Your new charges</b>	<b>\$9.31</b>

**Your Delivery charges include:**  
 • \$9.31 distribution charges

**Your overall energy charges include:**  
 • \$0.09 franchise fees

**Additional information:**  
 • Service voltage: 240 volts

## Things you should know

### ***Curious about demand?***

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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 6

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$595.20**  
**Due by 10/03/19**

**Service account**  
3-047-6729-55  
12995.6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
09/14/19

SEP 13 2019

## Your account summary

Previous Balance	\$628.04
Payment Received 08/29/19	-\$628.04
Balance forward	\$0.00
Your new charges	\$595.20
<b>Total amount you owe by 10/03/19</b>	<b>\$595.20</b>



## Your past and current electricity usage

For meter 222014-101203 from 08/14/19 to 09/13/19  
Total electricity you used this month in kWh

2,285

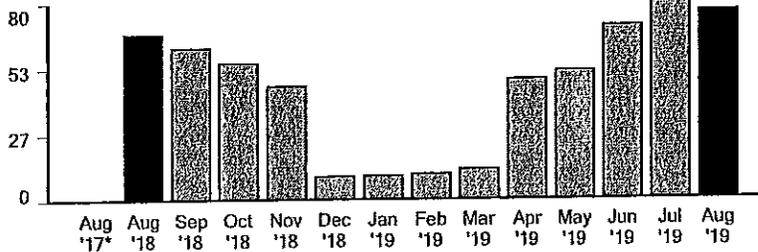
Your next billing cycle will end on or about 10/15/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A

Last year: 67.00

This year: 76.17



\* No data available

AMOUNT	595.20
PROG	5194
DATE	09/15/19
ay	

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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## Details of your new charges

Your rate: DOMESTIC  
Billing period: 08/14/19 to 09/13/19 (30 days)

<b>Delivery charges - Cost to deliver your electricity</b>		
Basic charge	30 days x \$0.03100	\$0.93
Energy-Summer		\$40.01
Tier 1 (100% of baseline)	474 kWh x \$0.08440	\$195.74
Tier 2 (101% to 400%)	1,422 kWh x \$0.13765	\$123.80
High Usage Charge	389 kWh x \$0.31824	\$11.49
DWR bond charge	2,285 kWh x \$0.00503	
<b>Generation charges - Cost to generate your electricity</b>		
DWR		-\$0.16
DWR energy credit	2,285 kWh x -\$0.00007	
SCE		
Energy-Summer		\$46.20
Tier 1 (100% of baseline)	474 kWh x \$0.09746	\$138.59
Tier 2 (101% to 400%)	1,422 kWh x \$0.09746	\$37.91
High Usage Charge	389 kWh x \$0.09746	
Subtotal of your new charges		\$594.51
State tax	2,285 kWh x \$0.00030	\$0.69
<b>Your new charges</b>		<b>\$595.20</b>

- Your Delivery charges include:**
- \$36.03 transmission charges
  - \$172.90 distribution charges
  - -\$0.80 nuclear decommissioning charges
  - \$109.30 conservation incentive adjustment
  - \$25.75 public purpose programs charge
  - \$15.96 new system generation charge
- Your Generation charges include:**
- \$1.26 competition transition charge
- Your overall energy charges include:**
- \$5.44 franchise fees
- Additional information:**
- Service voltage: 240 volts
  - Your summer baseline allowance: 474.0 kWh
  - High Usage Charge applies to all usage above 400% of baseline allowance.

<b>Your Total Usage: 2,285 kWh</b>  <b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>High Usage Charge</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	Tier 1	Tier 2	High Usage Charge
	474 kWh	1,422 kWh	389 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<b>Your Total Usage</b>		
<b>2,285 kWh</b>			
High Usage Charge Applied - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			

## Things you should know

**High Usage Charge**  
The High Usage Charge applies to customers whose total electricity usage exceeds 400% of their Tier 1. To avoid the charge in the future, reduce your energy usage or consider switching to a Time-of-Use (TOU) rate plan. The High Usage Charge does not apply to TOU and provides you more control over how much you pay based upon when you use electricity. Learn more about the High Usage Charge at [on.sce.com/highuse](http://on.sce.com/highuse) or call 1-877-287-2145.



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For billing and service inquiries  
1-800-990-7788  
[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 12

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
09/04/19

SEP 10 2019

**Amount due \$268.44**  
**Due by 09/23/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

## Your account summary

Previous Balance	\$230.90
Payment Received 08/16/19	-\$230.90
Balance forward	\$0.00
Your new charges	\$268.44
<b>Total amount you owe by 09/23/19</b>	<b>\$268.44</b>

VENDOR	PROJ	CLY	AMT
SCE			268.44
ay			

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	08/02/19 to 09/03/19	TOU-GS-1-E	\$62.64
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	08/02/19 to 09/03/19	TOU-GS-1-E	\$195.53
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	08/02/19 to 09/03/19	TOU-GS-1-E	\$10.27
				<b>\$268.44</b>

## Things you should know

### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 12

Service account 3-047-6261-69  
Service address 12995 6TH ST BLDG D HM1  
YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am



Usage

On peak	36 kWh
Mid peak	18 kWh
Off peak	226 kWh
	280 kWh



Avg. cost

36 kWh	x	\$0.41499	=
18 kWh	x	\$0.22480	=
226 kWh	x	\$0.14498	=



Total cost

\$14.94	Energy Charges
\$4.05	
\$32.77	
\$51.76	Energy Charges
\$10.88	Other credits/charges
<b>\$62.64</b>	<b>Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

Your maximum demand reached this billing period is 2 kW  
Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Summer demand reached by price period :

On peak	2 kW 08/08/19 08:00pm-08:15pm
Mid peak	1 kW 08/11/19 06:00pm-06:15pm
Off peak	2 kW 08/24/19 09:15am-09:30am

To view your demand charges, please refer to the **Details of your new charges**.

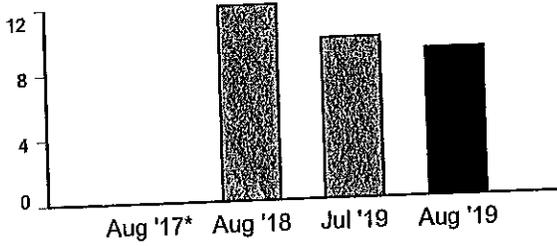
Your past and current electricity usage

For meter 222014-126132 from 08/02/19 to 09/03/19  
Total electricity you used this month in kWh

280

Your next billing cycle will end on or about 10/02/19.

**Your daily average electricity usage (kWh)**



\* No data available

**Usage comparison**

	Aug '17	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Total kWh used		335	362	335	372	378	405	434	379	387	367	325	285	280
Number of days		29	32	29	33	31	29	32	29	30	32	29	30	32
Appx. average kWh used/day		11	11	11	11	12	13	13	13	12	11	11	9	8

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 08/02/19 to 09/03/19 (32 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Summer			
On peak	36 kWh x \$0.09839	\$3.54	
Mid peak	18 kWh x \$0.09839	\$1.77	
Off peak	226 kWh x \$0.06482	\$14.65	
DWR bond charge	280 kWh x \$0.00503	\$1.41	
Customer charge	32 days x \$0.32100	\$10.27	
CA Climate Credit	280 kWh x -\$0.00306	-\$0.86	

- Your Delivery charges include:**
- \$3.75 transmission charges
  - \$21.53 distribution charges
  - -\$0.10 nuclear decommissioning charges
  - \$2.39 public purpose programs charge
  - \$1.63 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR			
DWR energy credit	280 kWh x -\$0.00007	-\$0.02	
SCE			
Energy-Summer			
On peak	36 kWh x \$0.31660	\$11.40	
Mid peak	18 kWh x \$0.12641	\$2.28	
Off peak	226 kWh x \$0.08016	\$18.12	

- Your Generation charges include:**
- \$0.12 competition transition charge

- Your overall energy charges include:**
- \$0.57 franchise fees

Subtotal of your new charges		\$62.56
State tax	280 kWh x \$0.00030	\$0.08
<b>Your new charges</b>		<b>\$62.64</b>

- Additional information:**
- Service voltage: 240 volts



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AUGUSTA HOMES INC. / Page 5 of 12

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage	Avg. cost	Total cost
On peak 	131 kWh x \$0.41499 =	\$54.36 
Mid peak 	56 kWh x \$0.22480 =	\$12.59 
Off peak 	801 kWh x \$0.14498 =	\$116.13 
	988 kWh	\$183.08 Energy Charges
		\$12.45 Other credits/charges
		<b>\$195.53 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer season demand (kW)

Your maximum demand reached this billing period is 4 kW  
 Your maximum threshold demand is 20 kW

Maximum Summer demand reached by price period :

On peak	3 kW 08/26/19 04:00pm-04:15pm
Mid peak	2 kW 08/24/19 05:00pm-05:15pm
Off peak	4 kW 08/27/19 12:00pm-12:15pm

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

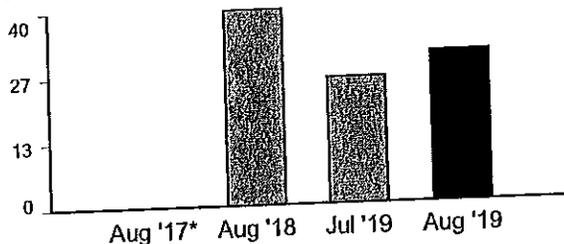
For meter 222014-100259 from 08/02/19 to 09/03/19  
 Total electricity you used this month in kWh

988 Your next billing cycle will end on or about 10/02/19.



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**Your daily average electricity usage (kWh)**



\* No data available

**Usage comparison**

	Aug '17*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Total kWh used		1,163	1,109	906	947	1,010	949	1,122	909	671	673	706	778	988
Number of days		29	32	29	33	31	29	32	29	30	32	29	30	32
Appx. average kWh used/day		40	34	31	28	32	32	35	31	22	21	24	25	30

**Details of your new charges**

Your rate: TOU-GS-1-E

Billing period: 08/02/19 to 09/03/19 (32 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Summer		
On peak	131 kWh x \$0.09839	\$12.89
Mid peak	56 kWh x \$0.09839	\$5.51
Off peak	801 kWh x \$0.06482	\$51.92
DWR bond charge	988 kWh x \$0.00503	\$4.97
Customer charge	32 days x \$0.32100	\$10.27
CA Climate Credit	988 kWh x -\$0.00306	-\$3.02

**Your Delivery charges include:**

- \$13.24 transmission charges
- \$49.91 distribution charges
- -\$0.35 nuclear decommissioning charges
- \$8.43 public purpose programs charge
- \$5.76 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	988 kWh x -\$0.00007	-\$0.07
SCE		
Energy-Summer		
On peak	131 kWh x \$0.31660	\$41.47
Mid peak	56 kWh x \$0.12641	\$7.08
Off peak	801 kWh x \$0.08016	\$64.21

**Your Generation charges include:**

- \$0.41 competition transition charge

**Your overall energy charges include:**

- \$1.79 franchise fees

**Additional information:**

- Service voltage: 240 volts

Subtotal of your new charges		\$195.23
State tax	988 kWh x \$0.00030	\$0.30
<b>Your new charges</b>		<b>\$195.53</b>

## Things you should know

### ***Curious about demand?***

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AUGUSTA HOMES INC. / Page 9 of 12

Service account 3-047-6261-84  
 Service address 12995 6TH ST HM3  
 YUCAIPA, CA 92399  
 Rotating outage Group A010

Your cost varies by time of day



Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm	12am - 4pm
	9pm - 12am	9pm - 12am



Usage



Avg. cost



Total cost

Usage	Avg. cost	Total cost
On peak	0 kWh x \$0.00000 =	\$0.00
Mid peak	0 kWh x \$0.00000 =	\$0.00
Off peak	0 kWh x \$0.00000 =	\$0.00
	0 kWh	\$0.00 Energy Charges

\$10.27 Other credits/charges  
**\$10.27 Total**

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

Your maximum demand reached this billing period is 0 kW  
 Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Summer demand reached by price period :

On peak 0 kW  
 Mid peak 0 kW  
 Off peak 0 kW

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 222014-100260 from 08/02/19 to 09/03/19  
 Total electricity you used this month in kWh

0

Your next billing cycle will end on or about 10/02/19.

## Usage comparison

	Aug '17	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	29	32	29	33	31	29	32	29	30	32	29	30	30	32
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Details of your new charges

Your rate: TOU-GS-1-E  
 Billing period: 08/02/19 to 09/03/19 (32 days)

Delivery charges - Cost to deliver your electricity		\$10.27
Customer charge	32 days x \$0.32100	\$10.27
Subtotal of your new charges		\$10.27
Your new charges		\$10.27

**Your Delivery charges include:**

- \$10.27 distribution charges

**Your overall energy charges include:**

- \$0.09 franchise fees

**Additional information:**

- Service voltage: 240 volts



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# Your electricity bill

For billing and service inquiries  
1-800-684-8123  
[www.sce.com](http://www.sce.com)

AUGUSTA HOMES INC / Page 1 of 4

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$628.04**  
**Due by 09/03/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
08/15/19

AUG 16 2019

## Your account summary

Previous Balance	\$572.68
Payment Received 07/29/19	-\$572.68
Balance forward	\$0.00
Your new charges	\$628.04
<b>Total amount you owe by 09/03/19</b>	<b>\$628.04</b>

501-1-19  
vmm 5144 628.04  
ag

## Get a discount on your bill every month

Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit [sce.com/careandfera](http://sce.com/careandfera) or call 1-800-798-5723 (TTY 1-800-352-8580).

## Recibe un descuento en tu factura cada mes

Si cumples los requisitos de ingresos, podrías recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener más información, visita [sce.com/careandfera](http://sce.com/careandfera) o llama al 1-800-798-5723 (TTY 1-800-352-8580).

## Your past and current electricity usage

For meter 222014-101203 from 07/16/19 to 08/14/19  
**Total electricity you used this month in kWh**

2,316

Your next billing cycle will end on or about 09/13/19.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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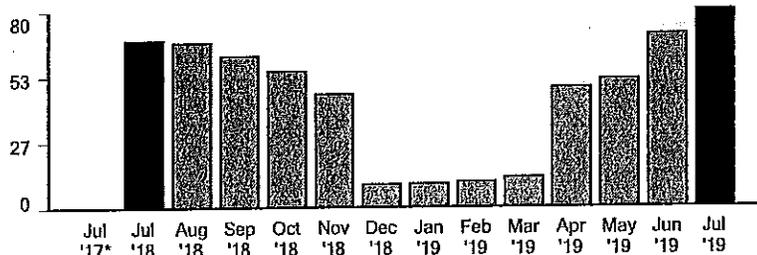
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**Your daily average electricity usage (kWh)**

2 Years ago: N/A      Last year: 68.17      This year: 79.86



\* No data available

**Details of your new charges**

Your rate: DOMESTIC  
Billing period: 07/16/19 to 08/14/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

Basic charge	29 days x \$0.03100	\$0.90
Energy-Summer		
Tier 1 (100% of baseline)	165 kWh x \$0.08909	\$14.70
Tier 2 (101% to 400%)	495 kWh x \$0.14414	\$71.35
High Usage Charge	166 kWh x \$0.33083	\$54.92
Tier 1 (100% of baseline)	293 kWh x \$0.08440	\$24.73
Tier 2 (101% to 400%)	879 kWh x \$0.13765	\$120.99
High Usage Charge	318 kWh x \$0.31824	\$101.20
DWR bond charge	2,316 kWh x \$0.00503	\$11.65

**Your Delivery charges include:**

- \$36.53 transmission charges
- \$179.63 distribution charges
- -\$0.81 nuclear decommissioning charges
- \$129.67 conservation incentive adjustment
- \$26.26 public purpose programs charge
- \$16.17 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	2,316 kWh x -\$0.00007	-\$0.16
SCE		
Energy-Summer		
Tier 1 (100% of baseline)	165 kWh x \$0.09909	\$16.35
Tier 2 (101% to 400%)	495 kWh x \$0.09909	\$49.05
High Usage Charge	166 kWh x \$0.09909	\$16.45
Tier 1 (100% of baseline)	293 kWh x \$0.09746	\$28.56
Tier 2 (101% to 400%)	879 kWh x \$0.09746	\$85.67
High Usage Charge	318 kWh x \$0.09746	\$30.99

**Your Generation charges include:**

- \$1.27 competition transition charge

**Your overall energy charges include:**

- \$2.07 franchise fees
- \$3.66 franchise fees

**Additional information:**

- Service voltage: 240 volts
- Your summer baseline allowance: 458.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Subtotal of your new charges		\$627.35
State tax	2,316 kWh x \$0.00030	\$0.69
<b>Your new charges</b>		<b>\$628.04</b>

<p><b>Your Total Usage: 2,316 kWh</b></p> <p><b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>High Usage Charge</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	Tier 1	Tier 2	High Usage Charge
	458 kWh	1,374 kWh	484 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.43/kWh
			<p><b>Your Total Usage</b> 2,316 kWh</p>
<p>High Usage Charge Applied - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>			



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[www.sce.com](http://www.sce.com)

**Your electricity bill**

AUGUSTA HOMES INC. / Page 1 of 12

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
08/03/19

**Amount due \$230.90**  
**Due by 08/22/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

### Your account summary

Previous Balance	\$227.62
Payment Received 07/15/19	-\$227.62
Balance forward	\$0.00
Your new charges	\$230.90

**\$ Total amount you owe by 08/22/19 \$230.90**

### Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	07/03/19 to 08/02/19	TOU-GS-1-E	\$64.05
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	07/03/19 to 08/02/19	TOU-GS-1-E	\$156.64
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	07/03/19 to 08/02/19	TOU-GS-1-E	\$10.21
				<b>\$230.90</b>

*sum 600*  
*VVIN 5144 230.90*  
*cyf*

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If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 12

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## Things you should know

### ***You may notice a change in your billing statement.....***

*Effective 07/26/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).*

### ***You Received a California Climate Credit***

*California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).*

Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399  
 Rotating outage Group A010

Your cost varies by time of day

 Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

 Usage kWh	 Avg. cost	 Total cost
On peak 	35 kWh x \$0.42343 =	\$14.82 
Mid peak 	16 kWh x \$0.23125 =	\$3.70 
Off peak 	234 kWh x \$0.14825 =	\$34.69 
	285 kWh	\$53.21 Energy Charges
		\$10.84 Other credits/charges
		<b>\$64.05 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer season demand (kW)

Your maximum demand reached this billing period is 1 kW  
 Your maximum threshold demand is 20 kW

Maximum Summer demand reached by price period:  
 On peak 1 kW 07/24/19 08:30pm-08:45pm  
 Mid peak 1 kW 07/13/19 05:15pm-05:30pm  
 Off peak 1 kW 07/06/19 01:30pm-01:45pm

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-126132 from 07/03/19 to 08/02/19  
 Total electricity you used this month in kWh

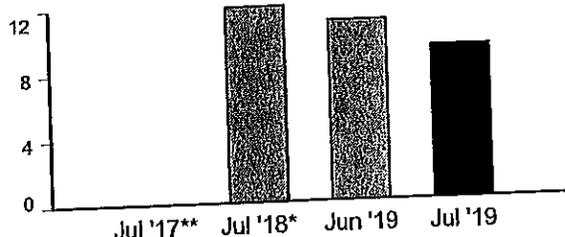
285

Your next billing cycle will end on or about 09/03/19.

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**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Jul '17**	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Total kWh used		207	335	362	335	372	378	405	434	379	387	367	325	285
Number of days		17	29	32	29	33	31	29	32	29	30	32	29	30
Appx. average kWh used/day		12	11	11	11	11	12	13	13	13	12	11	11	9

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 07/03/19 to 08/02/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Summer		
On peak	27 kWh x \$0.10398	\$2.81
Mid peak	13 kWh x \$0.10398	\$1.35
Off peak	178 kWh x \$0.06778	\$12.06
On peak	8 kWh x \$0.09839	\$0.79
Mid peak	3 kWh x \$0.09839	\$0.30
Off peak	56 kWh x \$0.06482	\$3.63
DWR bond charge	285 kWh x \$0.00503	\$1.43
Customer charge	23 days x \$0.34600	\$7.96
Customer charge	7 days x \$0.32100	\$2.25
CA Climate Credit	285 kWh x -\$0.00306	-\$0.87

**Your Delivery charges include:**

- \$3.82 transmission charges
- \$22.26 distribution charges
- -\$0.10 nuclear decommissioning charges
- \$2.47 public purpose programs charge
- \$1.68 new system generation charge

**Your Generation charges include:**

- \$0.12 competition transition charge

**Your overall energy charges include:**

- \$0.45 franchise fees
- \$0.13 franchise fees

**Additional information:**

- Service voltage: 240 volts

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	285 kWh x -\$0.00007	-\$0.02
SCE		
Energy-Summer		
On peak	27 kWh x \$0.32196	\$8.69
Mid peak	13 kWh x \$0.12855	\$1.67
Off peak	178 kWh x \$0.08152	\$14.51
On peak	8 kWh x \$0.31660	\$2.53
Mid peak	3 kWh x \$0.12641	\$0.38

(Continued on next page)

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**Details of your new charges** (continued)

Off peak	56 kWh x \$0.08016	\$4.49
Subtotal of your new charges		\$63.96
State tax	285 kWh x \$0.00030	\$0.09
<b>Your new charges</b>		<b>\$64.05</b>

---

**Things you should know****Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).



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AUGUSTA HOMES INC. / Page 7 of 12

**Service account** 3-047-6261-76  
**Service address** 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

**Rotating outage** Group A010

### Your cost varies by time of day

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage kWh	Avg. cost \$	Total cost \$
On peak	93 kWh x \$0.42301 =	\$39.34
Mid peak	46 kWh x \$0.23109 =	\$10.63
Off peak	639 kWh x \$0.14828 =	\$94.75
<b>778 kWh</b>		<b>\$144.72 Energy Charges</b>
		<b>\$11.92 Other credits/charges</b>
		<b>\$156.64 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

#### Summer season demand (kW)

Your maximum demand reached this billing period is 3 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Summer demand reached by price period : On peak 2 kW 07/24/19 06:15pm-06:30pm Mid peak 2 kW 07/13/19 08:30pm-08:45pm Off peak 3 kW 07/20/19 02:00pm-02:15pm
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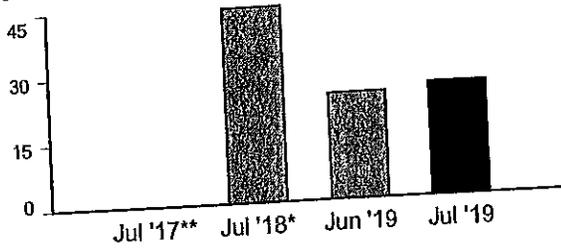
To view your demand charges, please refer to the **Details of your new charges**.

### Your past and current electricity usage

For meter 222014-100259 from 07/03/19 to 08/02/19  
**Total electricity you used this month in kWh**

Your next billing cycle will end on or about 09/03/19.  
**778**

**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Jul '17**	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Total kWh used		760	1,163	1,109	906	947	1,010	949	1,122	909	671	673	706	778
Number of days	17	29	32	29	33	31	31	32	35	31	22	21	24	25
Appx. average kWh used/day	44	40	34	31	28	32	32	35	31	31	22	21	24	25

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 07/03/19 to 08/02/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Summer		
On peak	68 kWh x \$0.10398	
Mid peak	38 kWh x \$0.10398	
Off peak	490 kWh x \$0.06778	
On peak	25 kWh x \$0.09839	
Mid peak	8 kWh x \$0.09839	
Off peak	149 kWh x \$0.06482	
DWR bond charge	778 kWh x \$0.00503	
Customer charge	23 days x \$0.34600	
Customer charge	7 days x \$0.32100	
CA Climate Credit	778 kWh x -\$0.00306	

**Your Delivery charges include:**

- \$10.42 transmission charges
- \$43.07 distribution charges
- -\$0.27 nuclear decommissioning charges
- \$6.75 public purpose programs charge
- \$4.54 new system generation charge

**Your Generation charges include:**

- \$0.33 competition transition charge

**Your overall energy charges include:**

- \$1.09 franchise fees
- \$0.33 franchise fees

**Additional information:**

- Service voltage: 240 volts

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	778 kWh x -\$0.00007	
SCE		
Energy-Summer		
On peak	68 kWh x \$0.32196	\$21.89
Mid peak	38 kWh x \$0.12855	\$4.88
Off peak	490 kWh x \$0.08152	\$39.94
On peak	25 kWh x \$0.31660	\$7.92
Mid peak	8 kWh x \$0.12641	\$1.01
Off peak	149 kWh x \$0.08016	\$11.94

Subtotal of your new charges		\$156.41
State tax		\$0.23
<b>Your new charges</b>	778 kWh x \$0.00030	<b>\$156.64</b>



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AUGUSTA HOMES INC. / Page 9 of 12

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*





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AUGUSTA HOMES INC. / Page 11 of 12

## Details of your new charges

Your rate: TOU-GS-1-E

Billing period: 07/03/19 to 08/02/19 (30 days)

### Delivery charges - Cost to deliver your electricity

Customer charge	23 days x \$0.34600	\$7.96
Customer charge	7 days x \$0.32100	\$2.25

Subtotal of your new charges \$10.21

**Your new charges** **\$10.21**

### Your Delivery charges include:

- \$10.21 distribution charges

### Your overall energy charges include:

- \$0.07 franchise fees
- \$0.02 franchise fees

### Additional information:

- Service voltage: 240 volts

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*



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# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 6

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$572.68**  
**Due by 08/05/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
07/17/19

JUL 19 2019

## Your account summary

Previous Balance	\$356.01
Payment Received 06/26/19	-\$356.01
Balance forward	\$0.00
Your new charges	\$572.68
<b>Total amount you owe by 08/05/19</b>	<b>\$572.68</b>

*Sum 600*  
VVM 5149 572.68  
*cy*

## Your past and current electricity usage

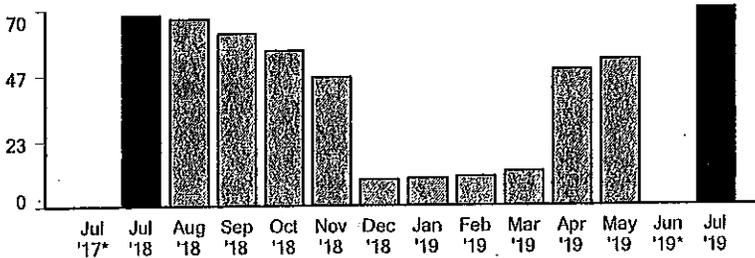
For meter 222014-101203 from 06/14/19 to 07/16/19  
Total electricity you used this month in kWh

2,246

Your next billing cycle will end on or about 08/14/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: 68.17      This year: 70.19



\* No data available

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 06/14/19 to 07/16/19 (32 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	32 days x \$0.03100	\$0.99
Energy-Summer		
Tier 1 (100% of baseline)	506 kWh x \$0.08909	\$45.08
Tier 2 (101% to 400%)	1,518 kWh x \$0.14414	\$218.80
High Usage Charge	222 kWh x \$0.33083	\$73.44
DWR bond charge	2,246 kWh x \$0.00503	\$11.30

### Your Delivery charges include:

- \$35.43 transmission charges
- \$181.97 distribution charges
- -\$0.79 nuclear decommissioning charges
- \$79.00 conservation incentive adjustment
- \$25.76 public purpose programs charge
- \$15.66 new system generation charge

### Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	2,246 kWh x -\$0.00007	-\$0.16
SCE		
Energy-Summer		
Tier 1 (100% of baseline)	506 kWh x \$0.09909	\$50.14
Tier 2 (101% to 400%)	1,518 kWh x \$0.09909	\$150.42
High Usage Charge	222 kWh x \$0.09909	\$22.00

### Your Generation charges include:

- \$1.24 competition transition charge

Subtotal of your new charges		\$572.01
State tax	2,246 kWh x \$0.00030	\$0.67
<b>Your new charges</b>		<b>\$572.68</b>

### Your overall energy charges include:

- \$5.20 franchise fees

### Additional information:

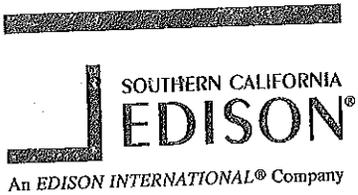
- Service voltage: 240 volts
- Your summer baseline allowance: 506.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

<b>Your Total Usage:</b> 2,246 kWh	Tier 1 506 kWh	Tier 2 1,518 kWh	High Usage Charge 222 kWh
<p><b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>High Usage Charge</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	\$0.19/kWh	\$0.25/kWh	\$0.43/kWh
	<b>Your Total Usage</b> 2,246 kWh		
High Usage Charge Applied - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			

## Things you should know

### High Usage Charge

The High Usage Charge applies to customers whose total electricity usage exceeds 400% of their Tier 1. To avoid the charge in the future, reduce your energy usage or consider switching to a Time-of-Use (TOU) rate plan. The High Usage Charge does not apply to TOU and provides you more control over how much you pay based upon when you use electricity. Learn more about the High Usage Charge at [on.sce.com/highuse](http://on.sce.com/highuse) or call 1-877-287-2145.



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[www.sce.com](http://www.sce.com)

# Your electricity bill

HAVEN MANAGEMENT SERVICES, INC / Page 1 of 6

**Customer account**  
2-41-048-1907

**Rotating outage**  
Group A010

**Amount due \$8.97**  
**Due by 07/30/19**

**Service account**  
3-048-6234-81  
12995 6TH ST SPC 4  
YUCAIPA, CA 92399

**Date bill prepared**  
07/11/19

## Your account summary

*Please note this is your closing statement.*

Previous Balance	\$3.30
Payment Received 06/27/19	-\$3.30
Balance forward	\$0.00
Your new charges	\$8.97
<b>Total amount you owe by 07/30/19</b>	<b>\$8.97</b>

JUL 13 2019

## Your past and current electricity usage

For meter 222014-101221 from 06/17/19 to 07/09/19  
Total electricity you used this month in kWh

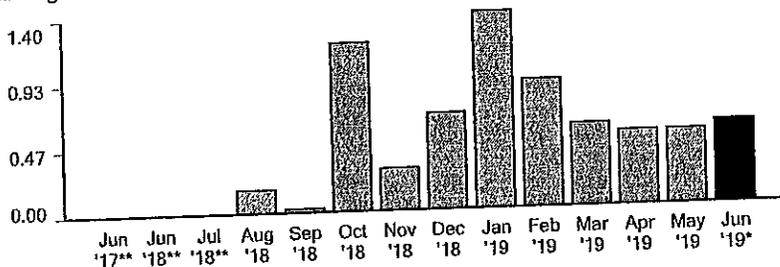
13

### Your daily average electricity usage (kWh)

2 Years ago: N/A

Last year: N/A

This year: 0.59



Handwritten signature and a table with numbers:

3.30	8.97
6.67	8.97

\* Irregular billing period  
\*\* No data available

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 06/17/19 to 07/09/19 (22 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	22 days x \$0.03100	\$0.68
Energy-Summer		
Tier 1 (100% of baseline)	13 kWh x \$0.08909	\$1.16
DWR bond charge	13 kWh x \$0.00503	\$0.07
Bal of minimum charge		\$5.77

### Your Delivery charges include:

- \$0.21 transmission charges
- \$7.49 distribution charges
- -\$0.33 conservation incentive adjustment
- \$0.15 public purpose programs charge
- \$0.09 new system generation charge

### Generation charges - Cost to generate your electricity

SCE		
Energy-Summer		
Tier 1 (100% of baseline)	13 kWh x \$0.09909	\$1.29

### Your Generation charges include:

- \$0.01 competition transition charge

Subtotal of your new charges **\$8.97**

Your new charges **\$8.97**

### Your overall energy charges include:

- \$0.08 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your summer baseline allowance: 348.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

<p>Your Total Usage: <b>13 kWh</b></p> <p><b>Understanding Your Bill...</b>                  Your usage for the billing period falls into <b>Tier 1</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	<p>Tier 1</p> <p>13 kWh</p>	<p>Tier 2</p> <p>0 kWh</p>	<p>High Usage Charge</p> <p>0 kWh</p>
	\$0.19/kWh	\$0.25/kWh	\$0.43/kWh
	<p><b>Your Total Usage</b> 13 kWh</p> <p>High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>		



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For billing and service inquiries  
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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 14

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
07/05/19

JUL 08 2019

**Amount due \$227.62**  
**Due by 07/24/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

## Your account summary

Previous Balance	\$186.89
Payment Received 06/14/19	-\$186.89
Balance forward	\$0.00
Your new charges	\$227.62
<b>Total amount you owe by 07/24/19</b>	<b>\$227.62</b>

ACCOUNT NO	301600
DATE	07/05/19
AMOUNT	227.62
<i>Coy</i>	



## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	06/04/19 to 07/03/19	TOU-GS-1-E	\$71.95
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	06/04/19 to 07/03/19	TOU-GS-1-E	\$145.64
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	06/04/19 to 07/03/19	TOU-GS-1-E	\$10.03
				<b>\$227.62</b>

## Things you should know

### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

(14-574)

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Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399  
 Rotating outage Group A010

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm	12am - 4pm
	9pm - 12am	9pm - 12am

Usage	Avg. cost	Total cost
On peak	41 kWh x \$0.42594 =	\$17.46
Mid peak	16 kWh x \$0.23253 =	\$3.72
Off peak	268 kWh x \$0.14930 =	\$40.02
	325 kWh	\$61.20 Energy Charges
		\$10.75 Other credits/charges
		<b>\$71.95 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Summer demand reached by price period :

On peak	2 kW 06/13/19 08:15pm-08:30pm
Mid peak	1 kW 06/23/19 07:45pm-08:00pm
Off peak	2 kW 06/14/19 09:15pm-09:30pm

To view your demand charges, please refer to the **Details of your new charges**.

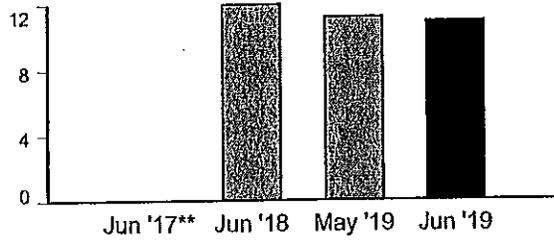
Your past and current electricity usage

For meter 222014-126132 from 06/04/19 to 07/03/19  
 Total electricity you used this month in kWh

325

Your next billing cycle will end on or about 08/02/19.

**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Jun '17**	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Total kWh used		392	207	335	362	335	372	378	405	434	379	387	367	325
Number of days		32	17	29	32	29	33	31	29	32	29	30	32	29
Appx. average kWh used/day		12	12	11	11	11	11	12	13	13	13	12	11	11

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 06/04/19 to 07/03/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Summer	
On peak	41 kWh x \$0.10398
Mid peak	16 kWh x \$0.10398
Off peak	268 kWh x \$0.06778
DWR bond charge	325 kWh x \$0.00503
Customer charge	29 days x \$0.34600
CA Climate Credit	325 kWh x -\$0.00306

- Your Delivery charges include:**
- \$4.36 transmission charges
  - \$23.97 distribution charges
  - -\$0.11 nuclear decommissioning charges
  - \$2.84 public purpose programs charge
  - \$1.89 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR	
DWR energy credit	325 kWh x -\$0.00007
SCE	
Energy-Summer	
On peak	41 kWh x \$0.32196
Mid peak	16 kWh x \$0.12855
Off peak	268 kWh x \$0.08152

- Your Generation charges include:**
- \$0.14 competition transition charge

- Your overall energy charges include:**
- \$0.65 franchise fees

- Additional information:**
- Service voltage: 240 volts

Subtotal of your new charges	\$71.85
State tax	\$0.10
<b>Your new charges</b>	<b>\$71.95</b>



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AUGUSTA HOMES INC. / Page 5 of 14

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day

 Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

 Usage

On peak	94 kWh	x \$0.42594	=	\$40.03
Mid peak	32 kWh	x \$0.23253	=	\$7.44
Off peak	580 kWh	x \$0.14930	=	\$86.59
Total		706 kWh		

 Avg. cost

 Total cost

\$134.06 Energy Charges  
 \$11.58 Other credits/charges  
**\$145.64 Total**

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer season demand (kW)

Your maximum demand reached this billing period is 3 kW  
 Your maximum threshold demand is 20 kW

Maximum Summer demand reached by price period :  
 On peak 2 kW 06/26/19 06:15pm-06:30pm  
 Mid peak 1 kW 06/29/19 08:30pm-08:45pm  
 Off peak 3 kW 06/26/19 12:30pm-12:45pm

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-100259 from 06/04/19 to 07/03/19  
 Total electricity you used this month in kWh

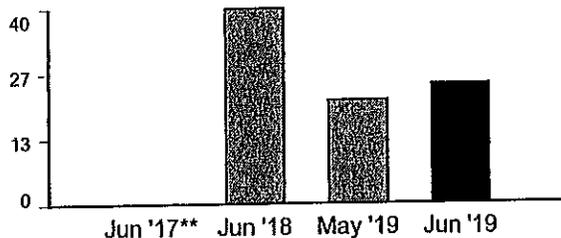
706

Your next billing cycle will end on or about 08/02/19.



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**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Jun '17**	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Total kWh used		1,272	760	1,163	1,109	906	947	1,010	949	1,122	909	671	673	706
Number of days		32	17	29	32	29	33	31	29	32	29	30	32	29
Appx. average kWh used/day		39	44	40	34	31	28	32	32	35	31	22	21	24

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 06/04/19 to 07/03/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

<b>Energy-Summer</b>	
On peak	94 kWh x \$0.10398
Mid peak	32 kWh x \$0.10398
Off peak	580 kWh x \$0.06778
DWR bond charge	706 kWh x \$0.00503
Customer charge	29 days x \$0.34600
CA Climate Credit	706 kWh x -\$0.00306

**Your Delivery charges include:**

- \$9.47 transmission charges
- \$3.33 \$40.40 distribution charges
- -\$0.25 nuclear decommissioning charges
- \$3.55 \$6.16 public purpose programs charge
- \$10.03 \$4.12 new system generation charge
- -\$2.16

**Generation charges - Cost to generate your electricity**

<b>DWR</b>	
DWR energy credit	706 kWh x -\$0.00007
<b>SCE</b>	
<b>Energy-Summer</b>	
On peak	94 kWh x \$0.32196
Mid peak	32 kWh x \$0.12855
Off peak	580 kWh x \$0.08152

**Your Generation charges include:**

- -\$0.05 \$0.30 competition transition charge
- \$30.26 \$1.32 franchise fees
- \$4.11
- \$47.28

Subtotal of your new charges		\$145.43
State tax	706 kWh x \$0.00030	\$0.21
<b>Your new charges</b>		<b>\$145.64</b>

**Additional information:**

- Service voltage: 240 volts

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## Things you should know

### **Curious about demand?**

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*



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**Service account** 3-047-6261-84  
**Service address** 12995 6TH ST HM3  
 YUCAIPA, CA 92399

**Rotating outage** Group A010

**Your cost varies by time of day**



**Summer cost periods (Jun 01-Sep 30)**

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am



**Usage**



**Avg. cost**



**Total cost**

On peak	0 kWh	x	\$0.00000	=	\$0.00
Mid peak	0 kWh	x	\$0.00000	=	\$0.00
Off peak	0 kWh	x	\$0.00000	=	\$0.00
	0 kWh				\$0.00 Energy Charges

\$10.03 Other credits/charges

**\$10.03 Total**

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

**Summer season demand (kW)**

Your maximum demand reached this billing period is 0 kW Your maximum threshold demand is 20 kW	<i>Maximum Summer demand reached by price period :</i> On peak 0 kW Mid peak 0 kW Off peak 0 kW
If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	

To view your demand charges, please refer to the **Details of your new charges**.

**Your past and current electricity usage**

For meter 222014-100260 from 06/04/19 to 07/03/19  
**Total electricity you used this month in kWh**

0

Your next billing cycle will end on or about 08/02/19.

## Usage comparison

	Jun '17	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	29	30	29	32	29	33	31	29	32	29	30	32	29	29
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Details of your new charges

Your rate: TOU-GS-1-E

Billing period: 06/04/19 to 07/03/19 (29 days)

**Delivery charges - Cost to deliver your electricity**Customer charge 29 days x \$0.34600 \$10.03Subtotal of your new charges \$10.03**Your new charges** **\$10.03****Your Delivery charges include:**

- \$10.03 distribution charges

**Your overall energy charges include:**

- \$0.09 franchise fees

**Additional information:**

- Service voltage: 240 volts



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# Your electricity bill

HAVEN MANAGEMENT SERVICES, INC / Page 1 of 4

**Customer account**  
2-41-048-1907

**Rotating outage**  
Group A010

**Amount due \$3.30**  
**Due by 07/08/19**

**Service account**  
3-048-6234-81  
12995 6TH ST SPC 4  
YUCAIPA, CA 92399

**Date bill prepared**  
06/18/19

JUN 23 2019

## Your account summary

Credit from previous billing	- \$9.48
Credit balance	- \$9.48
Your new charges	\$12.78
<b>Total amount you owe by 07/08/19</b>	<b>\$3.30</b>

500.60  
vwm 5144.12.78  
avg

## Your past and current electricity usage

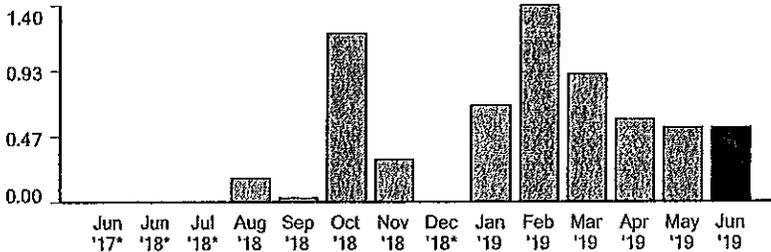
For meter 222014-101221 from 05/16/19 to 06/17/19  
**Total electricity you used this month in kWh**

17

Your next billing cycle will end on or about 07/17/19.

## Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: N/A      This year: 0.53



\* No data available

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If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 05/16/19 to 06/01/19 (16 days Winter Season)  
06/01/19 to 06/17/19 (16 days Summer Season)

### Delivery charges - Cost to deliver your electricity

Basic charge	32 days x \$0.03100	\$0.99
Energy-Winter		
Tier 1 (100% of baseline)	9 kWh x \$0.08905	\$0.80
Energy-Summer		
Tier 1 (100% of baseline)	8 kWh x \$0.08909	\$0.71
DWR bond charge	17 kWh x \$0.00503	\$0.09
Bal of minimum charge		\$8.57

### Generation charges - Cost to generate your electricity

SCE		
Energy-Winter		
Tier 1 (100% of baseline)	9 kWh x \$0.09153	\$0.82
Energy-Summer		
Tier 1 (100% of baseline)	8 kWh x \$0.09909	\$0.79

Subtotal of your new charges		\$12.77
State tax	17 kWh x \$0.00030	\$0.01
<b>Your new charges</b>		<b>\$12.78</b>

### Your Delivery charges include:

- \$0.25 transmission charges
- \$10.91 distribution charges
- -\$0.42 conservation incentive adjustment
- \$0.21 public purpose programs charge
- \$0.12 new system generation charge

### Your Generation charges include:

- \$0.01 competition transition charge

### Your overall energy charges include:

- \$0.12 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 278.0 kWh
- Your summer baseline allowance: 247.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>17 kWh</b>	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	17 kWh	0 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.43/kWh
	<b>Your Total Usage</b> 17 kWh  High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>		

## Things you should know

### You may notice a change in your billing statement.....

Effective 06/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).

### California Climate Credit Rollover Information

Your electricity bill for this month reflects a credit amount from your last bill, which may be due in part to the California Climate Credit included in the "Delivery charges" section of last month's electricity bill.





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## Details of your new charges

Your rate: DOMESTIC

Billing period: 04/16/19 to 05/16/19 (30 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	16 kWh x \$0.08905	\$1.42
DWR bond charge	16 kWh x \$0.00503	\$0.08
Bal of minimum charge		\$8.03

### Your Delivery charges include:

- \$0.24 transmission charges
- \$10.22 distribution charges
- -\$0.01 nuclear decommissioning charges
- -\$0.39 conservation incentive adjustment
- \$0.21 public purpose programs charge
- \$0.10 new system generation charge

### Generation charges - Cost to generate your electricity

SCE		
Energy-Winter		
Tier 1 (100% of baseline)	16 kWh x \$0.09153	\$1.46

### Your Generation charges include:

- \$0.01 competition transition charge

Subtotal of your new charges **\$11.92**

Your new charges **\$11.92**

### Your overall energy charges include:

- \$0.11 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 510.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

<p>Your Total Usage: <b>16 kWh</b></p> <p><b>Understanding Your Bill...</b>          Your usage for the billing period falls into <b>Tier 1</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	<p>Tier 1</p> <p>16 kWh</p>	<p>Tier 2</p> <p>0 kWh</p>	<p>High Usage Charge</p> <p>0 kWh</p>
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<p><b>Your Total Usage</b> 16 kWh</p> <p>High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>		

## Things you should know

### California Climate Credit Rollover Information

Your electricity bill for this month reflects a credit amount from your last bill, which may be due in part to the California Climate Credit included in the "Delivery charges" section of last month's electricity bill.

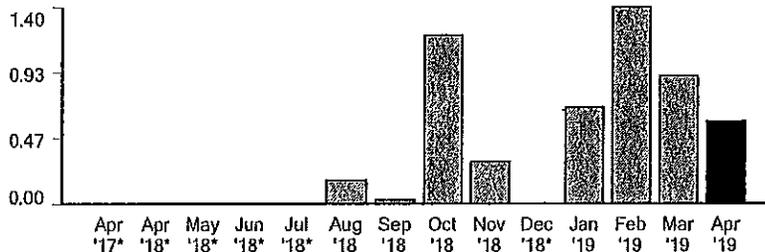




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**Your daily average electricity usage (kWh)**

2 Years ago: N/A      Last year: N/A      This year: 0.59



\* No data available

**Details of your new charges**

Your rate: DOMESTIC  
Billing period: 03/18/19 to 04/16/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

Basic charge	29 days x \$0.03100	\$0.90
Energy-Winter		
Tier 1 (100% of baseline)	14 kWh x \$0.09505	\$1.33
Tier 1 (100% of baseline)	3 kWh x \$0.08905	\$0.27
DWR bond charge	17 kWh x \$0.00503	\$0.09
Bal of minimum charge		\$7.53
CA Climate Credit		-\$33.00

**Your Delivery charges include:**

- \$0.25 transmission charges
- \$9.84 distribution charges
- -\$0.41 conservation incentive adjustment
- \$0.23 public purpose programs charge
- \$0.11 new system generation charge

**Generation charges - Cost to generate your electricity**

SCE

Energy-Winter		
Tier 1 (100% of baseline)	14 kWh x \$0.08570	\$1.20
Tier 1 (100% of baseline)	3 kWh x \$0.09153	\$0.27

**Your Generation charges include:**

- \$0.01 competition transition charge

Subtotal of your new charges		-\$21.41
State tax	17 kWh x \$0.00030	\$0.01
<b>Your new charges</b>		<b>-\$21.40</b>

**Your overall energy charges include:**

- \$0.00 franchise fees

**Additional information:**

- Service voltage: 240 volts
- Your winter baseline allowance: 493.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>17 kWh</b>	Tier 1 17 kWh	Tier 2 0 kWh	High Usage Charge 0 kWh
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<b>Your Total Usage</b> 17 kWh  High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>		



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# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 4

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$356.01**  
**Due by 07/05/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
06/15/19

## Your account summary

Previous Balance	\$322.03
Payment Received 05/30/19	-\$322.03
Balance forward	\$0.00
Your new charges	\$356.01
<b>Total amount you owe by 07/05/19</b>	<b>\$356.01</b>

JUN 18 2019

## Your past and current electricity usage

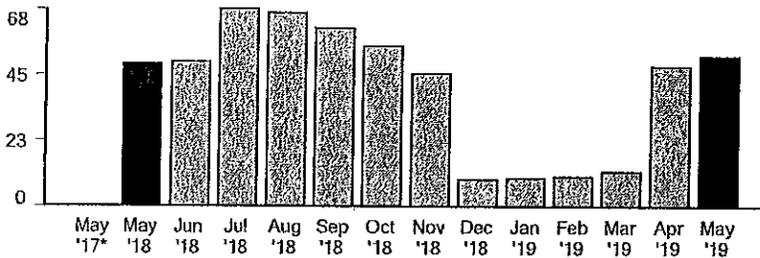
For meter 222014-101203 from 05/15/19 to 06/14/19  
Total electricity you used this month in kWh

1,566

Your next billing cycle will end on or about 07/16/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: 49.20      This year: 52.20



*Handwritten notes:*  
201600  
VW 5749 356.01  
Cjg

\* No data available

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC / Page 3 of 4

## Details of your new charges

Your rate: DOMESTIC

Billing period: 05/15/19 to 06/01/19 (17 days Winter Season)  
06/01/19 to 06/14/19 (13 days Summer Season)

### Delivery charges - Cost to deliver your electricity

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	237 kWh x \$0.08905	\$21.10
Tier 2 (101% to 400%)	517 kWh x \$0.14194	\$73.38
Energy-Summer		
Tier 1 (100% of baseline)	257 kWh x \$0.08909	\$22.90
Tier 2 (101% to 400%)	555 kWh x \$0.14414	\$80.00
DWR bond charge	1,566 kWh x \$0.00503	\$7.87

### Your Delivery charges include:

- \$24.02 transmission charges
- \$126.04 distribution charges
- -\$0.54 nuclear decommissioning charges
- \$18.31 conservation incentive adjustment
- \$19.12 public purpose programs charge
- \$10.44 new system generation charge

### Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	1,566 kWh x -\$0.00007	-\$0.11
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	237 kWh x \$0.09153	\$21.69
Tier 2 (101% to 400%)	517 kWh x \$0.09153	\$47.32
Energy-Summer		
Tier 1 (100% of baseline)	257 kWh x \$0.09909	\$25.47
Tier 2 (101% to 400%)	555 kWh x \$0.09909	\$54.99

### Your Generation charges include:

- \$1.02 competition transition charge

### Your overall energy charges include:

- \$3.23 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 237.0 kWh
- Your summer baseline allowance: 257.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Subtotal of your new charges		\$355.54
State tax	1,566 kWh x \$0.00030	\$0.47
<b>Your new charges</b>		<b>\$356.01</b>

Your Total Usage: 1,566 kWh	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 2</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	494 kWh	1,072 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.43/kWh
	<b>Your Total Usage</b> 1,566 kWh High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>		

## Things you should know

### You may notice a change in your billing statement.....

Effective 06/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).



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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 14

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
06/05/19

**Amount due \$186.89**  
**Due by 06/24/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

## Your account summary

Previous Balance	\$187.36
Payment Received 05/13/19	-\$187.36
Balance forward	\$0.00
Your new charges	\$186.89
<b>Total amount you owe by 06/24/19</b>	<b>\$186.89</b>

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	05/03/19 to 06/04/19	TOU-GS-1-E	\$65.55
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	05/03/19 to 06/04/19	TOU-GS-1-E	\$110.47
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	05/03/19 to 06/04/19	TOU-GS-1-E	\$10.87
				<b>\$186.89</b>

JUN 07 2019

80% (600)  
VVM 5114 186.89  
Cyr

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 14

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## Things you should know

### **You may notice a change in your billing statement....**

*Effective 06/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).*

### **You Received a California Climate Credit**

*California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).*

Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage

kWh



Avg. cost



Total cost

On peak	2 kWh	x \$0.42500	=	\$0.85
Mid peak	66 kWh	x \$0.23924	=	\$15.79
Off peak	213 kWh	x \$0.13507	=	\$28.77
Super off peak	86 kWh	x \$0.10395	=	\$8.94
				<b>\$54.35</b> Energy Charges
				<b>\$11.20</b> Other credits/charges
				<b>\$65.55</b> Total

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer and Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW

Maximum Winter demand reached by price period :  
 Mid peak 2 kW 05/07/19 06:45pm-07:00pm  
 Off peak 2 kW 05/07/19 09:00pm-09:15pm  
 Super off peak 1 kW 05/21/19 02:45pm-03:00pm  
 Maximum Summer demand reached by price period :  
 On peak 1 kW 06/03/19 08:15pm-08:30pm  
 Mid peak 1 kW 06/01/19 04:15pm-04:30pm  
 Off peak 1 kW 06/03/19 12:30pm-12:45pm

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-126132 from 05/03/19 to 06/04/19  
 Total electricity you used this month in kWh

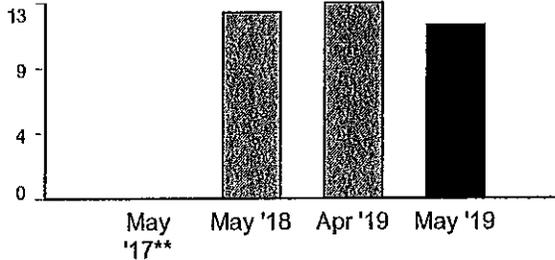
367

Your next billing cycle will end on or about 07/03/19.



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**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	May '17**	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Total kWh used		369	392	207	335	362	335	372	378	405	434	379	387	367
Number of days		30	32	17	29	32	29	33	31	29	32	29	30	32
Appx. average kWh used/day		12	12	12	11	11	11	11	12	13	13	13	12	11

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 05/03/19 to 06/04/19 (32 days Winter/Summer Season)

**Delivery charges - Cost to deliver your electricity**

<b>Energy-Winter</b>	
Mid peak	61 kWh x \$0.10240
Off peak	185 kWh x \$0.06693
Super off peak	86 kWh x \$0.06162
<b>Energy-Summer</b>	
On peak	2 kWh x \$0.10398
Mid peak	5 kWh x \$0.10398
Off peak	28 kWh x \$0.06778
DWR bond charge	367 kWh x \$0.00503
Customer charge	29 days x \$0.33900
Customer charge	3 days x \$0.34600
CA Climate Credit	332 kWh x -\$0.00453
CA Climate Credit	35 kWh x -\$0.00306

**Generation charges - Cost to generate your electricity**

<b>DWR</b>	
DWR energy credit	367 kWh x -\$0.00007
<b>SCE</b>	
<b>Energy-Winter</b>	
Mid peak	61 kWh x \$0.13735
Off peak	185 kWh x \$0.06601
Super off peak	86 kWh x \$0.04233

- Your Delivery charges include:**
- \$4.62 transmission charges
  - \$25.49 distribution charges
  - -\$0.12 nuclear decommissioning charges
  - \$3.65 public purpose programs charge
  - \$1.95 new system generation charge
- Your Generation charges include:**
- \$0.17 competition transition charge
- Your overall energy charges include:**
- \$0.60 franchise fees

**Additional information:**

- Service voltage: 240 volts

(Continued on next page)

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## Details of your new charges (continued)

Energy-Summer		
On peak	2 kWh x \$0.32196	\$0.64
Mid peak	5 kWh x \$0.12855	\$0.64
Off peak	28 kWh x \$0.08152	\$2.28
<hr/>		
Subtotal of your new charges		\$65.44
State tax	367 kWh x \$0.00030	\$0.11
<hr/>		
<b>Your new charges</b>		<b>\$65.55</b>

---

## Things you should know

### **Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).



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AUGUSTA HOMES INC. / Page 7 of 14

**Service account** 3-047-6261-76  
**Service address** 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399  
**Rotating outage** Group A010

Your cost varies by time of day



Summer cost periods (Jun 01-Sep 30)

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage



Avg. cost



Total cost

Usage	Avg. cost	Total cost
On peak 4 kWh	x \$0.42750 =	\$1.71
Mid peak 116 kWh	x \$0.23931 =	\$27.76
Off peak 390 kWh	x \$0.13492 =	\$52.62
Super off peak 163 kWh	x \$0.10393 =	\$16.94
<b>673 kWh</b>		<b>\$99.03 Energy Charges</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

\$11.44 Other credits/charges  
**\$110.47 Total**

Summer and Winter season demand (kW)

Your maximum demand reached this billing period is 3 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Winter demand reached by price period : Mid peak 1 kW 05/14/19 08:15pm-08:30pm Off peak 2 kW 05/23/19 05:00am-05:15am Super off peak 3 kW 05/16/19 12:30pm-12:45pm Maximum Summer demand reached by price period : On peak 1 kW 06/03/19 08:45pm-09:00pm Mid peak 1 kW 06/02/19 08:30pm-08:45pm Off peak 2 kW 06/03/19 01:00pm-01:15pm
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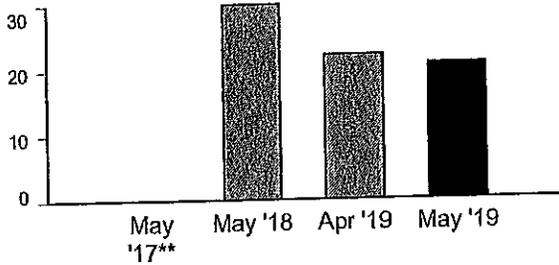
To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 222014-100259 from 05/03/19 to 06/04/19  
**Total electricity you used this month in kWh**

*Your next billing cycle will end on or about 07/03/19.*  
**673**

**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	May '17**	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Total kWh used		907	1,272	760	1,163	1,109	906	947	1,010	949	1,122	909	671	673
Number of days		30	32	17	29	32	29	33	31	29	32	29	30	32
Appx. average kWh used/day		30	39	44	40	34	31	28	32	32	35	31	22	21

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 05/03/19 to 06/04/19 (32 days Winter/Summer Season)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter		
Mid peak	109 kWh x \$0.10240	\$11.16
Off peak	343 kWh x \$0.06693	\$22.96
Super off peak	163 kWh x \$0.06162	\$10.04
Energy-Summer		
On peak	4 kWh x \$0.10398	\$0.42
Mid peak	7 kWh x \$0.10398	\$0.73
Off peak	47 kWh x \$0.06778	\$3.19
DWR bond charge	673 kWh x \$0.00503	\$3.38
Customer charge	29 days x \$0.33900	\$9.83
Customer charge	3 days x \$0.34600	\$1.04
CA Climate Credit	615 kWh x -\$0.00453	-\$2.79
CA Climate Credit	58 kWh x -\$0.00306	-\$0.18

- Your Delivery charges include:**
- \$8.46 transmission charges
  - \$37.47 distribution charges
  - -\$0.23 nuclear decommissioning charges
  - \$6.69 public purpose programs charge
  - \$3.58 new system generation charge
- Your Generation charges include:**
- \$0.32 competition transition charge
- Your overall energy charges include:**
- \$1.00 franchise fees

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	673 kWh x -\$0.00007	-\$0.04
SCE		
Energy-Winter		
Mid peak	109 kWh x \$0.13735	\$14.97
Off peak	343 kWh x \$0.06601	\$22.64
Super off peak	163 kWh x \$0.04233	\$6.90
Energy-Summer		
On peak	4 kWh x \$0.32196	\$1.29
Mid peak	7 kWh x \$0.12855	\$0.90
Off peak	47 kWh x \$0.08152	\$3.83

**Additional information:**

- Service voltage: 240 volts

(Continued on next page)



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AUGUSTA HOMES INC. / Page 9 of 14

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### Details of your new charges (continued)

Subtotal of your new charges		\$110.27
State tax	673 kWh x \$0.00030	\$0.20
<b>Your new charges</b>		<b>\$110.47</b>

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### Things you should know

#### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-84  
 Service address 12995 6TH ST HM3  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



Usage



Avg. cost



Total cost

kWh		Avg. cost	Total cost
On peak	0 kWh	x \$0.00000	= \$0.00
Mid peak	0 kWh	x \$0.00000	= \$0.00
Off peak	0 kWh	x \$0.00000	= \$0.00
Super off peak	0 kWh	x \$0.00000	= \$0.00
	0 kWh		\$0.00 Energy Charges
			\$10.87 Other credits/charges
			<b>\$10.87 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Summer and Winter season demand (kW)

Your maximum demand reached this billing period is 0 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Winter demand reached by price period : Mid peak 0 kW Off peak 0 kW Super off peak 0 kW Maximum Summer demand reached by price period : On peak 0 kW Mid peak 0 kW Off peak 0 kW
--	---

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-100260 from 05/03/19 to 06/04/19  
 Total electricity you used this month in kWh

0

Your next billing cycle will end on or about 07/03/19.



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AUGUSTA HOMES INC. / Page 11 of 14

### Usage comparison

	May '17	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	32	29	30	29	32	29	33	31	29	32	29	30	32	32
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Details of your new charges

Your rate: TOU-GS-1-E

Billing period: 05/03/19 to 06/04/19 (32 days Winter/Summer Season)

#### Delivery charges - Cost to deliver your electricity

Customer charge	29 days x \$0.33900	\$9.83
Customer charge	3 days x \$0.34600	\$1.04

Subtotal of your new charges **\$10.87**

Your new charges **\$10.87**

#### Your Delivery charges include:

- \$10.87 distribution charges

#### Your overall energy charges include:

- \$0.10 franchise fees

#### Additional information:

- Service voltage: 240 volts

## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*



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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 6

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$322.03**  
**Due by 06/04/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
05/16/19

## Your account summary

Previous Balance	\$38.83
Payment Received 04/23/19	-\$38.83
Balance forward	\$0.00
Your new charges	\$322.03
<b>Total amount you owe by 06/04/19</b>	<b>\$322.03</b>

MAY 21 2019

## Your past and current electricity usage

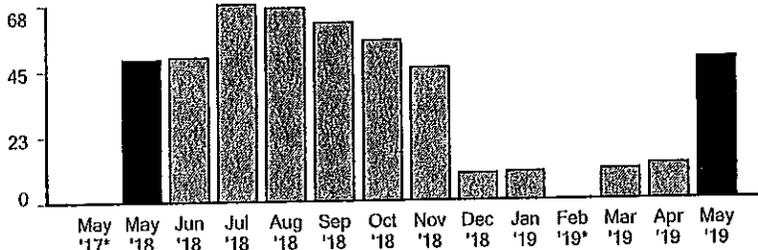
For meter 222014-101203 from 04/15/19 to 05/15/19  
Total electricity you used this month in kWh

1,458

Your next billing cycle will end on or about 06/14/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: 49.20      This year: 48.60



\* No data available

Handwritten notes and a stamp: "3006.00", "VVA 2119 322.03", and a signature "cy".

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 04/15/19 to 05/15/19 (30 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	510 kWh x \$0.08905	\$45.42
Tier 2 (101% to 400%)	948 kWh x \$0.14194	\$134.56
DWR bond charge	1,458 kWh x \$0.00503	\$7.33

### Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	1,458 kWh x -\$0.00007	-\$0.10
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	510 kWh x \$0.09153	\$46.68
Tier 2 (101% to 400%)	948 kWh x \$0.09153	\$86.77

Subtotal of your new charges		\$321.59
State tax	1,458 kWh x \$0.00030	\$0.44
<b>Your new charges</b>		<b>\$322.03</b>

### Your Delivery charges include:

- \$21.71 transmission charges
- \$116.43 distribution charges
- -\$0.50 nuclear decommissioning charges
- \$14.20 conservation incentive adjustment
- \$18.97 public purpose programs charge
- \$9.24 new system generation charge

### Your Generation charges include:

- \$1.09 competition transition charge

### Your overall energy charges include:

- \$2.92 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 510.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>1,458 kWh</b>	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into Tier 2. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	510 kWh	948 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<b>Your Total Usage</b> <b>1,458 kWh</b>		
High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			



Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

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[www.sce.com](http://www.sce.com)

## Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 12

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
05/04/19

**Amount due \$187.36**

**Due by 05/23/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

MAY 06 2019

### Your account summary

Previous Balance	\$225.20
Payment Received 04/11/19	-\$225.20
Balance forward	\$0.00
Your new charges	\$187.36
<b>Total amount you owe by 05/23/19</b>	<b>\$187.36</b>

EDISON	501 (2019)
EDISON	501 (2019)
V.V.M.S. 1111	107.36

### Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	04/03/19 to 05/03/19	TOU-GS-1-E	\$67.55
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	04/03/19 to 05/03/19	TOU-GS-1-E	\$109.43
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	04/03/19 to 05/03/19	TOU-GS-1-E	\$10.38
				<b>\$187.36</b>

### Things you should know

#### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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**Service account** 3-047-6261-69  
**Service address** 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399  
**Rotating outage** Group A010

**Your cost varies by time of day**



**Winter cost periods (Oct 01-May 31)**

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



**Usage**



**Avg. cost**



**Total cost**

Mid peak		78 kWh	x	\$0.23949	=	\$18.68	
Off peak		206 kWh	x	\$0.13320	=	\$27.44	
Super off peak		103 kWh	x	\$0.10447	=	\$10.76	
		<b>387 kWh</b>				<b>\$56.88</b>	Energy Charges
						<b>\$10.67</b>	Other credits/charges
						<b>\$67.55</b>	<b>Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

**Winter season demand (kW)**

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW  
 If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Winter demand reached by price period :  
 Mid peak 2 kW 04/06/19 08:00pm-08:15pm  
 Off peak 2 kW 04/06/19 09:00pm-09:15pm  
 Super off peak 1 kW 04/08/19 02:00pm-02:15pm

To view your demand charges, please refer to the **Details of your new charges**.

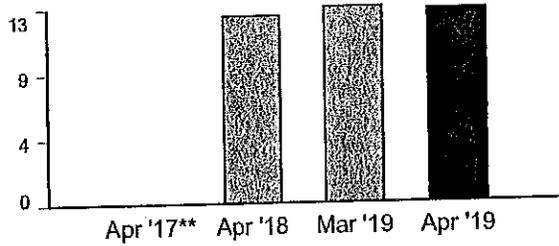
**Your past and current electricity usage**

For meter 222014-126132 from 04/03/19 to 05/03/19  
**Total electricity you used this month in kWh**

387

Your next billing cycle will end on or about 06/04/19.

**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Apr '17**	Apr '18	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Total kWh used		363	369	392	207	335	362	335	372	378	405	434	379	387
Number of days		29	30	32	17	29	32	29	33	31	29	32	29	30
Appx. average kWh used/day		12	12	12	12	11	11	11	11	12	13	13	13	12

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 04/03/19 to 05/03/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter		
Mid peak	27 kWh x \$0.10884	\$2.94
Off peak	65 kWh x \$0.07101	\$4.62
Super off peak	36 kWh x \$0.06535	\$2.35
Mid peak	51 kWh x \$0.10240	\$5.22
Off peak	141 kWh x \$0.06693	\$9.44
Super off peak	67 kWh x \$0.06162	\$4.13
DWR bond charge	387 kWh x \$0.00503	\$1.95
Customer charge	9 days x \$0.36200	\$3.26
Customer charge	21 days x \$0.33900	\$7.12
CA Climate Credit	387 kWh x -\$0.00453	-\$1.75

**Your Delivery charges include:**

- \$4.85 transmission charges
- \$26.27 distribution charges
- -\$0.08 nuclear decommissioning charges
- \$4.06 public purpose programs charge
- \$2.02 new system generation charge

**Your Generation charges include:**

- \$0.19 competition transition charge

**Your overall energy charges include:**

- \$0.61 franchise fees

**Additional information:**

- Service voltage: 240 volts

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	387 kWh x -\$0.00007	-\$0.03
SCE		
Energy-Winter		
Mid peak	27 kWh x \$0.13022	\$3.52
Off peak	65 kWh x \$0.06258	\$4.07
Super off peak	36 kWh x \$0.04013	\$1.44
Mid peak	51 kWh x \$0.13735	\$7.00
Off peak	141 kWh x \$0.06601	\$9.31
Super off peak	67 kWh x \$0.04233	\$2.84

Subtotal of your new charges		\$67.43
State tax	387 kWh x \$0.00030	\$0.12
<b>Your new charges</b>		<b>\$67.55</b>



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AUGUSTA HOMES INC. / Page 5 of 12

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## Things you should know

### *Curious about demand?*

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am
Super off peak	8am - 4pm	8am - 4pm



Usage

kWh		
Mid peak	126 kWh	
Off peak	399 kWh	
Super off peak	146 kWh	
	<b>671 kWh</b>	



Avg. cost



Total cost

Mid peak	126 kWh	x \$0.23952	=	\$30.18
Off peak	399 kWh	x \$0.13318	=	\$53.14
Super off peak	146 kWh	x \$0.10438	=	\$15.24
				<b>\$98.56 Energy Charges</b>
				<b>\$10.87 Other credits/charges</b>
				<b>\$109.43 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Winter season demand (kW)

Your maximum demand reached this billing period is 3 kW  
 Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Winter demand reached by price period:  
 Mid peak 2 kW 04/04/19 07:45pm-08:00pm  
 Off peak 2 kW 04/03/19 01:00am-01:15am  
 Super off peak 3 kW 04/03/19 01:45pm-02:00pm

To view your demand charges, please refer to the **Details of your new charges.**

Your past and current electricity usage

For meter 222014-100259 from 04/03/19 to 05/03/19  
 Total electricity you used this month in kWh

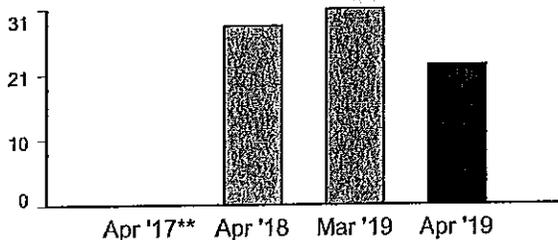
671

Your next billing cycle will end on or about 06/04/19.



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**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Apr '17	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Total kWh used		834	907	1,272	760	1,163	1,109	906	947	1,010	949	1,122	909	671
Number of days		29	30	32	17	29	32	29	33	31	29	32	29	30
Appx. average kWh used/day		28	30	39	44	40	34	31	28	32	32	35	31	22

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 04/03/19 to 05/03/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter	
Mid peak	43 kWh x \$0.10884
Off peak	145 kWh x \$0.07101
Super off peak	42 kWh x \$0.06535
Mid peak	83 kWh x \$0.10240
Off peak	254 kWh x \$0.06693
Super off peak	104 kWh x \$0.06162
DWR bond charge	671 kWh x \$0.00503
Customer charge	9 days x \$0.36200
Customer charge	21 days x \$0.33900
CA Climate Credit	671 kWh x -\$0.00453

**Your Delivery charges include:**

- \$4.68 transmission charges
- \$10.30 distribution charges
- \$2.74 -\$0.14 nuclear decommissioning charges
- \$8.50 \$7.06 public purpose programs charge
- \$17.00 \$6.41 \$3.51 new system generation charge

**Your Generation charges include:**

- \$7.12 \$3.04 \$0.32 competition transition charge

**Your overall energy charges include:**

- \$0.99 franchise fees

**Generation charges - Cost to generate your electricity**

DWR			
DWR energy credit	671 kWh x -\$0.00007		-\$0.05
SCE			
Energy-Winter			
Mid peak	43 kWh x \$0.13022		\$5.60
Off peak	145 kWh x \$0.06258		\$9.07
Super off peak	42 kWh x \$0.04013		\$1.69
Mid peak	83 kWh x \$0.13735		\$11.40
Off peak	254 kWh x \$0.06601		\$16.77

**Additional information:**

- Service voltage: 240 volts

(Continued on next page)

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**Details of your new charges** (continued)

Super off peak	104 kWh x \$0.04233	\$4.40
Subtotal of your new charges		\$109.23
State tax	671 kWh x \$0.00030	\$0.20
<b>Your new charges</b>		<b>\$109.43</b>

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**Things you should know****Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).

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**Service account** 3-047-6261-84  
**Service address** 12995 6TH ST HM3  
 YUCAIPA, CA 92399

**Rotating outage** Group A010

**Your cost varies by time of day**

**Winter cost periods (Oct 01-May 31)**

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

Usage	Avg. cost	Total cost
Mid peak	0 kWh x \$0.00000 =	\$0.00
Off peak	0 kWh x \$0.00000 =	\$0.00
Super off peak	0 kWh x \$0.00000 =	\$0.00
	0 kWh	\$0.00 Energy Charges
		\$10.38 Other credits/charges
		<b>\$10.38 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

**Winter season demand (kW)**

Your maximum demand reached this billing period is 0 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Winter demand reached by price period : Mid peak 0 kW Off peak 0 kW Super off peak 0 kW
--	--

To view your demand charges, please refer to the **Details of your new charges**.

**Your past and current electricity usage**

For meter 222014-100260 from 04/03/19 to 05/03/19  
 Total electricity you used this month in kWh

Your next billing cycle will end on or about 06/04/19.  
 0

## Usage comparison

	Apr '17	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	29	32	29	30	29	32	29	33	31	29	32	29	30	0
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Details of your new charges

Your rate: TOU-GS-1-E

Billing period: 04/03/19 to 05/03/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Customer charge	9 days x \$0.36200	\$3.26
Customer charge	21 days x \$0.33900	\$7.12

Subtotal of your new charges **\$10.38****Your new charges \$10.38****Your Delivery charges include:**

- \$10.38 distribution charges

**Your overall energy charges include:**

- \$0.09 franchise fees

**Additional information:**

- Service voltage: 240 volts



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AUGUSTA HOMES INC. / Page 11 of 12

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## Things you should know

### ***Curious about demand?***

*Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).*





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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 4

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$38.83**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
04/16/19

APR 18 2019

**Due by 05/06/19**

## Your account summary

Previous Balance	\$58.11
Payment Received 03/22/19	-\$58.11
Balance forward	\$0.00
Your new charges	\$38.83
<b>Total amount you owe by 05/06/19</b>	<b>\$38.83</b>

VENDOR		
PROP	GL#	AMT
VVM	5114	71.83
	2012	33.10

## You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

## Your past and current electricity usage

For meter 222014-101203 from 03/15/19 to 04/15/19  
Total electricity you used this month in kWh

381

Your next billing cycle will end on or about 05/15/19.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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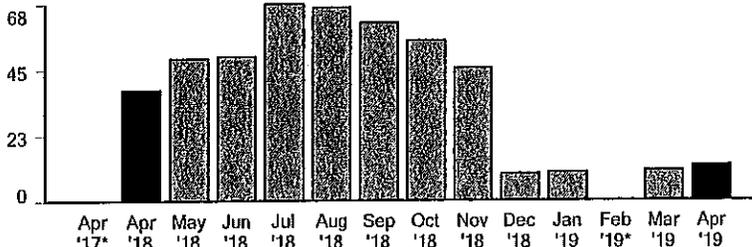
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<b>Your Total Usage: 381 kWh</b>  <b>Understanding Your Bill...</b> Your usage for the billing period falls into Tier 1. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	Tier 1	Tier 2	High Usage Charge
	381 kWh	0 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
<b>Your Total Usage</b> 381 kWh  High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			



**Your daily average electricity usage (kWh)**

2 Years ago: N/A      Last year: 38.45      This year: 12.29



\* No data available

**Details of your new charges**

Your rate: DOMESTIC  
Billing period: 03/15/19 to 04/15/19 (31 days)

**Delivery charges - Cost to deliver your electricity**

Basic charge	31 days x \$0.03100	\$0.96
Energy-Winter		
Tier 1 (100% of baseline)	370 kWh x \$0.09505	\$35.17
Tier 1 (100% of baseline)	11 kWh x \$0.08905	\$0.98
DWR bond charge	381 kWh x \$0.00503	\$1.92
CA Climate Credit		-\$33.00

**Your Delivery charges include:**

- \$5.67 transmission charges
- \$32.84 distribution charges
- \$0.02 nuclear decommissioning charges
- -\$9.18 conservation incentive adjustment
- \$5.25 public purpose programs charge
- \$2.35 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	381 kWh x -\$0.00007	-\$0.03
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	370 kWh x \$0.08570	\$31.71
Tier 1 (100% of baseline)	11 kWh x \$0.09153	\$1.01

**Your Generation charges include:**

- \$0.29 competition transition charge

Subtotal of your new charges		\$38.72
State tax	381 kWh x \$0.00030	\$0.11
<b>Your new charges</b>		<b>\$38.83</b>

**Your overall energy charges include:**

- \$0.35 franchise fees

**Additional information:**

- Service voltage: 240 volts
- Your winter baseline allowance: 527.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

<p><b>Your Total Usage: 381 kWh</b></p> <p><b>Understanding Your Bill...</b> Your usage for the billing period falls into Tier 1. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	Tier 1	Tier 2	High Usage Charge
	381 kWh	0 kWh	0 kWh
	\$0.19/kWh	\$0.24/kWh	\$0.42/kWh
	<p><b>Your Total Usage</b> 381 kWh</p> <p>High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>		



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For billing and service inquiries  
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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 8

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
04/04/19

**Amount due \$225.20**  
**Due by 04/23/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

*bill = 0 8dV*

## Your account summary

Previous Balance	\$285.54
Payment Received 03/15/19	-\$285.54
Balance forward	\$0.00
Your new charges	\$225.20
<b>Total amount you owe by 04/23/19</b>	<b>\$225.20</b>

*500.600*  
*5144*  
*225.20*  
*ag*

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	03/05/19 to 04/03/19	TOU-GS-1-E	\$66.52
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	03/05/19 to 04/03/19	TOU-GS-1-E	\$148.18
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	03/05/19 to 04/03/19	TOU-GS-1-E	\$10.50
				<b>\$225.20</b>

## Things you should know

### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 8

**Service account** 3-047-6261-69  
**Service address** 12995 6TH ST BLDG D HM1  
YUCAIPA, CA 92399

**Rotating outage** Group A010

## Your cost varies by time of day

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am
Super off peak	8am - 4pm	8am - 4pm

Usage kWh	Avg. cost	Total cost
Mid peak	76 kWh x \$0.23906 =	\$18.17
Off peak	200 kWh x \$0.13359 =	\$26.72
Super off peak	103 kWh x \$0.10548 =	\$10.86
379 kWh		\$55.75 Energy Charges
		\$10.77 Other credits/charges
		<b>\$66.52 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

### Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
Your maximum threshold demand is 20 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Winter demand reached by price period :

Mid peak	2 kW 03/25/19 08:45pm-09:00pm
Off peak	1 kW 03/30/19 09:00pm-09:15pm
Super off peak	2 kW 03/17/19 01:15pm-01:30pm

To view your demand charges, please refer to the **Details of your new charges**.

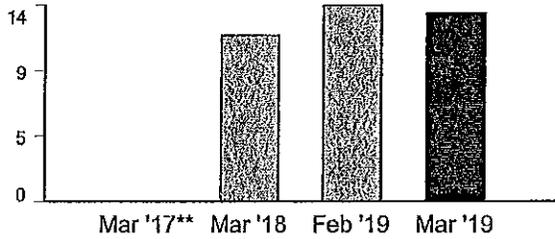
## Your past and current electricity usage

For meter 222014-126132 from 03/05/19 to 04/03/19  
Total electricity you used this month in kWh

379

Your next billing cycle will end on or about 05/03/19.

**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Mar '17**	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Total kWh used		368	363	369	392	207	335	362	335	372	378	405	434	379
Number of days		32	29	30	32	17	29	32	29	33	31	29	32	29
Appx. average kWh used/day		11	12	12	12	12	11	11	11	11	12	13	13	13

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 03/05/19 to 04/03/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter

Mid peak	76 kWh x \$0.10884
Off peak	200 kWh x \$0.07101
Super off peak	103 kWh x \$0.06535
DWR bond charge	379 kWh x \$0.00503
Customer charge	29 days x \$0.36200
CA Climate Credit	379 kWh x -\$0.00453

- Your Delivery charges include:**
- \$4.75 transmission charges
  - \$26.76 distribution charges
  - \$0.02 nuclear decommissioning charges
  - \$4.34 public purpose programs charge
  - \$1.95 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR

DWR energy credit	379 kWh x -\$0.00007
-------------------	----------------------

- Your Generation charges include:**
- \$0.18 competition transition charge

SCE

Energy-Winter

Mid peak	76 kWh x \$0.13022	\$9.90
Off peak	200 kWh x \$0.06258	\$12.52
Super off peak	103 kWh x \$0.04013	\$4.13

- Your overall energy charges include:**
- \$0.60 franchise fees

Subtotal of your new charges		\$66.41
State tax	379 kWh x \$0.00030	\$0.11
<b>Your new charges</b>		<b>\$66.52</b>

- Additional information:**
- Service voltage: 240 volts

**Things you should know**

**Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).



Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

**Service account** 3-047-6261-76  
**Service address** 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399  
**Rotating outage** Group A010

Your cost varies by time of day

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am 9pm - 12am	12am - 8am 9pm - 12am
Super off peak	8am - 4pm	8am - 4pm

Usage kWh	Avg. cost	Total cost
Mid peak	185 kWh x \$0.23906 =	\$44.23
Off peak	584 kWh x \$0.13359 =	\$78.02
Super off peak	140 kWh x \$0.10548 =	\$14.77
<b>909 kWh</b>		<b>\$137.02</b> Energy Charges
		<b>\$11.16</b> Other credits/charges
		<b>\$148.18</b> Total

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Winter season demand (kW)

Your maximum demand reached this billing period is 4 kW Your maximum threshold demand is 20 kW  If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Winter demand reached by price period : Mid peak 4 kW 03/16/19 07:30pm-07:45pm Off peak 3 kW 03/27/19 06:15am-06:30am Super off peak 3 kW 03/21/19 11:00am-11:15am
--	---

To view your demand charges, please refer to the **Details of your new charges**.

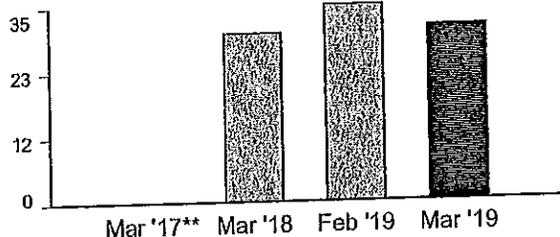
Your past and current electricity usage

For meter 222014-100259 from 03/05/19 to 04/03/19  
 Total electricity you used this month in kWh

909

Your next billing cycle will end on or about 05/03/19.

**Your daily average electricity usage (kWh)**



\* Irregular billing period  
 \*\* No data available

**Usage comparison**

	Mar '17**	Mar '18	Apr '18	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Total kWh used		966	834	907	1,272	760	1,163	1,109	906	947	1,010	949	1,122	909
Number of days		32	29	30	32	17	29	32	29	33	31	29	32	29
Appx. average kWh used/day		30	28	30	39	44	40	34	31	28	32	32	35	31

**Details of your new charges**

Your rate: TOU-GS-1-E  
 Billing period: 03/05/19 to 04/03/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

Energy-Winter			
Mid peak	185 kWh x \$0.10884	\$20.14	
Off peak	584 kWh x \$0.07101	\$41.47	
Super off peak	140 kWh x \$0.06535	\$9.15	
DWR bond charge	909 kWh x \$0.00503	\$4.57	
Customer charge	29 days x \$0.36200	\$10.50	
CA Climate Credit	909 kWh x -\$0.00453	-\$4.12	

**Your Delivery charges include:**

- \$11.39 transmission charges
- \$50.23 distribution charges
- \$0.05 nuclear decommissioning charges
- \$10.40 public purpose programs charge
- \$4.67 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	909 kWh x -\$0.00007	-\$0.06
SCE		
Energy-Winter		
Mid peak	185 kWh x \$0.13022	\$24.09
Off peak	584 kWh x \$0.06258	\$36.55
Super off peak	140 kWh x \$0.04013	\$5.62

**Your Generation charges include:**

- \$0.44 competition transition charge
- \$1.35 franchise fees

**Your overall energy charges include:**

- Service voltage: 240 volts

Subtotal of your new charges		\$147.91
State tax	909 kWh x \$0.00030	\$0.27
<b>Your new charges</b>		<b>\$148.18</b>

**Things you should know**

**Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).



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AUGUSTA HOMES INC. / Page 7 of 8

Service account 3-047-6261-84  
 Service address 12995 6TH ST HM3  
 YUCAIPA, CA 92399

Rotating outage Group A010

## Your cost varies by time of day



## Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	4pm - 9pm	4pm - 9pm
Off peak	12am - 8am	12am - 8am
	9pm - 12am	9pm - 12am
Super off peak	8am - 4pm	8am - 4pm



## Usage

kWh



## Avg. cost



## Total cost

Mid peak	0 kWh	x	\$0.00000	=	\$0.00
Off peak	0 kWh	x	\$0.00000	=	\$0.00
Super off peak	0 kWh	x	\$0.00000	=	\$0.00
	0 kWh				\$0.00 Energy Charges
					\$10.50 Other credits/charges
					<b>\$10.50 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

## Winter season demand (kW)

Your maximum demand reached this billing period is 0 kW  
 Your maximum threshold demand is 20 kW

## Maximum Winter demand reached by price period :

Mid peak 0 kW  
 Off peak 0 kW  
 Super off peak 0 kW

If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

To view your demand charges, please refer to the **Details of your new charges**.

## Your past and current electricity usage

For meter 222014-100260 from 03/05/19 to 04/03/19  
 Total electricity you used this month in kWh

0

Your next billing cycle will end on or about 05/03/19.

**Usage comparison**

	Mar '17	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	30	29	32	29	30	29	32	29	29	33	31	29	32	29
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Details of your new charges**

Your rate: TOU-GS-1-E

Billing period: 03/05/19 to 04/03/19 (29 days)

**Delivery charges - Cost to deliver your electricity**

Customer charge 29 days x \$0.36200

\$10.50

Subtotal of your new charges

\$10.50

**Your new charges**

\$10.50

**Your Delivery charges include:**

- \$10.50 distribution charges

**Your overall energy charges include:**

- \$0.10 franchise fees

**Additional information:**

- Service voltage: 240 volts

**Things you should know****Curious about demand?**

Demand is measured in kilowatts (kW) and is the level at which energy is used in a given period of time. For more information, please visit [sce.com/demand](http://sce.com/demand).



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# Your electricity bill

MAR 21 2019 HAVEN MANAGEMENT SERVICES, INC / Page 1 of 4

**Customer account**  
2-41-048-1907

**Rotating outage**  
Group A010

**Amount due \$13.71**  
**Due by 04/08/19**

**Service account**  
3-048-6234-81  
12995 6TH ST SPC 4  
YUCAIPA, CA 92399

**Date bill prepared**  
03/19/19

## Your account summary

Previous Balance	\$14.16
Payment Received 02/28/19	-\$14.16
Balance forward	\$0.00
Your new charges	\$13.71
<b>Total amount you owe by 04/08/19</b>	<b>\$13.71</b>

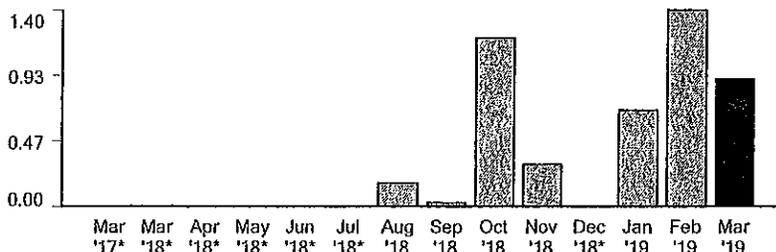
## Your past and current electricity usage

For meter 222014-101221 from 02/14/19 to 03/18/19  
Total electricity you used this month in kWh

Your next billing cycle will end on or about 04/16/19.  
29

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: N/A      This year: 0.91



*Handwritten notes:*  
SOL 6/19  
VUM 5144 13.71  
cy

\* No data available

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 02/14/19 to 03/18/19 (32 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	32 days x \$0.03100	\$0.99
Energy-Winter		
Tier 1 (100% of baseline)	14 kWh x \$0.08958	\$1.25
Tier 1 (100% of baseline)	15 kWh x \$0.09505	\$1.43
DWR bond charge	29 kWh x \$0.00503	\$0.15
Bal of minimum charge		\$7.40

### Your Delivery charges include:

- \$0.43 transmission charges
- \$10.83 distribution charges
- -\$0.76 conservation incentive adjustment
- \$0.39 public purpose programs charge
- \$0.17 new system generation charge

### Generation charges - Cost to generate your electricity

SCE

Energy-Winter		
Tier 1 (100% of baseline)	14 kWh x \$0.08470	\$1.19
Tier 1 (100% of baseline)	15 kWh x \$0.08570	\$1.29

### Your Generation charges include:

- \$0.02 competition transition charge

Subtotal of your new charges		\$13.70
State tax	29 kWh x \$0.00030	\$0.01

### Your overall energy charges include:

- \$0.12 franchise fees

**Your new charges** **\$13.71**

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 550.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>29 kWh</b>	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	29 kWh	0 kWh	0 kWh
	\$0.18/kWh	\$0.23/kWh	\$0.41/kWh
	<b>Your Total Usage</b> 29 kWh		
High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			

## Things you should know

**You may notice a change in your billing statement....**

EFFECTIVE 3/01/2019, THE BILLING RATES USED TO CALCULATE your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).

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# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 4

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$58.11**  
**Due by 04/04/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
03/16/19

## Your account summary

Previous Balance	\$53.54
Payment Received 02/28/19	-\$53.54
Balance forward	\$0.00
Your new charges	\$58.11
<b>Total amount you owe by 04/04/19</b>	<b>\$58.11</b>

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## Your past and current electricity usage

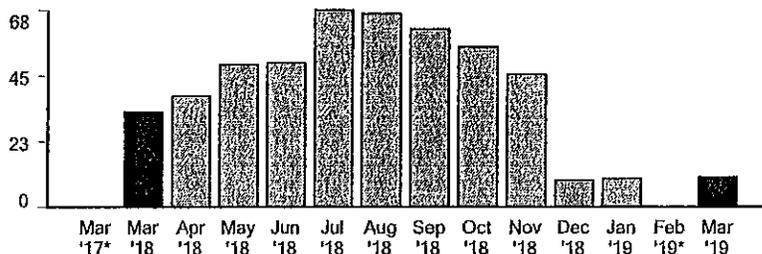
For meter 222014-101203 from 02/13/19 to 03/15/19  
Total electricity you used this month in kWh

315

Your next billing cycle will end on or about 04/15/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: 32.97      This year: 10.50



300.600  
VVM 5144 58.11  
cy

\* No data available

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AUGUSTA HOMES INC / Page 3 of 4

## Details of your new charges

Your rate: DOMESTIC

Billing period: 02/13/19 to 03/15/19 (30 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	217 kWh x \$0.08958	\$19.44
Tier 1 (100% of baseline)	98 kWh x \$0.09505	\$9.31
DWR bond charge	315 kWh x \$0.00503	\$1.58

### Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	315 kWh x -\$0.00007	-\$0.02
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	217 kWh x \$0.08470	\$18.38
Tier 1 (100% of baseline)	98 kWh x \$0.08570	\$8.40

Subtotal of your new charges		\$58.02
State tax	315 kWh x \$0.00030	\$0.09
<b>Your new charges</b>		<b>\$58.11</b>

### Your Delivery charges include:

- \$4.70 transmission charges
- \$27.46 distribution charges
- \$0.02 nuclear decommissioning charges
- -\$8.62 conservation incentive adjustment
- \$4.14 public purpose programs charge
- \$1.84 new system generation charge

### Your Generation charges include:

- \$0.24 competition transition charge

### Your overall energy charges include:

- \$0.53 franchise fees

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 516.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>315 kWh</b>	Tier 1	Tier 2	High Usage Charge
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	315 kWh	0 kWh	0 kWh
	\$0.18/kWh	\$0.23/kWh	\$0.41/kWh
	<b>Your Total Usage</b> <b>315 kWh</b>  High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>		

## Things you should know

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Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 10

Customer Account  
2-40-412-6518

Date bill prepared  
03/06/19

**Amount due \$285.54**  
**Due by 03/25/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

## Your account summary

Previous Balance	\$258.04
Payment Received 02/12/19	-\$258.04
Balance forward	\$0.00
Your new charges	\$285.54
<b>Total amount you owe by 03/25/19</b>	<b>\$285.54</b>

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	02/01/19 to 03/05/19	TOU-GS-1-A	\$83.61
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	02/01/19 to 03/05/19	TOU-GS-1-A	\$177.91
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	02/01/19 to 03/05/19	TOU-GS-1-A	\$24.02
				<b>\$285.54</b>

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5400  
www.sce.com \$285.54  
cy

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## Things you should know

### ***You may notice a change in your billing statement.....***

*EFFECTIVE 3/01/2019, THE BILLING RATES USED TO CALCULATE your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).*

### ***You Received a California Climate Credit***

*California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).*

Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day



Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	8am - 9pm	
Off peak	12am - 8am 9pm - 12am	All hours



Usage



Avg. cost



Total cost

Mid peak	140 kWh	x \$0.14479	=	\$20.27
Off peak	294 kWh	x \$0.13269	=	\$39.01
	434 kWh			\$59.28 Energy Charges
				\$24.33 Other credits/charges
				<b>\$83.61 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Winter season demand (kW)

Your maximum demand reached this billing period is 2 kW  
 Your maximum threshold demand is 20 kW

If you exceeded 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.

Maximum Winter demand reached by price period :  
 Mid peak 2 kW 02/07/19 08:45pm-09:00pm  
 Off peak 2 kW 02/07/19 09:00pm-09:15pm

To view your demand charges, please refer to the **Details of your new charges**

Your past and current electricity usage

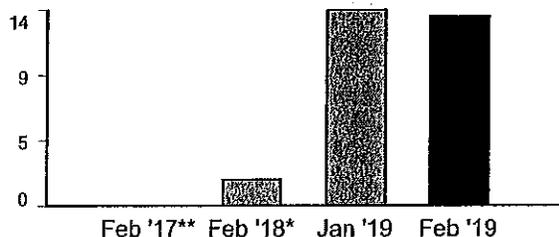
For meter 222014-126132 from 02/01/19 to 03/05/19  
 Total electricity you used this month in kWh

434

Your next billing cycle will end on or about 04/03/19.



## Your daily average electricity usage (kWh)



\* Irregular billing period

\*\* No data available

**Your monthly usage may be higher than usual...**  
Based on your historical usage pattern, your monthly usage is trending higher than normal. As a result, you may notice an increase in your bill. If you would like information on tips and programs that can help you lower your energy usage and your bill, please visit [www.sce.com/billhelper](http://www.sce.com/billhelper).

## Usage comparison

	Feb '17 **	Feb '18 *	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Total kWh used		85	368	363	369	392	207	335	362	335	372	378	405	434
Number of days		45	32	29	30	32	17	29	32	29	33	31	29	32
Appx. average kWh used/day		1	11	12	12	12	12	11	11	11	11	12	13	13

## Details of your new charges

Your rate: TOU-GS-1-A

Billing period: 02/01/19 to 03/05/19 (32 days)

## Delivery charges - Cost to deliver your electricity

## Energy-Winter

Mid peak	127 kWh x \$0.06666	\$8.47
Off peak	250 kWh x \$0.06666	\$16.67
Mid peak	13 kWh x \$0.07048	\$0.92
Off peak	44 kWh x \$0.05470	\$2.41
DWR bond charge	434 kWh x \$0.00503	\$2.18
Customer charge	28 days x \$0.80600	\$22.57
Customer charge	4 days x \$0.36200	\$1.45
CA Climate Credit	434 kWh x -\$0.00453	-\$1.97

## Your Delivery charges include:

- \$5.44 transmission charges
- \$37.63 distribution charges
- \$0.02 nuclear decommissioning charges
- \$4.86 public purpose programs charge
- \$2.36 new system generation charge

## Generation charges - Cost to generate your electricity

## DWR

DWR energy credit	434 kWh x -\$0.00007	-\$0.03
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## SCE

## Energy-Winter

Mid peak	127 kWh x \$0.07812	\$9.92
Off peak	250 kWh x \$0.06798	\$17.00
Mid peak	13 kWh x \$0.07405	\$0.96
Off peak	44 kWh x \$0.06666	\$2.93

## Your Generation charges include:

- \$0.21 competition transition charge

## Your overall energy charges include:

- \$0.76 franchise fees

## Additional information:

- Service voltage: 240 volts

Subtotal of your new charges		\$83.48
State tax	434 kWh x \$0.00030	\$0.13
<b>Your new charges</b>		<b>\$83.61</b>

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399

Rotating outage Group A010

Your cost varies by time of day

Winter cost periods (Oct 01-May 31)

	Weekdays	Weekends & Holidays
Mid peak	8am - 9pm	
Off peak	12am - 8am 9pm - 12am	All hours

Usage	Avg. cost	Total cost
Mid peak	336 kWh x \$0.14473 =	\$48.63
Off peak	786 kWh x \$0.13288 =	\$104.44
1122 kWh		\$153.07 Energy Charges
		\$24.84 Other credits/charges
		<b>\$177.91 Total</b>

Costs are rounded and include delivery and generation charges. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges.**

Winter season demand (kW)

Your maximum demand reached this billing period is 4 kW Your maximum threshold demand is 20 kW  If you exceeded 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	Maximum Winter demand reached by price period : Mid peak 4 kW 02/04/19 09:45am-10:00am Off peak 3 kW 02/27/19 03:45am-04:00am
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To view your demand charges, please refer to the **Details of your new charges**

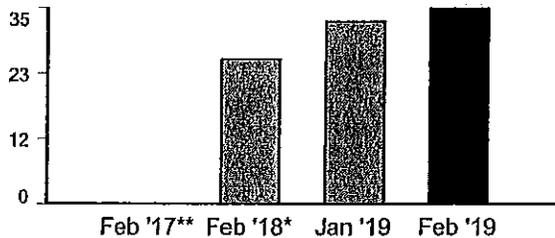
Your past and current electricity usage

For meter 222014-100259 from 02/01/19 to 03/05/19  
 Total electricity you used this month in kWh

1,122

Your next billing cycle will end on or about 04/03/19.

## Your daily average electricity usage (kWh)



**Your monthly usage may be higher than usual...**  
Based on your historical usage pattern, your monthly usage is trending higher than normal. As a result, you may notice an increase in your bill. If you would like information on tips and programs that can help you lower your energy usage and your bill, please visit [www.sce.com/billhelper](http://www.sce.com/billhelper).

\* Irregular billing period  
\*\* No data available

## Usage comparison

	Feb '17 **	Feb '18 *	Mar '18	Apr '18	May '18	Jun '18	Jul '18 *	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Total kWh used		882	966	834	907	1,272	760	1,163	1,109	906	947	1,010	949	1,122
Number of days		34	32	29	30	32	17	29	32	29	33	31	29	32
Appx. average kWh used/day		25	30	28	30	39	44	40	34	31	28	32	32	35

## Details of your new charges

Your rate: TOU-GS-1-A

Billing period: 02/01/19 to 03/05/19 (32 days)

## Delivery charges - Cost to deliver your electricity

## Energy-Winter

Mid peak	308 kWh x \$0.06666	\$20.53
Off peak	682 kWh x \$0.06666	\$45.46
Mid peak	28 kWh x \$0.07048	\$1.97
Off peak	104 kWh x \$0.05470	\$5.69
DWR bond charge	1,122 kWh x \$0.00503	\$5.64
Customer charge	28 days x \$0.80600	\$22.57
Customer charge	4 days x \$0.36200	\$1.45
CA Climate Credit	1,122 kWh x -\$0.00453	-\$5.08

## Your Delivery charges include:

- \$14.04 transmission charges
- \$59.32 distribution charges
- \$0.06 nuclear decommissioning charges
- \$12.57 public purpose programs charge
- \$6.07 new system generation charge

## Generation charges - Cost to generate your electricity

## DWR

DWR energy credit	1,122 kWh x -\$0.00007	-\$0.08
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## SCE

## Energy-Winter

Mid peak	308 kWh x \$0.07812	\$24.06
Off peak	682 kWh x \$0.06798	\$46.36
Mid peak	28 kWh x \$0.07405	\$2.07
Off peak	104 kWh x \$0.06666	\$6.93

## Your Generation charges include:

- \$0.54 competition transition charge

## Your overall energy charges include:

- \$1.62 franchise fees

## Additional information:

- Service voltage: 240 volts

Subtotal of your new charges		\$177.57
State tax	1,122 kWh x \$0.00030	\$0.34
<b>Your new charges</b>		<b>\$177.91</b>





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AUGUSTA HOMES INC. / Page 9 of 10

## Details of your new charges

Your rate: TOU-GS-1-A

Billing period: 02/01/19 to 03/05/19 (32 days)

### Delivery charges - Cost to deliver your electricity

Customer charge	28 days x \$0.80600	\$22.57
Customer charge	4 days x \$0.36200	\$1.45

Subtotal of your new charges	\$24.02
------------------------------	---------

<b>Your new charges</b>	<b>\$24.02</b>
-------------------------	----------------

### Your Delivery charges include:

- \$24.02 distribution charges

### Your overall energy charges include:

- \$0.22 franchise fees

### Additional information:

- Service voltage: 240 volts





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# Your electricity bill

**Customer account**  
2-41-048-1907

**Rotating outage**  
Group A010

**Amount due \$14.16**  
**Due by 03/06/19**

**Service account**  
3-048-6234-81  
12995 6TH ST SPC 4  
YUCAIPA, CA 92399

**Date bill prepared**  
02/15/19

FEB 15 2019

## Your account summary

Previous Balance	\$11.83
Payment Received 01/29/19	-\$11.83
Balance forward	\$0.00
Your new charges	\$14.16
<b>Total amount you owe by 03/06/19</b>	<b>\$14.16</b>

50260  
Wm 5144 17216  
CUG

## Get a discount on your bill every month

Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit [sce.com/careandfera](http://sce.com/careandfera) or call 1-800-798-5723 (TTY 1-800-352-8580).

## Recibe un descuento en tu factura cada mes

Si cumples los requisitos de ingresos, podrías recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener más información, visita [sce.com/careandfera](http://sce.com/careandfera) o llama al 1-800-798-5723 (TTY 1-800-352-8580).

## Your past and current electricity usage

For meter 222014-101221 from 01/15/19 to 02/14/19  
**Total electricity you used this month in kWh**

42

Your next billing cycle will end on or about 03/18/19.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

(14-574) Tear here

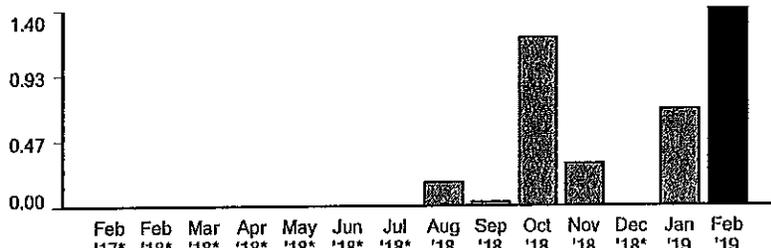
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**Your daily average electricity usage (kWh)**

2 Years ago: N/A      Last year: N/A      This year: 1.40



\* No data available

**Details of your new charges**

Your rate: DOMESTIC  
Billing period: 01/15/19 to 02/14/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	42 kWh x \$0.08958	\$3.76
DWR bond charge	42 kWh x \$0.00503	\$0.21
Bal of minimum charge		\$5.69

**Your Delivery charges include:**

- \$0.62 transmission charges
- \$10.17 distribution charges
- -\$1.21 conservation incentive adjustment
- \$0.54 public purpose programs charge
- \$0.24 new system generation charge

**Generation charges - Cost to generate your electricity**

SCE

Energy-Winter		
Tier 1 (100% of baseline)	42 kWh x \$0.08470	\$3.56

**Your Generation charges include:**

- \$0.03 competition transition charge

Subtotal of your new charges		\$14.15
State tax	42 kWh x \$0.00030	\$0.01

**Your overall energy charges include:**

- \$0.13 franchise fees

**Your new charges \$14.16**

**Additional information:**

- Service voltage: 240 volts
- Your winter baseline allowance: 522.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>42 kWh</b>	Tier 1 42 kWh	Tier 2 0 kWh	High Usage Charge 0 kWh
<p><b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	\$0.18/kWh	\$0.23/kWh	\$0.40/kWh
	<p><b>Your Total Usage</b> 42 kWh</p> <p style="text-align: center;">High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>		



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# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 6

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$53.54**  
**Due by 03/05/19**

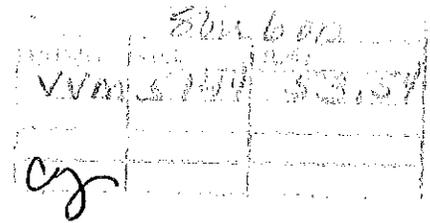
**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
02/14/19

FEB 15 2019

## Your account summary

Previous Balance	\$18.10
Payment Received 01/29/19	-\$18.10
Balance forward	\$0.00
Your new charges	\$53.54
<b>Total amount you owe by 03/05/19</b>	<b>\$53.54</b>



## Get a discount on your bill every month

Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit [sce.com/careandfera](http://sce.com/careandfera) or call 1-800-798-5723 (TTY 1-800-352-8580).

## Recibe un descuento en tu factura cada mes

Si cumples los requisitos de ingresos, podrías recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener más información, visita [sce.com/careandfera](http://sce.com/careandfera) o llama al 1-800-798-5723 (TTY 1-800-352-8580).

## Your past and current electricity usage

For meter 222014-101203 from 01/14/19 to 02/13/19  
**Total electricity you used this month in kWh**

293

Your next billing cycle will end on or about 03/15/19.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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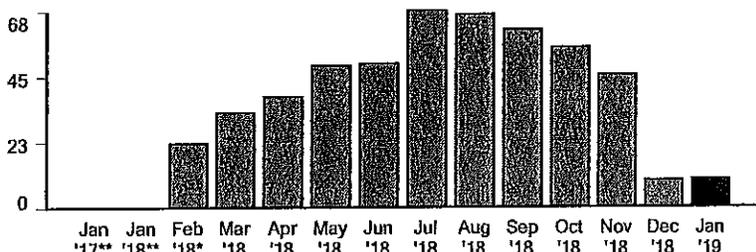
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**Your daily average electricity usage (kWh)**

2 Years ago: N/A      Last year: N/A      This year: 9.77



\* Irregular billing period  
\*\* No data available

**Details of your new charges**

Your rate: DOMESTIC  
Billing period: 01/14/19 to 02/13/19 (30 days)

**Delivery charges - Cost to deliver your electricity**

Basic charge	30 days x \$0.03100	\$0.93
Energy-Winter		
Tier 1 (100% of baseline)	293 kWh x \$0.08958	\$26.25
DWR bond charge	293 kWh x \$0.00503	\$1.47

**Your Delivery charges include:**

- \$4.36 transmission charges
- \$25.67 distribution charges
- \$0.01 nuclear decommissioning charges
- -\$8.45 conservation incentive adjustment
- \$3.77 public purpose programs charge
- \$1.68 new system generation charge

**Generation charges - Cost to generate your electricity**

DWR		
DWR energy credit	293 kWh x -\$0.00007	-\$0.02
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	293 kWh x \$0.08470	\$24.82

**Your Generation charges include:**

- \$0.22 competition transition charge

Subtotal of your new charges		\$53.45
State tax	293 kWh x \$0.00030	\$0.09

**Your new charges** **\$53.54**

**Your overall energy charges include:**

- \$0.49 franchise fees

**Additional information:**

- Service voltage: 240 volts
- Your winter baseline allowance: 522.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>293 kWh</b>	Tier 1 293 kWh	Tier 2 0 kWh	High Usage Charge 0 kWh
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	\$0.18/kWh	\$0.23/kWh	\$0.40/kWh
	<b>Your Total Usage</b> 293 kWh		
High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>			



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For billing and service inquiries  
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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 10

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
02/02/19

**Amount due \$258.04**  
**Due by 02/21/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

FEB 03 2019

## Your account summary

Previous Balance	\$269.24
Payment Received 01/15/19	-\$269.24
Balance forward	\$0.00
Your new charges	\$258.04
<b>Total amount you owe by 02/21/19</b>	<b>\$258.04</b>

AMOUNT	500.000
DATE	02/02/19
AMOUNT	258.04
<i>Cy</i>	

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	01/03/19 to 02/01/19	TOU-GS-1-A	\$79.60
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	01/03/19 to 02/01/19	TOU-GS-1-A	\$155.07
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	01/03/19 to 02/01/19	TOU-GS-1-A	\$23.37
				<b>\$258.04</b>

## Things you should know

### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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**Service account** 3-047-6261-69  
**Service address** 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399  
**Rotating outage** Group A010

## Your past and current electricity usage

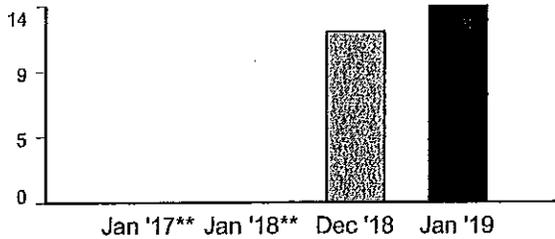
For meter 222014-126132 from 01/03/19 to 02/01/19  
**Total electricity you used this month in kWh** 405

Your next billing cycle will end on or about 03/05/19.

Maximum demand is 2 kW

	Electricity (kWh)	Demand (kW)	
Winter Season			
Mid peak	138	2	(01/21/19 17:15 to 17:30)
Off peak	267	1	(01/26/19 13:30 to 13:45)
<b>Total</b>	<b>405</b>		

### Your daily average electricity usage (kWh)



\* Irregular billing period  
 \*\* No data available

### Usage comparison

	Jan '17**	Jan '18**	Feb '18*	Mar '18	Apr '18	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Total kWh used			85	368	363	369	392	207	335	362	335	372	378	405
Number of days			45	32	29	30	32	17	29	32	29	33	31	29
Appx. average kWh used/day			1	11	12	12	12	12	11	11	11	11	12	13

## Details of your new charges

Your rate: TOU-GS-1-A  
 Billing period: 01/03/19 to 02/01/19 (29 days)

### Delivery charges - Cost to deliver your electricity

<b>Energy-Winter</b>	
Mid peak	138 kWh x \$0.06666
Off peak	267 kWh x \$0.06666
DWR bond charge	405 kWh x \$0.00503
Customer charge	29 days x \$0.80600
CA Climate Credit	405 kWh x -\$0.00453

### Your Delivery charges include:

- \$5.08 transmission charges
- \$36.53 distribution charges
- \$0.02 nuclear decommissioning charges
- \$4.52 public purpose programs charge
- \$2.21 new system generation charge

### Generation charges - Cost to generate your electricity

<b>DWR</b>	
DWR energy credit	405 kWh x -\$0.00007
SCE	
Energy-Winter	

### Your Generation charges include:

- \$0.19 competition transition charge

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**Details of your new charges** (continued)

Mid peak	138 kWh x \$0.07812	\$10.78
Off peak	267 kWh x \$0.06798	\$18.15
<hr/>		
Subtotal of your new charges		\$79.48
State tax	405 kWh x \$0.00030	\$0.12
<hr/>		
Your new charges		\$79.60

**Your overall energy charges include:**

- \$0.72 franchise fees

**Additional information:**

- Service voltage: 240 volts



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AUGUSTA HOMES INC. / Page 5 of 10

**Service account** 3-047-6261-76  
**Service address** 12995 6TH ST BLDG C HM2  
YUCAIPA, CA 92399

**Rotating outage** Group A010

## Your past and current electricity usage

For meter 222014-100259 from 01/03/19 to 02/01/19  
**Total electricity you used this month in kWh**

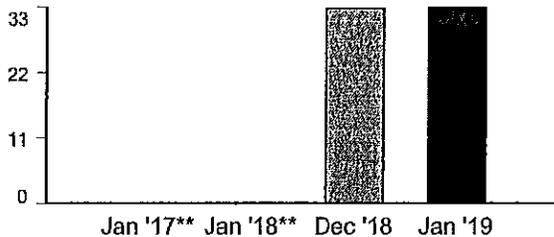
**949**

Your next billing cycle will end on or about 03/05/19.

	Electricity (kWh)	Demand (kW)	
<b>Winter Season</b>			
Mid peak	320	4	(01/17/19 11:00 to 11:15)
Off peak	629	3	(01/13/19 17:15 to 17:30)
<b>Total</b>	<b>949</b>		

Maximum demand is 4 kW

### Your daily average electricity usage (kWh)



\* Irregular billing period  
\*\* No data available

### Usage comparison

	Jan '17**	Jan '18**	Feb '18*	Mar '18	Apr '18	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Total kWh used			882	966	834	907	1,272	760	1,163	1,109	906	947	1,010	949
Number of days			34	32	29	30	32	17	29	32	29	33	31	29
Appx. average kWh used/day			25	30	28	30	39	44	40	34	31	28	32	32

## Details of your new charges

Your rate: TOU-GS-1-A  
Billing period: 01/03/19 to 02/01/19 (29 days)

### Delivery charges - Cost to deliver your electricity

<b>Energy-Winter</b>		
Mid peak	320 kWh x \$0.06666	\$21.33
Off peak	629 kWh x \$0.06666	\$41.93
DWR bond charge	949 kWh x \$0.00503	\$4.77
Customer charge	29 days x \$0.80600	\$23.37
CA Climate Credit	949 kWh x -\$0.00453	-\$4.30

### Your Delivery charges include:

- \$11.88 transmission charges
- \$54.18 distribution charges
- \$0.05 nuclear decommissioning charges
- \$10.60 public purpose programs charge
- \$5.18 new system generation charge

### Generation charges - Cost to generate your electricity

<b>DWR</b>		
DWR energy credit	949 kWh x -\$0.00007	-\$0.07
<b>SCE</b>		
<b>Energy-Winter</b>		

- ### Your Generation charges include:
- \$0.46 competition transition charge

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**Details of your new charges** (continued)

Mid peak	320 kWh x \$0.07812	\$25.00
Off peak	629 kWh x \$0.06798	\$42.76
Subtotal of your new charges		\$154.79
State tax	949 kWh x \$0.00030	\$0.28
Your new charges		\$155.07

**Your overall energy charges include:**

- \$1.41 franchise fees

**Additional information:**

- Service voltage: 240 volts



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AUGUSTA HOMES INC. / Page 7 of 10

**Service account** 3-047-6261-84  
**Service address** 12995 6TH ST HM3  
YUCAIPA, CA 92399

**Rotating outage** Group A010

## Your past and current electricity usage

For meter 222014-100260 from 01/03/19 to 02/01/19

**Total electricity you used this month in kWh**

0

Your next billing cycle will end on or about 03/05/19.

Maximum demand is 0 kW

	Electricity (kWh)	Demand (kW)
Winter Season		
Mid peak	0	0
Off peak	0	0
<b>Total</b>	<b>0</b>	

### Usage comparison

	Jan '17 **	Jan '18 *	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Total kWh used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of days	16	32	30	29	32	29	30	29	32	29	33	31	29	
Appx. average kWh used/day	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Details of your new charges

Your rate: TOU-GS-1-A

Billing period: 01/03/19 to 02/01/19 (29 days)

### Delivery charges - Cost to deliver your electricity

Customer charge 29 days x \$0.80600 \$23.37

Subtotal of your new charges \$23.37

**Your new charges \$23.37**

### Your Delivery charges include:

- \$23.37 distribution charges

### Your overall energy charges include:

- \$0.21 franchise fees

### Additional information:

- Service voltage: 240 volts





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# Your electricity bill

HAVEN MANAGEMENT SERVICES, INC / Page 1 of 4

**Customer account**  
2-41-048-1907

**Rotating outage**  
Group A010

**Amount due \$11.83**  
**Due by 02/04/19**

**Service account**  
3-048-6234-81  
12995 6TH ST SPC 4  
YUCAIPA, CA 92399

**Date bill prepared**  
01/16/19

## Your account summary

JAN 17 2019

Credit from previous billing	-\$1.08
Credit balance	-\$1.08
Your new charges	\$12.91
<b>Total amount you owe by 02/04/19</b>	<b>\$11.83</b>



## Your past and current electricity usage

For meter 222014-101221 from 12/14/18 to 01/15/19  
Total electricity you used this month in kWh

22

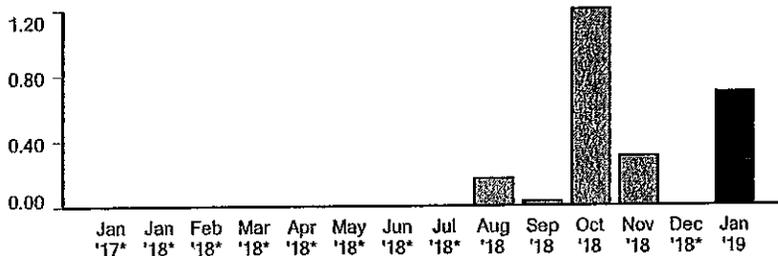
Your next billing cycle will end on or about 02/14/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A

Last year: N/A

This year: 0.69



\* No data available

DATE	01/17/19	AMT	11.83
DATE	01/18/19	AMT	0.00
DATE	01/19/19	AMT	0.00
DATE	01/20/19	AMT	0.00
DATE	01/21/19	AMT	0.00
DATE	01/22/19	AMT	0.00
DATE	01/23/19	AMT	0.00
DATE	01/24/19	AMT	0.00
DATE	01/25/19	AMT	0.00
DATE	01/26/19	AMT	0.00
DATE	01/27/19	AMT	0.00
DATE	01/28/19	AMT	0.00
DATE	01/29/19	AMT	0.00
DATE	01/30/19	AMT	0.00
DATE	01/31/19	AMT	0.00

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 12/14/18 to 01/15/19 (32 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	32 days x \$0.03100	\$0.99
Energy-Winter		
Tier 1 (100% of baseline)	5 kWh x \$0.08393	\$0.42
Tier 1 (100% of baseline)	17 kWh x \$0.08958	\$1.52
DWR bond charge	5 kWh x \$0.00549	\$0.03
DWR bond charge	17 kWh x \$0.00503	\$0.09
Bal of minimum charge		\$7.99

### Your Delivery charges include:

- \$0.33 transmission charges
- \$10.84 distribution charges
- -\$0.67 conservation incentive adjustment
- \$0.28 public purpose programs charge
- \$0.13 new system generation charge

### Generation charges - Cost to generate your electricity

SCE		
Energy-Winter		
Tier 1 (100% of baseline)	22 kWh x \$0.08470	\$1.86
Subtotal of your new charges		\$12.90
State tax	17 kWh x \$0.00030	\$0.01

### Your Generation charges include:

- \$0.02 competition transition charge
- \$0.12 franchise fees

### Your new charges

\$12.91

### Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 557.0 kWh
- High Usage Charge applies to all usage above 400% of baseline allowance.

Your Total Usage: <b>22 kWh</b>	Tier 1 22 kWh	Tier 2 0 kWh	High Usage Charge 0 kWh
<b>Understanding Your Bill...</b> Your usage for the billing period falls into <b>Tier 1</b> . For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.	\$0.18/kWh	\$0.24/kWh	\$0.37/kWh
	Your Total Usage 22 kWh  High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a>		

## Things you should know

### You may notice a change in your billing statement....

Effective 1/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).



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[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC / Page 1 of 4

**Customer account**  
2-40-447-0031

**Rotating outage**  
Group A010

**Amount due \$18.10**  
**Due by 02/04/19**

**Service account**  
3-047-6729-55  
12995 6TH ST APT A  
YUCAIPA, CA 92399

**Date bill prepared**  
01/15/19

## Your account summary

Previous Balance	\$303.29
Payment Received 12/28/18	-\$303.29
Miscellaneous transfer	-\$36.00
Credit balance	-\$36.00
Your new charges	\$54.10
<b>Total amount you owe by 02/04/19</b>	<b>\$18.10</b>

JAN 7 2019



## Your past and current electricity usage

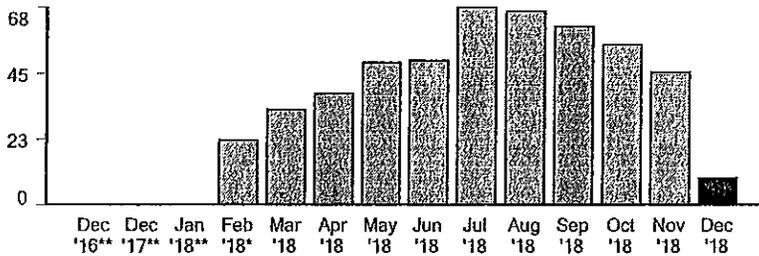
For meter 222014-101203 from 12/13/18 to 01/14/19  
Total electricity you used this month in kWh

301

Your next billing cycle will end on or about 02/13/19.

### Your daily average electricity usage (kWh)

2 Years ago: N/A      Last year: N/A      This year: 9.41



MEMORIAL	3011.00	
PROP	GL#	AMT
VVM	5194	18.10
<i>cy</i>		

\* Irregular billing period  
\*\* No data available

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

(14-574)

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## Details of your new charges

Your rate: DOMESTIC

Billing period: 12/13/18 to 01/14/19 (32 days)

### Delivery charges - Cost to deliver your electricity

Basic charge	32 days x \$0.03100	\$0.99
Energy-Winter		
Tier 1 (100% of baseline)	182 kWh x \$0.08393	\$15.28
Tier 1 (100% of baseline)	119 kWh x \$0.08958	\$10.66
DWR bond charge	182 kWh x \$0.00549	\$1.00
DWR bond charge	119 kWh x \$0.00503	\$0.60

- Your Delivery charges include:**
- \$4.65 transmission charges
  - \$26.46 distribution charges
  - \$0.02 nuclear decommissioning charges
  - -\$9.91 conservation incentive adjustment
  - \$3.88 public purpose programs charge
  - \$1.72 new system generation charge

### Generation charges - Cost to generate your electricity

DWR		
DWR energy credit	119 kWh x -\$0.00007	-\$0.01
SCE		
Energy-Winter		
Tier 1 (100% of baseline)	301 kWh x \$0.08470	\$25.49

- Your Generation charges include:**
- \$0.23 competition transition charge

Subtotal of your new charges		\$54.01
State tax	182 kWh x \$0.00029	\$0.05
State tax	119 kWh x \$0.00030	\$0.04
<b>Your new charges</b>		<b>\$54.10</b>

- Your overall energy charges include:**
- \$0.49 franchise fees

- Additional information:**
- Service voltage: 240 volts
  - Your winter baseline allowance: 557.0 kWh
  - High Usage Charge applies to all usage above 400% of baseline allowance.

<p>Your Total Usage: <b>301 kWh</b></p> <p><b>Understanding Your Bill...</b>                  Your usage for the billing period falls into Tier 1. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	<p>Tier 1</p> <p>301 kWh</p>	<p>Tier 2</p> <p>0 kWh</p>	<p>High Usage Charge</p> <p>0 kWh</p>
	\$0.18/kWh	\$0.24/kWh	\$0.37/kWh
	<p><b>Your Total Usage</b> 301 kWh</p> <p>High Usage Charge - Learn more at <a href="http://on.sce.com/highuse">on.sce.com/highuse</a></p>		

## Things you should know

### You may notice a change in your billing statement....

Effective 1/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).



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For billing and service inquiries  
1-800-990-7788  
[www.sce.com](http://www.sce.com)

# Your electricity bill

AUGUSTA HOMES INC. / Page 1 of 8

**Customer Account**  
2-40-412-6518

**Date bill prepared**  
01/04/19

**Amount due \$269.24**  
**Due by 01/23/19**

1910 S ARCHIBALD AVE STE S  
ONTARIO, CA 91761-8502

## Your account summary

Previous Balance	\$265.86
Payment Received 12/18/18	-\$265.86
Balance forward	\$0.00
Your new charges	\$269.24
<b>Total amount you owe by 01/23/19</b>	<b>\$269.24</b>

JAN 07 2019

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
3-047-6261-69	12995 6TH ST BLDG D HM1 YUCAIPA, CA	12/03/18 to 01/03/19	TOU-GS-1-A	\$77.91
3-047-6261-76	12995 6TH ST BLDG C HM2 YUCAIPA, CA	12/03/18 to 01/03/19	TOU-GS-1-A	\$166.34
3-047-6261-84	12995 6TH ST HM3 YUCAIPA, CA	12/03/18 to 01/03/19	TOU-GS-1-A	\$24.99
				<b>\$269.24</b>

SCE		
AMOUNT	CL#	AMT
269.24	5111	269.24
cy		

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

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AUGUSTA HOMES INC. / Page 3 of 8

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## Things you should know

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*Effective 1/01/2019, the billing rates used to calculate your bill have been modified. For more information, please visit [www.sce.com/bill\\_change](http://www.sce.com/bill_change).*

### ***You Received a California Climate Credit***

*California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [EnergyUpgradeCA.org/credit](http://EnergyUpgradeCA.org/credit).*

Service account 3-047-6261-69  
 Service address 12995 6TH ST BLDG D HM1  
 YUCAIPA, CA 92399

Rotating outage Group A010

## Your past and current electricity usage

For meter 222014-126132 from 12/03/18 to 01/03/19  
 Total electricity you used this month in kWh

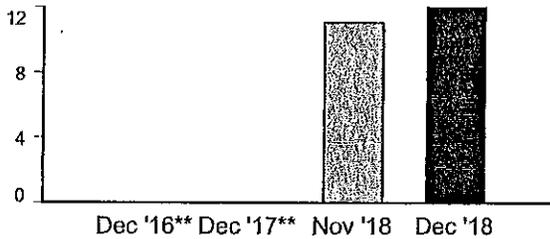
378

Your next billing cycle will end on or about 02/01/19.

	Electricity (kWh)	Demand (kW)	
Winter Season			
Mid peak	120	2	(12/24/18 16:15 to 16:30)
Off peak	258	1	(12/23/18 13:30 to 13:45)
<b>Total</b>	<b>378</b>		

Maximum demand is 2 kW

### Your daily average electricity usage (kWh)



\* Irregular billing period  
 \*\* No data available

### Usage comparison

	Dec '16**	Dec '17**	Jan '18**	Feb '18*	Mar '18	Apr '18	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Total kWh used				85	368	363	369	392	207	335	362	335	372	378
Number of days				45	32	29	30	32	17	29	32	29	33	31
Appx. average kWh used/day				1	11	12	12	12	12	11	11	11	11	12

## Details of your new charges

Your rate: TOU-GS-1-A

Billing period: 12/03/18 to 01/03/19 (31 days)

### Delivery charges - Cost to deliver your electricity

Energy-Winter

Mid peak	115 kWh x \$0.06766	\$7.78
Off peak	241 kWh x \$0.06766	\$16.31
Mid peak	5 kWh x \$0.06666	\$0.33
Off peak	17 kWh x \$0.06666	\$1.13
DWR bond charge	356 kWh x \$0.00549	\$1.95
DWR bond charge	22 kWh x \$0.00503	\$0.11
Customer charge	31 days x \$0.80600	\$24.99
CA Climate Credit	378 kWh x -\$0.00453	-\$1.71

### Your Delivery charges include:

- \$5.09 transmission charges
- \$37.27 distribution charges
- \$0.02 nuclear decommissioning charges
- \$4.23 public purpose programs charge
- \$2.07 new system generation charge

### Generation charges - Cost to generate your electricity

SCE

Energy-Winter

Mid peak	120 kWh x \$0.07812	\$9.37
Off peak	258 kWh x \$0.06798	\$17.54

### Your Generation charges include:

- \$0.18 competition transition charge

### Your overall energy charges include:

- \$0.71 franchise fees

Subtotal of your new charges

\$77.80

### Additional information:

- Service voltage: 240 volts

(Continued on next page)



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AUGUSTA HOMES INC. / Page 5 of 8

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**Details of your new charges (continued)**

State tax	356 kWh x \$0.00029	\$0.10
State tax	22 kWh x \$0.00030	\$0.01
<b>Your new charges</b>		<b>\$77.91</b>

Service account 3-047-6261-76  
 Service address 12995 6TH ST BLDG C HM2  
 YUCAIPA, CA 92399  
 Rotating outage Group A010

## Your past and current electricity usage

For meter 222014-100259 from 12/03/18 to 01/03/19  
 Total electricity you used this month in kWh

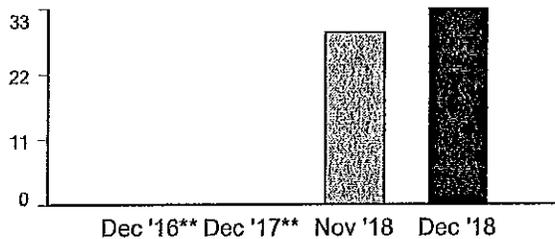
1,010

Your next billing cycle will end on or about 02/01/19.

Maximum demand is 4 kW

	Electricity (kWh)	Demand (kW)	
Winter Season			
Mid peak	312	4	(12/06/18 09:30 to 09:45)
Off peak	698	2	(12/12/18 01:00 to 01:15)
<b>Total</b>	<b>1,010</b>		

### Your daily average electricity usage (kWh)



\* Irregular billing period  
 \*\* No data available

### Usage comparison

	Dec '16**	Dec '17**	Jan '18**	Feb '18*	Mar '18	Apr '18	May '18	Jun '18	Jul '18*	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Total kWh used				882	966	834	907	1,272	760	1,163	1,109	906	947	1,010
Number of days				34	32	29	30	32	17	29	32	29	33	31
Appx. average kWh used/day				25	30	28	30	39	44	40	34	31	28	32

## Details of your new charges

Your rate: TOU-GS-1-A  
 Billing period: 12/03/18 to 01/03/19 (31 days)

### Delivery charges - Cost to deliver your electricity

Category	Description	Amount
Energy-Winter	Mid peak	296 kWh x \$0.06766
	Off peak	655 kWh x \$0.06766
	Mid peak	16 kWh x \$0.06666
	Off peak	43 kWh x \$0.06666
	DWR bond charge	951 kWh x \$0.00549
	DWR bond charge	59 kWh x \$0.00503
Customer charge	31 days x \$0.80600	
CA Climate Credit	1,010 kWh x -\$0.00453	
		<b>\$20.03</b>
		<b>\$44.32</b>
		<b>\$1.07</b>
		<b>\$2.87</b>
		<b>\$5.22</b>
		<b>\$0.30</b>
		<b>\$24.99</b>
		<b>-\$4.58</b>

### Your Delivery charges include:

- \$13.60 transmission charges
- \$57.78 distribution charges
- \$0.05 nuclear decommissioning charges
- \$11.29 public purpose programs charge
- \$5.51 new system generation charge

### Generation charges - Cost to generate your electricity

Category	Description	Amount
SCE	Mid peak	312 kWh x \$0.07812
	Off peak	698 kWh x \$0.06798
		<b>\$24.37</b>
		<b>\$47.45</b>

- ### Your Generation charges include:
- \$0.48 competition transition charge

- ### Your overall energy charges include:
- \$1.51 franchise fees

Subtotal of your new charges \$166.04

### Additional information:

- Service voltage: 240 volts

(Continued on next page)



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AUGUSTA HOMES INC. / Page 7 of 8

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**Details of your new charges** (continued)

State tax	951 kWh x \$0.00029	\$0.28
State tax	59 kWh x \$0.00030	\$0.02
<b>Your new charges</b>		<b>\$166.34</b>

Service account 3-047-6261-84  
 Service address 12995 6TH ST HM3  
 YUCAIPA, CA 92399

Rotating outage Group A010

### Your past and current electricity usage

For meter 222014-100260 from 12/03/18 to 01/03/19

Your next billing cycle will end on or about 02/01/19.

Total electricity you used this month in kWh **0**

Maximum demand is 0 kW

	Electricity (kWh)	Demand (kW)
Winter Season		
Mid peak	0	0
Off peak	0	0
<b>Total</b>	<b>0</b>	

### Usage comparison

	Dec '16	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Total kWh used			0	0	0	0	0	0	0	0	0	0	0	0
Number of days			16	32	30	29	32	29	30	29	32	29	33	31
Appx. average kWh used/day			0	0	0	0	0	0	0	0	0	0	0	0

### Details of your new charges

Your rate: TOU-GS-1-A

Billing period: 12/03/18 to 01/03/19 (31 days)

#### Delivery charges - Cost to deliver your electricity

Customer charge 31 days x \$0.80600 **\$24.99**

**Your Delivery charges include:**

- \$24.99 distribution charges

Subtotal of your new charges **\$24.99**

Your new charges **\$24.99**

**Your overall energy charges include:**

- \$0.23 franchise fees

**Additional information:**

- Service voltage: 240 volts

# Attachment # 4

**Augusta Homes  
Transaction Report**  
January 2013 - December 2018

		5/47 mat.	35 yrs	Bond A - Allocation to park books started in 2016									
		5/22 mat.	10 yrs	Bond B Taxable Subordinate Bond Used for COI (Cost of Issuance) - Fees									
Transaction	Date	Num	Name	Account	Split	Amount	Balance	Hacienda	Villa M	Monterey	Valley View	Valley View	Valley View
Type			Memo/Description		Spaces			204	97	140	75	Total By Year	Allocation
								40%	19%	27%	15%		33%
7017 Non-Park Interest Expense						516							
Corporate-ADLLC						100%							
05/31/2013	Journal Entry	209	Debt Service Interest Payment Bond B May 2013	7017 Non-Park Interest Expense	-Split-	22,568.75	22,568.75	8,922.53	4,242.58	6,123.30	3,280.34		2013
05/31/2013	Journal Entry	209	May 15, 2013 Debt Service Payment Interest A	7017 Non-Park Interest Expense	-Split-	452,977.50	475,546.25	179,084.13	85,152.75	122,900.87	65,839.75	68,827.58	22,943
11/30/2013	Journal Entry	264	Payment debt service due 5-15-13 interest	7017 Non-Park Interest Expense	-Split-	450,552.50	926,098.75	8,126.89	3,864.26	5,577.28	2,987.83	6,656.17	2,089
11/30/2013	Journal Entry	264	debt service due 5-15-13 interest	7017 Non-Park Interest Expense	-Split-	20,556.25	946,655.00	8,126.89	3,864.26	5,577.28	2,987.83		
12/31/2013	Journal Entry	298	to true up accrued interest at year end	7017 Non-Park Interest Expense	-Split-	-51,834.74	894,820.26						
05/31/2014	Journal Entry	369	Interest Payment 5-15-14	7017 Non-Park Interest Expense	-Split-	450,552.50	1,345,372.76	178,125.41	84,596.88	122,242.93	65,487.28		2014
05/31/2014	Journal Entry	389	Interest debt service bond b due 5-15-14	7017 Non-Park Interest Expense	-Split-	20,556.25	1,365,929.01	8,126.89	3,864.26	5,577.28	2,987.83	68,824.38	22,741
11/30/2014	Journal Entry	443	Debt Service Payment 11-15-14 Interest	7017 Non-Park Interest Expense	-Split-	447,702.50	1,813,631.51	7,444.91	3,539.98	5,109.25	2,737.10	5,724.93	1,908
11/30/2014	Journal Entry	443	Debt Service Due 11-15-14 Interest	7017 Non-Park Interest Expense	-Split-	18,831.25	1,832,462.76	7,444.91	3,539.98	5,109.25	2,737.10		
12/31/2014	Journal Entry	1461	True-up accrued interest	7017 Non-Park Interest Expense	-Split-	-440.83	1,832,021.93						
05/31/2015	Journal Entry	533	5/15 Interest Payment Bond A	7017 Non-Park Interest Expense	-Split-	447,702.50	2,279,724.43	176,998.66	84,161.13	121,469.67	65,073.04		2015
05/31/2015	Journal Entry	533	5/15 Debt Service Payment Bond B Int	7017 Non-Park Interest Expense	-Split-	18,831.25	2,298,555.68	7,444.91	3,539.98	5,109.25	2,737.10	129,671.88	43,224
11/30/2015	Journal Entry	595	Interest Payment Due November 15 2015	7017 Non-Park Interest Expense	-Split-	444,440.00	2,742,995.68	175,708.84	83,547.83	120,584.50	64,598.84	5,202.98	1,734
11/30/2015	Journal Entry	595	Interest Payment Ser B 11/15/15	7017 Non-Park Interest Expense	-Split-	16,962.50	2,759,958.18	6,706.10	3,188.69	4,602.23	2,465.48		
12/31/2015	Journal Entry	620	To true up accrued interest	7017 Non-Park Interest Expense	-Split-	-477.54	2,759,480.64						
05/31/2016	Journal Entry	633	Interest Payment 5-15-16 bond B	7017 Non-Park Interest Expense	-Split-	16,962.50	2,776,443.14	6,706.10	3,188.69	4,602.23	2,465.48		2016
05/31/2016	Journal Entry	683	Interest Payment 5-15-16	7017 Non-Park Interest Expense	-Split-	444,440.00	3,220,883.14	175,708.84	83,547.83	120,584.50	64,598.84	128,554.51	42,852
10/31/2016	Journal Entry	750	To record park activity for Oct	7017 Non-Park Interest Expense	-Split-	1,816.59	3,222,699.73					4,538.44	1,546
11/30/2016	Journal Entry	772	Interest Payment 11-15-16	7017 Non-Park Interest Expense	-Split-	14,950.00	3,237,649.73	5,910.47	2,810.37	4,056.20	2,172.97		
11/30/2016	Journal Entry	772	11-15-16 Interest Payment	7017 Non-Park Interest Expense	-Split-	440,015.00	3,677,664.73	173,959.42	82,716.00	119,583.91	63,955.67		
12/31/2016	Journal Entry	784	Accrued Interest	7017 Non-Park Interest Expense	-Split-	-514.33	3,677,150.40						
12/31/2016	Journal Entry	784	Accrued Interest	7017 Non-Park Interest Expense	-Split-	659.54	3,677,809.94						
12/31/2016	Journal Entry	797	To allocate interest expense	7017 Non-Park Interest Expense	-Split-	-884,455.00	2,793,354.94						2017
05/31/2017	Journal Entry	868	Interest Payment Due 5/15/17	7017 Non-Park Interest Expense	-Split-	440,015.00	3,233,369.94	173,959.42	82,716.00	119,583.91	63,955.67	127,246.37	42,415
05/31/2017	Journal Entry	868	Interest Due 5-15-17	7017 Non-Park Interest Expense	-Split-	14,950.00	3,248,319.94	5,910.47	2,810.37	4,056.20	2,172.97	4,032.52	1,344
11/30/2017	Journal Entry	963	Ser B Interest Payment	7017 Non-Park Interest Expense	-Split-	12,793.75	3,261,113.69	5,057.99	2,405.03	3,471.17	1,859.56		
11/30/2017	Journal Entry	963	Debt Service A Interest Payment	7017 Non-Park Interest Expense	-Split-	435,440.00	3,696,553.69	172,150.70	81,955.97	118,142.64	63,290.70		
12/31/2017	Journal Entry	988	To allocate interest expense	7017 Non-Park Interest Expense	-Split-	-975,465.00	2,822,830.58						
12/31/2017	Journal Entry	988	Accrued Interest	7017 Non-Park Interest Expense	-Split-	-539.16	2,822,291.42						
12/31/2017	Journal Entry	992	True up interest	7017 Non-Park Interest Expense	-Split-	-89.58	2,822,201.84						
05/31/2018	Journal Entry	1071	5-15-18 Ser A Interest Payment	7017 Non-Park Interest Expense	-Split-	435,440.00	448,233.75	172,150.70	81,955.97	118,142.64	63,290.70	125,894.62	41,965
05/31/2018	Journal Entry	1071	5-15-18 Ser B Interest Payment	7017 Non-Park Interest Expense	-Split-	12,793.75	461,027.50	5,057.99	2,405.03	3,471.17	1,859.56	3,894.81	1,128
11/30/2018	Journal Entry	1135	Debt Service Payment 11/15/18 Interest Payment	7017 Non-Park Interest Expense	-Split-	10,483.75	460,372.98	4,148.89	1,972.86	2,847.14	1,525.25		
11/30/2018	Journal Entry	1135	Debt Service Payment 11/15/18 Interest Payment	7017 Non-Park Interest Expense	-Split-	430,715.00	891,087.98	170,282.87	80,967.74	116,880.66	62,803.92		
12/31/2018	Journal Entry	1165	To allocate interest expense	7017 Non-Park Interest Expense	-Split-	-866,155.00	24,932.98						
12/31/2018	Journal Entry	1165	Accrued Interest	7017 Non-Park Interest Expense	-Split-	-613.30	24,319.68						

# Attachment # 5

LOAN AGREEMENT

by and among the

INDEPENDENT CITIES FINANCE AUTHORITY,

as Authority

and

U.S. BANK NATIONAL ASSOCIATION,

as Trustee

and

AUGUSTA COMMUNITIES LLC,

as Borrower

Dated as of Augusta 1, 2012

Relating to:

\$20,125,000

Independent Cities Finance Authority  
Mobile Home Park Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012A

and

\$785,000

Independent Cities Finance Authority  
Mobile Home Park Subordinate Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012B (Federally Taxable)

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## LOAN AGREEMENT

THIS LOAN AGREEMENT (this "Agreement"), dated as of August 1, 2012, is by and among the Independent Cities Finance Authority, a joint powers authority organized and existing under the laws of the State of California (the "Authority"), Augusta Communities LLC, a California limited liability company (the "Borrower"), and U.S. Bank National Association, a national banking association, as trustee (the "Trustee").

For and in consideration of the mutual agreements hereinafter contained, the parties hereto agree as follows:

### ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 Definitions. The following words and terms as used in this Agreement shall have the following meanings. In addition, the capitalized terms used but not defined in this Agreement shall have the meanings specified in the Indenture and the Regulatory Agreements, as they may be supplemented or amended from time to time.

"Act of Bankruptcy" means any proceeding instituted under Title 11 of the United States Code, entitled "Bankruptcy" as in effect now and in the future, or any successor statute, or other applicable insolvency law by or against the Borrower.

"Authority Annual Fee" shall have the meaning set forth in the Indenture.

"Coverage Requirement Certificate" means the certificate filed by the Borrower as required by Section 6.16 hereof.

"Event of Default" means any of the events described as an event of default in Section 7.1 hereof.

"Indenture" means the Indenture of Trust, dated as of the date hereof, by and between the Authority and the Trustee.

"Net Operating Revenues" means Operating Revenues, less the Operation and Maintenance Costs during such fiscal year or period.

"Operating Revenues" means, for any fiscal year or other period, all rents, income, receipts and other revenues derived by the Borrower arising from the operation of the Projects, including rental income from mobile home spaces and rental assistance provided to project tenants, determined in accordance with Generally Accepted Accounting Principles, interest earnings in funds held by the Trustee and all other money howsoever derived by the Borrower from the operation of the Projects or arising from the Projects, but not including resident security deposits.

"Operation and Maintenance Costs" means, for any fiscal year or other period, the reasonable and necessary costs and expenses of operating the common areas of the Property and Improvements and of managing and repairing and other expenses necessary to maintain and

preserve the common areas of the Property and Improvements in good repair and working order, calculated in accordance with Generally Accepted Accounting Principles, including but not limited to (a) utility services supplied to the common areas of the Property and Improvements, which may include, without limitation, janitor service, security, power, gas, telephone, light, heating, water and all other utility services, (b) compensation to the property management agents, salaries and wages of employees, payments to employee retirement systems, fees of auditors, accountants, attorneys or engineers providing services related to the operation and management of the Property and Improvements, (c) monthly deposits to the Repair and Replacement Fund pursuant to Section 5.7(i) of the Indenture, and (d) all other reasonable and necessary costs of the Borrower or charges required to be paid by it related to the operation and maintenance of the common areas of the Property and Improvements, including, but not limited to, costs of insurance and property taxes, if any, but excluding in all cases (i) depreciation, replacement and obsolescence charges or reserves therefor, (ii) amortization of intangibles or other bookkeeping entries of a similar nature, (iii) costs of capital additions, replacements, betterments, extensions or improvements to the common areas of the Property and Improvements, which under Generally Accepted Accounting Principles are chargeable to a capital account or to a reserve for depreciation, (iv) debt service on the Loan, (v) the amount deposited in the Administration Fund, (vi) expenses paid from the Repair and Replacement Fund, Surplus Fund or other Project reserves and (vii) fees and expenses of the Trustee, Oversight Agent and Rebate Analyst, and attorneys, non profit consultants, arbitrage consultants, financial advisors and accountants who provide services on a regular basis to the Borrower.

“Project Manager” means the manager of the Projects under a management agreement entered into by the Borrower and such Project Manager.

1.2 Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

1.3 Recitals, Titles and Headings. The terms and phrases used in the recitals of this Agreement have been included for convenience of reference only, and the meaning, construction and interpretation of all such terms and phrases for purposes of this Agreement shall be determined by references to Section 1.1 hereof. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

## ARTICLE 2 REPRESENTATIONS AND WARRANTIES

2.1 Representations of the Authority. The Authority makes the following representations:

(a) The Authority is a joint powers authority, duly organized and existing under the Constitution and laws of the State.

(b) The Authority has full legal right, power and authority under the laws of the State and has taken all official actions necessary (i) to enter into this Agreement, the Regulatory Agreements and the Indenture, (ii) to issue, execute and deliver the Bonds, (iii) to perform its obligations hereunder and thereunder and (iv) to consummate all other transactions on its part contemplated by this Agreement and such other documents, including, without limitation, the loaning of the proceeds of the Bonds to the Borrower.

(c) This Agreement has been duly executed and delivered by the Authority and constitutes a valid and binding obligation of the Authority, enforceable against the Authority in accordance with its terms, except as limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights of creditors generally and equitable principals. Upon the execution and delivery thereof, the Regulatory Agreements, the Indenture and the Bonds will constitute valid and binding obligations of the Authority, enforceable against the Authority in accordance with their respective terms, except as limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights of creditors generally and equitable principals.

(d) The execution and delivery of this Agreement, the Regulatory Agreements, and the Indenture, the issuance, execution and delivery of the Bonds, the performance by the Authority of its obligations hereunder and thereunder and the consummation of the transactions contemplated hereby and thereby, including, without limitation, the loaning of the proceeds of the Bonds to the Borrower, do not violate any law, rule, regulation or ordinance or any order, judgment or decree of any federal, state or local court by which the Authority is bound, and do not conflict with, or constitute a breach of, or a default under the terms and conditions of any Agreement, instrument or commitment to which the Authority is a party or by which the Authority or any of its property is bound.

(e) There is no action, suit, proceeding, inquiry or investigation pending or, to the knowledge of the Authority, threatened against the Authority by or before any court, governmental agency or public board or body which (i) questions the existence or the territorial jurisdiction of the Authority or the title to office of any member of the Authority, (ii) seeks to prohibit, restrain or enjoin the execution and delivery of this Agreement, the Regulatory Agreements or the Indenture, the issuance, execution or delivery of the Bonds or the loaning of the proceeds of the Bonds to the Borrower; or (iii) questions the validity or enforceability of this Agreement, the Regulatory Agreements, the Indenture, or the Bonds.

(f) The Authority has determined that the financing of the Projects and the issuance of the Bonds to obtain moneys to carry out the purposes of the Projects will serve the public interest and will further the purposes of the Act.

2.2 Representations, Warranties and Covenants of the Borrower. The Borrower as of the date hereof, represents, warrants and covenants that:

(a) The Borrower is a California limited liability company duly formed under the laws of the State with full legal right, power and authority (i) to own its properties and assets and to carry on its business as now being conducted, (ii) to enter into this Agreement, the Regulatory Agreements, the Note, the Deed of Trust, the Oversight Agreement and the Continuing Disclosure Agreement, (iii) to be bound by the terms of this Agreement and the Indenture to the extent that they apply to the Loan, (iv) to perform its obligations hereunder and thereunder and (v) to consummate the transactions contemplated by this Agreement, the Indenture, the Regulatory Agreements, the Note, the Deed of Trust, the Oversight Agreement and the Continuing Disclosure Agreement.

(b) Augusta Homes, a California nonprofit public benefit corporation, is the sole member of the Borrower.

(c) (i) Augusta Homes is qualified as an organization described in Section 501(c)(3) of the Code and has received a Determination Letter (the "Determination Letter") from the Internal Revenue Service to the effect that it is an organization described in Section 501(c)(3) of the Code; (ii) the Determination Letter has not been modified, limited or revoked; (iii) Augusta Homes is in compliance with all terms, limitations and conditions, if any, contained in its Determination Letter; (iv) the facts and circumstances which form the basis of the Determination Letter as represented to the Internal Revenue Service continue substantially to exist, and the Borrower and Augusta Homes are exempt from federal income taxes under Section 501(a) of the Code; Borrower's tax exempt status is based on the federal tax exempt status of Augusta Homes, its sole member.

(d) Augusta Homes is a corporation (i) organized and operated exclusively for educational or charitable purposes and not for pecuniary profit; and (ii) no part of the net earnings of the Borrower or Augusta Homes inures to the benefit of any person or private individual, all within the meaning, respectively, of Section 3(a)(4) of the Securities act of 1933, as amended, and of Section 12(g)(2)(d) of the Securities Exchange Act of 1934, as amended.

(e) Augusta Homes will maintain its status as an organization described in Section 501(c)(3) of the Code and its exemption from federal income taxation under Section 501(a) of the Code. The Borrower will maintain its status as exempt from federal income taxes under Section 501(a) of the Code.

(f) All property financed with the proceeds of the Tax-Exempt Bonds at all times will be owned (as ownership is determined for purposes of federal income taxation) by the Borrower, or by an organization described in Section 501(c)(3) of the Code and operated in such a manner as to not constitute an unrelated trade or business of such organization or by a governmental unit (as described in Section 145 of the Code). The Borrower agrees to limit any use of the Projects (other than by tenants or owners as contemplated by the Regulatory Agreements) by other than (i) an organization described in Section 501(c)(3) of the Code in a manner so as to not constitute an unrelated trade or business of such organization or (ii) a governmental unit described in Section 145 of the Code to no more than the allocable portion of the overall cost of the Projects not paid from the proceeds of the Bonds, or pursuant to an agreement which complies with the requirements of Revenue Procedure 97-13, as the same are now in effect or as later modified.

(g) This Agreement has been duly executed and delivered by the Borrower and constitutes a valid and binding obligation of the Borrower, enforceable in accordance with its terms, except as limited by bankruptcy, insolvency, reorganization, moratorium or other similar laws or judicial decisions affecting the rights of creditors generally. Upon the execution and delivery thereof, the Regulatory Agreements, the Note, the Deed of Trust, the Oversight Agreement, and the Continuing Disclosure Agreement, will constitute valid and binding obligations of the Borrower, enforceable in accordance with their terms, except as limited by bankruptcy, insolvency, reorganization, moratorium or other similar laws or judicial decisions affecting creditors' rights generally and by judicial discretion in the exercise of equitable remedies.

(h) The execution and delivery of this Agreement, the Regulatory Agreements, the Note, the Deed of Trust, the Oversight Agreement, and the Continuing Disclosure Agreement, the performance by the Borrower of its obligations hereunder and thereunder and the consummation of the transactions contemplated hereby and thereby will not violate any law, regulation, rule or ordinance or any order, judgment or decree of any federal, state or local court and do not conflict with, or constitute a breach of, or a default under, any document, instrument or commitment to which the Borrower is a party or by which the Borrower or any of its property is bound.

(i) The Borrower has not been served with and, to the knowledge of the Borrower there is no action, suit, proceeding, inquiry or investigation by or before any court, governmental agency or public board or body pending or threatened against the Borrower which (i) affects or seeks to prohibit, restrain or enjoin the issuance, sale or delivery of the Bonds or the loaning of the proceeds of the Bonds to the Borrower or the execution and delivery of this Agreement, the Indenture, the Regulatory Agreements, the Continuing Disclosure Agreement, the Oversight Agreement, the Note or the Deed of Trust, (ii) affects or questions the validity or enforceability of this Agreement, the Bonds, the Indenture, the Regulatory Agreements, the Note, the Oversight Agreement, the continuing Disclosure Agreement or the Deed of Trust, (iii) questions the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt Bonds, or (iv) questions the power or authority of the Borrower to carry out the transactions contemplated by, or to perform its obligations under, this Agreement, the Regulatory Agreements, the Indenture, the Continuing Disclosure Agreement, the Note, the Deed of Trust, the Oversight Agreement or the powers of the Borrower to own and operate the Projects.

(j) The Borrower is not in default under any document, instrument or commitment to which the Borrower is a party or to which it or any of its property is subject which default would or could affect the ability of the Borrower to carry out its obligations under this Agreement, the Regulatory Agreements, the Oversight Agreement, the Deed of Trust, the Note or the Continuing Disclosure Agreement.

(k) The Borrower has filed or caused to be filed all federal, state and local tax returns, which are required to be filed, and has paid or caused to be paid all taxes as shown on said returns or on any assessment received by it, to the extent that such taxes have become due.

(l) Any certificate signed by the Borrower or a Borrower Representative and delivered pursuant to this Agreement, the Regulatory Agreements, the Continuing Disclosure

Agreement, the Indenture, the Oversight Agreement, the Note or the Deed of Trust shall be deemed a representation and warranty by the Borrower as to the statements made therein.

(m) All consents, approvals, authorizations, orders or filings of or with any court or governmental agency or body, if any, required for the execution, delivery and performance of this Agreement, the Regulatory Agreements, the Continuing Disclosure Agreement, the Oversight Agreement, the Note and the Deed of Trust by the Borrower have been obtained or made.

### ARTICLE 3 ISSUANCE OF THE BONDS

3.1 Agreement to Issue Bonds. In order to provide funds for the purpose of making the Loan, the Authority agrees that it will use its best efforts to sell the Bonds and cause them to be delivered to the initial purchasers thereof and deposit the proceeds thereof with the Trustee for application in accordance with Section 5.4 of the Indenture.

3.2 Delivery of the Bonds and Closing of the Loan. The delivery of the Bonds and the closing of the Loan shall not occur until the following conditions, in addition to those required by Section 2.2 of the Indenture, are met:

(a) the Trustee shall have received an original executed counterpart of this Agreement, the Note, the Continuing Disclosure Agreement, the Regulatory Agreements and the Deed of Trust, together with evidence (which may be telephonic notice from the title company submitting such documents for recordation) of the recordation of the Regulatory Agreements and the Deed of Trust in the Office of the County Recorder for San Bernardino County;

(b) no Event of Default nor any event which with the passage of time and/or the giving of notice would constitute an Event of Default under this Agreement shall have occurred as evidenced by a certificate received from the Borrower; and

(c) all legal matters incident to the transactions contemplated by this Agreement shall be concluded to the reasonable satisfaction of Bond Counsel.

3.3 Commitment to Execute the Note. The Borrower agrees to execute and deliver the Note simultaneously with the execution of this Agreement.

3.4 Limited Liability.

(a) All obligations of the Authority incurred hereunder shall be special obligations of the Authority, payable solely and only from the Trust Estate. The Bonds, and the interest thereon, do not constitute a debt, liability, general or moral obligation or pledge of the faith or loan of the credit of the Authority, its members, the State or any other political subdivision of the State, within the meaning of any constitutional or statutory limitation or provision. Neither the faith and credit nor the taxing power of the State or any political subdivision thereof (including the Authority and its members) is pledged to the payment of the principal of or premium, if any, or interest on the Bonds or any other costs incident thereto. The

Authority's liability hereunder is further limited to the extent set forth in Section 14.3 of the Indenture.

(b) Neither the Borrower's members, officers, employees and agents, nor any of its other affiliates, has or is intended to have any liabilities, with the exception for any liability arising as the result of fraud or misappropriation of funds by the Borrower, under or in respect of this Loan Agreement, the Indenture of Trust, the Continuing Disclosure Agreement, the Note, the Deed of Trust, the Regulatory Agreements or any of the other documents or transactions contemplated by any of them.

3.5 The Trustee. The Trustee acts hereunder solely as trustee for the benefit of the registered Bondowners and not in its individual capacity. The Trustee shall perform such acts as specifically and expressly provided herein and in the Indenture; provided, however, that the Trustee shall not do anything which is not permitted by the Indenture. The Trustee may act as the agent of and on behalf of the Authority and any act required to be performed by the Authority as herein provided shall be deemed taken if such act is performed by the Trustee. Neither the Trustee nor any of its officers, directors or employees shall be liable for any action taken or omitted to be taken by it hereunder or in connection herewith except for its or their own negligence or willful misconduct. The Trustee may consult with legal counsel selected by it (the reasonable fees of which counsel shall be paid by the Borrower) and any action taken or suffered by it in good faith in accordance with the opinion of such counsel shall be full justification and protection to it. The rights of the Trustee to rely on documents, the manner in which it may prove or establish a matter and the scope of its liabilities and protections shall be as set forth in Article VIII of the Indenture.

3.6 Borrower Accepts Obligations. The Borrower acknowledges, by execution of this Agreement, that it has read and approved the Indenture and hereby agrees to all of the terms and provisions of the Indenture and accepts each of its obligations expressed or implied thereunder.

#### ARTICLE 4 THE LOAN

4.1 Amount and Source of Loan. The Authority hereby makes to the Borrower and agrees to fund, and the Borrower hereby accepts from the Authority, upon the terms and conditions set forth herein and in the Indenture, the Loan in an amount equal to the principal amount of the Bonds and agrees that the proceeds of the Loan shall be applied and disbursed in accordance with the Indenture and the written instructions of the Authority provided to the Trustee on the Closing Date and when the Trustee acknowledges receipt of the proceeds of the Bonds and the conditions specified in Section 3.2 hereof and in Section 2.2 of the Indenture have been satisfied.

#### ARTICLE 5 REPAYMENT OF THE LOAN

5.1 Loan Repayment. The Loan shall be evidenced by the Note which shall be executed by the Borrower in the form attached hereto as Exhibit A. The Borrower agrees to pay to the Trustee, on behalf of the Authority, the principal of, premium (if any) and interest on the

Loan at the times, in the manner, in the amount and at the rates of interest provided in the Note and this Agreement. To secure its obligations to repay the Loan, the Borrower will grant the Authority a security interest in the Projects pursuant to the terms of the Deed of Trust and will take all actions necessary to perfect such security interest. In order to satisfy its obligations under this Section 5.1 and Section 5.2, the Borrower agrees to pay to the Trustee not later than the thirteenth (13th) day of each month, commencing August 13, 2012, all budgeted Net Operating Revenues from the prior month, and not otherwise remitted in the prior month. Any budgeted Net Operating Revenues received by the Borrower after the 13th day of each month shall be transferred to the Trustee on the 13th day of the immediately following calendar month.

To secure its obligations hereunder, the Borrower hereby pledges the Operating Revenues (including the Revenues) to the Trustee, as assignee of the Authority hereunder. The Borrower shall provide to the Authority and the Trustee the name, location and account numbers of any accounts into which Operating Revenues will be deposited and will provide appropriate notice to the applicable financial institution of the security interest therein of the Trustee on behalf of the Bondholders. Notwithstanding the foregoing, so long as the Borrower has Net Operating Revenues that are at least equal to said month's portion of items (a) through (g) of Section 5.7 of the Indenture, then the Borrower may retain from Net Operating Revenues for such month the Borrower Administration Fee for such month.

(a) The Borrower agrees to pay, in repayment of the Loan, all budgeted Net Operating Revenues for the immediately preceding calendar month resulting from operating the Projects to the Trustee for the account of the Authority until the principal of, premium (if any) and interest on the Bonds shall have been paid or provision for payment shall have been made in accordance with the Indenture, in federal or other immediately available funds at the corporate trust office designated by the Trustee, on the fifteenth (15th) day of each month to cause the Trustee to pay the amount equal to (i) the interest on the Bonds which will become due on each Interest Payment Date and (ii) the principal of and redemption premium, if any, on the Bonds which will become due (whether at maturity, by prior redemption or otherwise) on each Principal Payment Date. The Borrower may remit such funds net of accrued interest on investments on the funds and accounts held under the Indenture. In addition, the Borrower agrees to repay the principal of the Loan, plus interest accrued thereon until the date fixed for redemption of the Bonds to be redeemed with such repayment, in the amounts and at the times specified in Section 5.3 hereof.

In the event the Net Operating Revenues deposited with the Trustee in any two consecutive month period are less than 90% of the amount set forth in the annual budget described in Section 6.6 hereof, the Borrower shall, concurrently with its transfer of the amount to the Trustee, provide notice of a written explanation for the variance to the Authority and the Oversight Agent and, upon written request of the Oversight Agent, the Borrower shall submit a written report within 30 days with recommendations to the Authority and the Oversight Agent with respect to the ability of the Borrower and its recommendations as to how to stay within the amounts contemplated in the final annual budget. The Oversight Agent shall review the Borrower's written recommendations and submit any comments to the Borrower. The Oversight Agent shall notify the Authority in the event the Borrower shall not comply substantially with the recommendations submitted by the Borrower (and as commented on by the Oversight Agent). In such event, the Authority, based on such advice as it may deem appropriate, may

direct the Borrower to remove the manager of the Projects (the "Project Manager") and approve a new Project Manager acceptable to the Authority.

In the event the Net Operating Revenues deposited in the succeeding month are less than 90% of the amount set forth in the annual budget, then the Oversight Agent shall notify the Authority and the Trustee and, thereafter: (a) upon written order of the Authority determined in its discretion based on the advice of the Oversight Agent and such other information as the Authority may determine to be appropriate, all Operating Revenues of the Projects shall be deposited with and held by the Trustee and the Trustee shall deposit the budgeted Operation and Maintenance Costs, as contemplated in the annual budget, as directed in writing by the Authority or the Oversight Agent on behalf of the Authority, in a depository account to be established by the Trustee for the benefit of the Borrower's operation and maintenance of the Projects; and (b) the Authority, based on such advice of the Oversight Agent as it may deem appropriate, shall have the right to direct the Borrower to remove the Project Manager and approve a new Project Manager acceptable to the Authority. Upon receipt by the Trustee of a certificate from the Oversight Agent which certifies that Net Operating Revenues in a subsequent month are either (i) at least equal to 90% or more of the amount set forth in the annual budget described in Section 6.6 hereof or (ii) equal or greater than the amount needed to make all payments on the Bonds for the immediately preceding month, the Trustee shall no longer be required to hold the Operating Revenues as set forth in this Section 5.1(a) and shall take all necessary action to transfer the Operating Revenues to another financial institution as directed in writing by the Borrower.

(b) The Borrower further agrees to pay or cause to be paid all taxes and assessments, general or special, including, without limitation, all ad valorem taxes, concerning or in any way related to the Projects, or any part thereof, and any other governmental charges and impositions whatsoever, foreseen or unforeseen, and all utility and other charges and assessments; provided, however, that the Borrower reserves the right to contest in good faith the legality of any tax or governmental charge concerning or in any way related to the Projects.

(c) The Borrower further agrees to timely pay the premiums or other amounts required to be paid to maintain the insurance required by Sections 6.18, 6.19 and 6.20 hereof.

(d) The Borrower further agrees to pay, until the principal of and interest on all Outstanding Bonds shall have been fully paid, to the Trustee for deposit in the accounts of the Administration Fund established by the Indenture such amounts as the Trustee may from time to time request for deposit into the General Account of the Administration Fund the fees and ordinary expenses of the Trustee and the Paying Agent, the annual fees and expenses of the Oversight Agent as provided in the Oversight Agreement, and into the Borrower Administration Fee Account of the Administration Fund the Borrower Administration Fee, all as provided in the Indenture; provided that the Trustee fees and expenses incurred in connection with the enforcement of the Regulatory Agreements and reasonable compensation or reimbursement for extraordinary services, indemnification, and expenses of the Trustee, as required by Section 8.5 of the Indenture shall be paid upon demand of the Trustee. The Borrower agrees to pay the cost of any rebate analyst in connection with the calculation of rebate (within the meaning of Section 148(f) of the Code) and to pay to the Trustee all amounts required to be remitted to the United States.

(e) The Borrower agrees to the establishment of the Repair and Replacement Fund as set forth in the Indenture. The Trustee shall deposit \$1,051,586.73 of the proceeds of the Series A Bonds on the Closing Date into the Restricted Account of the Repair and Replacement Fund. The Trustee shall deposit \$1,136,259.16 of funds available to the Borrower on the Closing Date into the Unrestricted Account of the Repair and Replacement Fund as set forth in the Indenture. Thereafter, there shall be deposited into the Unrestricted Account of the Repair and Replacement Fund the amounts required by Section 5.7(i) of the Indenture. Moneys on deposit in the Repair and Replacement Fund shall be disbursed as provided in Section 5.13 of the Indenture and Section 6.22 of this Agreement.

(f) The Borrower agrees to the establishment of the Surplus Fund into which all remaining Net Operating Revenues will be deposited.

5.2 Authority Annual Fee. The Borrower agrees to pay the Authority Annual Fee to the Authority pursuant to the terms of the Indenture and the Regulatory Agreements.

5.3 Nature of the Borrower's Obligations. The Borrower shall repay the Loan pursuant to the terms of the Note irrespective of any rights of set off, recoupment or counterclaim the Borrower might otherwise have against the Authority, the Trustee or any other person. The Borrower will not suspend, discontinue or reduce any such payment or (except as expressly provided herein) terminate this Agreement for any cause, including, without limiting the generality of the foregoing, (i) any delay or interruption in the operation of the Projects; (ii) the failure to obtain any permit, order or action of any kind from any governmental agency relating to the Loan or the Projects; (iii) any event constituting force majeure; (iv) any acts or circumstances that may constitute commercial frustration of purpose; (v) the termination of this Agreement; (vi) any change in the laws of the United States of America, the state or any political subdivision thereof; or (vii) any failure of the Authority to perform or observe any covenant whether expressed or implied, or to discharge any duty, liability or obligation arising out of or connected with the Note, this Loan Agreement, the Regulatory Agreements or any other contract with the Borrower; it being the intention of the parties that, as long as the Note or any portion thereof remains outstanding and unpaid, the obligation of the Borrower to repay the Loan and provide such moneys shall continue in all events. This Section 5.3 shall not be construed to release the Authority from any of its obligations hereunder, the Trustee from any of its obligations under the Indenture, or, except as provided in this Section 5.3, to prevent or restrict the Authority from asserting any rights which it may have against the Borrower under the Note or the Deed of Trust or under any provision of law or to prevent or restrict the Borrower, at its own cost and expense, from prosecuting or defending any action or proceeding by or against the Authority or the Trustee or taking any other action to protect or secure its rights.

5.4 Extraordinary Mandatory Prepayment of the Note. The Note is subject to extraordinary mandatory prepayment in whole or in part, at a price equal to 100% of the principal amount thereof to be prepaid, together with accrued interest, if any, to the date fixed for redemption of the Bonds to be redeemed with such prepayment as follows:

(a) On the day selected by the Trustee for redemption of the Bonds after the Trustee has accelerated the amounts due with respect to the Bonds or the Note, as the case may

be, as a result of an Event of Default under, and as defined in, the Indenture or this Agreement, in an amount equal to the then unpaid principal amount of the Note;

(b) On the day selected by the Trustee for redemption of the Bonds in the event of an involuntary loss or the substantial destruction of the Projects as a result of unforeseen events (e.g., fire, seizure, requisition, change in a federal law or an action of a federal agency after the date of issuance of the Bonds which prevents the Authority from enforcing the requirements of Section 1.103-8(b) of the regulations, or condemnation), upon receipt of Net Proceeds or, if there are to be no such payments, after the event giving rise to the involuntary loss or substantial destruction of the Projects, in an amount equal to the then unpaid principal amount of the Note. Notwithstanding the foregoing, the Note will not have to be prepaid in whole in such circumstances if (i) within 90 days of the event giving rise to the loss or destruction, the Borrower notifies the Trustee and the Authority in writing, that the Projects can be restored within 18 months to a condition permitting the conduct of normal business operations; (ii) within 180 days of the event giving rise to such taking, loss or destruction, the Borrower commences to use such amounts to reconstruct the Projects pursuant to the terms of this Agreement and the Indenture; and (iii) such amounts are disbursed for the restoration of the Projects within 18 months after the date of the notice from the Borrower referred to in clause (i) hereof, but, rather, the Note shall be prepaid, in part, to the extent of undisbursed funds on deposit in the Redemption Fund created pursuant to the Indenture at the expiration of the period described in (iii) above unless such period is extended with the consent of the Authority and receipt by the Trustee of an opinion of Bond Counsel to the effect that such extension will not result in interest on the Tax-Exempt Bonds becoming includable in the gross income of the recipients thereof for federal income tax purposes; provided, however, that prepayment in whole shall be immediately due and payable if in the written opinion of Bond Counsel filed with the Authority, the Borrower and the Trustee a failure to make such prepayment will cause interest on the Tax-Exempt Bonds to be includable in gross income for federal income tax purposes;

If the required principal amount of any prepayment in part pursuant to this Section 5.4 shall not be an authorized denomination of the Bonds to be redeemed with such prepayment, then the required principal amount of such prepayment shall be deemed to be the next greater integral multiple of an authorized denomination of the Bonds to be redeemed therewith, and any interest due with such prepayment shall be calculated using such higher amount.

The Trustee shall deposit and use prepayments of the Note pursuant to this Section and Section 5.5 in accordance with the Indenture.

In the event of a partial prepayment of the Note, pursuant to this Section or Section 5.5, the principal amount of the Borrower's obligation under the Note shall be reduced by the principal amount of Bonds to be redeemed with the proceeds of such prepayment.

**5.5 Optional Prepayment of Note.** The Borrower, at its option, may prepay the Note, in whole or in part on any date that Bonds are permitted to be optionally redeemed pursuant to Section 4.1(b) of the Indenture, following written notice of the Borrower's intention to do so as provided herein below, in authorized denominations and, at the redemption prices specified by Section 4.1(b) of the Indenture. The Borrower shall give 30 days written notice to the Authority

and the Trustee of the principal amount to be optionally prepaid and the amount of the premium, if any.

5.6 Prepayment of Note From Mandatory Sinking Account Payments (Series A Bonds). The Note is also subject to mandatory prepayment in part at the principal amount thereof (without prepayment penalty), plus accrued interest thereon from mandatory sinking account payments on the dates and in the amounts with respect to mandatory sinking fund redemption of the Series A Term Bonds set forth in Section 4.1(a)(i) of the Indenture.

5.7 Targeted Mandatory Sinking Account Payments (Series B Bonds). The Note is also subject to targeted mandatory prepayment from Subordinate Residual Revenues available for such payment at the targeted sinking account payments (without prepayment penalty), plus accrued interest thereon, on the dates and in the amounts with respect to targeted mandatory sinking fund redemption with respect to the Series B Bonds set forth in Section 4.1(a)(ii) of the Indenture.

## ARTICLE 6 FURTHER AGREEMENTS

6.1 Successor to the Authority. The Authority shall at all times use its best efforts to maintain the powers, functions, duties and obligations now reposed in it pursuant to law or assure the assumptions of its obligations hereunder by any public trust or political subdivision succeeding to its powers.

6.2 Borrower Not to Dispose of Assets; Conditions Under Which Exceptions Permitted.

(a) The Borrower agrees that during the term of this Agreement it will not dispose of all or substantially all of its assets nor consolidate with nor merge into any entity unless: (i) the acquirer of its assets or the entity with which it shall consolidate or into which it shall merge shall be (A) an organization described in Section 501(c)(3) of the Code that agrees to operate the Projects in a manner that does not constitute an unrelated trade or business of such organization or a governmental unit (as described in Section 145 of the Code) or (B) an entity that will not, in the opinion of Bond Counsel, adversely affect the exclusion of interest on the Bonds from the gross incomes of owners of the Tax-Exempt Bonds for purposes of federal income taxation and is permissible under State law; (ii) such acquiring or remaining entity shall assume in writing all of the obligations of the Borrower under this Agreement, the Regulatory Agreements, the Continuing Disclosure Agreement, the Note and the Deed of Trust; (iii) the Authority, after having consulted with such counsel or advisor as deemed by the Authority to be necessary shall have consented in writing to such transfer, such consent not to be unreasonably withheld; and (iv) the written instrument or instruments evidencing such assumption are provided to the Trustee and the Authority.

(b) In no event shall the Borrower sell the Projects for an amount that, when added to the amount of all moneys held in the funds and accounts established under the Indenture that are legally available to redeem Outstanding Series A Bonds, is less than the sum of one-hundred percent (100%) of the Outstanding principal amount of the Series A Bonds plus accrued

interest, unless the Borrower obtains and provides to the Trustee the written consent to such sale of one-hundred percent (100%) of the Owners of the Outstanding Series A Bonds. This Section 6.2(b) shall not be amended without the written approval of one-hundred percent (100%) of the Owners of the Outstanding Series A Bonds. Notice of such proposed sale shall be provided to S&P if S&P is then rating the Series A Bonds.

6.3 Cooperation In Enforcement of Regulatory Agreements. The Borrower hereby covenants and agrees as follows:

- (a) to comply with all provisions of the Regulatory Agreements;
- (b) to advise the Authority, the Trustee and the Oversight Agent in writing promptly upon learning of any default with respect to the covenants, obligations and agreements of the Borrower set forth in the Regulatory Agreements;
- (c) upon written direction by the Authority, the Oversight Agent or the Trustee, to cooperate fully and promptly with the Authority, the Oversight Agent and the Trustee in enforcing the terms and provisions of the Regulatory Agreements; and
- (d) to file in accordance with the time limits established by the Regulatory Agreements all reports and certificates required thereunder.

Neither the Trustee nor the Authority shall incur any liability in the event of any breach or violation of the Regulatory Agreements by the Borrower, and the Borrower agrees to indemnify and hold harmless the Authority and the Trustee from any claim or liability, joint or several, for such breach pursuant to Section 6.8 hereof.

6.4 Tax Status of Tax-Exempt Bonds. The Borrower hereby covenants, represents and agrees as follows:

- (a) the Borrower has not knowingly taken and will not knowingly take or permit to be taken any action that would have the effect, directly or indirectly, of causing interest on any of the Tax-Exempt Bonds to be included in gross income for federal income tax purposes and, if it should take or permit to be taken any such action, the Borrower shall take all lawful actions that it can take to rescind such action promptly upon having knowledge thereof;
- (b) the Borrower will take such action or actions, including amending the Loan, the Note, and the Deed of Trust as may be reasonably necessary in the opinion of Bond Counsel, to comply fully with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of the Treasury or the Internal Revenue Service under Section 145 of the Code which are applicable to the Bonds;
- (c) the Borrower will take no action or permit or suffer to be taken any action the result of which would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code;

(d) no portion of the proceeds of the Bonds shall be used to provide any airplane, skybox or other private luxury box, facility primarily used for gambling, or store the principal business of which is the sale of alcoholic beverages for consumption off premises;

(e) the Borrower is aware of the provisions of Section 150(b)(3) of the Code and covenants that any use of the Projects by other than an organization described in Section 501(c)(3) of the Code or a governmental unit (as described in Section 145 of the Code) will not be such as to cause the Borrower to violate the covenant contained in Section 2.2(e) hereof;

(f) the Borrower covenants and agrees that it will not use or permit the use of any of the funds provided by the Authority hereunder or any other funds of the Borrower, directly or indirectly, or direct the Trustee to invest any funds held by it hereunder or under the Indenture, in such manner as would, or enter into, or allow any "related person" (as defined in Section 147(a)(2) of the Code) to enter into, any arrangement, formal or informal, for the purchase of the Bonds that would, or take or omit to take any other action that would cause any Bond to be an "arbitrage bond" within the meaning of Section 148 of the Code or "federally guaranteed" within the meaning of Section 149(b) of the Code and applicable regulations promulgated from time to time thereunder;

(g) in the event that at any time the Borrower is of the opinion or becomes otherwise aware that for purposes of this Section 6.4 or Section 7.13 of the Indenture it is necessary to restrict or to limit the yield on the investment of any moneys held by the Trustee under the Indenture, the Borrower shall determine the limitations and so instruct the Trustee in writing (with a copy to the Authority) and cause the Trustee to comply with those limitations under the Indenture;

(h) the Borrower will take such action or actions as may be reasonably necessary in the opinion of Bond Counsel, or of which it otherwise becomes aware, to comply fully with Section 148 of the Code;

(i) the Borrower will take such action or actions as necessary to ensure compliance with Sections 7.13 and 7.14 of the Indenture; and

(j) the Borrower shall not, pursuant to an arrangement, formal or informal, purchase Bonds in an amount related to the amount of the Loan.

The Authority covenants that it will not knowingly take or knowingly permit to be taken any action which will cause interest on the Tax-Exempt Bonds to become includable in gross income for federal income tax purposes; provided that none of the covenants and agreements herein contained shall require any of the Borrower, the Trustee or the Authority to enter an appearance or intervene in any administrative, legislative or judicial proceeding in connection with any changes in applicable laws, rules or regulations or in connection with any decisions of any court or administrative agency or other governmental body affecting the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt Bonds; and provided further that the Authority's responsibility under this paragraph shall be limited to actions within its control and to only such actions as are permitted or required to be undertaken under the terms of the Indenture, this Agreement or the Regulatory Agreements.

6.5 Additional Instruments. The Borrower hereby covenants to execute and deliver such additional instruments and to perform such additional acts as may be necessary, in the opinion of the Authority or the Trustee, to carry out the intent of the Loan, the Note, or to perfect or give further assurances of any of the rights granted or provided for in the Loan and the Note, including the filing of any continuation statements in connection with UCC statements delivered and filed at closing from the Borrower in favor of the Trustee.

6.6 Books and Records; Annual Budget; Project Manager.

(a) The Borrower hereby covenants to permit the Authority, the Oversight Agent, the Program Administrator and the Trustee (who shall have no duty to audit or inspect), or their duly authorized representatives, access to the books and records of the Borrower pertaining to the Loan and the Projects during normal business hours and upon prior notice, and to make such books and records available for audit and inspection to the Authority, the Oversight Agent, the Trustee and their duly authorized representatives at reasonable times and under reasonable conditions.

(b) Prior to the delivery date and at least 60 days prior to the beginning of each fiscal year of the Borrower, the Borrower shall prepare an annual budget and submit such budget for approval by the Authority and the Oversight Agent. Such annual budget shall provide for Net Operating Revenues, including projected interest income on the Series A Bonds Debt Service Reserve Fund and the Series B Bonds Debt Service Reserve Fund, at least equal to (i) 1.30 times scheduled debt service on the Series A Bonds and 1.15 times aggregate scheduled debt service on the Series A Bonds and the Series B Bonds, (ii) 1.00 times the sum of (A) the aggregate scheduled debt service on the Series A Bonds and the Series B Bonds in such fiscal year, and (B) the annual fees of the Trustee and the Oversight Agent for such fiscal year, (iii) amounts necessary to replenish the amount on deposit in the Repair and Replacement Fund to the amount required by Section 5.7(i) of the Indenture, (iv) amounts necessary to replenish any withdrawal from the Series A Debt Service Reserve Fund and the Series B Bonds Debt Service Reserve Fund, and (v) an amount sufficient to pay the Authority Annual Fee and the fees and expenses of the Fiduciaries. Within 20 days of receiving such annual budget, the Authority, and the Oversight Agent shall provide comments (not inconsistent with the requirements of this Agreement and the Regulatory Agreements), if any (including any suggested changes acceptable to the Oversight Agent), in writing to the Borrower. The Borrower shall attempt in good faith to address comments and concerns of the Authority in its final budget. The Borrower shall prepare a revised annual budget and provide such revised budget to the Authority and the Oversight Agent for their review and comment. The Borrower shall provide a copy of the final annual budget to the Authority and the Oversight Agent prior to the beginning of the Borrower's fiscal year. In the event the annual budget as adopted does not provide for the coverage set forth in the second sentence of this paragraph (b), then in the case of a failure to meet the coverage requirement set forth in subsection (i) of said sentence, the Owners of a majority in Outstanding Principal Amount of the Series A Bonds each shall have the right, in addition to all other rights provided under this Loan Agreement and the Indenture, to direct the Borrower to remove the Project Manager and appoint a Project Manager acceptable to the Authority and such Owners.

(c) Within 30 days after the last day of each quarter, the Borrower shall prepare a statement for the immediately preceding quarter for review by the Authority and the

Oversight Agent, which shall include statement of income, balance sheet, cashflow, budget variances, occupancy rates, rental activity and average rental rates for the Projects.

(d) Within 60 days after the last day of each fiscal year of the Borrower, the Borrower shall provide a certificate to the Authority and the Oversight Agent that the Borrower has made a review of its activities during the preceding fiscal year for the purpose of determining whether or not the Borrower has complied with all of the terms, provisions and conditions of this Agreement, the Regulatory Agreements and the Deed of Trust and shall certify that the Borrower has kept, observed, performed and fulfilled each and every covenant, provision and condition of this Agreement, the Regulatory Agreements and the Deed of Trust on its part to be performed and is not in default in the performance or observance of any of the terms, covenants, provisions or conditions hereof or thereof, or if the Borrower shall be in default then such certificate shall specify all such defaults and the nature thereof. All affordability restrictions required under the Regulatory Agreements shall be subject to review by the Oversight Agent and the Authority.

(e) The Borrower shall furnish the Oversight Agent and the Trustee the audited financial statements of the Borrower within 180 days after the end of its fiscal year, and agrees that Bondholders, upon written request, may request and receive information on the Projects and the Borrower, including audited financial statements, from the Oversight Agent.

6.7 Notice of Certain Events. The Borrower hereby covenants to advise the Authority, the Oversight Agent and the Trustee promptly in writing of the occurrence of any Event of Default hereunder or any event which, with the passage of time or service of notice, or both, would constitute an Event of Default hereunder, specifying the nature and period of existence of such event and the actions being taken or proposed to be taken with respect thereto. In addition, the Borrower hereby covenants to advise the Authority, the Oversight Agent and the Trustee promptly in writing of the occurrence of any default under the Loan or of the occurrence of an Act of Bankruptcy.

6.8 Indemnification of the Authority, the Oversight Agent and the Trustee. The Borrower hereby covenants and agrees to indemnify, hold harmless and defend the Authority, its members, the Oversight Agent, the Trustee and their respective officers, members, directors, officials and employees and each of them (each, an "Indemnified Party") from and against any and all threats of a claim, claims, losses, damages, actions, liabilities, costs and expenses of any conceivable nature, kind or character, joint or several (including, without limitation, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement and amounts paid to discharge judgments) to which the Indemnified Party, or any of them, may become subject under any statutory law (including federal or state securities laws) or at common law or otherwise, arising out of or based upon or in any way relating to or from any cause whatsoever in connection with: (i) the issuance of the Bonds or the making of the Loan; (ii) any act or omission of the Borrower or any of its members, officers, agents, servants, employees or licensees, in connection with the Bonds, the Loan or the Projects; (iii) the presence on, under or about, or the release from, the Projects or the property of any substances, materials or wastes which are or which become regulated or classified as hazardous or toxic under state, federal or local law; (iv) any untrue statement or misleading statement or alleged untrue statement or alleged misleading statement of a material fact by the Borrower contained in any offering statement or disclosure or continuing disclosure document for the Bonds (except with respect to information related to the

Authority, the underwriting and tax matters) or any of the documents relating to the Bonds to which the Borrower is a party, or any omission or alleged omission from any offering statement or disclosure or continuing disclosure document for the Bonds of any material fact necessary to be stated therein in order to make the statements made therein by the Borrower, in the light of the circumstances under which they were made, not misleading; (vi) any declaration of taxability of interest on the Series A Bonds (the "Tax Exempt Bonds"), or allegations (or regulatory inquiry that interest on the Tax-Exempt Bonds is taxable, for federal tax purposes, including any audit of the Bonds or any series thereof by the Internal Revenue Service; and (vii) the Trustee's acceptance or administration of the trusts created by the Indenture and its exercise of powers or duties thereunder, or under this Agreement, the Regulatory Agreements or any other agreements in connection therewith to which it is a party, except as to the respective parties to the extent any of the foregoing are caused by the respective negligence or willful misconduct of the Trustee, the Oversight Agent or the Authority or any of their respective officers, members, directors, officials and employees. In the event that any action or proceeding is brought against the Authority, its members, the Oversight Agent or the Trustee or any of their respective officers, members, directors, officials or employees, with respect to which indemnity may be sought hereunder, the Borrower, upon written notice from the Indemnified Party, shall assume the investigation and defense thereof, including the employment of counsel selected by the Indemnified Party and reasonably acceptable to the Borrower and the payment of all reasonable expenses related thereto, with full power to litigate, compromise or settle the same; provided that the affected Indemnified Party, as the case may be, shall have the right to review and approve or disapprove any such compromise or settlement, such approval shall not be unreasonably withheld. The Authority shall have the right to employ separate counsel in any such action or proceeding and participate in the investigation and defense thereof, and the Borrower shall pay the costs incurred by the Authority in connection with any such action or proceeding, including the reasonable fees and expenses of such separate counsel, as such costs are incurred by the Authority. The determination by the Authority to retain such separate legal counsel shall be at the sole discretion of the Authority.

The rights of any persons to indemnity hereunder and rights to payment of fees and reimbursement of expenses pursuant to this Loan Agreement shall survive the final payment and defeasance of the Bonds and in the case of the Trustee and the Oversight Agent any resignation or removal. The provisions of this Section shall survive the termination of this Loan Agreement.

6.9 Consent to Assignment. The Authority has made an assignment to the Trustee under the Indenture for the benefit of the Owners of the Bonds of all rights and interest of the Authority in and to this Agreement (except its rights under Sections 6.6, 6.8 and 7.4 hereof), the Note, and the Deed of Trust; and the Borrower hereby consents to all such assignments.

6.10 Compliance With Usury Laws. Notwithstanding any other provision of this Agreement, it is agreed and understood that in no event shall this Agreement, with respect to the Note or other instrument of indebtedness, be construed as requiring the Borrower or any other person to pay interest and other costs or considerations that constitute interest under any applicable law of the State which are contracted for, charged or received pursuant to this Agreement in an amount in excess of the maximum amount of interest allowed under any applicable law of the State.

In the event of any acceleration of the payment of the principal amount of the Note or other evidence of indebtedness, that portion of any interest payment in excess of the maximum legal rate of interest, if any, provided for in this Agreement or related documents shall be canceled automatically as of the date of such acceleration, or if theretofore paid, credited to the principal amount. The provisions of this section prevail over any other provision of this Agreement.

6.11 Title to the Projects. The Borrower has fee title to the Projects free and clear of any lien or encumbrance except for (i) liens for nondelinquent assessments and taxes not yet due or which are being contested in good faith by appropriate proceedings; (ii) the Regulatory Agreements; (iii) the Deed of Trust and (iv) Permitted Encumbrances. On or prior to the closing date as required by Section 6.20, the Borrower shall cause to be delivered to the Trustee and the Authority one or more ALTA title policies, insuring the lien interests of the Authority and the Trustee as the insureds, as their respective interests may appear under the Deed of Trust.

6.12 Operation of the Projects. The operation of the Projects in the manner contemplated on the Closing Date and as described herein does not conflict with any zoning, water or air pollution or other ordinance, order, law or regulation applicable thereto; the Borrower will cause the Projects to be operated in accordance with all applicable federal, state and local laws or ordinances (including rules and regulations) relating to zoning, building, safety, and environmental quality and will obtain and maintain in effect any licenses, permits, franchises or other governmental authorizations necessary for the operation of the Projects.

6.13 No Untrue Statements. Neither this Agreement nor any other document, certificate or statement furnished to the Trustee or the Authority by or on behalf of the Borrower, contains to the best of its knowledge any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein and therein not misleading or incomplete as of the date thereof and as of the Closing Date. It is specifically understood by Borrower that all such statements, representations and warranties shall be deemed to have been relied upon by the Authority as an inducement to make the Loan and that if any such statements, representations and warranties were materially incorrect at the time they were made or as of the Closing Date, the Authority may consider any such misrepresentation or breach an Event of Default.

6.14 Useful Life. Within the meaning of Section 147(b) of the Code, the average maturity of the Bonds does not exceed 120 percent of the average reasonably expected remaining economic life of the Projects.

6.15 Continuing Disclosure. The Borrower hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Agreement, failure of the Borrower to comply with the continuing Disclosure Agreement shall not be considered an Event of Default under the Indenture or the Loan Agreement; however, the Trustee shall, at the written request of any participating underwriter (as defined in the Continuing Disclosure Agreement), or the holders of at least 25% in aggregate principal amount of outstanding Bonds, subject to satisfactory indemnification for any related liability, payment of its fees and expenses, including reasonable attorneys' fees, or any bondholder may, take such actions as may be necessary and appropriate,

including seeking specific performance by court order, to cause the Borrower to comply with its obligations under this Section 6.15.

6.16 Minimum Rents; Coverage Requirement Certificate. The Borrower shall, at all times while any of the Bonds remain outstanding, fix, prescribe and collect rents, fees and charges in connection with the Projects, so as to yield (i) Net Operating Revenues, including any earnings on the Series A Bonds Debt Service Reserve Fund and the Series B Bonds Debt Service Reserve Fund, for the immediately preceding 12 month period that will result in a Coverage Ratio at least equal to 1.30 (rounded up to the nearest hundredth) with respect to the Series A Bonds debt service, and (ii) Net Operating Revenues, including any earnings on the Series A Bonds Debt Service Reserve Fund and the Series B Bonds Debt Service Reserve Fund, in the immediately preceding 12-month period, which will result in a Coverage Ratio of at least 1.15 (rounded up to the nearest hundredth) with respect to the aggregate of the Series A Bonds and the Series B Bonds debt service. The Borrower shall file with the Authority, the Oversight Agent, the Trustee and S&P (if S&P is then rating the Series A Bonds), a Coverage Requirement Certificate demonstrating compliance with this Section 6.16: (i) within 60 days of the last day of the first six months of each fiscal year based on unaudited financial statements, and (ii) within 180 days of the last day of each fiscal year beginning with fiscal year 2012 based on audited financial statements. In the event such coverage requirements are not satisfied, then the Authority shall have the right to direct the Borrower to remove and replace the Project Manager in the same manner as set forth in Section 6.6(b) hereof.

6.17 Public Liabilities and Workers' Compensation Insurance.

(a) Public Liability Insurance. The Borrower shall maintain or cause to be maintained so long as Bonds are Outstanding under the Indenture, a commercial general liability coverage, including products, completed operations, contractual, bodily injury, personal injury, and property damage in the amount of at least Five Million Dollars (\$5,000,000) combined single limits, naming the Authority, the Trustee and their members, officers, officials, employees, volunteers, agents, and representatives as additional insureds. All such insurance (i) shall be primary insurance and not contributory with any other insurance with the Authority, the Trustee or their members, officers, officials, employees, volunteers, agents, or representatives may have; (ii) shall contain no special limitations on the scope of protection afforded to the Authority, the Trustee and their members, officers, officials, employees, volunteers, agents, and representatives; (iii) shall be "per occurrence" rather than "claims made" insurance (in the event the Borrower is unable to obtain such policy, or believes that such policy's premium is not reasonable, the Borrower shall submit proof of such contention to the Authority, upon which event the Authority may, after review of such information, authorize a "claims made" policy for the Projects); (iv) shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability; (v) shall provide that the policy will not be canceled or limited in scope by the insurer or the Borrower's contractor unless there is a minimum of thirty (30) days prior written notice by certified mail, return receipt requested to the Authority and Oversight Agent; (vi) shall be written by an insurer with a Best rating of not less than B+ (and if the Series A bonds are then rated by S&P, at least "BBB-" by S&P); and (vii) shall be endorsed to state that any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the Authority and its members, officers, officials, employees, volunteers, agents, and representatives.

None of the above described policies shall include a deductible or self insured retention amount of more than Ten Thousand Dollars (\$10,000) unless approved in writing by an authorized representative of the Authority upon the advice of the Oversight Agent.

Such insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the Borrower. The Net Proceeds of such liability insurance shall be applied by the Borrower toward extinguishment or satisfaction of the liability with respect to which the Net Proceeds of such insurance shall have been paid.

(b) Workers' Compensation Insurance. The Borrower shall maintain or cause to be maintained to the extent required by law so long as Bonds are Outstanding under the Indenture, workers' compensation insurance, including Employer's Liability Coverage, with limits not less than \$1,000,000 per accident, issued by a responsible carrier authorized under the laws of the State to insure employers against liability for compensation under the Labor Code of the State, or any act enacted as an amendment or supplement thereto or in lieu thereof, such workers' compensation insurance to cover all persons (if any) employed by the Borrower in connection with the Projects and to cover full liability for compensation under such act. Such insurance shall be endorsed to include a waiver of subrogation rights against the Authority and its members, officers, officials, employees, volunteers, agents and representatives, and notice of cancellation as described in (v) under Section 6.17(a) above. Such insurance shall be underwritten by California licensed insurers with Best ratings of not less than B+ (and if the Series A Bonds are then rated by S&P, at least "BBB-" by S&P). Such insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the Borrower.

6.18 Casualty Insurance. The Borrower shall procure and maintain, or cause to be procured and maintained, so long as Bonds are Outstanding under the Indenture, all risk property and casualty insurance against loss or damage to the Improvements located on the Projects, in an amount at least equal to one hundred percent (100%) of the replacement value of the Improvements. Such insurance shall, as nearly as practicable, cover loss or damage by explosion, windstorm, riot, aircraft, vehicle damage, smoke, fire and such other hazards (excluding earthquake and flood coverage) as are normally covered by such insurance. Such insurance shall be subject to such deductibles as are customarily maintained by municipalities with respect to works and properties of like character, but in any case shall not exceed \$100,000. Such insurance may be maintained as a part of or in conjunction with any other insurance coverage carried by the Borrower. Any insurer providing such insurance must be rated at least "B+" by A.M. Best (and if any Series A Bonds are then rated by S&P, at least "BBB-" by S&P). Such insurance shall be reviewed by an independent insurance consultant retained by the Borrower at least once every other year, and shall be maintained as recommended by the consultant as customarily obtained by similarly situated entities. The Net Proceeds of such insurance shall be applied as provided in Section 7.9 of the Indenture. Any such insurance policy shall provide that it shall not be changed, modified, amended or cancelled without at least 30 days written notice to the Borrower and the Trustee.

6.19 Rental Interruption Insurance. The Borrower shall procure and maintain, or cause to be procured and maintained, so long as Bonds are Outstanding under the Indenture, rental interruption or use and occupancy insurance to cover the Borrower's loss, total or partial, of

payments for the Loan resulting from the loss, total or partial, of the use of the Improvements located on the Projects as a result of any of the hazards covered in the insurance required by Section 6.18, in an amount at least equal to the sums of (i) Maximum Annual Debt Service on the Bonds and (ii) budgeted Operation and Maintenance Costs coming due and payable during the current Fiscal Year; provided, however, that with respect to budgeted Operation and Maintenance Costs, in the first Fiscal Year such amount shall be as agreed to by the Borrower and the Oversight Agent and that in any future Fiscal Year such amount shall be the greater of the budgeted Operation and Maintenance Costs or the prior Fiscal Year's actual Operation and Maintenance Costs. Such insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the Borrower. Any insurer providing such insurance must be rated at least "B+" by A.M. Best (and if any Series A Bonds are then rated by S&P, at least "BBB-" by S&P). The Net Proceeds of such insurance, if any, shall be paid to the Trustee and deposited in the Series A Bonds Debt Service Fund, and shall be credited towards the payment of the Bonds as the same become due and payable. Any such insurance policy shall provide that it shall not be changed, modified, amended or cancelled without at least 30 days written notice to the Borrower and the Trustee.

6.20 Recordation; Title Insurance. On or before the Closing Date the Borrower shall, at its expense, (a) cause the Deed of Trust, to be recorded in the Office of the San Bernardino County Recorder, and (b) obtain an ALTA title insurance policy naming the Trustee as its interests may appear under the Deed of Trust and insuring the Borrower's fee simple title to the Projects, subject only to Permitted Encumbrances, in an amount at least equal to the aggregate principal amount of the Bonds. All Net Proceeds received under any such title insurance policy shall be deposited with the Trustee, as assignee of the Borrower under the Indenture, and applied as set forth in Section 7.9 of the Indenture. The following shall be true with respect to such policy: (i) the policy is in full force and effect, (ii) the policy is assignable to and will inure to the benefit of the duly authorized and qualified transferee (subject to recordation of assignment of mortgage) without the consent or any notification to the insurer, (iii) the premium for such policy was paid in full, (iv) such policy is issued by a title insurance company licensed to issue policies in the state in which the related mortgaged property is located, (v) no claims have been made under any title insurance policy and no other action has been taken that would materially impair such policy and (vi) such policy contains no exclusions for any of the following circumstances, or it affirmatively insures (unless the related mortgage property is located in a jurisdiction where such affirmative insurance is not available,) (a) that the related mortgaged property has access to a public road, and (b) that the area shown on the survey, reviewed or prepared in connection with the origination of the related mortgage loan, is the same as the property legally described in the related mortgage.

6.21 Insurance Net Proceeds; Form of Policies. Each policy of insurance maintained pursuant to Sections 6.18, 6.19 and 6.20 shall name the Trustee as mortgagee and loss payee so as to provide that all proceeds thereunder shall be payable to the Trustee. The Borrower shall pay or cause to be paid when due the premiums for all insurance policies required by this Indenture. All such policies shall provide that the Trustee shall be given thirty (30) days' prior notice of each expiration, and intended cancellation thereof or reduction of the coverage provided thereby. The Trustee shall not be responsible for the sufficiency, adequacy or amount of any insurance herein required and shall be fully protected in accepting payment on account of such insurance or any adjustment, compromise or settlement of any loss. The Borrower shall

cause to be delivered to the Trustee, the Authority and the Oversight Agent annually, no later than November 5th each year, evidence of insurance issued by the involved insurance companies demonstrating that all of the insurance policies required by this Agreement are in full force and effect and that the Trustee has been named as mortgagee and loss payee in all policies required to be maintained under Sections 6.18 and 6.19. Failure to comply with the above requirements shall constitute an Event of Default hereunder.

#### 6.22 Repair and Replacement.

(a) The Borrower agrees to cause to be performed a preliminary inspection by a consultant experienced in mobilehome parks, selected by the Borrower and approved by the Authority, which approval shall not be unreasonably withheld, of the Projects at such time or times as the Oversight Agent may reasonably determine to be necessary based on information with respect to the Projects available to the Oversight Agent, and if it is determined that further inspection is needed after a preliminary inspection, such further inspection, providing a report of a licensed contractor qualified to do the type of work proposed to be performed, to identify any repairs, replacements or capital improvements required to maintain the Projects as a safe and sanitary mobile home park in accordance with the requirements of this Agreement, the Regulatory Agreements and all associated agreements. Any such inspections shall be at the expense of the Borrower. All such repairs, replacements or capital improvements and costs of inspections shall be paid from moneys on deposit in the Repair and Replacement Fund to the extent of the monies deposited in such Fund.

(b) In the event that expenses are incurred, or in the opinion of the Borrower ought properly be incurred for replacement or additional improvements on the Projects, for the design, approval, development, repair and construction of other capital improvements which may be of direct or indirect benefit to the Projects which are not identified in a report of a licensed contractor qualified to do the type of work proposed to be performed (pursuant to Section 6.22(a) herein), which are beyond ordinary and necessary maintenance and repairs and which are not then included in the annual budget or Exhibit C hereto (as such Exhibit may be amended from time to time with the approval of the Borrower and the Oversight Agent) which are paid as part of the Operation and Maintenance Expenses, the Borrower shall submit to the Oversight Agent a request for payment or reimbursement of such costs. The request shall (a) identify the total amount of such costs to be paid pursuant to such requisition, including all items of cost in such details as may be available to the Borrower, (b) state with respect to such disbursement (i) the amount to be disbursed for payment of such costs, and (ii) that each item of costs identified therein has been properly incurred and has not been the basis of any previous disbursement; and (c) to be accompanied by an invoice, if any. Upon approval by the Oversight Agent of such a request from the Borrower, the Oversight Agent shall submit or cause to be submitted the request to the Trustee pursuant to Section 5.13 of the Indenture for payment of such costs from the Repair and Replacement Fund.

(c) Moneys deposited in the Restricted Account of the Repair and Replacement Fund on the Closing Date shall be applied to pay for or reimburse the Borrower solely for capital improvements to the Projects, including capital improvements set forth in Exhibit C hereto, as said Exhibit C may be amended from time to time with the approval of the Borrower and the Oversight Agent, capital improvements set forth in the annual budget or capital

improvements approved by the Oversight Agent as described in the preceding paragraph (b). Disbursements from the Restricted Account of the Repair and Replacement Fund shall be made upon the written request of the Borrower and approved in writing by the Oversight Agent.

Moneys deposited in the Unrestricted Account of the Repair and Replacement Fund pursuant to Section 5.7 of the Indenture may be used for the purpose of effecting the remaining items set forth in Exhibit C or for any purpose for the benefit of the Projects in accordance with the annual budget or for such other similar purposes, including maintenance costs and replacement of machinery and appliances. Disbursements from the Unrestricted Account of the Repair and Replacement Fund shall be made upon the written request of the Borrower, with a copy of such request to the Oversight Agency.

(d) [Reserved]

(c) If requested by the Oversight Agent pursuant to Section 6.22(a) above, the Borrower shall cause an updated report with respect to the physical needs of the Projects (the "Updated Physical Assessment Report") to be prepared by a qualified professional approved by the Oversight Agent and a copy of said Updated Physical Assessment Report shall be filed with the Oversight Agent and the Authority. Thereafter, to the extent specified in the Updated Physical Assessment Report, the Borrower shall cause Exhibit C to be amended and shall cause to be deposited into the Repair and Replacement Fund pursuant to Section 5.7(i) of the Indenture the amount specified in said Updated Physical Assessment Report.

(f) Moneys in the Unrestricted Account of the Repair and Replacement Fund may also be used, if necessary as determined by the Borrower, to make payments for debt service on the Bonds.

#### 6.23 Other Debt, No Recourse Debt; Other Limitations on Borrower

(A) The Borrower represents, covenants and warrants that:

(a) Other than the Loan and the Montclair RDA Loans, there are no other debt obligations of the Borrower with a maturity of greater than one year.

(b) The Borrower is not a debtor, guarantor or otherwise an obligor under any loan arrangement, promissory note or other evidence of indebtedness that is a recourse obligation against the Borrower.

(c) The Borrower shall not incur any recourse debt nor shall the Borrower act as guarantor or enter into any other arrangement if by doing so would subject the Borrower to recourse liability.

(d) The Borrower shall not incur any long term debt payable from Operating Revenues (other than the Loan and the Montclair RDA Loans) and unless the actual Net Operating Revenues for each of the two most recent fiscal years are at least equal to (i) 1.30 times the maximum annual debt service on the Series A Bonds and (ii) 1.15 times the maximum annual debt service on the Series A Bonds and the Series B Bonds, plus, in each case, the proposed additional long term debt.

(e) In the event that the Borrower acquires additional assets not subject to the liens and pledges described in Sections 5.1(a) and (b) of the Indenture (“Other Assets”), such Other Assets shall not be pledged to the payment of the Bonds. If Other Assets are financed with the proceeds of other revenue bonds (“Other Bonds”), such Other Bonds (i) shall have separate trust accounts, (ii) shall bear their own trustee and other fees, and (iii) shall constitute a claim solely against the Other Assets pledged for the payment thereof and the holders of such Other Bonds shall have no recourse to any asset of the Borrower not pledged to the payment thereof.

(B) The Borrower further represents, covenants and warrants that:

(a) The Borrower will not engage in any business or activity other than those necessary for or incidental to its ownership and operation of the Projects and the ownership and operation of other mobile home park projects.

(b) The unanimous consent of the members of the Borrower shall be required to (i) file, consent to the filing of, or join in any filing of, a bankruptcy or insolvency petition or otherwise institute insolvency proceedings; (ii) dissolve, liquidate, consolidate, merge, or sell all or substantially all of the assets of the Borrower; (iii) engage in any other business activity other than described in (a) above; or (iv) amend the articles of organization of the Borrower.

(C) The Borrower further covenants:

- (i) To maintain books and records separate from any other person or entity;
- (ii) To maintain its accounts separate from those of any other person or entity;
- (iii) Not to commingle assets with those of any other entity;
- (iv) To conduct its own business in its own name;
- (v) To maintain separate financial statements;
- (vi) To pay its own liabilities out of its own funds;
- (vii) To observe all formalities required by its articles and operating agreement;
- (viii) To maintain an arm’s-length relationship with its affiliates, if any;
- (ix) To pay the salaries of its own employees and maintain a sufficient number of employees in light of its contemplated business operations;
- (x) Not to guarantee or become obligated for the debts of any other entity or hold out its credit as being available to satisfy the obligations of others;

- (xi) Not to acquire obligations or securities of its members, directors, or employees;
- (xii) To allocate fairly and reasonably any overhead for shared office space;
- (xiii) To use separate stationery, invoices, and checks;
- (xiv) Not to pledge its assets for the benefit of any other entity or make any loans or advances to any entity;
- (xv) To hold itself out as a separate entity;
- (xvi) To correct any known misunderstanding regarding its separate identity;
- (xvii) To maintain adequate capital in light of its contemplated business operations.

(D) The Borrower also makes the following representations and warranties:

(a) There is no proceeding threatened or pending for the total or partial condemnation, appropriation, or recapture of any material portion of the Projects that would materially affect the Borrower's performance under the Loan Agreement, Deed of Trust or Regulatory Agreements, or the use, value, or operation of the Projects.

(b) The Projects are (a) free and clear of any damage that would materially and adversely affect the use or value of the Projects as security for the Loan, (b) in good repair and condition so as not to materially and adversely affect the use or value of the Projects as security for the Loan, and (c) all building systems contained therein are in good working order so as not to materially and adversely affect the use or value of the Projects as security for the Loan.

(c) The Projects constitute one or more separate tax parcels.

#### 6.24 Intentionally Omitted.

6.25 Replenishment of Series A Bonds Debt Service Reserve Fund. The Borrower agrees to make payments sufficient to restore the Series A Bonds Debt Service Reserve Fund to the Series A Bonds Debt Service Reserve Fund Requirement (a) in 12 consecutive equal monthly installments beginning in the month following any withdrawal from the Series A Bonds Debt Service Reserve Fund which causes the amount therein to be less than the Series A Bonds Debt Service Reserve Fund Requirement, or (b) in four consecutive equal monthly installments beginning in the month following any calculation of the value of the Series A Bonds Debt Service Reserve Fund at an amount less than the Series A Bonds Debt Service Reserve Fund Requirement.

6.26 Replenishment of Series B Bonds Debt Service Reserve Fund. The Borrower agrees to make payments as soon as possible to restore the Series B Bonds Debt Service Reserve

Fund to the Series B Bonds Debt Service Reserve Fund Requirement, such moneys for such purpose to come from available moneys in the Surplus Fund.

6.27 Project Management Agreements. Any Project management agreement shall permit the Borrower to remove the Project Manager (without penalty) for nonperformance or if the Borrower fails to meet the rate covenant in Section 6.16 hereof (unless it could be established that causes outside the operator's control were causing the rate covenant violation). If the Borrower removes the Project Manager, the Borrower, shall promptly appoint a replacement Project Manager acceptable to the Oversight Agent and the Authority, and pending such appointment, may act as Project Manager on a temporary basis.

6.28 Operating Fund. The Borrower shall have an operating cash balance for the Projects equal to at least 15 days of annual budgeted Operation and Maintenance Costs as of the Closing Date and as of the last day of each fiscal year (such cash balance shall be exclusive of any amounts in the funds and accounts held by the Trustee or funds representing resident security deposits).

6.29 Intentionally Omitted.

6.30 Additional Representations and Warranties of the Borrower. The Borrower may make the following representations and warranties:

(a) **No Litigation.** There are no pending actions, suits or proceedings, arbitrations or governmental investigations against the Projects, an adverse outcome of which would materially affect the Borrower's performance under this Loan Agreement, the Deed of Trust or the Regulatory Agreements (collectively, the "Transaction Documents");

(b) **Title.** The Borrower has good and marketable fee simple title to the Property and good title to the personal property constituting a part of the Projects, subject to no liens, charges or encumbrances other than the Permitted Encumbrances;

(c) **Permitted Encumbrances.** The Permitted Encumbrances do not and will not materially and adversely affect (1) the ability of the Borrower to pay in full the principal and interest on the Loan in a timely manner or (2) the use of the Projects for the use currently being made thereof, the operation of the Projects as currently being operated or the value of the Projects;

(d) **First Lien.** Upon the execution by the Borrower and the recording of the Deed of Trust, and upon the execution and filing of any required UCC-1 financing statements or amendments thereto, the Trustee will have a valid first lien on the Property and a valid security interest in the personal property constituting a part of the Projects subject to no liens, charges or encumbrances other than the Permitted Encumbrances;

(e) **ERISA.** The Borrower has made and shall continue to make all required contributions to all employee benefit plans, if any, and the Borrower has no knowledge of any material liability which has been incurred by the Borrower which remains unsatisfied for any taxes or penalties with respect to any employee benefit plan or any multi-employer plan, and

each such plan has been administered in compliance with its terms and the applicable provisions of ERISA and any other federal or state law;

(f) **Contingent Liabilities.** The Borrower has no known material contingent liabilities;

(g) **No Other Obligations.** The Borrower has no material financial obligation under any indenture, mortgage, deed of trust, loan agreement or other agreement or instrument to which the Borrower is a party or by which the Borrower or the Projects is otherwise bound, other than obligations incurred in the ordinary course of the operation of the Projects and other than the obligations under the Loan, the Montclair RDA Loans, the Deed of Trust and the Regulatory Agreements.

(h) **No Other Debt.** Other than Montclair RDA Loans, the Borrower has not borrowed or received other debt financing that has not been heretofore repaid in full;

(i) **Fraudulent Conveyance.** The Borrower (1) has not entered into the transaction contemplated by this Agreement or any Transaction Document with the actual intent to hinder, delay, or defraud any creditor and (2) received reasonably equivalent value in exchange for its obligations under the Transaction Documents. Giving effect to the transactions contemplated by the Transaction Documents, the fair saleable value of the Borrower's assets exceeds and will, immediately following the execution and delivery of the Transaction Documents, exceed the Borrower's total liabilities, including, without limitation, subordinated, unliquidated, disputed or contingent liabilities. The fair saleable value of the Borrower's assets is and will, immediately following the execution and delivery of the Transaction Documents, be greater than the Borrower's probable liabilities, including the maximum amount of its contingent liabilities or its debts as such debts become absolute and matured. The Borrower's assets do not and, immediately following the execution and delivery of the Transaction Documents will not, constitute unreasonably small capital to carry out its business as conducted or proposed to be conducted. The Borrower does not intend to, and does not believe that it will, incur debts and liabilities (including, without limitation, contingent liabilities and other commitments) beyond its ability to pay such debts as they mature (taking into account the timing and amounts to be payable on or in respect of obligations of the Borrower);

(j) **Investment Company Act.** The Borrower is not (1) an "investment company" or a company "controlled" by an "investment company," within the meaning of the Investment Company Act of 1940, as amended; (2) a "holding company" or a "subsidiary company" of a "holding company" or an "affiliate" of either a "holding company" or a "subsidiary company" within the meaning of the Public Utility Holding Company Act of 1934, as amended; or (3) subject to any other federal or state law or regulation which purports to restrict or regulate its ability to borrow money;

(k) **Access/Utilities.** The Projects have adequate rights of access to public ways and is served by adequate water, sewer, sanitary sewer and storm drain facilities. All public utilities necessary to the continued use and enjoyment of the Projects as presently used and enjoyed are located in the public right-of-way abutting the Projects, and all such utilities are connected so as to serve the Projects without passing over other property. All roads necessary

for the full utilization of the Projects for their current purpose have been completed and dedicated to public use and accepted by all governmental authorities or are the subject to access easements for the benefit of the Projects;

(l) **Special Assessments.** Except as disclosed in the title insurance policy relating to the Property, there are no pending or, to the knowledge of the Borrower, proposed special or other assessments for public improvements or otherwise affecting the Property, nor, to the knowledge of the Borrower, are there any contemplated improvements to the Property that may result in such special or other assessments;

(m) **Flood Zone.** The Property is not located in a flood hazard area as defined by the Federal Insurance Administration; and

(n) **Misstatements of Fact.** No statement of fact made by the Borrower in the Transaction Documents contains any untrue statement of a material fact or omits to state any material fact necessary to make statements contained herein or therein not misleading. There is no fact presently known to the Borrower which has not been disclosed which adversely affects, nor as far as the Borrower can foresee, might adversely affect the business, operations or condition (financial or otherwise) of the Borrower.

6.31 **Property Tax-Exemption.** The Borrower covenants to timely apply for property tax-exemption for the Projects.

## ARTICLE 7 EVENTS OF DEFAULT AND REMEDIES

7.1 **Events of Default.** Each of the following shall be an "Event of Default":

(a) The Borrower shall fail to pay when due the amounts required to be paid under this Agreement or the Note when the same shall become due and payable in accordance with the terms of this Agreement or the Note, including a failure to repay any amounts which have been previously paid but are recovered, attached or enjoined pursuant to any insolvency, receivership, liquidation or similar proceedings; or

(b) The Borrower shall fail to perform or observe any of its covenants or agreements contained in this Agreement, the Regulatory Agreements, the Indenture, the Note or the Deed of Trust, other than as specified in paragraph (a) above, and such failure shall continue during and after the period specified in Section 7.2;

(c) Any representation or warranty of the Borrower shall be determined by the Trustee or the Authority to have been false in any material respect when made;

(d) The Borrower shall generally not pay its debts as they become due, or shall admit in writing its inability to pay its debts generally, or shall make a general assignment for the benefit of creditors or shall institute any proceeding or voluntary case seeking to adjudicate it a bankrupt or insolvent or seeking liquidation, winding up, reorganization, arrangement, adjustment, protection, relief or composition of it or its debts under any law relating to bankruptcy, insolvency or reorganization or relief or protection of debtors, or seeking

the entry of an order for relief or the appointment of a receiver, trustee, custodian or other similar official for it or for any substantial part of its property; or the Borrower shall take any action to authorize any of the actions described above in this paragraph (d), or any proceeding shall be instituted against the Borrower seeking to adjudicate it a bankrupt or insolvent or seeking liquidation, winding up, reorganization, arrangement, adjustment, protection, relief or composition of it or its debts under any law relating to bankruptcy, insolvency or reorganization or relief or protection of debtors, or seeking the entry of an order for relief or the appointment of a receiver, trustee, custodian or other similar official for it or for any substantial part of its property, and, if such proceeding is being contested by the Borrower in good faith, such proceeding shall remain undismissed or unstayed for a period of 60 days; or

(e) An event of default shall have occurred under Section 11.1 of the Indenture and the Series A Bonds shall have been declared due and payable pursuant to Section 11.2 of the Indenture.

7.2 Notice of Default; Opportunity to Cure. No default under Section 7.1(b) hereof shall constitute an Event of Default until:

(a) The Trustee, by registered or certified mail, shall give notice to the Borrower (with a copy to the Authority and S&P if S&P is then rating the Series A Bonds) of such default specifying the same and stating that such notice is a "Notice of Default"; and

(b) The Borrower shall have 60 days after receipt of such notice to correct the default and shall not have corrected it; provided, however, that if the default stated in the notice is of such a nature that it cannot be corrected within 60 days, such default shall not constitute an Event of Default hereunder so long as (i) the Borrower institutes corrective action within said 60 days and diligently pursues such action until the default is corrected, and (ii) in the opinion of Bond Counsel, the failure to cure said default within 60 days will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt Bonds.

7.3 Remedies. Whenever any Event of Default under Section 7.1 hereof shall have happened and be continuing, the following remedial steps shall be taken:

(a) Immediately upon the occurrence of any Event of Default under Section 7.1 the Trustee shall declare all amounts due under this Agreement and the Note to be immediately due and payable; provided, however, that in the case of an Event of Default described in (b), (c) or (d) of Section 7.1 hereof, the amounts due under this Agreement and the Note shall not be accelerated unless the Trustee receives either (i) written notice from the Authority to accelerate the Loan and declare all amounts due under this Agreement and the Note or (ii) an opinion of Bond Counsel that the failure to accelerate the Loan under such circumstances will adversely affect the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt Bonds; provided, however, as is set forth in the Indenture, if any Series A Bonds are Outstanding and there has been no default with respect to the Series A Bonds under the Indenture, the Series A Bonds and the Series B Bonds shall not be subject to acceleration;

(b) Subject to the provisions of the Indenture (including Article 8 thereof) and Section 5.4 hereof, the Trustee shall take whatever action at law or in equity may appear necessary or desirable to collect the payments required to be made by the Borrower under this Agreement, the Deed of Trust, and the Note, or to enforce performance and observance of any obligation or agreement of the Borrower under this Agreement, the Note, the Deed of Trust or the Regulatory Agreements, but in no event shall the Trustee be obligated to take any such action which in its opinion will or might cause it to expend time or money or otherwise incur liability unless and until an indemnity bond satisfactory to it has been furnished to it;

(c) The Authority may, upon consultation with the Oversight Agent, terminate the Project Manager and shall upon the recommendation of the Oversight Agent or such other advice as the Authority deems appropriate, select a new Project Manager;

(d) Upon an Event of Default hereunder, either the Authority may operate and administer, or cause to be operated and administered, the Projects in the place and stead of the Borrower and in the manner required by the terms and provisions of the Regulatory Agreements. In so doing, the Authority or such party as it may appoint to operate and administer the Projects, to the extent it may have moneys available hereunder for such purposes, shall complete the rehabilitation and equipping of any incomplete component of the Projects to be funded with proceeds of the Bonds, and shall pay from the Operating Revenues received with respect to such Projects (to the extent available) the Loan repayments and Fees and Charges, if any, which the Borrower was obligated to pay pursuant to the terms and provisions of this Loan Agreement and the Deed of Trust. The Trustee or other depository shall be authorized to pay the Authority or its designee as directed by an Officer's Certificate any moneys on deposit in the Project Fund to the extent that the Authority shall certify in writing that such moneys are required by the Authority or its designee to pay any items that would have been included in the Cost of Project had the Authority or its designee not acquired the same.

(e) The Authority may, upon the recommendation of the Oversight Agent or such other advice as it may deem appropriate, commence foreclosure proceedings as set forth in Section 7.10 of the Indenture;

(f) Upon an Event of Default and continuing until at least one year after all Events of Default have been cured, all Operating Revenues then on hand and thereafter received by the Borrower or otherwise shall be delivered to the Trustee, for deposit to a depository account for the benefit of the Bond Owners to be applied by the Trustee first to the payment of debt service on the Series A Bonds, then to the debt service on the Series B Bonds, and then to the payment of reasonable and necessary Operation and Maintenance Costs, with any remaining amounts used as provided in Section 5.7 of the Indenture.

Any amounts collected as payments made on the Note and pursuant to Article 5 hereof, or applicable to such payments, and any other amounts which would be applicable to payment of principal of, premium, if any, and interest on the Bonds collected pursuant to action taken under this Section shall be applied in accordance with the provisions of the Indenture. Upon payment in full of all amounts owing under the Indenture, including all fees and expenses of the Trustee, the Oversight Agent and the Authority, the Authority and the Trustee shall transfer any remaining right, title or interest that each has in the Indenture, this Agreement, the Note and the

Deed of Trust to the Borrower, except any rights to receive payment of fees and expenses and to be indemnified, as provided for herein and in the Indenture.

7.4 Attorneys' Fees and Expenses. If an Event of Default occurs and if the Authority or the Trustee should employ attorneys or incur expenses for the enforcement of any obligation or agreement of the Borrower contained herein, the Borrower on demand will pay to the Authority or the Trustee the reasonable fees of such attorneys and the reasonable expenses so incurred, including court appeals.

7.5 No Remedy Exclusive. No remedy herein conferred upon or reserved to the Authority or the Trustee is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority or the Trustee to exercise any remedy reserved to either of them in this Article 7, it shall not be necessary to give any notice, other than such notice as may be herein expressly required. Such rights and remedies as are given the Authority hereunder shall also extend to the Owners of the Bonds, and the Owners of the Bonds shall be deemed third party beneficiaries of all covenants and agreements herein contained.

7.6 No Additional Waiver Implied by One Waiver. In the event any agreement or covenant contained in this Agreement should be breached by the Borrower and thereafter waived by the Authority or the Trustee, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder including any other breach of the same agreement or covenant.

## ARTICLE 8 MISCELLANEOUS

8.1 Entire Agreement. This Agreement, the Note, the Indenture, the Regulatory Agreements, the Continuing Disclosure Agreement, the Oversight Agreement and the Deed of Trust, constitute the entire agreement and supersede all prior agreements and understandings, both written and oral, between the Authority and the Borrower with respect to the subject matter hereof.

8.2 Notices. All notices, certificates or other communications shall be in writing and shall be sufficiently given and sent by: (i) mailed by certified mail, return receipt requested, postage prepaid; (ii) personal delivery, overnight delivery by a recognized courier or delivery service; or (iii) electronic transmission, which includes fax machine, email with an imaged or scanned attachment (such as a .pdf) or other similar electronic transmission, with confirmation of receipt of such transmission and shall be deemed given on the second day following the date on which the same have been personally delivered or mailed or when delivered when sent by electronic transmission to the addresses set forth below. to the Authority, to Independent Cities Finance Authority, Post Office Box 1750, Palmdale, California 93590-1750, Attention: Program Administrator; if to the Borrower, to Augusta Communities LLC, 400 N. Mountain Avenue,

Suite 205, Upland, CA 91786, Attention: Suzanne Taylor; if to the Trustee, to U.S. Bank National Association, 633 W. Fifth Street, 24th Floor, Los Angeles, CA 90071, Attention: Corporate Trust Services, Telephone: (213) 615-6002, Email: ashraf.almurdaah@usbank.com. A duplicate copy of each notice, certificate or other communication given hereunder shall also be given to each of the above. All other documents required to be submitted to any of the foregoing parties shall also be submitted to such party at its address set forth above. Any of the foregoing parties may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates, documents or other communications shall be sent.

8.3 Assignments. This Agreement may not be assigned by any party without the prior written consent of the other, which consent shall not be unreasonably withheld, except that the Authority shall assign to the Trustee its rights under this Agreement and may assign its rights under this Agreement as provided in Section 7.3, the Trustee may assign its rights and duties to a successor trustee pursuant to Section 8.7 or 8.8 of the Indenture and the Borrower may assign its rights under this Agreement as provided by Section 6.2 hereof.

8.4 Severability. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative, or unenforceable to any extent whatever.

8.5 Execution of Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

8.6 Amendments, Changes and Modifications. Except as otherwise provided in this Agreement or in the Indenture, subsequent to the issuance of the Bonds and prior to their payment in full (or provision for payment thereof having been made in accordance with the provisions of the Indenture), this Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of all parties hereto.

8.7 Governing Law. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

8.8 Term of Agreement. This Agreement shall be in full force and effect from the date hereof until such time as all Bonds shall have been fully paid or provision made for such payment pursuant to the Indenture, whichever shall be earlier. Time is of the essence in this Agreement.

8.9 Survival of Agreement. All agreements, representations and warranties made herein shall survive the making of the Loan.

8.10 Survival of Rights. The Trustee's rights to indemnification and to the payment of fees and expenses properly owing under the Indenture, the Regulatory Agreements or hereunder shall survive its resignation or removal and final payment or defeasance of the Bonds, all as provided in Article VIII of the Indenture. The Authority's rights to indemnification and the Authority's rights to the payment of its expenses properly owing under the Indenture, the

Regulatory Agreements or hereunder and the fees and expenses of the Oversight Agent, shall survive the final payment or defeasance of the Bonds.

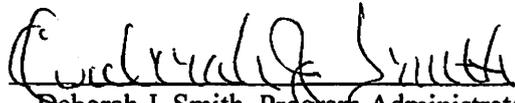
8.11 Recordation. The Borrower covenants that it will cause the Regulatory Agreements, the Deed of Trust, and any financing statement and all supplements thereto and any other such instruments as may from time to time be required to be kept, recorded and filed in such a manner and in such places as may be required by law in order to fully preserve and protect the security of the Owners of the Bonds and the rights of the Authority and the Trustee under the Regulatory Agreements, and the Deed of Trust.

8.12 Authority as Beneficiary. So long as any Bonds are Outstanding and the Note has not been paid-in-full the Authority shall be intended as a third party beneficiary of this Agreement.

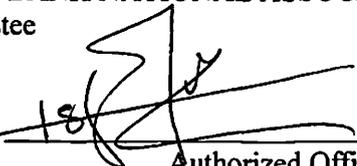
IN WITNESS WHEREOF, the parties hereto have executed this Agreement, all as of the date first above written.

INDEPENDENT CITIES FINANCE AUTHORITY

By:   
W. Michael McCormick, President

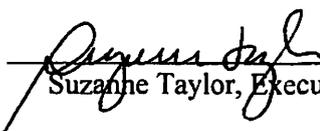
By:   
Deborah J. Smith, Program Administrator

U.S. BANK NATIONAL ASSOCIATION, as  
Trustee

By:   
Authorized Officer

AUGUSTA COMMUNITIES LLC,  
a California limited liability company

By: Augusta Homes, a California nonprofit  
public benefit corporation, its Sole Member

By:   
Suzanne Taylor, Executive Director

## EXHIBIT A

## NOTE

\$20,910,000

August 7, 2012

Augusta Communities LLC, a California limited liability company (the "Borrower"), hereby PROMISES TO PAY TO THE ORDER OF THE INDEPENDENT CITIES FINANCE AUTHORITY (the "Authority"), a California joint powers authority duly organized and existing under the laws of the State of California, the principal sum of \$20,910,000 (TWENTY MILLION NINE HUNDRED TEN THOUSAND AND NO/100 DOLLARS) together with interest from the date hereof on the unpaid principal balance owing hereunder at the rates set forth below per annum. This note (the "Note") is issued, executed and delivered pursuant to that certain Loan Agreement, dated as of August 1, 2012 (the "Loan Agreement"), by and among the Borrower, the Authority and U.S. Bank National Association, as trustee (the "Trustee"). All capitalized terms not otherwise defined herein have the meanings assigned to such terms in the Loan Agreement or in the Indenture of Trust, dated as of August 1, 2012 (the "Indenture"), by and between the Authority and the Trustee.

A portion of the principal amount of this Note reflecting the principal amount of the Series A Bonds issued and delivered under the Indenture (\$20,125,000) shall be due and payable on May 15 in the years and in the amounts, and shall bear interest at the rates as follows:

## SERIES A BONDS

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>
\$485,000	May 15, 2013	1.000%
285,000	May 15, 2014	2.000%
290,000	May 15, 2015	2.250%
295,000	May 15, 2016	3.000%
305,000	May 15, 2017	3.000%
315,000	May 15, 2018	3.000%
325,000	May 15, 2019	3.100%
335,000	May 15, 2020	3.300%
345,000	May 15, 2021	3.250%
360,000	May 15, 2022	3.500%
370,000	May 15, 2023	3.500%
385,000	May 15, 2024	3.750%
1,240,000	May 15, 2027	4.000%
7,120,000	May 15, 2039	5.000%
7,670,000	May 15, 2047	5.000%

In addition, the remaining portion of this Note in the amount of \$785,000 representing the principal amount of the Series B Bonds issued and delivered under the Indenture, shall be due and payable on May 15 in the year and in the amount, and shall bear interest at the rate as follows, but only to the extent of Subordinate Residual Revenues available for such payment:

SERIES B BONDS

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>
\$785,000	May 15, 2022	5.750%

In the event that Subordinate Residual Revenues are not sufficient to pay the accrued interest due and payable on the Series B Bonds on an Interest Payment Date, such unpaid interest shall be deferred for payment on the following Interest Payment Date. Nonpayment of Interest on this Note representing the interest portion of payments with respect to the Series B Bonds on any Interest Payment Date due to insufficient Subordinate Residual Revenues, shall not be an Event of Default under the Loan Agreement.

Interest on this Note shall be computed on the basis of a 360-day year consisting of twelve 30-day months, payable on May 15 and November 15 of each year, commencing November 15, 2012.

In order to satisfy its obligations hereunder, the Borrower agrees to pay to the Trustee not later than the thirteenth (13th) day of each month, commencing August 13, 2012, all Net Operating Revenues.

All payments on this Note shall be made in lawful money of the United States of America at the principal corporate trust office of the Trustee. All sums paid hereon shall be applied first to the satisfaction of interest due and the balance to the unpaid principal owing hereunder, and shall be applied in accordance with the terms of the Loan Agreement.

Immediately following the execution hereof the Authority's interest in this Note will be assigned to U.S. Bank National Association, as Trustee, and concurrently therewith, this Note will be secured by Deeds of Trust (collectively, the "Deed of Trust") of even date herewith, executed by the Borrower in favor of Authority's assignee, U.S. Bank National Association, as Trustee.

This Note is subject to extraordinary mandatory prepayment in the following principal amounts, plus interest accrued to the date fixed by the Trustee for redemption of the Bonds to be redeemed with such prepayment:

(a) On the day selected by the Trustee for redemption of the Bonds after the Trustee has accelerated the Amounts due with respect to the Loan or this Note, as the case may be, as a result of an Event of Default under, and as defined in, the Indenture or the Loan Agreement, in an amount equal to the then unpaid principal amount of this Note, plus accrued interest to the date of redemption of the Bonds;

(b) On the day selected by the Trustee for the redemption of the Bonds in the event of an involuntary loss or the substantial destruction of the Projects as a result of unforeseen events (e.g., fire, seizure, requisition, change in a federal law or an action of a federal agency after the date of issuance of the Bonds which prevents the Agency from enforcing the requirements of Section 1.103-8(b) of the Regulations, or condemnation), upon receipt of insurance or other compensation or, if there are to be no such payments, after the event giving rise to the involuntary loss or substantial destruction of the Projects, in an amount equal to the then unpaid principal amount of this Note. Notwithstanding the foregoing, this Note will not have to be prepaid in whole in such circumstances if (i) within 90 days of the event giving rise to the loss or destruction, the Borrower notifies the Trustee and the Authority, in writing, that the Projects can be restored within 18 months to a condition permitting the conduct of normal business operations; (ii) within 180 days of the event giving rise to such taking, loss or destruction, the Borrower commences to use such amounts to reconstruct the Projects pursuant to the terms of the Loan Agreement and the Indenture; and (iii) such amounts are disbursed for the restoration of the Projects within 18 months after the date of the notice from the Borrower referred to in clause (i) hereof, but, rather, this Note shall be prepaid, in part, to the extent of undisbursed funds on deposit in the Redemption Fund created pursuant to the Indenture at the expiration of the period described in (iii) above unless such period is extended with the consent of the authority and an opinion of Bond Counsel is received the Trustee to the effect that such extension will not result in interest on the Tax-Exempt Bonds becoming includable in the gross income of the recipients thereof for federal income tax purposes; provided, however, that such prepayment in whole shall be immediately due and payable if in the written opinion of Bond Counsel filed with the Authority, the Borrower and the Trustee a failure to make such prepayment will cause interest on the Tax-Exempt Bonds to be included in gross income for federal income tax purposes;

If the required principal amount of any prepayment in part pursuant to Sections 5.4 and 5.5 of the Loan Agreement shall not be an Authorized Denomination of the Bonds to be redeemed with such prepayment, then the required principal amount of such prepayment shall be deemed to be the next greater integral multiple of an Authorized Denomination of the Bonds to be redeemed therewith, and any interest due with such prepayment shall be calculated using such higher amount.

The Trustee shall deposit and use prepayments of this Note pursuant to Sections 5.4 and 5.5 of the Loan Agreement in accordance with the Indenture.

In the event of a partial prepayment of this Note, pursuant to Section 5.4 or 5.5 of the Loan Agreement, the principal amount of the Borrower's obligation under this Note shall be reduced by the principal amount of Bonds to be redeemed with the proceeds of such prepayment.

The Borrower, at its option, may prepay this Note, in whole or in part of any date that Bonds are permitted to be optionally redeemed pursuant to Section 4.1(b) of the Indenture following written notice of the Borrower's intention to do so as provided below, in Authorized Denominations, at the times and redemption prices permitted by such Section 4.1(b) of the Indenture.

This Note is also subject to mandatory sinking fund prepayment with respect to the Series A Bonds (without premium), by application of mandatory sinking account payments as set forth in Section 4.1(a)(i) of the Indenture.

In addition, this Note is subject to targeted mandatory sinking fund prepayment with respect to the Series B Bonds (without premium) on the dates and in the amounts as set forth in Section 4.1(a)(ii) of the Indenture, but only to the extent that Subordinate Residual Revenues are available for such purpose.

All amounts due under the Note shall be immediately due and payable following an Event of Default under the Loan Agreement, in accordance with and subject to the provisions of Section 7.3(a) of the Loan Agreement.

If default is made in the payment of the principal of or any installation of interest on this Note and the same is placed in the hands of an attorney for collection, or if suit is filed hereon, or proceedings are had in bankruptcy, probate, receivership, reorganization, arrangement or other judicial proceedings for the establishment or collection of any amount called for hereunder, or any amount payable or to be payable hereunder is collected through any such proceedings, the Borrower agrees to pay to the holder hereof all reasonable costs of collection, including reasonable attorneys fees.

The Borrower expressly waives demand and presentment for payment, notice of nonpayment, protest, notice of protest, notice of dishonor, bringing of suit, and diligence in taking any action to collect any amounts called for hereunder and in the handling of properties, rights or collateral at any time existing in connection herewith.

No previous waiver and no failure or delay by Authority in acting with respect to the terms of this Note or the Deed of Trust shall constitute a waiver of any breach, default, or failure of condition under this Note, the Deed of Trust or the obligations secured thereby. A waiver of any term of this Note, the Deed of Trust or of any of the obligations secured thereby must be made in writing and shall be limited to the express written terms of such waiver. In the event of any inconsistencies between the terms of this Note and the terms of any other document related to the loan evidenced by this Note, the terms of this Note shall prevail.

The Deed of Trust contains the following provision:

“Transfer of Trust Estate by Trustor. In the event of any Transfer (as defined below) of the Trust Estate, or any portion thereof or interest therein, which is not in accordance with Section 6.2 of the Loan Agreement, Trustee shall have the absolute right at its option, without prior demand or notice, to declare all sums secured hereby immediately due and payable. Upon a permitted Transfer under Section 6.2 of the Loan Agreement, the transferee shall assume all obligations hereunder and agree to be bound by all provisions contained herein. As used herein, the term “Transfer” means and includes the direct or indirect sale, transfer, conveyance, assignment, or other alienation of the Trust Estate, or any portion thereof or interest therein, whether voluntary, involuntary, by

operation of law or otherwise, the execution of any installment land sale contract, sales agreement or similar instrument affecting all or a portion of the Trust Estate, granting of an option to purchase any portion of or interest in the Trust Estate or any interest therein, or the lease of all or substantially all of the Land or of all or substantially all of the Improvements. "Transfer" shall not include the leasing of individual mobile home spaces acquired by Trustor on the Land so long as Trustor complies with the provisions of the Loan Agreement and the Regulatory Agreement relating to such leasing activity."

This Note has been issued pursuant to the Loan Agreement and is entitled to the benefit and security thereof. Reference is hereby made to the Loan Agreement for provisions relating to the acceleration of the indebtedness evidenced hereby upon the occurrence of certain events stated therein, and for all other relevant purposes. Time is of the essence of each and every provision hereof. This Note has been issued, executed and delivered in the State of California and shall be governed by and construed in accordance with the laws of the State of California, except to the extent that the laws of the United States of America may prevail.

This Note shall be construed to be a nonrecourse obligation of the Borrower. Neither the Borrower's members, officers, employees and agents, nor any of its other affiliates, has or is intended to have any liabilities, except for any liability arising as the result of Fraud or misappropriation of funds, under or in respect of this Note, the Loan Agreement, the Indenture of Trust, the Continuing Disclosure Agreement, the Deed of Trust, the Regulatory Agreements or any other document or transaction contemplated by the foregoing.

AUGUSTA COMMUNITIES LLC,  
a California limited liability company

By: Augusta Homes, a California nonprofit  
public benefit corporation, its Sole Member

By: \_\_\_\_\_  
Suzanne Taylor, Executive Director

ENDORSEMENT TO NOTE, dated August 7, 2012, in the principal amount of \$20,910,000 made by AUGUSTA COMMUNITIES LLC payable to the order of INDEPENDENT CITIES FINANCE AUTHORITY.

PAY TO THE ORDER OF U.S. BANK NATIONAL ASSOCIATION, as Trustee,  
without recourse.

Date: August 7, 2012

INDEPENDENT CITIES FINANCE AUTHORITY

By: \_\_\_\_\_  
Program Administrator

EXHIBIT B

DEED OF TRUST

(See Transcript Document No. 8-11)

## EXHIBIT C

LIST OF IMPROVEMENTS  
AND SCHEDULED REPLACEMENTS**For Valley View Project:**

	Description	Immediate Year (1)	Mid-Term Years (2-10)	Long Term (Years 11-35)
<b>Sites:</b>				
1.	Asphalt repaving and slurry seal coat		\$60,000	\$100,000
2.	Sewer system hydro-jet	\$750	\$10,000	\$40,000
3.	Replacement of water distribution system		\$150,000	\$100,000
4.	Electrical preventative maintenance	\$7,000	\$10,000	\$18,000
5.	Replacement of electrical system	\$200,000	\$180,000	
6.	Replacement of gas system		\$100,000	\$150,000
<b>Buildings:</b>				
7.	Paint exterior (all buildings)		\$8,000	\$28,000
8.	Clubhouse building appliances		\$10,000	
9.	Repainting all clubhouse interiors		\$10,500	\$22,000
10.	Replace all flooring		\$8,000	\$20,000
11.	Pool deckwork and coping		\$35,000	
<b>TOTAL ESTIMATED COST (YEAR 1):</b>		<b>\$207,750</b>		
<b>TOTAL ESTIMATED COST (YEARS 2-10):</b>			<b>\$581,500</b>	
<b>TOTAL ESTIMATED COST (YEARS 11-35):</b>				<b>\$478,000</b>

**For Villa Montclair Project:**

	Description	Immediate Year (1)	Mid-Term Years (2-10)	Long Term (Years 11-35)
<b>Sites:</b>				
1.	Asphalt repaving and slurry seal coat			\$30,000
2.	Sewer system hydro-jet			\$28,000
3.	Replacement of water distribution system			\$400,000
4.	Replacement of gas system			\$350,000
5.	Replacement of electrical system			\$490,000
6.	Electrical preventative maintenance		\$10,000	\$18,000
7.	Remediate sewer system deficiencies	\$5,000	\$18,000	\$35,000
8.	Street lighting – additional improvements		\$25,000	
<b>Buildings:</b>				
9.	Clubhouse building appliances	\$7,500		\$15,000
10.	Repainting all clubhouse interiors		\$4,000	\$15,000
11.	Replace all flooring		\$8,000	\$20,000
12.	Pool deckwork and coping	\$2,000		\$35,000
<b>TOTAL ESTIMATED COST (YEAR 1):</b>		<b>\$14,500</b>		
<b>TOTAL ESTIMATED COST (YEARS 2-10):</b>			<b>\$65,000</b>	
<b>TOTAL ESTIMATED COST (YEARS 11-35):</b>				<b>\$1,436,000</b>

**For Monterey Manor Project:**

	Description	Immediate Year (1)	Mid-Term Years (2-10)	Long Term (Years 11-35)
<b>Sites:</b>				
1.	Asphalt repaving and slurry seal coat in RV lot	\$10,000	\$105,000	\$228,000
2.	Sewer system hydro-jet	\$2,000	\$18,000	\$65,000
3.	Exercise & service main isolation water valves		\$6,000	\$15,000
4.	Replace all water risers/gate valves		\$30,000	\$30,000
5.	Electrical preventative maintenance		\$17,500	\$35,000
6.	Electrical distribution system replaced (all)			\$725,000
7.	Repair/replacement of light fixtures throughout park	\$10,000		\$20,000
8.	Sewer traps removed		\$35,000	\$105,000
9.	Cement car stops/barriers	\$15,000		\$30,000
<b>Buildings:</b>				
8.	Paint exterior (all buildings)		\$15,000	\$30,000
9.	Clubhouse building appliances			\$15,000
10.	Repainting all clubhouse interiors		\$10,500	\$22,000
11.	Replace all flooring			\$15,000
12.	Pool deckwork and coping		\$35,000	
13.	Pool equipment		\$15,000	\$25,000
14.	Drywall repairs	\$2,500		
<b>TOTAL ESTIMATED COST (YEAR 1):</b>		<b>\$39,500</b>		
<b>TOTAL ESTIMATED COST (YEARS 2-10):</b>			<b>\$287,000</b>	
<b>TOTAL ESTIMATED COST (YEARS 11-35):</b>				<b>\$1,360,000</b>

**For Hacienda Project:**

	Description	Immediate Year (1)	Mid-Term Years (2-10)	Long Term (Years 11-35)
<b>Sites:</b>				
1.	Asphalt repaving and slurry seal coat	\$100,000		\$200,000
2.	Sewer system hydro-jet	\$2,000	\$18,000	\$65,000
3.	Exercise & service main isolation water valves		\$6,000	\$15,000
4.	Replacement of light fixtures throughout park		\$22,000	\$30,000
5.	Replace water gate valves		\$25,000	\$50,000
6.	Hydrant valves (in-ground) excavated, exercised		\$3,000	\$5,000
7.	Sidewalk repairs	\$10,000	\$15,000	\$25,000
<b>Buildings:</b>				
8.	Paint exterior (all buildings)		\$15,000	\$30,000
9.	Clubhouse building appliances			\$15,000
10.	Repainting all clubhouse interiors		\$10,500	\$22,000
11.	Replace all flooring			\$15,000
12.	Pool deckwork and coping			\$35,000
13.	Pool equipment	\$15,000	\$15,000	\$25,000
<b>TOTAL ESTIMATED COST (YEAR 1):</b>		<b>\$127,000</b>		
<b>TOTAL ESTIMATED COST (YEARS 2-10):</b>			<b>\$129,500</b>	
<b>TOTAL ESTIMATED COST (YEARS 11-35):</b>				<b>\$532,000</b>

# Attachment # 6

## MATURITY SCHEDULE

### INDEPENDENT CITIES FINANCE AUTHORITY MOBILE HOME PARK REVENUE REFUNDING BONDS (AUGUSTA COMMUNITIES MOBILE HOME PARK POOL)

#### \$20,125,000 SERIES 2012A

##### \$4,095,000 Serial Bonds

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>Price</u>	<u>CUSIP<sup>(2)</sup></u>
\$485,000	May 15, 2013	1.000%	1.000%	100.000%	45385L BS1
285,000	May 15, 2014	2.000%	1.550%	100.782%	45385L BT9
290,000	May 15, 2015	2.250%	1.950%	100.804%	45385L BU6
295,000	May 15, 2016	3.000%	2.200%	102.878%	45385L BV4
305,000	May 15, 2017	3.000%	2.450%	102.460%	45385L BW2
315,000	May 15, 2018	3.000%	2.800%	101.056%	45385L BX0
325,000	May 15, 2019	3.100%	3.100%	100.000%	45385L BY8
335,000	May 15, 2020	3.300%	3.300%	100.000%	45385L BZ5
345,000	May 15, 2021	3.250%	3.500%	98.122%	45385L CA9
360,000	May 15, 2022	3.500%	3.650%	98.772%	45385L CB7
370,000	May 15, 2023	3.500%	3.800%	97.364%	45385L CC5
385,000	May 15, 2024	3.750%	3.900%	98.590%	45385L CD3

\$1,240,000– 4.000% Term Bonds due May 15, 2027, Yield – 4.182%; Price – 98.000%; CUSIP<sup>(2)</sup> 45385L CE1

\$7,120,000– 5.000% Term Bonds due May 15, 2039, Yield – 4.570%; Price – 103.351%<sup>(1)</sup>; CUSIP<sup>(2)</sup> 45385L CF8

\$7,670,000– 5.000% Term Bonds due May 15, 2047, Yield – 4.670%; Price – 102.558%<sup>(1)</sup>; CUSIP<sup>(2)</sup> 45385L CG6

#### \$785,000 SUBORDINATE SERIES 2012B (FEDERALLY TAXABLE)

\$785,000 – 5.750% Term Bonds due May 15, 2022, Yield – 6.000%; Price – 98.161%; CUSIP<sup>(2)</sup> 45385L CH4

- (1) Priced at stated yield to the May 15, 2022 optional redemption date.
- (2) CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein are provided by Standard & Poor's CUSIP Service Bureau, a division of The McGraw-Hill Companies, Inc., and are provided for convenience of reference only. Neither the Authority nor the Underwriter assumes any responsibility for the accuracy of this CUSIP data.

NEITHER THE AUTHORITY, ANY OF ITS MEMBERS (THE "MEMBERS"), NOR ANY PERSON EXECUTING THE BONDS IS LIABLE PERSONALLY ON THE BONDS OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF THEIR ISSUANCE. THE BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE AUTHORITY AND ARE NOT A DEBT, NOR A PLEDGE OF THE FULL FAITH AND CREDIT, OF THE STATE OF CALIFORNIA OR ANY OF ITS POLITICAL SUBDIVISIONS, AND NEITHER ARE THEY LIABLE ON THE BONDS, NOR ARE THE BONDS PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN THE PLEDGED REVENUES AND FUNDS PLEDGED UNDER THE INDENTURE FOR THE PAYMENT THEREOF. THE ISSUANCE OF THE BONDS DOES NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE AUTHORITY, THE MEMBERS, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF TO LEVY OR TO PLEDGE ANY FORM OF TAXATION THEREFOR OR TO MAKE ANY APPROPRIATION FOR THEIR PAYMENT. THE AUTHORITY HAS NO TAXING POWERS.

## Kim Everts

---

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Tuesday, February 25, 2020 2:25 PM  
**To:** Kim Everts  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); dleadavenport@gmail.com; 'brucestantonlaw@yahoo.com'; Jennifer Crawford; Suzanne Taylor  
**Subject:** RE: February 25, 2020 Letter Requesting Information

Hi Kim, Jennifer and Bruce,

We have reviewed the Rent Administrator's letter of February 25, 2020 and it is unclear to me why the City is inquiring as to whether the proposed rent increase would be inconsistent with the regulatory agreements or the tax exempt status of the Park. It is my understanding the City's role is limited to applying the criteria for rent increases considered under the rent control ordinance, which specifies the requirement that MNOI be applied.

The reason I mention this is because the City is, in fact, requesting opinions from two different attorneys, one being bond counsel, the other an attorney with expertise in non-profits. Fulfilling these requests will result in delays and substantial additional costs. The park owner will seek to supplement its temporary rent increase request for this cost if these legal opinions are required.

The park owner would never implement any rent increase that violated its regulatory agreements or risk its non-profit status. If the City has some reason to question whether the requested increase would violate either the regulatory agreements or its non-profit status, please provide us that information.

As you know, the park is already subject to vigorous third party review and regulation. I do not believe the City has any role in considering these issues. The Rent Commission can act on and decide the question of what rent increase is proper under the Ordinance and Administrative Rules without considering the issues raised in the February 25, 2020 letter and both the City and the residents would preserve any rights they had under other laws or regulatory agreements. This special adjustment application is simply not the proper venue to consider such considers.

We request that the Rent Administrator withdraw its letter of February 25, 2020 or, in the alternative, provide a specific explanation of (1) the factual and legal basis for any concerns that the requested rent increase would violate either the regulatory agreements or relevant law and (2) the basis for the City/Rent Administrator's authority for considering this issue under the Rent Control Ordinance and Administrative Rules.

Thank you for your attention to these matters,

Sincerely,

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
MALpert@beamlaw.net  
(714) 299- 6081 (cell)

---

**From:** Kim Everts [mailto:keverts@Yucaipa.org]

**Sent:** Tuesday, February 25, 2020 11:09 AM

**To:** Mark Alpert

**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); dleadavenport@gmail.com; 'brucestantonlaw@yahoo.com'; Jennifer Crawford

**Subject:** February 25, 2020 Letter Requesting Information

Good morning:

Please refer to the attached.

If you have any questions, please don't hesitate to contact me.

Regards,

*Kimberly Everts*

Deputy Rent Administrator/Records Technician  
General Services/City Clerk Department  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399  
909/797-2489 ext. 221

The banner is divided into three sections. The left section is green and features the text 'St. Patrick's Day in Ireland' in a stylized font, with a small image of a man in a suit. Below this, it says 'MAR 7, 8PM | Folk St. Patrick's Day In Ireland'. The middle section is blue and features a portrait of a man in a blue shirt, with the text 'MAR 19, 7PM | Comedy Date Night! Barry Neal & Debbie Praver'. The right section is orange and features a photo of a man playing a cello outdoors, with the text 'MAR 22, 2PM | Classical Matt Haimovitz'. At the bottom of the banner, there is a black bar with white text: 'YPAC INDOOR THEATER | 12062 CALIFORNIA STREET, YUCAIPA, CA | 909.500.7714 | BOX OFFICE : TUES - SAT, 12 - 6PM'.

*Law Offices of*  
**Gregory Beam & Associates, Inc.**  
23113 Plaza Pointe Drive  
Suite 100  
Laguna Hills, California 92653  
(949) 598-5800  
Facsimile: (949) 598-5815

February 27, 2020

Via Email Only

Jennifer Crawford  
Rent Administrator  
City of Yucaipa

Re: Valley View Rent Increase –Supplemental Submission

Dear Ms. Crawford:

This letter and attachments are provided in response to the City's letter of, February 18, 2020 ("City Request") based on information provided to me by the park owner and by CPA Mike McCarthy. The numbering of this letter follows the City Request.

**1(a).** The ledger sheet terms have the following definitions:

"Credit RV Vacant" - Credit is given to vacant RV spaces that were charged rent. This includes rent, utility and/or service items.

"Credit COC" - Credit is given to vacant Park owned homes. (Every space is charged rent and utilities, even if it is vacant) This includes rent, utility and/or service items.

"Credit Concession" - a credit towards rent. We have given concessions to new tenants to help in the cost of moving and to increase interest in the rental unit.

**1(b)** See Attachment 1. Under the Gross Income area of the application, Line 1 of the application is the total space rents. Line 14 is a contra revenue account which reduces income by vacancies. Line 14 was calculated using a three-year average to smooth vacancy fluctuation (see Note 10). Line 1 and line 14 combined result in \$0 income for the vacant space. Account numbers 4010-000-000 and 4015-000-000 are only used for unregulated rental units or RV spaces. No homeowner on a regulated space received any concessions during this period.

Electricity, gas and rental income from park owned homes, employee housing, RV spaces and park owned home delinquencies are excluded from gross income on Line 22 of the MNOI.

Jennifer Crawford  
February 27, 2020  
Page 2

2. The 2-bedroom one-bath unit is a park owned apartment used for employee housing. The rent is excluded from gross income on Line 22 of the MNOI.

3(a). See Attachment 2.

3(b) CASP (Certified Access Specialist Program) means health and safety related ADA access study and improvements to park common areas.

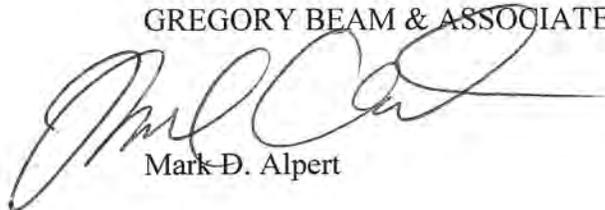
4. The Borrower Administration Fee is defined in the Indenture of Trust (see BP 656). This is the only fee that the nonprofit receives for its stewardship of the community. This expense is labeled as the "ACLLC administrative costs" in the MNOI (see Note 14 on the MNOI worksheet). The \$45,762 expense is the sum of \$3,751 for January-July 2018 plus \$3,901 for August-December 2018 (see BP 438). Valley View has not had the cash flow available to fund the Borrower Administrative Fee and is in arrears on this payment. The cumulative amount of the Borrower Administrative Fee in arrears is detailed in Note 20 of the worksheet and is labeled "Recovery - Corporate Overhead Fees" as detailed in BP 438. We now recognize that it would have been better to more clearly label Note 10 as "Borrower Administrative Fees" and Note 20 as "Recovery - Borrower Administrative Fees".

The ACLLC nonprofit administrative (Borrower Administration Fees) expenses in Notes 14 and 20 are unrelated to the expenses detailed in the revenue payment letter to US Bank dated January 4, 2018. The expenses in the revenue payment letter are bond-related fiduciary fees and mandatory deposits to the repair and replacement fund. They are not included in the MNOI application and we do expect to recover and of these bond-related fiduciary expense—only 30% of bond interest attributed to Valley View (Notes 15 and 16).

We hope that with this extensive submission, the Application will be set for hearing. Of course, we will be available at the hearing to address additional questions, but if the City believes any additional information is needed before the hearing, please let us know at your earliest convenience.

Sincerely,

GREGORY BEAM & ASSOCIATES, INC.



Mark D. Alpert

MDA:sb

Valley View Mobile Home Park (203wvm)

**General Ledger**

Period = Jan 2016-Dec 2016

Book = Cash ; Tree = yst\_lis

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>4010-000-000</b>										
<b>Vacancies/COC's</b>										
203wvm	Valley View Mob...	01/26/2016	01/2016	Jan 16 Rent Roll Breakdown	J-38321	Jan 1...	1,029.12	0.00	0.00 = Beginning Balance =	
203wvm	Valley View Mob...	02/25/2016	02/2016	Feb 16 Rent Roll Breakdown	J-38617	Feb 1...	1,758.58	0.00	1,029.12	Jan 16 Credit Vacant 12, 16, 23 RV
203wvm	Valley View Mob...	03/20/2016	03/2016	Mar 16 Rent Roll Breakdown	J-38876	Mar 1...	1,063.75	0.00	2,787.70	Feb 16 Credit Vacant 16, 17, 23 RV 52 COC
203wvm	Valley View Mob...	03/20/2016	03/2016	Mar 16 Rent Roll Breakdown	J-38876	Mar 1...	355.74	0.00	3,851.45	Mar 16 Credit Vacant 16, 17, 21, 23 RV 52 COC
203wvm	Valley View Mob...	04/25/2016	04/2016	Apr 16 Rent Roll Breakdown	J-39358	Apr 1...	1,424.27	0.00	4,207.19	Mar 16 Add COC
203wvm	Valley View Mob...	05/25/2016	05/2016	May 16 Rent Roll Breakdown	J-39786	May ...	1,399.48	0.00	5,631.46	Apr 16 Credit Vacant 16, 17, 21, 23 RV 52 COC
203wvm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	0.00	7,030.94	May 16 Credit Vacant 16, 17, 21, 23 RV 52 COC, 26 vac rental
203wvm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	2.07	7,270.96	Jun 16 Add Rent
203wvm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	0.87	7,268.02	Jun 16 Add Paramedic
203wvm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	0.00	19.50	7,248.52	Jun 16 Add Sewer
203wvm	Valley View Mob...	06/20/2016	06/2016	Jun 16 Rent Roll Breakdown	J-40174	Jun 1...	1,399.48	0.00	8,648.00	Jun 16 Credit Vacant
203wvm	Valley View Mob...	07/25/2016	07/2016	Jul 16 Rent Roll Breakdown	J-40604	Jul 1...	0.00	0.90	8,647.10	Jun 16 Add Trash
203wvm	Valley View Mob...	07/25/2016	07/2016	Jul 16 Rent Roll Breakdown	J-40604	Jul 1...	1,064.11	0.00	8,359.80	Jul 16 Add Vacant
203wvm	Valley View Mob...	08/20/2016	08/2016	Aug 16 Rent Roll Breakdown	J-41303	Aug 1...	724.16	0.00	9,423.91	Jul 16 Credit Vacant 16, 17, 21, RV - 52 COC
203wvm	Valley View Mob...	09/22/2016	09/2016	Sept 16 Rent Roll Breakdown	J-41643	Sept ...	335.73	0.00	10,148.07	Aug 16 Credit Vacant 21, RV - 52 COC
203wvm	Valley View Mob...	11/30/2016	11/2016	Nov 16 Rent Roll Breakdown	J-42779	Nov 1...	874.20	0.00	10,483.80	Sept 16 Credit RV Vacant Sp 21 21 RV
203wvm	Valley View Mob...	12/20/2016	12/2016	Dec 16 Rent Roll Breakdown	J-43134	Dec 1...	379.69	0.00	11,158.00	Nov 16 Credit Vacant RV 21, 23 RV - 52 COC
203wvm	Valley View Mob...	12/20/2016	12/2016	Dec 16 Rent Roll Breakdown	J-43134	Dec 1...	874.20	0.00	12,211.89	Dec 16 Credit Vacant
203wvm	Valley View Mob...	12/20/2016	12/2016	Dec 16 Rent Roll Breakdown	J-43134	Dec 1...	420.10	0.00	12,631.99	Dec 16 Credit COC 21, 23, RV-52, 53 COC
<b>Net Change=12,631.99</b>							<b>13,087.23</b>	<b>455.24</b>	<b>12,631.99 = Ending Balance =</b>	
							<b>13,087.23</b>	<b>455.24</b>		

In these years, prior to 2018, rent allocated to vacancies was charged to gross potential rent and recorded as negative income on vacancy line--resulting \$0 income for the space. Account numbers 4010-000-000 and 4015-000-000 are only used for unregulated rental units or RV spaces. No homeowner on a regulated space received any concessions during this period. These space numbers represent the vacant homes/spaces during the same time period.

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Valley View Mobile Home Park (203wvm)

**General Ledger**

Period = Jan 2017-Dec 2017  
Book = Cash ; Tree = YSL Is

Sort On =

Property Name Date Period Person/Description Control Reference Debit Credit Balance Remarks

**4010-000-000 Vacancies/COCs**

203wvm	Valley View Mob...	01/24/2017	01/2017	Jan 17 Rent Roll Breakdown	J-43618	Jan 1...	674.84	0.00	0.00 = Beginning Balance =
203wvm	Valley View Mob...	01/24/2017	01/2017	Jan 17 Rent Roll Breakdown	J-43618	Jan 1...	422.25	0.00	674.84 Jan 17 Credit Vacant 21, 23 RV - 52, 53 COC
203wvm	Valley View Mob...	02/20/2017	02/2017	Feb 17 Rent Roll Breakdown	J-44014	Feb 1...	679.25	0.00	1,104.09 Jan 17 Credit COC
203wvm	Valley View Mob...	03/20/2017	03/2017	Mar 17 Rent Roll Breakdown	J-44573	Mar 1...	679.25	0.00	1,783.34 Feb 17 Credit Vacant 21, 23 RV - 52, 53 COC
203wvm	Valley View Mob...	03/20/2017	03/2017	Mar 17 Rent Roll Breakdown	J-44573	Mar 1...	199.00	0.00	2,462.59 Mar 17 Credit Vacant 21, 23 RV - 52, 53 COC
203wvm	Valley View Mob...	04/20/2017	04/2017	Apr 17 Rent Roll Breakdown	J-45329	Apr 1...	1,616.99	0.00	2,661.59 Mar 17 Ending Balance RV
203wvm	Valley View Mob...	05/19/2017	05/2017	May 17 Rent Roll Breakdown	J-45789	May ...	679.25	0.00	4,278.58 Apr 17 Credit Vacant 21, 23 RV - 2, 29, 52, 53 COC
203wvm	Valley View Mob...	06/21/2017	06/2017	Jun 17 Rent Roll Breakdown	J-46325	Jun 1...	1,763.97	0.00	4,957.83 May 17 Credit Vacant 21, 23 RV - 2, 29, 52, 53 COC
203wvm	Valley View Mob...	06/21/2017	06/2017	Jun 17 Rent Roll Breakdown	J-46325	Jun 1...	114.00	0.00	6,721.80 Jun 17 Credit Vacant 21, 23 RV - 2, 29, 52, COC
203wvm	Valley View Mob...	07/20/2017	07/2017	Jul 17 Rent Roll Breakdown	J-46895	Jul 1...	808.85	0.00	7,645.65 Jul 17 Credit Vacant 21, 23 RV - 2, 29, 52, COC
203wvm	Valley View Mob...	07/20/2017	07/2017	Jul 17 Rent Roll Breakdown	J-46895	Jul 1...	391.12	0.00	8,036.77 Jul 17 Credit Vacant 21, 23, 29, 67 COC
203wvm	Valley View Mob...	09/22/2017	09/2017	Sept 17 Rent Roll Breakdown	J-48030	Sept ...	1,408.38	0.00	9,445.15 Sept 17 Credit Vacant 21, 23, 29, 67 COC
203wvm	Valley View Mob...	12/20/2017	12/2017	Dec 17 Rent Roll Breakdown	J-49695	Dec 1...	167.71	0.00	9,612.86 Dec 17 Credit Vacant RV 16 RV
							<b>9,612.86</b>	<b>0.00</b>	<b>9,612.86 = Ending Balance =</b>

**4015-000-000 Concessions/Discounted Rent**

203wvm	Valley View Mob...	07/20/2017	07/2017	Jul 17 Rent Roll Breakdown	J-46895	Jul 1...	425.00	0.00	0.00 = Beginning Balance =
203wvm	Valley View Mob...	08/24/2017	08/2017	Aug 17 Rent Roll Breakdown	J-47528	Aug 1...	427.50	0.00	425.00 Jul 17 Credit Concession move in special 2
203wvm	Valley View Mob...	10/20/2017	10/2017	Oct 17 Rent Roll Breakdown	J-48627	Oct 1...	450.00	0.00	852.50 Aug 17 Credit Concession move in special 52
203wvm	Valley View Mob...	10/20/2017	10/2017	Oct 17 Rent Roll Breakdown	J-48627	Oct 1...	1,081.20	0.00	1,302.50 Oct 17 Credit Concession move in special 67
203wvm	Valley View Mob...	11/22/2017	11/2017	Nov 17 Rent Roll Breakdown	J-49162	Nov 1...	995.87	0.00	2,383.70 Oct 17 Credit COC 21, 23, 29 COC
203wvm	Valley View Mob...	12/20/2017	12/2017	Dec 17 Rent Roll Breakdown	J-49695	Dec 1...	325.00	0.00	3,379.57 Nov 17 Credit COC 21, 23, 29 COC
203wvm	Valley View Mob...	12/20/2017	12/2017	Dec 17 Rent Roll Breakdown	J-49695	Dec 1...	1,027.89	0.00	3,704.57 Dec 17 Credit Concession move in special 29
							<b>4,732.46</b>	<b>0.00</b>	<b>4,732.46 = Ending Balance =</b>
							<b>14,345.32</b>	<b>0.00</b>	

In these years, prior to 2018, rent allocated to vacancies was charged to gross potential rent and recorded as negative income on vacancy line--resulting \$0 income for the space. Account numbers 4010-000-000 and 4015-000-000 are only used for unregulated rental units or RV spaces. No homeowner on a regulated space received any concessions during this period. These space numbers represent the vacant homes/spaces during the same time period.

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**% RRF Allocation (based on park contribution to revenue payment)**

Villa Montclair	199,112	19%
Valley View	74,062	7%
Monterey Manor	301,297	29%
Hacienda	477,116	45%
<b>RRF TOTAL FUNDING</b>	<b>1,051,587</b>	<b>100%</b>

**Completed Expenditures from Bond Proceeds (3-Yr Deadline)**

	Audited 2012	Audited 2013	Audited 2014	Audited 2015	2012-2015	Allocation	Balance
Villa Montclair		11,412	47,012	33,089	91,513	199,112	107,599
Valley View	25,871	35,780	99,804	80,769	<b>242,223</b>	74,062	-168,162
Monterey Manor		84,640	21,408	97,839	203,887	301,297	97,410
Hacienda		143,045	63,655	212,606	419,307	477,116	57,810
<b>TOTAL</b>	<b>25,871</b>	<b>274,877</b>	<b>231,878</b>	<b>424,304</b>	<b>956,930</b>	<b>1,051,587</b>	<b>94,657</b>

**RRF Reimbursements Approved through OA****Infrastructure & Health & Safety****2012**

House B & Mgr. Unit  
Landry Room Roof

16,376.00  
2,595.00

(1) P 54 boxes and lighting repair \$3,786 - vacant lots and resident occupied spaces - pedestal & lighting unrelated to distribution system

(2) underground fault repair and system maintenance to electric distribution system \$5,833.76 - entire park

(3) permits and inspection \$484

**2013**

Electric system  
electric system preventative  
House B

6,466.00  
10,103.76  
3,334.91

preliminary design study for replacement electrical system (prior to conversion program)

inspection, permits, 6 p-54 boxes, electrical improvements related to underground fault by #29 (1-3)

rental home (not a mobilehome) - repairs and renovations

**2014**

VV Clubhouse  
CASp  
pool heater

3,965.00  
12,056.50  
3,100.00

**2015**

Lighting  
Cameras

15,000.00  
1,855.36

**TOTAL**

**74,852.53**

**Park Owned Homes & Rehab****2012**

Space 4 POH

6,900.00

**2013**

Space 53 POH  
Space 4 POH  
Space 26 POH

8,615.00  
4,032.01  
3,227.94

**2014**

Roofing sp 4  
Roofing sp 26  
Space 2&3 POH

960.00  
3,835.10  
75,887.28

**2015**

Space 2&3 POH  
Rehab Sp 3,53 & 67 POH  
Asphalt POH spaces  
Space 2&3 POH  
Space 2&3 POH  
Space 26 POH Kitchen

28,184.60  
22,240.00  
6,325.00  
1,644.62  
869.40  
4,650.00

**TOTAL**

**167,370.95**

987

*attLaw Offices of*  
**Gregory Beam & Associates, Inc.**  
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(949) 598-5800  
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April 17, 2020

Via Email Only

Jennifer Crawford  
Rent Administrator  
City of Yucaipa

Re: Valley View Rent Increase –Supplemental Submission

Dear Ms. Crawford:

This letter and attachments are provided in response to the City's letter of April 3, 2020 ("City Request") based on information provided to me by the park owner and by CPA Mike McCarthy. The numbering of this letter follows the City Request.

**1(a)-(c).** The prior request for fees reflected the failure to update the fee and cost estimate. In addition, I mistakenly assumed that the Application fee was excluded (because that fee is excluded from capital improvement application). As a result, the requested fee should reflect the total of \$66,043.86, plus the \$1,700.00 application fee, for a total of \$67,043.86. Applying a seven percent interest rate, I calculated the temporary (five year) rent increase figure to be \$21.13, which is our requested temporary increase.

2. Regarding claimed reductions in gross income attributed to vacancies, concessions and discounts, your question has caused us to review the issue. We have concluded those adjustments should not be included because they relate to revenue streams which were excluded from Valley View's calculation. While this adjustment reduces the MNOI calculation by \$10.76, it does not impact the requested rent increase. As you know, Valley View's MNOI analysis calculates a rent increase of about \$245.00 per space, per month, while Valley View has elected to limit its permanent requested increase to \$150.00 per month.

3. Regarding the question regarding housing costs, you requested information regarding what employee housing was provided and how the costs were calculated for the years 2013 through 2017. Apparently, this question was prompted by the fact that the stated housing costs appear to have changed substantially over that time period. This line item has changed, in large part because of (1) personnel changes and (2) changes in the method of compensation.

Jennifer Crawford  
April 17, 2020  
Page 2

There are generally four relevant time periods:

January 2013 through November of 2014: Two (2) park employees received management housing credits. The park manager lived in her own home in the park and received credit for her space rent. The maintenance employee received credit on a park-owned manager home. Both employees received credit for all utilities.

December 2014- May 2016: Change in personnel for the park manager position. The park manager no longer received a housing credit, and was only compensated in wages. The maintenance employee continued to receive housing credit on the park-owned manager home and utilities.

June 2016 -January 2017: Change in personnel for the park manager position. The park manager lived in her home in the park and received credit for her space rent. The maintenance employee continued to receive credit on the park-owned manager home. Both employees received credit for all utilities.

February 2017- Present: Change in personnel for park manager position. The park manager no longer receives a housing credit, and is only compensated in wages. The maintenance employee continues to receive housing credit on the park-owned manager home and utilities. The attached spread sheet shows the specific amounts on a month by month basis.

We also want to address an issue relating to affordable housing raised by the City in prior correspondence. We reiterate our contention that the evaluation of all rent increase applications be limited to the methodology in the Ordinance and Administrative Rules. None of the methodology in these rules provides the City with the authority to limit an applicant's approved rent increase based on affordable housing regulation or covenants.

August Communities has the responsibility to assure that it complies with the restrictive covenants, which are legally enforceable. In Valley View, 75% of the spaces are rent restricted. For these rent restricted spaces, rents are limited to the lesser of the amount permitted under the Regulatory Agreement or the amount permitted under the City of Yucaipa's rent control ordinance. Therefore, if the rent amount permitted under the City's Rent Adjustment Ordinance exceeded the amount permitted under the project's affordability covenants, Augusta could only charge the resident the amount permitted under the Regulatory Agreement.

It should be noted that the spaces with restricted rents under the Regulatory Agreement do not neatly overlay the regulated spaces as defined under the City's Rent Adjustment Ordinance. Therefore, if the City were to limit rent increases on all ordinance regulated spaces, it would be imposing restrictions that are not contained in the Regulatory Agreement.

If the City were to incorporate affordable housing regulation into its rent control regulation, it should not pick and choose only those regulations that limit rent increases. Importantly, there are other enforceable covenants in the Regulatory Agreement relevant to operation of the project that should receive equal consideration. The maintenance covenant requires that all common area

Jennifer Crawford

April 17, 2020

Page 3

interior and exterior improvements and infrastructure to be maintained in in good condition and repair, including necessary replacements, and are not to deteriorate due to below-average maintenance. If allowed to deteriorate, the other party to the agreement has the right to make such improvements and charge a 15% administration fee for doing so.

Augusta Communities is not suggesting the City incorporate these regulations. Rather, we are pointing out the complication and difficulty of the City attempting to somehow incorporate affordable housing restrictions into a rent control ordinance that was not designed to address such issues. These considerations highlight why Augusta Communities contends that Valley View should not be governed by the City's rent control ordinance.

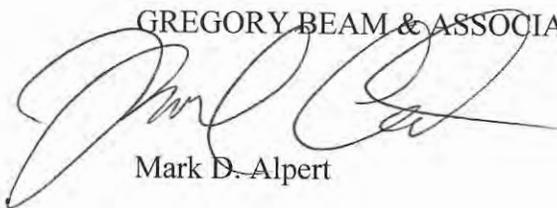
Finally, notwithstanding all the above concerns, the requested rent increase will not cause the project to fall out of compliance with the project's affordability covenants. The highest current space rent in the Valley View is \$366.98 and no household has provided evidence of a home loan. The total of requested permanent and temporary rent increases is \$229.66, which would result in a total space rent of \$596.64. To be considered affordable under the regulatory agreement, monthly rent for a space occupied by a singlewide in the very low income category cannot exceed \$848.00. Thus, if the City were to approve the entire amount of the requested permanent and temporary rent increases, the space with the highest rent would be 30% lower than the most restrictive rent limit.

These facts demonstrate that even with 100 percent of the requested rent increases granted, the City's rent regulation will be going far beyond what is necessary to serve the purpose of affordable housing. The rent control ordinance was not designed to impose unreasonably low rents and should not be applied in that way.

We hope with this letter the City has all the information it needs. Thank you for your attention to this matter.

Sincerely,

GREGORY BEAM & ASSOCIATES, INC.



Mark D. Alpert

MDA:sb

Management Housing 2013-2017

2013

4017-000-000

Management Housing				0 = Beginning Balance =			
203vmm	1/22/2013 01/13	Jan 13 Rent Roll Breakdown	J-28099	Jan 13 Rent	1,469.91	1,469.91 Jan 13 Credit Lodging	2 employees rent & utilities
203vmm	2/26/2013 02/13	Feb 13 Rent Roll Breakdown	J-28469	Feb 13 Rent	1,712.94	3,182.85 Feb 13 Credit Lodging	2 employees rent & utilities
203vmm	3/21/2013 03/13	Mar 13 Rent Roll Breakdown	J-28736	Mar 13 Rent	1,587.80	4,770.65 Mar 13 Credit Lodging	2 employees rent & utilities
203vmm	4/24/2013 04/13	Apr 13 Rent Roll Breakdown	J-29060	Apr 13 Rent	1,526.25	6,296.90 Apr 13 Credit Lodging	2 employees rent & utilities
203vmm	5/22/2013 05/13	May 13 Rent Roll Breakdown	J-29284	May 13 Rent	1,515.81	7,812.71 May 13 Credit Lodging	2 employees rent & utilities
203vmm	6/24/2013 06/13	Jun 13 Rent Roll Breakdown	J-29574	Jun 13 Rent	1,515.00	9,327.71 Jun 13 Credit Lodging	2 employees rent & utilities
203vmm	7/22/2013 07/13	July 13 Rent Roll Breakdown	J-29964	July 13 Rent	1,518.34	10,846.05 July 13 Credit Lodging	2 employees rent & utilities
203vmm	8/22/2013 08/13	Aug 13 Rent Roll Breakdown	J-30252	Aug 13 Rent	1,030.59	11,876.64 Aug 13 Credit Lodging	2 employees rent & utilities
203vmm	8/31/2013 08/13	Lodging Posting Error	J-30372	Correct Post	666.69	12,543.33 Lodging Posting Error	2 employees rent & utilities
203vmm	9/23/2013 09/13	Sep 13 Rent Roll Breakdown	J-30508	Sep 13 Rent	1,656.69	14,200.02 Sep 13 Credit Lodging	2 employees rent & utilities
203vmm	10/22/2013 10/13	Oct 13 Rent Roll Breakdown	J-30800	Oct 13 Rent		100 14,100.02 Oct 13 Add Lodging	2 employees rent & utilities
203vmm	10/22/2013 10/13	Oct 13 Rent Roll Breakdown	J-30800	Oct 13 Rent	1,886.72	15,986.74 Oct 13 Credit Lodging	2 employees rent & utilities
203vmm	11/21/2013 11/13	Nov 13 Rent Roll Breakdown	J-31086	Nov 13 Rent	1,719.91	17,706.65 Nov 13 Credit Lodging	2 employees rent & utilities
203vmm	12/20/2013 12/13	Dec 13 Rent Roll Breakdown	J-31291	Dec 13 Rent	1,571.65	19,278.30 Dec 13 Credit Lodging	2 employees rent & utilities
NetChange= 19,278.30						19,278.30 = Ending Balance =	

2014

4017-000-000

Management Housing				0 = Beginning Balance =			
203vmm	1/23/2014 01/14	Jan 14 Rent Roll Breakdown	J-31518	Jan 14 Rent	1,591.31	1,591.31 Jan 14 Credit Lodging	2 employees rent & utilities
203vmm	2/24/2014 02/14	Feb 14 Rent Roll Breakdown	J-31803	Feb 14 Rent	1,606.57	3,197.88 Feb 14 Credit Lodging	2 employees rent & utilities
203vmm	3/26/2014 03/14	Mar 14 Rent Roll Breakdown	J-32075	Mar 14 Rent	1,664.03	4,861.91 Mar 14 Credit Lodging	2 employees rent & utilities
203vmm	4/22/2014 04/14	Apr 14 Rent Roll Breakdown	J-32350	Apr 14 Rent	1,567.32	6,429.23 Apr 14 Credit Lodging	2 employees rent & utilities
203vmm	5/22/2014 05/14	May 14 Rent Roll Breakdown	J-32646	May 14 Rent	1,381.92	7,811.15 May 14 Credit Lodging	2 employees rent & utilities
203vmm	6/23/2014 06/14	June 14 Rent Roll Breakdown	J-32957	June 14 Rent	1,565.62	9,376.77 June 14 Credit Lodging	2 employees rent & utilities
203vmm	7/22/2014 07/14	Jul 14 Rent Roll Breakdown	J-33272	Jul 14 Rent	1,652.92	11,029.69 Jul 14 Credit Lodging	2 employees rent & utilities
203vmm	8/21/2014 08/14	Aug 14 Rent Roll Breakdown	J-33610	Aug 14 Rent	1,709.28	12,738.97 Aug 14 Credit Lodging	2 employees rent & utilities
203vmm	9/23/2014 09/14	Sept 14 Rent Roll Breakdown	J-33869	Sept 14 Rent	1,791.21	14,530.18 Sept 14 Credit Lodging	2 employees rent & utilities
203vmm	10/22/2014 10/14	Oct 14 Rent Roll Breakdown	J-34114	Oct 14 Rent	1,846.92	16,377.10 Oct 14 Credit Lodging	2 employees rent & utilities
203vmm	11/21/2014 11/14	Nov 14 Rent Roll Breakdown	J-34383	Nov 14 Rent	1,605.04	17,982.14 Nov 14 Credit Lodging	2 employees rent & utilities
203vmm	12/22/2014 12/14	Dec 14 Rent Roll Breakdown	J-34693	Dec 14 Rent	1,075.53	19,057.67 Dec 14 Credit Lodging	2 employees rent & utilities
NetChange= 19,057.67						19,057.67 = Ending Balance =	1 employee rent and utilities

2015

4017-000-000

Management Housing				0 = Beginning Balance =			
203vmm	1/23/2015 01/15	Jan 15 Rent Roll Breakdown	J-34961	Jan 15 Rent	1,074.86	1,074.86 Jan 15 Credit Lodging	1 employee rent and utilities
203vmm	2/25/2015 02/15	Feb 15 Rent Roll Breakdown	J-35219	Feb 15 Rent	1,090.78	2,165.64 Feb 15 Credit Lodging	1 employee rent and utilities
203vmm	3/23/2015 03/15	Mar 15 Rent Roll Breakdown	J-35508	Mar 15 Rent R	1,084.60	3,250.24 Mar 15 Credit Lodging	1 employee rent and utilities
203vmm	4/24/2015 04/15	Apr 15 Rent Roll Breakdown	J-35795	Apr 15 Rent	872.63	4,122.87 Apr 15 Credit Lodging	1 employee rent and utilities
203vmm	5/26/2015 05/15	May 15 Rent Roll Breakdown	J-36071	May 15 Rent	821.6	4,944.47 May 15 Credit Lodging	1 employee rent and utilities
203vmm	6/20/2015 06/15	Jun 15 Rent Roll Breakdown	J-36323	Jun 15 Rent	853.3	5,797.77 Jun 15 Credit Lodging	1 employee rent and utilities
203vmm	7/22/2015 07/15	Jul 15 Rent Roll Breakdown	J-36658	Jul 15 Rent	864.4	6,662.17 Jul 15 Credit Lodging	1 employee rent and utilities
203vmm	8/21/2015 08/15	Aug 15 Rent Roll Breakdown	J-36956	Aug 15 Rent	912.23	7,574.40 Aug 15 Credit Lodging	1 employee rent and utilities
203vmm	9/22/2015 09/15	Sept 15 Rent Roll Breakdown	J-37226	Sept 15 Rent	967.89	8,542.29 Sept 15 Credit Lodging	1 employee rent and utilities
203vmm	10/22/2015 10/15	Oct 15 Rent Roll Breakdown	J-37477	Oct 15 Rent	900.06	9,442.35 Oct 15 Credit Lodging	1 employee rent and utilities
203vmm	11/20/2015 11/15	Nov 15 Rent Roll Breakdown	J-37756	Nov 15 Rent	873.7	10,316.05 Nov 15 Credit Lodging	1 employee rent and utilities
203vmm	12/20/2015 12/15	Dec 15 Rent Roll Breakdown	J-38043	Dec 15 Rent	862.42	11,178.47 Dec 15 Credit Lodging	1 employee rent and utilities
NetChange= 11,178.47						11,178.47 = Ending Balance =	

2016

4017-000-000

Management Housing				0 = Beginning Balance =			
203vmm	1/26/2016 01/16	Jan 16 Rent Roll Breakdown	J-38321	Jan 16 Rent	867.78	867.78 Jan 16 Credit Lodging	1 employee rent and utilities
203vmm	2/25/2016 02/16	Feb 16 Rent Roll Breakdown	J-38617	Feb 16 Rent	879.17	1,746.95 Feb 16 Credit Lodging	1 employee rent and utilities
203vmm	3/20/2016 03/16	Mar 16 Rent Roll Breakdown	J-38876	Mar 16 Rent	851.49	2,598.44 Mar 16 Credit Lodging	1 employee rent and utilities
203vmm	4/25/2016 04/16	Apr 16 Rent Roll Breakdown	J-39358	Apr 16 Rent	843.31	3,441.75 Apr 16 Credit Lodging	1 employee rent and utilities
203vmm	5/25/2016 05/16	May 16 Rent Roll Breakdown	J-39786	May 16 Rent	814.13	4,255.88 May 16 Credit Lodging	1 employee rent and utilities
203vmm	6/20/2016 06/16	Jun 16 Rent Roll Breakdown	J-40174	Jun 16 Rent	1,335.57	5,591.45 Jun 16 Credit Lodging	2 employees rent & utilities
203vmm	7/25/2016 07/16	Jul 16 Rent Roll Breakdown	J-40604	Jul 16 Rent	1,410.42	7,001.87 Jul 16 Credit Lodging	2 employees rent & utilities
203vmm	8/20/2016 08/16	Aug 16 Rent Roll Breakdown	J-41303	Aug 16 Rent	1,683.71	8,685.58 Aug 16 Credit Lodging	2 employees rent & utilities
203vmm	9/22/2016 09/16	Sept 16 Rent Roll Breakdown	J-41643	Sept 16 Rent	1,692.48	10,378.06 Sept 16 Credit Lodging	2 employees rent & utilities
203vmm	10/20/2016 10/16	Oct 16 Rent Roll Breakdown	J-42255	Oct 16 Rent	1,614.95	11,993.01 Oct 16 Credit Lodging	2 employees rent & utilities
203vmm	11/30/2016 11/16	Nov 16 Rent Roll Breakdown	J-42779	Nov 16 Rent	1,333.52	13,326.53 Nov 16 Credit Lodging	2 employees rent & utilities
203vmm	12/20/2016 12/16	Dec 16 Rent Roll Breakdown	J-43134	Dec 16 Rent	1,322.68	14,649.21 Dec 16 Credit Lodging	2 employees rent & utilities
NetChange= 14,649.21						14,649.21 = Ending Balance =	

2017

4017-000-000

Management Housing				0 = Beginning Balance =			
203vmm	1/24/2017 01/17	Jan 17 Rent Roll Breakdown	J-43618	Jan 17 Rent	1,375.88	1,375.88 Jan 17 Credit Lodging	2 employees rent & utilities
203vmm	2/20/2017 02/17	Feb 17 Rent Roll Breakdown	J-44014	Feb 17 Rent	928.20	2,304.08 Feb 17 Credit Lodging	1 employee rent and utilities
203vmm	3/20/2017 03/17	Mar 17 Rent Roll Breakdown	J-44573	Mar 17 Rent	898.28	3,202.36 Mar 17 Credit Lodging	1 employee rent and utilities
203vmm	4/20/2017 04/17	Apr 17 Rent Roll Breakdown	J-45329	Apr 17 Rent	844.37	4,046.73 Apr 17 Credit Lodging	1 employee rent and utilities
203vmm	5/19/2017 05/17	May 17 Rent Roll Breakdown	J-45789	May 17 Rent	876.88	4,923.61 May 17 Credit Lodging	1 employee rent and utilities
203vmm	6/21/2017 06/17	Jun 17 Rent Roll Breakdown	J-46325	Jun 17 Rent	906.72	5,830.33 Jun 17 Credit Lodging	1 employee rent and utilities
203vmm	7/20/2017 07/17	Jul 17 Rent Roll Breakdown	J-46895	Jul 17 Rent	885.46	6,715.79 Jul 17 Credit Lodging	1 employee rent and utilities
203vmm	8/24/2017 08/17	Aug 17 Rent Roll Breakdown	J-47528	Aug 17 Rent	1,002.39	7,718.18 Aug 17 Credit Lodging	1 employee rent and utilities
203vmm	9/22/2017 09/17	Sept 17 Rent Roll Breakdown	J-48030	Sept 17 Rent	975.1	8,693.28 Sept 17 Credit Lodging	1 employee rent and utilities
203vmm	10/20/2017 10/17	Oct 17 Rent Roll Breakdown	J-48627	Oct 17 Rent	979.83	9,673.11 Oct 17 Credit Lodging	1 employee rent and utilities
203vmm	11/22/2017 11/17	Nov 17 Rent Roll Breakdown	J-49162	Nov 17 Rent	866.2	10,539.31 Nov 17 Credit Lodging	1 employee rent and utilities
203vmm	12/20/2017 12/17	Dec 17 Rent Roll Breakdown	J-49695	Dec 17 Rent	868.08	11,407.39 Dec 17 Credit Lodging	1 employee rent and utilities
NetChange= 11,407.39						11,407.39 = Ending Balance =	

*Law Offices of*  
**Gregory Beam & Associates, Inc.**  
23113 Plaza Pointe Drive  
Suite 100  
Laguna Hills, California 92653  
(949) 598-5800  
Facsimile: (949) 598-5815

May 11, 2020

Via Email Only

Jennifer Crawford  
Rent Administrator  
City of Yucaipa

Re: Valley View Rent Increase –Supplemental Submission

Dear Ms. Crawford:

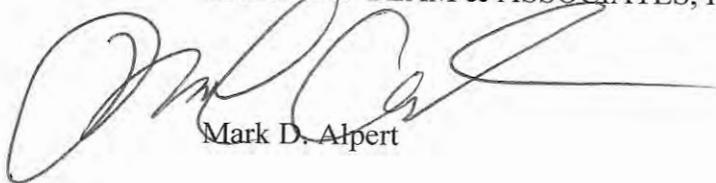
This letter and attachments are the sixth and hopefully last submission in support of the Special Adjustment of Augusta Communities. Attached are, in order:

1. The updated “Explanation and Materials” brief;
2. The updated “spread sheet” summarizing Applicant’s analysis;
3. The Rebuttal Brief of the Applicant;
4. The Rebuttal Report of CPA Michael McCarthy; and
5. The Declaration of Suzanne Taylor (and attachments) In Support of the Rebuttal

. Thank you for your attention to this matter.

Sincerely,

GREGORY BEAM & ASSOCIATES, INC.



Mark D. Alpert

MDA

[UPDATED VERSION]

**EXPLANATION AND MATERIALS IN SUPPORT OF SPECIAL ADJUSTMENT  
APPLICATION FOR RENT INCREASE**

DATED: ~~October 31, 2019~~ **May 11, 2020**

SUBMITTED TO THE CITY OF YUCAIPA RENT REVIEW COMMISSION

BY:

MARK D. ALPERT

Mark D. Alpert  
Law Offices of Gregory Beam & Associates  
23113 Plaza Point Drive  
Laguna Hills, CA 92653

## **I. Introduction**

The owner of Valley View Mobile Home Park (“Valley View” or “Park”) in Yucaipa, California (“Park”) is Augusta Communities, LLC (“Augusta”). Augusta is a non-profit organization. Augusta submits this Special Adjustment Application (“Application”) for a rent increase to the City of Yucaipa Rent Review Commission (“Commission”) for processing pursuant to the City of Yucaipa Rent Stabilization Ordinance and accompanying Guidelines.

The Park consists primarily of 75 spaces, 62 of which are subject to rent control, under month-to-month rental agreements. The remaining 13 spaces are occupied by park-owned homes exempt from rent control. Therefore, this Application concerns only those 62 spaces subject to rent control.

### Requested Permanent Rent Increase:

Augusta Requests a permanent rent increase of \$150.00 a month.

This proposed \$150.00 rent increase is substantially below the mandatory rent increase determined by Augusta under the MNOI methodology of ~~\$245.28~~ **\$234.53** a month and maintain rents below fair market rent levels of \$500.00 as determined by MAI Appraiser John Neet. It would put rents roughly in the \$450 month range Neet determined was the “controlled” market rents for comparable spaces in comparable mobile home parks.

While Augusta is conditionally waiving its right to obtain a rent increase in excess of \$150.00 per space per month, it is not stipulating or agreeing that such a rent increase would constitute a “fair return” or not violate Fifth Amendment protections in the United States Constitution against regulatory takings.

The conditional waiver of a permanent rent increase that exceeds \$150.00 is deemed withdrawn in the event of any of the following:

- 1 Valley View is granted a permanent rent increase of less than \$150.00 by the Rent Commission or City Council;
2. The residents of Valley View appeal or initiate a legal challenge of any rent increase granted by the Rent Commission or City Council; or
3. Valley View is unable to implement any part of a rent increase approved by the Rent Commission or City Council.

### Requested Temporary Rent Increases:

Augusta requests two separate temporary rent increases.

First, it seeks a rent increase in the amount of ~~\$20.17~~ **\$21.13** or ~~\$21.12~~ **\$22.37** (If an appeal is necessary) to recover the costs of the application, amortized for a period of five years plus interest.

Second, it seeks a temporary rent increase of \$58.53 for a period of six years to recover the costs associated with the operation of Valley View which were effectively borrowed from other properties, plus interest.

**Augusta will establish a rent deferral or credit program for all qualified tenants who cannot afford the rent increases.**

## **II. Discussion**

### **A. This Application Is Based On Conservative Methodologies Which Will Maintain Rents Below Fair Market Levels**

The Application presents two methodologies, each of which are consistent with establishing space rents that serve the purposes of Yucaipa's rent control ordinance and are supportive of each other.

#### **1. The Application of MNOI To Valley View**

The first method offered by Augusta is the MNOI methodology, which establishes a rent increase of ~~\$245.00~~ **\$234.53** per space per month. As noted above, Augusta is conditionally waiving any MNOI rent increase approved that exceeds \$150.00 a month. The MNOI calculation is set forth in the Application. It is set out in summary form prepared by CPI Michael McCarthy in Attachment XI to the Application.

The second method requested is a rent increase predicated on comparable regulated rents in the area, established at \$450.00 by the analysis of John Neet, which equates to a rent increase of \$138.55 for all spaces in the park to reach that average.

The application of MNOI is required and should be applied, but the Rent Commission or City may grant a rent increase that is greater in order to serve the purposes of the Ordinance and Administrative Rules, as explained below. This method is requested to be applied only to the extent the MNOI method would result in a lower rent increase.

This Application accounts for income and expenses for the Park as a whole for the sake of simplicity. Augusta excludes the expenses and investment related to park-owned homes and applies an average rent-controlled rent to all 75 spaces.

This Application is unusual in that it Augusta is a non-profit organization. However, the City's rent control ordinance and regulations make no distinction between mobile home parks owned by non-profits and those run by for profit enterprises. There

are, of course, differences between the operations of non-profit and for profit properties that impact this application.

For example, non-profit organizations are subject to a regulatory structure that typical for profit operations are not. This impacts the cost structure of these operations. Augusta submits the attached declaration of Wesley Wolf of Wolf & Company, who undertakes third party review of the finances of non-profits, including Augusta. Wolf's declaration summarizes his company's role, along with some of the unique administrative and reporting obligations that non-profits must undertake.

His declaration is important for several reasons. First, it offers background as to why management of non-profits requires special expertise, many more obligations and therefore has additional administrative costs than a typical small "for profit" operation. (See Wolf decl. ¶¶ 2-7)

Second, Mr. Wolf has regularly reviewed the financials of Augusta as part of his role, specifically including 2017 and 2018. He explains that he found Augusta's expenses to be in line with or consistent with industry standards and what he has seen with regards to similar non-profits. (Id ¶ 4) He also explains that the expenses incurred in order to meet the various legal and contractual requirements arising from operating as a non-profit are ordinary and necessary expenses and the funding structure of Augusta, which utilized bonds for acquisition of Valley View, is very common. (Id ¶ 7)

The financing of the acquisition of the Park by bond raises unique issues for the City to consider. As is typical for non-profits, the acquisition of the Park was funded fully by public bonds. There is no down-payment which, in private transactions, may allow an asset to operate at positive cash flow from the outset. Of course, a private investor can choose to operate at negative cash flow. A non-profit must avoid being negative cash flow to continue to operate and meet its bond obligation. In other words, the income must be sufficient to cover all of the expenses<sup>1</sup>.

If the bond payments are treated as typical interest debt and excluded from the analysis, the result will be a property that cannot sustain itself. In order to avoid this from occurring and to put Valley View more on par with typical for profit purchases, Valley View has included one-third of its bond expenses as ordinary expenses. This is roughly equivalent to substituting for the equity that would typically be brought to a for profit investment.

Augusta had available very limited information relating to the Park's operations in 1987. In Attachment XI is a one page summary that CPA McCarthy had available.

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<sup>1</sup> As explained below, Valley View has actually operated with negative cash flow. It could only do this because it has been effectively subsidized by the operations of the other properties owned by Augusta.

Because the property had associated RV spaces and rental apartments, it is unclear how the gross rent number (\$131,368.08) relates to Park mobile home space rents at that time. It is clear that space rents must have been substantially below market, however. Based on Neet's valuation, market rents for the Park in 1987 would have been \$190 per space. Considering only the 75 mobile home spaces, that rent amount would equate to \$171,000 of rental income a year.

Augusta therefore utilizes \$190 a month as the base year rent and seeks a "base year adjustment" to the extent space rents were below that amount.

Both the Ordinance/Administrative Rules and California law recognize that in order to properly apply the MNOI methodology, base year rents must reflect fair market rents. (Ordinance § 15.20.100(b), Admin. Rules § 4.0004(3).) Independent of the Ordinance, a base year adjustment is required as a constitutional constraint regarding the proper application of rent control. *Birkenfeld, supra*, 17 Cal.3d at 165; *Concord Communities v. City of Concord* (2001) 91 Cal.App.4th 1407, 1419; and *Vega v. City of West Hollywood* (1990) 223 Cal.App.3d 1342, 1349.

In this case, actual base year rents are not known. It is apparent that any effort to estimate base year rents would not result in anything resembling a fair market rent. Thus, the only reasonably reliable method of constitutionally establishing base rents requires determining fair market rents in the base year. Neet has done this by examining known market rents for other mobile home parks. The City of Yucaipa has repeatedly recognized that below market base year rents must be adjusted and should do so again in this case. Both Mr. McCarthy and Mr. Neet will be available at the hearing to address any questions the parties may have.

2. Alternatively, Valley View Requests A Rent Increase of \$138.55 To Bring Average Rents To \$450.00 a month

As explained above, the application of MNOI is required by the Ordinance and Guidelines. In addition, the City must avoid setting rents any lower than is necessary to advance the purposes of the Ordinance, which is to address unfair and unreasonable rents that purportedly can be charged as a result of a ". . . captive market of mobilehome owners and tenants" where the relative immobility of resident homes and shortage of spaces ". . . creates an imbalance in the bargaining relationship between park owners and mobilehome park tenants." (Ord. 15.20.010 (A)) It is not designed and should not be applied as a method of subsidizing below market rent.

According to the analysis of MAI appraiser John Neet, space rents of \$500.00 would be consistent with advancing the purposes of the Ordinance, as it represents the level rents would set in a market free of any of the alleged marketing imbalance the Ordinance was adopted to prevent. In addition, Neet concluded even in the regulated

“market” which is highly protective of park residents, the “market” rent for comparable spaces in comparable parks is \$450.00 a month.

As an alternative methodology, Augusta requests that rents be increased by \$138.55 for all spaces, bring average space rents to an average of \$450.00 a month.

The residents of the Park have for decades had unreasonably low space rents. As a result, an increase necessary to adjust rents to levels that are still below fair market levels, but which allow Augusta to earn a fair return and provide resources to keep the property in good condition and repair and maintain affordability. **The proposed increase will nevertheless represent a large percentage increase for many residents. For this reason, on its own accord, Augusta has proposed measures to assure each and every tenant will be able to afford the proposed rent increases.**

As explained above, the purpose of the City’s rent control ordinance is to address unfair and unreasonable rents that purportedly can be charged as a result of a captive market. Just as tenants are protected against unreasonably high rents, park owners should be protected against rents that are substantially lower than what is necessary to serve the purposes of the Ordinance.

It should be noted that the status of Augusta as a nonprofit allows it to request a rent increase that is substantially less than mandated by the correct application of the Ordinance. However, the Park is not public property.

The City is advised by Augusta that without the requested rent increase, its application of the Ordinance to Augusta will not advance the purpose of the Ordinance and would require the park owner to bear a burden that should be borne by the community as a whole. See, e.g., *Armstrong v. United States* (1960) 364 U.S. 40, 49 and *Penn Central Trans. Co. v. New York City* (1978) 438 U.S. 104.

The rents must be set at levels which are consistent with the purpose of the Ordinance to avoid become constitutionally confiscatory. *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 165. The California Supreme Court explained:

“ . . . if it is apparent from the face of the provisions that their effect will necessarily be to lower rents more than could reasonably be considered to be required for the measure's stated purpose, they are unconstitutionally confiscatory.”

*Id.*, citing *Power Comm'n v. Pipeline Co.* (1942) 315 U.S. 575, 585-586 (other citation omitted).

While *Birkenfeld* addressed a facial challenge to a rent control ordinance, there is no reason to apply a different rule where the ordinance is applied in a way that sets rents lower than reasonably required for the measure’s purpose.

As the Ninth Circuit observed in a decision regarding a very similar ordinance:

**“The ordinance protects mobile home owners, not all renters. Such a purpose does not protect mobile home renters from all market increases in the value of occupancy. It protects owners of mobile homes from the leverage owners of the pads have, to collect a premium reflecting the cost of moving the mobile home on top of the market value of use of the land. This is a legitimate government purpose, related to but distinct from lowering housing prices for all renters.”**

*Guggenheim v. City of Goleta* (9th 2010) 638 F.3d 1111, 1122-1123 (emphasis added).

In other words, rent control has been upheld where it is applied in a manner that addresses the charging of premium rents which can purportedly enable park owners to charge rents higher than they could where there was equal bargaining power. It cannot be used to single out park owners to effectively subsidize below market rents. According to MAI appraiser John Neet, fair market rents in this case are \$500.00 a month. Both methodologies presented by Augusta would keep rents below that level.

### 3. Augusta Must Be Allowed To Recover The Costs Of This Application

Augusta has completed those portions of the City’s Application form necessary to obtain a temporary rent increase in order to recover the costs of this Application.

The total estimated professional fees included for this request are ~~\$63,143.86~~, **\$67,043.86** which includes an initial hearing before the Rent Commission. The temporary five year rent increase requested in that scenario is ~~\$20.17~~ **\$21.13** per space per month. If an appeal is required, the estimate is increased by \$3,000 to ~~\$66,143.86~~ **\$70,043.86** and the requested rent increase is ~~\$21.12~~ **\$22.33**.

The amount is an “estimate” because of a relatively small amount of fees anticipated to be incurred after the Special Adjustment Application has been submitted, primarily, the attendance at and preparation for a public meeting. The actual cost incurred could increase and the Park Owner will provide an adjusted request on that basis.

It should be noted that this requested increase is calculated based on the 63 spaces in the Park. The calculation was done in this fashion because the cost is associated exclusively with rent control and only those spaces benefit from the regulation and the cost would not be fully recovered.

The cost is somewhat higher than prior applications for several reasons. First, the rates of the professionals involved have increased. Second, the decision to participate in the meet and confer process encouraged by the Ordinance has increased the cost. Third,

the fact that the Park is a non-profit has added to the complexity and time necessary to prepare the Application.

Independent of the Ordinance and Administrative Rules, Augusta is entitled to recover the cost of bringing this Application forward to the City as an ordinary, necessary cost of doing business. *Galland v. City of Clovis* (2001) 24 Cal.4th 1003, 1040. Without a separate mechanism to recover the cost, Augusta will be denied a fair return.

B. Augusta Requests A Temporary Rent Increase of \$58.53

The Application demonstrates that for years it has been operating at negative cash flow, unable to pay all of the management expenses as contracted. The summary analysis of CPA Michael McCarthy, in Attachment XI shows that in the past 6 years, the operations of Valley View have not paid approximately \$266,773 in corporate fees. (See note 20) The Park has been able to continue operate because it is effectively subsidized by the operations of other affordable housing properties owned by Augusta. This money is effectively a debt owed by Valley View to Augusta.

Augusta requests a temporary rent increase of \$58.53 for repayment of this obligation. The repayment period is six years, with included interest, to correspond to the period under which the debt was incurred.

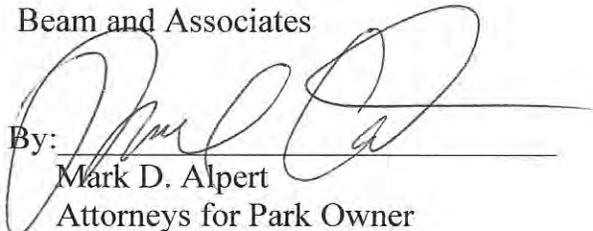
Rent control ordinances which result in prior confiscatory rents must allow provide a mechanism to adjust future rents to compensate for prior rent ceilings that were too low. *Galland v. City of Clovis*, 24 Cal. 4th 1003, 1008, (2001), as modified (Mar. 21, 2001), citing *Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761, 782-786.

III. Conclusion

Augusta requests a permanent rent increase of \$150.00 a month, a temporary rent increase of ~~\$20.17~~ **\$21.13** or ~~\$21.12~~ **\$22.33** (if an appeal is necessary) to recover the costs of the application and a temporary increase of \$58.53 to recover the Park's repayment of unpaid management expenses. We look forward to bringing this Application to a timely hearing.

Dated: ~~October~~      May 11, 2020

Beam and Associates

By: 

Mark D. Alpert

Attorneys for Park Owner



VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

LN	OPERATING EXPENSES	1987	2013	2014	2015	2016	2017	2018	Admits	Normalized	GL #	Base Year	Base Year
1	Property taxes	2,113	4,385	5,089	6,073	6,480	5,913	7,074	71	7,145	5202		
2	Common area electricity	4,503	5,943	7,212	7,136	7,014	7,997	7,460	71	7,460	5168		
3	Common area gas	1,185	1,818	1,923	1,765	1,775	1,773	1,773	14,033	14,033	5201		
4	Landscaping	6,570	3,816	3,433	4,090	6,234	8,045	9,028	9,028	9,028	5227		
5	Insurance	1,477	8,312	1,563	12,534	3,025	2,674	5,928	(2,053)	3,876	7003-007		
6	Legal	930	1,150	3,697	3,143	3,180	3,313	3,408	3,408	3,408	6001		
7	Accounting	992	355	1,000	1,477	1,488	1,488	1,488	832	1,488	5230/6010		
	Billing service	119	119	119	119	119	1,057	1,159	(327)	1,159	6005		
	Meetings & conferences	388	10,582	8,308	4,823	5,862	5,021	6,021	6,021	6,021	5203		
8	Dues & subscriptions	1,390	12,478	9,949	6,698	8,645	9,205	9,347	(327)	9,347	5102		
9	Licenses & fees	5,516	17,315	21,155	18,597	14,822	23,540	28,348	(7,771)	14,561	5228		
10	Management expenses	5,516	18,644	18,108	18,324	18,504	20,132	22,332	(7,771)	14,561			
11	Owner performed labor	5,516	38,939	39,263	36,921	33,326	43,672	50,680	(7,771)	42,909			
12	Payroll taxes	654	4,502	5,020	6,326	5,443	6,692	5,784		5,784	5108		
13	Miscellaneous supplies	72	88	88	71	56	482	98	114	114	5169		
	Key service	1,269	45	45	259	1,484	128	41	510	551	5172		
	Post control	226	1,326	82	92	587	1,987	20	182	202	5175		
	Signage	1,563	1,579	275	275	1,590	804	589	589	589	5176		
	Street lighting	437	320	739	30	30	30	10	10	10	5179		
	Vehicle maintenance	287	89	89	1,138	476	295	133	168	301	5187		
	HVAC repairs	503	1,118	1,118	331	1,785	755	78	78	78	5180/5186		
	Repairs	647	488	488	545	1,117	1,918	719	532	2,208	5182		
	Cleaning/janitorial	2,933	732	732	2,135	3,913	4,418	1,410	1,837	1,251	5184/5185		
	Repairs & maintenance	25,553	26,260	26,260	38,987	40,274	43,049	30,761	30,761	3,247	5189		
	Labor	19,278	19,058	11,178	14,649	11,407	11,407	9,903	9,903	9,903	5103/5104/5105		
	Housing	30,211	52,778	51,103	57,088	65,921	63,488	47,759	1,555	49,314	6017		
	Postage	696	790	790	748	651	716	682	682	682	6020		
	Bank charges	1,304	453	453	641	1,389	1,416	1,451	1,451	1,451	6025		
	Credit reports	271	89	89	991	324	646	174	174	174	6045		
	S&P fees	350	745	745	750	745	745	745	745	745	7003-004		
	Office supplies and expense	12,534	1,304	2,428	1,930	1,439	1,678	1,440	1,440	1,440	6015		
14	Office supplies and expense	12,534	3,925	4,505	5,060	4,548	5,201	4,482	-	4,482	6040		
15	Telephone	3,414	1,708	1,890	1,900	1,813	4,482	4,536	102	4,539	6030		
16	Auto expense - Travel	2,134	1,415	298	305	835	905	1,431	(374)	1,057	6035		
17	Pool maintenance	347	347	432	432	347	884	347	347	347	5173		
18	Security	244	244	222	222	237	237	237	237	237	5229		
19	Street sweeping	3,628	19,766	20,107	20,573	21,172	23,803	24,210	(17,479)	6,734	5146		
20	Trash	9,040	17,943	18,264	17,168	18,362	16,928	18,772	(15,435)	3,342	5147		
21	Water	34,812	35,766	36,285	39,281	38,281	38,285	38,285	(36,228)	37	5148		
22	Sewer	306	153	153	153	153	153	153	884	884	5149		
23	Cable TV	3,255	2,777	3,914	3,914	4,809	3,370	4,294	(1,136)	153	7033		
24	Amortization	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	5171		
25	Operating supplies	5,851	6,891	7,129	7,129	7,405	8,041	7,005	7,005	7,005	5109		
26	Benefits	716	120	103	103	103	103	103	52,680	52,680	5110		
27	Worker compensation/ADP fees	41,871	43,542	43,081	43,650	43,650	44,526	45,762	45,762	45,762	5240		
	Advertising	22,983	22,741	22,741	43,224	42,852	42,415	41,965	41,965	41,965			
	AC/LLC administrative costs	2,089	1,308	1,308	1,344	1,344	1,344	1,344	1,344	1,344			
	Subordinate bond interest	580	1,294	1,294	1,467	1,780	1,780	6,107	(4,400)	1,128			
	Resident utilities	219	533	533	575	43	300	300	200	200			
	Outside services	67,762	69,735	69,735	89,950	89,950	90,386	95,162	48,280	143,442			
29	Other	67,762	69,735	69,735	89,950	89,950	90,386	95,162	48,280	143,442			
30	TOTAL OPERATING EXPENSES - APPLICATION	84,343	289,218	303,492	339,555	333,670	385,570	365,506	(30,793)	334,713			

Formerly mis-labeled Recovery - Unpaid Overhead Fees

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VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2018

	1987	2013	2014	2015	2016	2017	2018	Admts	Normalized	G/L #	Base Year	Base Year
Electricity		28,820	34,975	34,606	34,013	36,176	10,437	(10,437)	(2)	5144		
Gas		16,952	14,024	14,836	13,614	13,680	9,566	(9,566)	(2)	5145		
Billing service		548	3,328	4,307	2,404	1,316	12,894	(12,894)	(2)	5150		
Paint-over maintenance		17,489	19,472	25,078	26,408	31,941	37,240	(37,240)	(3)	7030		
Depreciation		94,345	361,994	375,281	415,782	410,109	452,893	(100,830)	(8)			
<b>TOTAL OPERATING EXPENSES</b>		\$ 86,888	\$ 10,338	\$ 16,427	\$ (9,881)	\$ (5,833)	\$ (22,966)	\$ (14,610)	\$ (28,883)	\$ (43,493)		
<b>NET OPERATING INCOME - APPLICATION</b>		\$ 86,888	\$ 30,592	\$ 37,028	\$ 39,484	\$ 57,829	\$ 34,328	\$ 44,662	\$ (83,155)	\$ (43,493)		
<b>NET OPERATING INCOME</b>		50.7%	7.8%	8.0%	6.7%	12.4%	7.0%	9.3%	-14.9%			

Step 4: Calculate NOI Maintenance Amount for the Current Year, and Monthly Rent Adjustment

Base Year NOI Adjusted for Inflation	\$ 198,289	
Current Year Net Operating Loss	(43,493)	
Difference - MNCI Rent Adjustment	241,782	
Divided by Number of Spaces	75	
Recommended Monthly Increase per Space to Maintain Base Year NOI Adjusted for Inflation	\$ 288.61	

	2013	2014	2015	2016	2017	2018
Normalized Rent from Step 3	\$ 284,832					
MNCI Rent Adjustment	241,782					
Adjusted Rent Revenue	526,614					
Other Income from Step 3	6,388					
Total Adjusted Revenue	532,972					
Expenses from Step 3	334,713					
Expenses from Step 3	196,259					
NOI after Rent Adjustment	(43,493)					
Difference	241,782					
Divided by Months	12					
Recommended Increase	\$ 266.61					

Summary of Adjustments

- (1) Calculated as 75 spaces times average base rent per City of Yuccipa
- (2) Gas and electric income and expense are eliminated
- (3) Park owned income and expenses are excluded
- (4) 1% increase for 2019
- (5) Based on actual for 2018, 21% and 13% of electricity and gas expense, respectively, for 2013 - 2017
- (6) Common area trash, water and sewer are estimated as the excess of expense paid over revenue collected
- (7) 2017 reduced \$1,800 for purchase of golf cart
- (8) Depreciation is eliminated as a non-cash item
- (9) Eliminated as pass throughs to tenants
- (10) 3-year average to smooth fluctuations
- (11) WMA dues included starting in 2016
- (12) Adjusted to 5% of Gross Income as required by the Ordinance
- (13) Bond fee amortization
- (14) Parent organization, Augusta Communities, LLC administrative costs allocated to this park
- (15) 1/2 of interest on bonds used to purchase the park by the non-profit owner
- (16) 1/2 of interest on bonds used to pay cost-of-insurance fees on purchase bonds by the non-profit owner
- (17) Changed to outside landscaping contract which eliminated 2nd maintenance man hours - Actual in 2018, and expected going forward
- (18) Reduced by amount to paint two residents' homes
- (19) Actual amount reconciled for allocations among other Augusta Homes properties

MONTHLY SPACE ADJUSTMENT PER ORDINANCE	
Step A. Base Year NOI	\$ 86,888 X 1.26 = \$ 109,479
Step B1. CPI Through 2017	256.21 + 158.8 = 415.01
Step B2. CPI 2018 - 2019	105.00 * 100 = 105.00
Step C. Outcome of Step B	0.8 X 66.3% = 0.530714
Step D. NOI Entitlement	\$ 109,479 X (1 + 0.530714) = \$ 167,581
Less Park NOI CY	\$ 43,493
From Step A	\$ 211,074
From Step C	\$ 211,074
Divided by Number of Spaces	75
Divided by Number of Months	12
<b>Monthly Space Adjustment</b>	<b>\$ 234.53</b>

(20) Recovery - Borrower admin fee (formerly misclassified Recovery - Unpaid Overhead Fees)

Invoiced, but unpaid fees 8/12 - 12/18	\$ 266,773
Long term Treasury Bill rate	2.83%
Monthly recovery period (months)	72
Total amount to recover	\$ 316,081
Recovery period (years)	6
Divided by 6 years	\$ 52,680
Per space per month	\$ 55.53

1003

**REBUTTAL BRIEF OF APPLICANT  
IN SUPPORT OF SPECIAL ADJUSTMENT**

Dated: May 11, 2020

SUBMITTED TO THE CITY OF YUCAIPA RENT REVIEW COMMISSION

BY:

MARK D. ALPERT

Mark D. Alpert  
Law Offices of Gregory Beam & Associates  
23113 Plaza Point Drive  
Laguna Hills, CA 92653

## 1. Introduction

The opposition of the Residents to the rent increase for Valley View includes numerous irrelevant and inaccurate points, along with several major errors. Some of these issues are addressed in detail in the Rebuttal Report of CPA Michael McCarthy and the Supplemental Declaration of Suzanne Taylor submitted with this brief. This brief will focus on the major arguments and claims raised by the Residents in their attorney's legal brief and the report prepared by Mr. Sargent.

Initially, it is important to point out that the Residents don't really question the accuracy and reasonableness of the expenses of the Park<sup>1</sup>, with the exception of certain bond financing expenses. The Residents offer baseless speculation that the Park's negative cash flow is a result of the decision to refinance the bond in 2012. As discussed below, this assertion is wrong in two important respects. First, Valley View's cash flow issues pre-dated the bond refinance. Second, the new bonds helped by lowering costs while at the same time providing capital for needed investments.

Aside from such misguided speculation, the Residents' effectively concede the fact that Valley View is operating at negative cash flow of tens of thousands of dollars a year, surviving only by being subsidized by the tenants of other affordable housing. Despite that, Residents argue that they are actually paying more than required by the proper application of rent control. As discussed herein, Residents reach that conclusion based on a series of errors, baseless assumptions, and misapplications of the Yucaipa Rent Control Ordinance and Administrative Guidelines.

## 2. The 2012 Bond Financing Reduced Costs and Provided Needed Capital

As Residents point out, the Park was acquired in October, 2000 with 100 percent bond financing. Mr. Sargent claims "It is thus significant that AH [Augusta] had ZERO equity in the project" (Residents Submission ("RS") pg. 18, emphasis original). It isn't entirely clear why Mr. Sargent believes this is so significant in light of undisputed evidence that this method of acquisition is typical for non-profits. (See previously submitted declaration of Wesley Wolf)

Mr. Sargent seems to believe this refinance is the source of Valley View's cash flow problems, even though he concedes "I don't have the specific details." (RS p. 19) He proceeds to speculate that Valley View was doing fine until it undertook the refinance, which he claims caused Augusta to seek the rent increase. (*Id.*)

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<sup>1</sup> Indeed, Residents don't dispute anything in the declaration of Wesley Wolfe, who confirmed in his sworn declaration that "I have found Augusta's expenses (which include the operations of Valley View) to be in line or consistent with industry standards and what I have seen at other, similar non-profits." Considering that Mr. Wolf's job is to provide independent oversight regarding the operation of the non-profit, his conclusions bear considerable weight and are unchallenged.

In fact, Valley View's cash flow problems existed before the 2012 bond financing. For example, Augusta wrote the City in October 2010 and July 2011, to describe the difficult financial position of Valley View. (See Exhs. 1 & 2 to Taylor declaration) Ms. Taylor pointed out that "The primary issue is that rents in Valley View are simply too low to operate the park in the manner contemplated in the binding financing agreements." (*Id*)

Valley View has not been paying its share of Borrower administration fees for many years before the 2012 bond refinance. (See Taylor Declaration ¶ 3). Considering this obligation, Valley View had a negative cash flow of \$25,000 in 2009, 34,290 in 2010 and 15,627 in 2011. (*Id*) Valley View was not in a strong financial position prior to the bond refinance—the opposite was true. (*Id*, ¶¶ 2, 18)

The 2012 bond financing improved the situation by reducing bond costs by roughly \$10,000, while also raising capital for necessary expenditures. (See Taylor Decl., ¶ 14).

Thus, the "problem" was not a result of the bond refinance. It is a result of the undisputed evidence that Valley View's rents are not high enough to pay its expenses. Rent control cannot be rationally applied in a way that will force the park into financial failure.

### 3. Residents' Improper Inclusion of Home Rental Income

The base year income for Valley View included only space rents. As explained in its Application, in the "current" year Valley View earned substantial additional income as a result of investing roughly \$350,000 in rental homes which are exempt from the City's rent control ordinance. In order to make the base year and current year an "apples to apples" comparison, Augusta included only an average space rent for the rental homes in its income, while excluding the expenses associated with repairing and maintaining those homes. As McCarthy points out in his report, the City has previously approved this approach. (See McCarthy Rebuttal Report)

The Residents include all of the home rental income and then some.<sup>2</sup> Setting aside whether this was proper under the Ordinance and Guidelines (it wasn't), the effect of including this income in the current year without making any adjustment to account for the fact that such income did not exist in the base year renders the analysis unfair, illogical and in applies rent control in a manner which denies Augusta a fair return as required by the Ordinance and governing law.

#### A. Home Rental Income Is Excluded Under the Ordinance and Admin Rules

Residents claim the definition of "gross income" in Section 4.0003 of the Admin. Rules requires the inclusion of home rental income in the MNOI analysis. The Ordinance and more specific language in the Admin Rules demonstrates that the MNOI analysis is limited to considering "space rent."

For example, in Section 15.20.100 of the Ordinance, it specifies that when vacancies exceed three percent, gross income will be calculated based on the "total gross income of the park divided by the total number of **rented spaces**." (emphasis added) This definition would exclude home rentals or

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<sup>2</sup> As explained below, they actually overstate the income by more roughly \$38,000.

rent attributable to homes. Similarly, the Admin Rules specify that the NOI is to be calculated "... for all **spaces** in the park, including month to month spaces, vacant spaces and all spaces subject to long-term leases. . ." (Admin. Rules, 40003 (C), emphasis added).

Notice that the NOI is to be calculated for spaces, not homes in Rule 40003(C). Rental homes are not mentioned in the list of rents to be included. This makes sense because the occupants of these homes are renting homes, not spaces. The spaces occupied by park owned homes are not "rented spaces." Augusta's MNOI analysis is based only space rentals, consistent with the limitation of the Ordinance and Admin. Rules. The Residents seek to include home rentals in the analysis without justification under the Ordinance or Admin Rules

B. Residents' Include Rental Income In A Manner Which Renders the Analysis Unfair and Illogical and Inconsistent With Augusta's Right To A "Fair Return"

The basic purpose of the MNOI approach is to allow the park owner to earn the same return earned in the base year, adjusted for inflation. Simply stated, MNOI compares the "current" year to the "base year" to see if the NOI is keeping up. This is presumed to assure the park owner a "fair return on investment" because it is the return earned in the free market before rent control. Numerous adjustments are commonly made to the base year and current year to assure that it is a fair or "apples to apples" comparison.

In this case, there are substantial differences between the base year and "current" year, including the fact that the "current year" income includes rental homes that resulted from an additional investment by Augusta of approximately \$350,000. In order to assure a fair comparison between the base year and comparison year, Augusta adjusted the income for the "current" year to reflect average space rents for those spaces occupied by rental homes. Consistent with this approach, Augusta also excluded from its current year expenses associated with those rental homes.

This approach makes an "apples to apples" comparison between the base year and comparison year, comparing the NOI of 75 rental spaces for both periods.

The Residents, by contrast, make an "apples to oranges" comparison of the base year and "current" year. They compare the NOI of a 75 space rental park in 1987 to the "current" NOI of a 62 space rental park combined with a 13 home rental business. While Residents "add back" expenses associated with maintaining these homes, they disregard the \$350,000 expenditure necessary to generate this additional income.

The purchase price for the entire park was 1.1 million. The Resident are effectively arguing the NOI for the Park should simply be maintained at the same level (adjusted for inflation), even though Augusta spent \$350,000 to start a home rental business. This is an expenditure of roughly one third of the original purchase price for the Park. This position is not rational and denies Augusta a fair return by disregarding the expenditure made by Augusta in acquiring and putting in service these homes. Should an investment of 1.1 million earn the same NOI as an investment of 1.5 million dollars? Of course, not, but that is the Residents' position. (See McCarthy rebuttal report) The premise of MNOI –

that market returns are being preserved—does not apply when the park owner is denied any additional return on an investment that is one-third greater.

If the Residents or City wished to include home rental income, they could have attempted to do so in a way which was rational, fair and preserved Augusta's right to a fair return. Here are just two possible options:

Option 1: The Residents could have imputed some level of home rental income to the base year to make the base year and current years more comparable.

Option 2: The Residents could have included the \$350,000 expenditure on the homes in the Park's expenses<sup>3</sup>.

While Augusta does not express an opinion on whether either of these approaches would result in a fair return, at least it would be an effort to apply a rational comparison between the base year and comparison year and meet the "fair return" standard. Instead, the Residents chose to apply a method which is unfair, irrational, and which denies Augusta a fair return.

#### 4. Residents' Add Back of Home Rental Income Is Off By Almost \$38,000

The Residents did not even apply their own unfair methodology correctly. Residents "added back" the entire income for rental homes, despite the fact that Augusta's numbers already included an average space rent for those spaces. (See McCarthy Rebuttal Report). Augusta had already included space rent for the 10 home rentals based on the average rent controlled rents of \$316.48. . The result is a "double counting" of the space rent component already included for a total of at least \$37,978<sup>4</sup>. (*Id.*)

#### 5. Residents Erroneously Add Back \$14,088 In Utility Income

Residents expert, Mr. Sargent, claims that \$14,088 in what he describes as utility "profit" should be included in the Park's current income, based on the claim that there was \$63,944 in energy revenue to the Park and \$49,856 in resident energy costs. This adjustment is in error for three separate reasons.

First, master-metered utility income and expenses for residents are excluded from rent control regulation by decisional law because it involves rate regulation of utility service which is in the exclusive purview of the PUC. *Hillsboro Properties v. Pub. Utilities Comm'n*, 108 Cal. App. 4th 246, 259, (2003) For this reason, Augusta eliminates these regulated utility income and expenses from its analysis, except for common area utility expense. (See McCarthy Rebuttal report)

Sargent alludes to the "differential" between the billing rates charged to the residents for utility service and the rate paid by the Park for that service. That differential is a result of PUC regulation. It is designed to allow funds for maintenance of the utility infrastructure which would otherwise be paid for

<sup>3</sup> Some amount would have to be added to this figure to allow for repayment over time, along with a return on investment.

<sup>4</sup> \$316.48 x 10 spaces x 12 months = \$37,978.

by the utility in a direct metering situation. *Hillsboro, supra*, specifically held that the inclusion of net utility revenue in its NOI calculation is inconsistent with PUC's exclusive jurisdiction over utility rate regulation. (*Id*) Thus, this attempted "add back" of revenue is inconsistent with controlling law.

Second, Sargent ignores the fact that the Park has been converted to direct billing. This means, in 2019 and beyond, Augusta does not receive utility income for service to the Residents. The so-called "profit" will not exist and therefore should not be built into the rent control decision regarding future park rents. (See McCarthy Rebuttal Report)

Third, even if for some reason inclusion of this "profit" was appropriate in the "current" year, the same adjustment would have to be made in the base year. The prior owner's records indicate in the base year, utility expense was \$36,383 (rounded), while utility income was \$43,637 (rounded). This so-called "profit" of \$7,254 would have to be added back to the base year and adjusted for inflation. Because the inflation adjustment from 1987 is substantially in excess of 100 percent, the "target" NOI would increase by substantially more than \$14,088. In other words, this adjustment, properly applied to the base year and comparison year, would mandate a larger rent increase<sup>5</sup>.

#### 6. A Base Year Adjustment To Space Rents Is Proper Because Rents Were Below Market

As pointed out in Augusta's application, it does not have specific data regarding average rents in the Park in 1987. (See Taylor decl. ¶ 5) The gross rent figure does not establish actual per space rent in 1987<sup>6</sup>. Even if it can be assumed that average space rents can be calculated based on a gross rent number, the analysis of Neet makes clear that the resulting figure (approximately \$146.00 a month rent), is far below fair market rents in 1987. The Residents do not offer any qualified expert opinion regarding what market rents would have been in the base year. Importantly, the City must rely on qualified expert opinion in establishing market rents in the base year. *Concord Communities, L.P. v. City of Concord*, 91 Cal. App. 4th 1407, 1415, (2001).

Residents' counsel complains in his brief that Neet does not include a copy of the base year rent information Neet obtained from the City. Instead, Neet simply reported the information he obtained from the City as to the parks he selected as comparable. The City, which is utilizing its own appraiser, has this data. Of course, Residents could have hired their own appraiser or at least ask the City for any records he believes would be helpful and relevant<sup>7</sup>.

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<sup>5</sup> It is interesting to note that just by correcting the two obvious errors of Residents by eliminating double counting of home rental income and improperly including utility "profit," the Residents' own analysis would mandate a rent increase of \$26.41.

<sup>6</sup> For example, if there were vacancies in the base year, the gross rent would understate the actual average space rent.

<sup>7</sup> Residents' counsel, Mr. Stanton, is very familiar with rent control. He has substantial experience with prior rent increase applications in Yucaipa and thus must have known about and could have obtained the information if he thought it would be useful.

Residents' primary objection seems to be focused on their view that Mr. Neet should have selected different or more comparable properties. Of course, it is the job of an appraiser to decide which comparable properties are most relevant and how many are necessary for his analysis. Mr. Neet's report already explains his selection criteria and he will be available to discuss those further at the hearing.

Residents object to the inclusion of space rents from two Banning properties, citing Admin. Rules 4.0005(B) and 4.0006, but neither of those Rules are even relevant to the MNOI analysis. Rule 4.0005(B) references efforts by Park owner to establish the MNOI should not be applied in order to provide a fair return, while Rule 4.0006 refers to special adjustments by voluntary meet and confer and confidential ballot. The "current" data from Yucaipa and Banning is offered to demonstrate that either of the requested rent increases, if approved, will result in rents which are fair and reasonable and which advance the stated purpose of the Ordinance<sup>8</sup>.

It was Mr. Neet's conclusion that data from comparable parks in 1987 in Yucaipa that market rents in 1987 were \$190.00 per space, per month. The Rules explicitly allow adjustment of the base year NOI where it is established that the rent charged in 1987 was disproportionately low compared to comparable parks in the City. (Admin Rules 4.004.C(3)) Neet relies only on Yucaipa parks for this base year analysis.

Residents ignore the language in the Admin Rules which unambiguously allows for this evidence, apparently based on the belief that decisional law mandates an adjustment under more narrow circumstances. In fact, decisional law is broader in its application of a base year adjustment. It requires such an adjustment in any case where it can be established that base year rents were below market<sup>9</sup>.

Residents' counsel also complains there are not enough comparable properties listed. Again, this is a matter for qualified experts to address, but it is far from uncommon to rely on three or four comparable properties for a market rent analysis. The fact that the Residents attorney can list other properties that have different rents is irrelevant and ignores the role of a MAI appraiser like John Neet to select comparable properties that are indicative of market rent.

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<sup>8</sup> As previously stated, the purpose of the Ordinance is to address unfair and unreasonable rents that purportedly can be charged as a result of a ". . . captive market of mobilehome owners and tenants" where the relative immobility of resident homes and shortage of spaces ". . . creates an imbalance in the bargaining relationship between park owners and mobilehome park tenants." (Ord. 15.20.010 (A))

<sup>9</sup> As explained in *Concord Communities, L.P. v. City of Concord*, 91 Cal.App.4th 1407 (Cal Court App. 2001), decisions like *Vega v. City of West Hollywood* (1990) 223 Cal.App.3d 1342 are illustrations of specific examples of circumstances where base year rents do not reflect fair market conditions and that such adjustments are mandated in any situation in which the base rent cannot be deemed to reflect reasonable market conditions. *Id* at 1419. See Also *Kavanau v. Santa Monica Rent Control Bd.*, 16 Cal.4th 761, 772 (Cal. 1997)

7. There Is No Basis For A Market Adjustment For Base Year Expenses

Residents counsel argue a “market” adjustment be made to base year expense. This request is rather difficult to make sense of as there is no reason to believe that the park owner somehow benefitted from below market expenses in the base year. The calculation of base year expenses was based, in large part, on information provided by the park owner regarding the actual expenses of the Park, with adjustments where appropriate. (See Rebuttal report of McCarthy)

8. Residents’ Expert Offers A Baseless, Confusing and Wholly Speculative Objection To “Overhead Fees, Administrative Fee & Bond Interest”

Mr. Sargent lumps together various different categories of expenses and proceeds to offer a rambling, rather incoherent objection. The thrust of his objection seems to be that, although these, costs have actually been incurred, Valley View residents should not have to pay for them. (RO p. 24). His argument is based on his speculation that income for these expenses were already received as part of the bond refinance. This argument is not only factually baseless and easily disprovable (See Taylor Declaration ¶¶ 9-14), it ignores the fact that many of these lumped together expenses will continue every year. In short, the new bond did not pay these expenses and there aren’t sufficient funds to pay them in the future at current rent levels.

Sargent also states his “opinion” that charging corporate overhead and administrative fees to the costs residents is “totally inappropriate.” Sargent appears to have no justification for the claim, which is directly contradicted by Mr. Wolf’s declaration. Curiously, Sargent does not dispute Mr. Wolf’s assertion that the expenses of Valley View are typical and reasonable and the method of financing the acquisition was typical within the industry.

Thus, Sargent’s report offers nothing of substance to challenge the administrative, overhead or bond interest expense. He does raises the question of whether bond repayment expenses should be excluded from the MNOI analysis. That is addressed below.

9. The City Has Authority To Approve A Temporary Increase For Unpaid Administrative Fees Or Such Fees Should Be Repaid Via A Permanent Rent Increase

For years, Valley View residents have not paid the required “Borrower Administrative Fees.” It is undisputed that these fees have actually been incurred and are reasonable, ordinary expenses. It is also undisputed that Valley View’s share of this expense has been paid from the NOI of other communities operated by Augusta.

Whether or not formally booked as a loan, these fees are an obligation of the residents of Valley View that come with accepting the benefits of living in a property operated as a non-profit. It is grossly unfair to expect the tenants of other affordable housing communities to bear that expense.

Since these unpaid administrative fees are a valid obligation of the residents of Valley View, they should be paid through their rent. This can be achieved either by making a permanent adjustment to the space rent or a temporary adjustment to the space rent. Augusta opted to seek a temporary adjustment to the rent for the fees that were unpaid in prior years.

Residents are correct that there is not a specific provision in the Ordinance or Administrative Rules that allow for such a temporary rent increase. However, in the brief submitted with the Application, Augusta pointed out that the California Supreme Court in *Galland v. City of Clovis*, 24 Cal. 4th 1003, 1021, (2001), made clear that rent control ordinances which result in prior confiscatory rents must allow provide a mechanism to adjust future rents to compensate for prior rent ceilings that were too low.

In *Galland*, the California Supreme Court addressed the question of whether a park owner could obtain damages against a local government where rents under rent control had become confiscatory. (*Id*)<sup>10</sup>. The Court in *Galland* concluded that the remedy for such confiscatory rents was a rent increase to the tenants. (*Id*), citing *Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761, 782–786

The Court reasoned, in part, that this remedy was superior because this remedy “ . . . as opposed to an award of damages against the Rent Board, places the cost of compensating [the landlord] roughly on those tenants who benefited from unconstitutionally low rents.” *Id* quoting *Kavanau, supra*. Of course, in this case, the burden would not be borne by the City, but rather by other tenants in need of quality affordable housing.

Augusta submits that this decisional law mandates that the City approve a rent increase to recover these legitimate expenses, regardless of what is set forth in the Ordinance and Admin Rules. If the City does not believe it has authority to approve such a temporary rent increase, it must approve a permanent rent increase to allow recovery of this expense.

#### 10. Inclusion of One Third of the Bond Interest Expense Is Proper and Necessary To Allow The Park To Successfully Operate

Augusta has included one third of the bond interest expenses in its application of the MNOI methodology. Residents argue the bond interest payments should be treated as though they are traditional purchase money loan interest which is excluded as an expense under the Ordinance and Guidelines.

In addressing this admittedly difficult question, it is important to recognize there is no evidence disputing Augusta’s position that the structure of financing acquisition through a bond with no other equity provided is a common and accepted practice. There is nothing unusual or questionable about the practice.

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<sup>10</sup> In Augusta’s case, of course, rents were demonstrably too low because they did not cover the Park’s expenses, much less provide a “fair return.”

If bond payments are to be completely disregarded in the context of rent control, it will be impossible for a non-profit to operate successfully where the capital for acquisition is supplied wholly by bond financing. This seems to be acceptable to the Residents, but it is not acceptable under prevailing law. The California Supreme Court put it this way:

In sum, when considering whether a price regulation violates due process, a 'court must determine whether the [regulation] may reasonably be expected to maintain financial integrity, attract necessary capital, and fairly compensate investors for the risks they have assumed, and yet provide appropriate protection for the heart of relevant public interests, both existing and foreseeable.' [citation] In other words, rent regulation must not prevent an efficient enterprise from " ' "operating successfully . . . " ' "

*Galland, supra* at 1021 130 (2001), quoting *Kavanau, supra* at pp771-772.

Augusta cannot "maintain financial integrity," raise additional capital or operate successfully if its legitimate expenses are disregarded. If the bond payments are disregarded in establishing rent controlled rents, it will likely be impossible for a non-profit to operate successfully.

Typically, a private, for profit park owner will avoid negative cash flow by making a sufficient down payment. Without such a down payment, such an acquisition may result in negative cash flow<sup>11</sup>. A non-profit cannot successfully operate on a negative cash flow basis, so the income from rents must fully fund all of the assets' expenses.

Augusta has proposed that only one-third of its bond expenses be included as an expense in the MNOI analysis. The rationale for that inclusion is that it roughly approximates the typical equity that would be contributed to acquire a similar asset privately and avoid or at least minimize the risk of negative cash flow. Augusta submits that it logically and fairly could have included the entire expense, but has made this proposal as a reasonable compromise.

Residents object to including this expense, based on the claim that the bond expenses are the equivalent of mortgage interest. Counsel states there are important policies for excluding mortgage interest in an MNOI analysis. He explains:

"The rationale is obvious: A park owner should not be allowed to manipulate the internal financial obligations over which it has control to the detriment of its residents. Such expenses are subject to self-created, perhaps solely to benefit the park owner, with no corresponding benefit to the residents." (RO, p. 10)

Whether this rationale is obvious or correct in the context of a private, for profit park owner, it has no relevance in the case of a non-profit acquisition. The non-profit by definition does not benefit

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<sup>11</sup> This may be acceptable or even planned for in the short term where a private investor to fund the shortfall over a certain time period, with the intention of taking advantage of appreciation or has the ability to substantially increase rents. These approaches simply don't apply in the non-profit context where the operation has to be self-sustaining from the beginning.

from the transaction. As this Application shows, these transactions are highly regulated, with independent financial review and third party oversight. Mr. Wolf confirmed the expenses are all ordinary and reasonable and there is a regulatory structure in place to assure that occurs to meet the needs of affordable housing and protects the bond holders.

In addition, Residents are simply wrong in claiming there are no benefits, at least in this context. There are substantial benefits to the residents who supported acquisition of the Park from a private owner by a non-profit and were able to achieve that without any contribution of capital by the residents. Indeed, re-payment of the bond is in lieu of traditional capital requirements or down payments and is on very favorable terms. In fact, all the benefits of non-profit status described by Mr. Sargent are benefits the residents receive because they reduce park expenses and thus reduce the rent they would otherwise have to pay.

Residents don't dispute that disregarding 100 percent of the bond interest will make it impossible for Valley View to pay its legitimate expenses. Just like the administrative fees they didn't pay, Residents' position seems to be it's not their problem. They seek to manipulate the rent control ordinance, content to put the burden on others. Aside from the fundamental unfairness of such a position, rent control cannot be constitutionally applied in this fashion.

#### 11. One Important Caveat

Finally, and importantly, we want to make clear that our characterization of the Residents in this brief refers only to the position taken in this proceeding by their representatives and expert, not the home owners themselves. To their great credit, many of the home owners supported a substantial rent increase. Augusta and the home owners worked hard toward an informal resolution and were very close to reaching it. We are grateful for that effort.

#### 12. Conclusion

Augusta has done everything in its power to fulfill its obligations. It has maintained and managed Valley View professionally and provided a quality home, despite limited resources. The requested rent increases are necessary to allow Augusta to operate the Park and provide sufficient income to pay its ongoing expenses. The requested increases will, in every case, maintain rents which are substantially below the levels to meet the requirements of affordable housing. We hope the Commission will grant 100 percent of the permanent and temporary rent increases requested.

Respectfully Submitted,

Mark Alpert

## Declaration of Suzanne Taylor

I, Suzanne Taylor, declare:

1. I am the founder of Augusta Homes, a non-profit 501(c)3 housing organization established in 1998, and currently serves as its Executive Director. I have over thirty years of public and private sector experience in economic development, redevelopment, housing, finance, non-profit development, project management and public outreach. I was a leader on the team that developed the non-profit ownership model for manufactured housing that is today's industry standard. Augusta Homes owns and operates six manufactured housing communities, including Valley View in Yucaipa, and is the asset manager for two communities owned by the City of La Habra. In total, Augusta Homes and its affiliated housing and service organizations serve over 1,100 lower income households. I am also President of ACG, a consulting firm that supports the manufactured housing industry and provides federal and state housing compliance services. Before forming ACG, I worked in redevelopment and housing for the City of Claremont, the City of Colton and for GRC-Copenhaver, a consulting firm that worked with local governments on redevelopment and financing, land use planning, and housing development. As a speaker and participant at numerous affordable housing forums, I often collaborate with manufactured housing policy advocates, homeowners, community members, and government representatives to preserve and expand manufactured housing communities as an important and sustainable source of safe and affordable housing. I have personal knowledge of the facts set forth in this declaration and could and would testify competently to those facts if called upon at time of trial.
2. I have reviewed the submissions of the Residents' Attorney and Mr. Sargent. My declaration addresses and responds to some of the comments and claims. One of the primary claims made is that the financial issues facing Valley View are a result of Valley View refinancing with new bonds in 2012. In reality, Valley View had not been paying its nonprofit asset management fees (referred to as Borrower Administrative Fee in the bond documents and in this application) for years before the 2012 bond refinance. Considering this obligation, Valley View had a negative cash flow of \$25,200 in 2009, \$33,790 in 2010 and \$15,627 in 2011. The 2012 bond financing improved the situation by reducing annual bond payments by roughly \$10,000, while also raising capital for necessary expenditures. The letters we wrote to the City in October 2010 and July 2011, attached as Exhibits 1 & 2, are two of several written before the refinance, which discuss the financial problems and the need for a rent increase to address them.
3. Mr. Sargent makes certain observations regarding tax exemptions and benefits of operating as a non-profit. The relevance of these observations is not clear. For example, he points out that Augusta is exempt from state and federal taxes. Augusta has not claimed these taxes as an expense. It has filed for property tax exemption every year since 2000. Unfortunately, some Valley View residents refuse to provide income certification required to participate in the program and this is the primary reason Valley View does not have 100% property tax relief.

4. Valley View was acquired in 2000 with tax-exempt bonds. The project was supported by the residents and approved by the City Council. The 2000 bonds were refunded in 2012 to lower monthly bond payments and borrow additional money for capital improvement projects. The 2012 bonds were issued by ICFA after approval of the Yucaipa City Council following a public hearing on July 9, 2012.
5. As noted with our initial submission, Valley View has limited information regarding the base year. The handwritten financials submitted with the application are the only records available for that year. These records were provided in response to a request to the prior owners. I reviewed all of our records, and spoke with the broker and park manager in an effort to find additional records and nothing further was found.
6. In October 2000, the City of Yucaipa's Redevelopment Agency issued tax-exempt \$1,100,000 Series A Bonds and \$505,000 taxable Series B Bonds for a total of \$1,605,000 (not \$1,100,000) to finance the acquisition of Valley View from a private family trust, the park's then owner-operators, who were actively looking for a buyer. Minutes from meeting indicate that the nonprofit acquisition and management plan was supported by the residents and City officials.
7. The City provided a \$50,000 grant (not \$55,000) in support of the project.
8. The 2000 bond financed the acquisition of Valley View as stand-alone project and was structured so that any cash in excess of operating, financing and the nonprofit asset management fees (Borrower Administration Fee) was returned to the Valley View's savings fund for future improvements or resident services. In most years, there was enough revenue to pay operating and financing expenses, but not the asset management fees, so few funds went to support the nonprofit organization. By 2009, the 80% of CPI increase allowable under the ordinance was swallowed up by decreasing occupancy. Vacant homes were not marketable because of their condition and no cash flow or reserve funds were available to rehabilitate or replace them so they could be sold and the spaces rented. With NOI trending down, there was little cash flow to deposit to reserves for funding capital improvements identified in the inspection reports or for emergencies.
9. In 2012, the 2000 bonds were refinanced. The purpose of the refinancing was to pool the net operating income of four affordable housing communities to take advantage of lower interest rates and provide access to capital for park improvements, and to substantially reduce bond costs to each community by sharing the costs of issuance.
10. Based on his fictitious assertion that the 2012 refinance netted the nonprofit \$1,500,000 in unrestricted funds, Mr. Sargent concludes that he is "reasonably confident" that the Augusta has incurred expenses related to the operation of its nonprofit organization, but that "Valley View residents should not pay for such costs, ANY of such costs". I am not sure how Mr. Sargent is only "reasonably confident" that Augusta, or any nonprofit owner for that matter, must have revenue to operate its organization and fulfill its mission. In fact, we are 100% certain that every nonprofit-owned park in the City charges a similar, although likely higher, asset management fee as part of its funding structure. Importantly, I am also

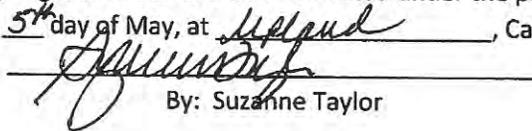
not sure why Mr. Sargent would argue that space rents from one affordable housing community should be used to pay the fees and expenses of a another community.

11. Mr. Sargent's supposition that Valley View netted \$1,500,000 following the refinancing of the project is factually incorrect. One cannot simply subtract one bond amount from another and conclude the remainder is a net proceed free to be used without restrictions. It is not. All bond proceeds were distributed by the Trustee and have been accounted for and documented.
12. The refunding resulted in \$1,051,587 in repair and replacement funds for the benefit of all four affordable housing communities participating in the 2012 bond issue. Valley View benefited from 23% of the total amount. In comparison, Valley View's pays 7% of total debt service.
13. See Bates #704 for a repair and replacement projects completed since 2012.
14. The 2012 refinancing resulted in an annual bond payment savings of approximately \$10,000 to Valley View and funded \$242,223 in improvement projects in the park. The decreased bond payment amount was a positive step, but not large enough to offset the loss of revenue and increase of costs related to vacancies, which were on the increase. Increasing vacancy and decreasing net operating income was a topic discussed in the numerous public hearings, in meetings with City officials, and at resident meetings prior to 2012.
15. Mr. Sargent implies that Augusta believed that Valley View was in a strong financial position for 18 years and that the residents and City officials are surprised to learn otherwise. This is a fabrication. As noted above, Augusta has communicated openly about the park's financial and operating plans in dozens of letters, emails, flyers, presentations, council meetings, rent control commission hearings and minutes of meetings since it purchased the park in 2000. Park residents have been kept apprised. Augusta holds regular meetings at the park's clubhouse where proposed budgets, financial summaries, annual audits, capital improvement updates and minutes of meetings are presented to the residents. Budgets, quarterly financial statements and annual audits are also posted on Augusta's website.
16. Valley View is owned by Augusta Communities LLC. Augusta Communities LLC has not acquired any new properties since 2002. Villa del Arroyo Moorpark LLC, a related entity, purchased a community in 2016, which was financed with tax-exempt bonds as a stand-alone project.
17. Mr. Sargent's "presumption" that increasing total debt (or "borrowing too much money") motivated a Special Rent Adjustment nine full years later is not supported by the facts. As noted earlier, the 2000 debt was restructured to reduce bond payments and fund capital needs. Annual bond payments decreased—not increased. The refinancing improved cash flow to the park and funded capital improvements. Valley View was not in the financial position to refinance its own debt, or to save money for capital improvements, so it was fortuitous it was able to participate in the 2012 pool.
18. Cash flow in 2000-2011 was, in fact, sufficient to make the bond payments on the 2000 bonds and to meet debt coverage requirements every year, with the exception of one

period in 2010. But cash flow was not high enough to save for long-term capital needs, fill vacant spaces, pay the asset management fee of the nonprofit, provide rental assistance or other resident support programs, or save for emergencies. Had vacancies continued to rise without a plan to fill those spaces, then Valley View rent revenues would not be able to cover its operating expenses, cash flow would not have been sufficient to make bond payments, and an MNOI application would have been pursued, however reluctantly, much earlier. Notably, capital improvement projects would have remained unfunded.

19. Mr. Sargent's thesis that "In effect, Mr. Wolf is paid by the bank, acting as the bond trustee, not out of operating funds" is illogical. The bank (Trustee) does not use its own funds to pay for professional services related to the bond. Net operating revenues (rent payments less expenses) generated from the affordable housing communities in the pool are wired by the property management company to Trustee each month. The Trustee holds these funds plus interest earnings on reserves, makes the bond payment, and pays the bond-related expenses (including the Oversight Agent). Expenses, both operating and non-operating, are paid with community generated operating revenue.
20. Although not relevant to this MNOI application, to be clear, selling Valley View is not our goal. Augusta has owned the park for 20 years through challenging times and we have had to make many difficult decisions, such as refinancing the bonds and applying for a MNOI increase, to make certain that Valley View will be properly managed and maintained for years to come. However, Mr. Sargent's opinion that a sale or transfer of the park could not be accomplished is misleading and untrue.

I certify that the foregoing is true and correct. Executed under the penalty of perjury of the laws of California this 5<sup>th</sup> day of May, at Upland, California.

  
By: Suzanne Taylor

## Augusta Homes Valley View

October 7, 2010

Jennifer Shankland  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92339

Dear Ms. Shankland:

I am writing you in your capacity of Rent Administrator for Yucaipa's Mobilehome Rent Stabilization Program to ask for the opportunity to discuss the current financial position of Valley View Mobile Home Park and to request your assistance in finding a means to address current and future infrastructure modernization requirements and to fund reserves for park emergencies. Despite operating the park on an extremely tight budget it is becoming increasingly difficult to balance the cost of operating and maintaining the park under the quality standards defined in our agreements with the Yucaipa Redevelopment Agency. While we may be able to continue to scrape by, it is an ongoing challenge to meet even the most basic needs of the park.

As you are probably aware, Valley View is an affordable housing project supported by the Yucaipa Redevelopment Agency. The park was purchased by Augusta Homes in October 2000 through revenue bonds that were issued by the Yucaipa Redevelopment Agency. In addition, the Yucaipa Redevelopment Agency provided a grant of \$40,000. The project is governed by a variety of financing documents including the Indenture, Loan Agreement, and Regulatory Agreement.

The governing documents describe how the finances must be handled, rents are calculated and collected and the property is maintained. Section 4 of the Regulatory Agreement limits rent increases to the lesser of the amount specified in federal affordability standards and the amount permitted under Yucaipa's Rent Stabilization Ordinance. Section 3A of the same agreement requires that all common areas, buildings and landscaping be well-maintained and that reserves are funded for future capital needs. In fact, Section 3.A (1) of the Regulatory Agreement goes so far to say that the "Agency places prime importance on quality maintenance to ensure that all Agency assisted affordable housing projects within the City of Yucaipa are not allowed to deteriorate due to below-average maintenance." In Valley View the permitted rents no longer support the operation and maintenance of the park, which puts both Augusta and the City of Yucaipa in a sensitive position. Unfortunately, there are similar compliance issues in the Indenture and Loan Agreement that also must be addressed.

The primary issue is that rents in Valley View are simply too low to operate the park in the manner contemplated in the bond financing agreements. Rent revenues are just high enough to cover nominal level of on-site management and a minimal level of ordinary maintenance. Emergency funds are extremely limited. Augusta has done all it can to keep expenses low. For example, Valley View does not have a full time on-site manager or maintenance worker, the property manager is paid a below market management fee and Augusta has never taken its ownership fee. As mandated by the bond agreements, Augusta recently contracted for a study to evaluate the physical needs of the park which identified \$350,000 in capital needs. In the ten years since we have owned the park, the Repair and Replacement Fund has dwindled precariously low from \$101,000 to \$30,000. These funds are the

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Valley View Mobile Home Park  
October 5, 2010  
Page 2 of 2

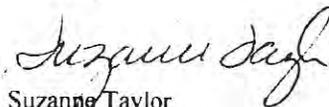
only monies available for park improvements and emergencies. There is simply no room to cut expenses.

Yucaipa's rent control ordinance has successfully protected its mobilehome park residents from significant rent increases for many years. However, in Valley View's situation the policy that was designed to protect Valley View residents from unsubstantiated large rent increases has now put Valley View in a state of inevitable decline. Without an increase in revenues the project will be in jeopardy.

We have studied the Rent Stabilization Ordinance and are having trouble finding a solution to this imbalance within the standard rent adjustment application process. Given the Augusta's non-profit status and its special fiduciary relationship with the City of Yucaipa, we are not sure this application process even applies. The typical applicant that applies for a rent increase would not be bound by the same budgeting, rent and maintenance covenants found in our governing agreements. We are not comfortable with the prospect of going before the Mobilehome Rent Review Commission to apply for an increase, and we certainly do not want to publically address the mandates contained in the bond agreements before we have the opportunity to fully explore the specific circumstances of our situation with you. Valley View residents are aware of our budgeting concerns, but I am sure most do not understand the gravity of the park's financial position.

I would like to meet with you as soon as possible to discuss the project. I imagine there will need to be some out-of-the-box thinking to resolve this unique situation and I am hoping that you will be able to steer us in a positive direction. I will call you in the next couple of days to schedule an appointment. If you have any questions, I can be reached on my cell at 909-709-4419 or through email at [suzannetaylor@earthlink.net](mailto:suzannetaylor@earthlink.net).

Sincerely,



Suzanne Taylor  
Executive Director

cc: John Davis, HMS  
Greg Franklin, City of Yucaipa  
John McMains, City of Yucaipa  
Dianne Jackson McClean, Goldfard and Lipman  
Terry Dowdall, Dowdall Law Offices



**AUGUSTA**  
COMMUNITIES

augustacommunities.org

400 N Mountain Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

July 28, 2011

Mr. Ray Casey, City Manager  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399

Dear Mr. Casey,

Augusta Communities is preparing to distribute the Annual Resident Profile and Income Certification forms to the residents who reside in Valley View Mobile Home Park, as required under the Regulatory Agreement. This survey is used to document compliance with our 501(c)3 charitable purpose, and to apply for the County's property tax welfare exemption. In past years, a letter has been attached to the survey that summarizes the financial benefits of the welfare exemption, and addresses why it is important to complete the survey. However, this year we are attaching a letter that provides additional detail about the park's declining financial position. I thought it was important to let you know about this letter, since the City is a project partner. I am also asking for you to meet with me to discuss the project in greater detail.

As background, Valley View is a 77-space mobile home park that was purchased in October 2000 by Augusta Communities, a non-profit 501(c)3 housing corporation, with revenue bonds that were issued by the Yucaipa Redevelopment Agency. The project is governed by a variety of financing documents including the Indenture, Loan Agreement, and Regulatory Agreement.

Valley View's declining financial position is a result of restrictive rent controls that produce revenues that are high enough to cover most operating expenses, but are not high enough to fully fund the project's management, administrative, and compliance costs, and fall far short of funding the capital improvements that were identified in a 2008 park inspection (\$226,000 in years 5-10 and \$337,000 in years 11-40) conducted as required by the Loan Agreement. The \$30,000 that has been maintained in the Repair and Replacement Fund, as required in the Indenture, is enough to cover emergency situations, but is clearly inadequate for future needs.

In 2009, Valley View generated just \$9,000 in net revenues. Last year, expenses exceeded revenues by \$11,500, which caused Valley View to fall short of the combined A and B Series coverage covenant for the first time in the project's 12-year history. Currently, expenses are in line with budget, but vacancies, which are at an all-time high, are of great concern.

Augusta owns three other parks in San Bernardino County, all of which are occupied by lower income households at rents considered affordable by government standards, and all of which generate net revenues which are reinvested back into the parks to fund reserves, improve staffing, and make capital improvements. Net revenues also fund resident programming such as rent subsidies, educational scholarships, summer camps and other social activities. All three parks remain fully occupied, even with higher rents. Interestingly, in Valley View, where net revenues are in short supply, occupancy is declining.

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Valley View Mobile Home Park

July 28, 2011

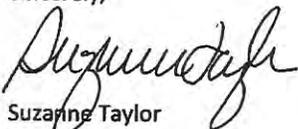
Page 2

In Valley View, despite rents far below affordable housing standards (and \$200 per month less than the rents in Augusta's other parks), it has been difficult to find qualified applicants interested in moving into the homes that have become available at the park. In Valley View, no net revenues are available to invest in the improvements or programs that would help attract prospective residents, such as an electrical system that would power modern manufactured home. Attracting new residents is a real problem.

Last October, I wrote a letter to Jennifer Shankland describing the challenges we are facing in Valley View. My letter was followed by a meeting with Jennifer Shankland, Greg Franklin and John McCain. Valley View's property manager, John Davis, also attended. There was no consensus on how to balance the bond requirements to manage the park in a professional manner, maintain the park in good condition, and fully fund reserves on one hand, and, on the other hand, to comply with the rent control ordinance. However, we did agree that the rent control ordinance was not favorable to the needs of Valley View.

As I mentioned earlier in this letter, I would like to take the opportunity to meet with you to discuss your thoughts on this matter. I can be reached at the office, or on my cell at 909-709-4419.

Sincerely,



Suzanne Taylor  
Augusta Communities

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## Response of Michael E. McCarthy, CFE CPA to Resident's Brief and Deane F. Sargent Report

**Note:** At the City's request the Valley View Analysis spreadsheet has been modified to exclude the revenue write-down of \$10,193 entitled "Vacancies/Concessions/Discounts". The expense category "Recovery – Unpaid Overhead Fees" was mislabeled. The corrected label is now "Borrower Admin Fee". This fee is an accumulation of Valley View's share of asset management fees that have been paid by three other parks operated by Augusta on Valley View's behalf due to cash flow issues at Valley View. For clarification, this fee is not the same fee which is referred to as the "AC LLC Admin Cost."

### Resident's Brief:

**Page 4:** Regarding the exclusion of market adjustments for expenses, regulation 4.0003 requires the applicant to use the previous owner's expenses if they are available. Other methods are allowed if they are not. I relied upon actual expenses, where available.

There is no logical relationship between increasing base year rents and adjusting base year expenses. Base year rents are adjusted if they were below market. There is no reason to believe this adjustment would correspond to any increase in "market expenses". The expenses paid were market expenses because, expenses are generally paid to third parties who contemporaneously charge what the market will bear. There is no evidence the 1987 owner paid anything but prevailing prices for goods and services to operate the park. Contractors, vendors, and even the prices at the local hardware or home improvement outlet are not adjusted based on the relative size, circumstances, or financial circumstances of the customer.

I do not believe a "market" adjustment for expenses would be appropriate, or even exist. Among mobile home parks, even among comparable parks, there are many differences in size, age, condition, site issues, owner provided labor, etc., that cause expenses to vary in amount and type. Note that both the resident's brief and Mr. Sargent's report devote considerable effort emphasizing the differences among parks used in John Neet's analysis of comparables.

**Page 9:** Regarding the exclusion of park-owned homes in the application, I make the following observations:

There is a precedent for exclusion in this jurisdiction. In my calculations for a MNOI increase for Carriage Trade Mobile Home Park, which are included in the Agenda Report of the Meeting of July 18, 2017, I excluded rental home income and expenses from my calculations and from the owner's application. These exclusions were unchallenged by the resident's counsel, the staff, the commission, and both of the city's experts, James Brabant and Ken Baar, Ph.D. Indeed, Dr. Baar's calculation tables on pages 16 and 17 are consistent with mine regarding the exclusion of rental home revenue and expenses. This approach was accepted and approved by the City and I assumed it would be again in formulating the analysis.

Consider for the sake of argument the rent from the park-owned homes should have been included. The resident's criticism in this area fails to mention the associated expenses for those acquiring and putting those homes in service (which are carefully and separately tracked in the accounting records) have also been excluded from the application. The cost is approximately \$350,000. However, the Residents' approach disregards this expenditure. The result is a skewed and unfair analysis. In addition, it renders the comparison between the base year and current year invalid. The home rental operation

is a separate business which was established through a substantial investment. It is unreasonable and invalid to compare the base year operations in which there were 75 rental spaces to the current year operations which has 62 rental spaces and 13 park owned homes for the purposes of maintaining the same NOI. The additional investment in the home rental business was made with the expectation that it would result in an increased NOI or increased cash flow.

### **Deane Sargent's Report**

**Page 2, bullet 2:** As Ms. Taylor stated in her response, property taxes have been mitigated to the extent of the resident's cooperation with management to do so. Property tax expense might be eliminated if all the residents cooperated. Also, in the calculations, property taxes in the base year have been adjusted for such mitigation to enhance comparison to the subject year.

**Page 5, Item #6:** With the replacement of the electrical and gas system in 2018, gas and electricity will be directly billed to the homes. There will no longer be any differential billing (which Sargent inaccurately describes as profit), as the sub-metered billing no longer occurs.

**Page 7:** As discussed in the Resident's section, use of 1987 data for the base year is mandated by the Administrative Rules if such data is available. The applicant is not allowed to use a substitute for this data unless it is not available. We used the best available information for 1987. A detailed profit and loss statement for 1987 prepared by a bookkeeper or accountant would have been ideal, but something like that was not available.

We also made thoughtful and appropriate adjustments to the base year to enhance comparability. Among the adjustments made were inclusion of expert analysis of base year fair market rent, property tax adjustment for the NPO status of the applicant, base year adjustments for pass-through water and sewage expense, and base year common area electricity and gas expense.

**Page 8:** The discussion of the "utility income" is like driving using only using your rear-view mirror: The road in front of you is ignored. As discussed above in the comment for pg. 5 #6, the 2018 project completely changes the revenue and expense landscape for gas and electricity.

- 1) The replacement of the old system with the new is hardly a "Discontinuance or Reduction of a Service or Amenity". Electricity and gas continue to be supplied to the spaces under a system where the tenants are billed directly by the utility, which is commonly – not uniquely – the case for utility customers.
  - a. Utility delivery systems that were reaching the end of their useful lives were replaced by superior modern systems at no cost to the park.
    - i. The original 30-amp electric system is no longer permitted by code.
    - ii. The replacement system is a 100-amp system which allows the homeowners to power modern appliances and air conditioners that were not possible before.
    - iii. The park itself also receives separate metering for common area use.
- 2) Applying the 2017 differential of \$14,088 to the comparison year ignores the fact that the differential no longer exists. This is a simplistic approach.

- a. Mr. Sargent avoids deeper analysis of utilities citing complications and the time involved.
  - i. Our approach to utilities in general is fair and conservative as follows:
    1. As required by PUC regulations, gas and electric income and expense are 100% eliminated.
      - a. Common area usage for years 2013 – 2017 was added back computed as the ratio of actual common area expenses in 2018 to the total expense in 2017 times the expense in subject year.
    2. Revenue and expenses for water, sewer and trash are also 100% eliminated.
      - a. Common area usage is the differential between the revenue and expense for 2018, the comparison year.

#### **Attachment 4 – McCarthy vs. Sargent**

His first comparison is Rental Income, citing \$422,725 from “AH Audited-Per Res Handout” row-wise, and “AH Internal 2018 Audit” column-wise. Aside from the inconsistencies in labeling (audit vs. internal audit), the amount does not tie out anywhere else in the report, and a copy of this “audit” is not included. I use “this” rather than the plural “these” because, as a CPA with audit credentials, I know an “internal audit” is not a financial statement. The term usually refers to a function in an organization, separate from the accounting department, which might produce “Internal Audit Reports” (typically over controls), not financial statements. Perhaps internally prepared financial statements may be the term Mr. Sargent wants to use.

The closest this amount ties is to a table in Attachment 10 entitled: “Valley View MHP Financial Report for the Twelve months ending December 31, 2019 (Unaudited)”, where total income, including park-owned homes is \$431,160. This table is not audited. It is not a financial statement. It is a summary of key amounts, where other factors such as debt service, depreciation, fees, etc. are excluded or perhaps “baked-in” to the summary amounts. It is a simplification prepared for a target audience, not a financial statement, audited or otherwise.

Specific issues with adjustments:

- 1) Inclusion of park owned rents, related delinquencies and related expenses have been appropriately excluded in keeping with accepted practice and precedent in Yucaipa.
  - a. Mr. Sargent’s total income of \$422,725 double-counts the space rent for the 10 park-owned spaces.
  - b. As well as eliminating the rent from the 10 park-owned units at 100%, we calculated the space rent for the comparison year using the average rent granted in the CPI increase, \$316.48 times all 75 spaces times 12 months. The 75 spaces include the park owned spaces in accordance with the application guidelines.
  - c. The amount Mr. Sargent uses includes the \$316.48 per space per month for the 10 park owned spaces, thus overstating his increase by at least \$37,978 ( $\$316.48 \times 10 \text{ spaces} \times 12 \text{ months}$ ).
  - d. Reducing Mr. Sargent’s current NOI by this amount reduces it to \$157,811. That amount subtracted from the his NOI entitlement of \$167,581 yields a park NOI

adjustment of a positive \$9,770 or a monthly space adjustment of \$10.86 – not a “surplus” of negative \$31.34.

- 2) We averaged vacancies over 3 years, not 5, contending this is a fair representation of “normalized” vacancy amounts. Vacancies were \$12,505, \$12,631, and \$14,345 in 2015, 2016 and 2017, respectively. We are using a three-year average of \$10,193, lower, and more conservative.
- 3) Addition of \$14,088 in utility income is simplistic and does not reflect realities going forward. The related income and expense will not occur in the future. The correction of this error alone would result in a higher monthly rent increase of approximately \$15.55 per space.
- 4) \$845 as an *addback* to income for write-offs does not make sense. Our three-year average results in a *reduction* of income reflective prior periods when write-offs were, as expected, *reductions* of income.
- 5) Expense increases (the management fees) based on park-owned inclusions discussed in #1 are not appropriate. Our downward adjustment is based on the ordinance limit of 5%.
- 6) The adjustment to bank charges is arbitrary. The expense taken in the application is actual and consistent with the two prior years.
- 7) S&P fees should be included as appropriate business expenses.
- 8) As has been discussed extensively in the rebuttal by others to this report, and in our previous responses to the City, for many reasons, we believe fees and interest taken as expenses related to the bonds, unique to an NPO, are appropriate and conservative.

Submission 7 received after the established deadline of July 13, 2020 at 12:00 p.m.

A handwritten signature in black ink, consisting of a large, stylized letter 'A' followed by a smaller, less distinct mark.

## Kim Everts

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**From:** Jennifer Crawford  
**Sent:** Monday, July 13, 2020 4:16 PM  
**To:** Kim Everts  
**Subject:** FW: Parkowner Rebuttal to Staff Consultant Reports  
**Attachments:** valley view submission7.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Monday, July 13, 2020 2:58 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>; 'brucestantonlaw@yahoo.com' <brucestantonlaw@yahoo.com>  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>; Dale Davenport <dleadavenport@gmail.com>; Kim Everts <kevarts@Yucaipa.org>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** RE: Parkowner Rebuttal to Staff Consultant Reports

To all:

Attached is Augusta's response to the staff consultants' reports.

Thank you,

Mark Alpert  
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July 13, 2020

Via Email Only

Jennifer Crawford  
Rent Administrator  
City of Yucaipa

Re: Valley View Rent Increase –Submission 7 Reply To Staff Report

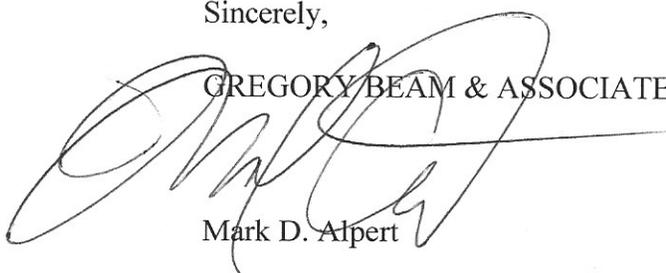
This letter and attachments are the seventh submission in support of the Special Adjustment of Augusta Communities. This submission is offered in partial rebuttal to the staff report received by Augusta. These materials were prepared under very short time constraints and Augusta reserves the right to present additional information at the hearing in response to the three separate staff reports.

Enclosed are the following rebuttal documents:

1. Rebuttal brief of counsel for Augusta along with attached exhibits and declarations.
2. Rebuttal report of CPA Michael McCarthy;
3. Rebuttal Report of MAI appraiser John Neet.

Thank you for your attention to this matter.

Sincerely,

  
GREGORY BEAM & ASSOCIATES, INC.

Mark D. Alpert

MDA

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July 13, 2020

Rebuttal Brief of Augusta In Support of Special Adjustment

1. Introduction

As mentioned in the initial brief submitted with this application, applying MNOI to a non-profit ownership presents unique challenges. The City consultants' analysis demonstrates the problem. In order to reach the concluded rent increase, the staff report disregards valid, ordinary and reasonable expenses indispensable for the operation of a non-profit property in order to reach the desired result of a lower rent increase.

City's consultants have disregarded the legal limitations on the application of rent control, adopting an approach which denies Augusta the Constitutionally mandated "fair return on investment" and exposing the residents to potentially larger rent increases that will result from a successful legal challenge.

At the outset, it is important to emphasize that the residents of Valley View voted to convert the park to non-profit ownership. Indeed, it appears the concept was initiated by the residents and supported by YMRA. They voted to approve non-profit ownership, understanding that all the funds to operate the park and pay bond payments needed to acquire the park would come from space rents. Non-profit ownership comes with advantages for the residents. All revenues after expenses are returned to the park for the benefit of the residents. The property taxes are lower and that is reflected in the Application. They accomplished the sale without contributing any equity with a favorable interest rate through the use of tax exempt bonds. However, non-profit ownership also comes with certain expenses. The City cannot pretend like these expenses don't exist. Yet that is exactly what Dr. Baar's report advocates.

As Dr. Baar concedes, the difference between his analysis and the analysis presented by Augusta lies largely in his decision to exclude Borrower Administration Fees and any consideration of bond payments from park expenses, despite the fact that (1) these are necessary, ordinary and reasonable expenses for a mobile home park operated by a qualified non-profit, and (2) the fair return standard cannot properly be met without consideration of these valid expenses. This brief is focused on these issues, but there is also a brief discussion of appraisal issues and the improper exclusion of some accounting fees at the end of the brief.

Perhaps the oddest aspect of Dr. Baar's analysis is his effort to utilize classifications relating to the bond financing structure of the project funding to justify excluding valid expenses from the MNOI analysis. These classifications are irrelevant to the MNOI analysis and would irrationally exclude legitimate expenses that the Residents agreed would be paid from rent income when they voted to approve the non-profit acquisition of the Park. Baar adopts and

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presents to the Rent Commission a fictional financial analysis which excludes bond payments and Borrower Administration Fees that are indispensable to undertaking a fair return analysis.

Valley View doesn't operate in a fictional world. It has real expenses that require real income from rent to operate successfully and maintain its financial viability and tax exempt status and these real world concerns are at the center of the Constitutionally mandated "fair return" analysis.

2. Response To Staff Analysis

A. The Staff Report Improperly Excludes Borrower Administration Fees From Park Expenses

The Borrower Administration Fees are the only compensation received by Augusta for its indispensable services. The consultants' report is effectively recommending that the non-profit, should receive no compensation by excluding this management expense from park operating expenses. Augusta performs services specific and necessary to the operation of a non-profit, services that require the employment of knowledgeable professionals. In reality, the tax-exempt bond financing could never have been approved without Augusta or some other qualified non-profit management team in place. (See Declaration of Wesley Wolf, attached)

Indeed, it is undisputed that the Borrower Administration Fees are an ordinary expense of operating the Park under the non-profit ownership chosen by the residents. It is also undisputed that the amount of the fees are reasonable. Baar's rationale for advocating the exclusion of these expenses has nothing to do with the validity of these expenses or whether their amount is reasonable based on stated industry standards.

The report prepared by UFI on behalf of the City does not support Baar's exclusion of the Borrower Administration Fee from park expenses. UFI's director Doug Anderson, describes his expertise as follows:

He specializes in enterprise and special district revenue financings and has provided financial advisory services on over \$2 billion of tax-exempt and table bond issues, including mobile home park revenue bond issues.

Notably, UFI<sup>1</sup> does not suggest that the Borrower Administration Fee is improper or not properly included in the park's expenses or that it should not be paid out of rental income. Instead, he merely states his opinion that there is enough income to pay these fees<sup>2</sup>. Whether

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<sup>1</sup> Notably, UFI was the Oversight agent for the project in 2000 and the Program Administrator on the 2000 bonds.

<sup>2</sup> That claim is addressed below and in separate reports.

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that claim is accurate or not, it does not justify excluding these necessary, ordinary and reasonable fees from the park's operating expenses, which is exactly what Dr. Baar does.

Dr. Baar, who has no stated expertise in non-profits or public financing, makes several legal arguments for excluding the expense from the "current" year's expenses and denying recovery of these expenses which were not paid in prior years, none of which make sense.

a) "Current" Borrower Administration Fee

The Borrower Administration Fee was disclosed before Augusta acquired Valley View and the relevant records show the exact amount of the fee and how it would be adjusted over time. There were repeated and detailed references to the expense in the original loan and bond documents which Dr. Baar neglected to attach to his report<sup>3</sup>. The fee was also referenced on a budget page which Baar attached to his report.<sup>4</sup> In other words, the Borrower Administration Fee has been an obligation from the beginning of Augusta's ownership fully disclosed and paid from rental income when available.

In the 20 years since Augusta acquired the property, park expenses increased and rents, which increase at a fraction of CPI, have not kept up. This is what has led to the need for a rent increase, not the Borrower Administration Fee.

i) The Westridge Conversion Report Does Not Support The Staff Recommendation

Baar's primary justification for excluding this expense from this analysis is statements in a "Conversion report" prepared by Westridge (Not Augusta) 20 years ago regarding expected rents. Specifically, Baar cites Westridge's conclusion that the "Projected space rents for all spaces will not exceed what they would have been absent the non-profit acquisition." He argues this justifies excluding the Borrower Administration Fee from the Park's operating expenses. His rationale is apparently that including that operating expense will result in a rent increase higher than it would be absent the non-profit acquisition.

This argument is illogical and wrong for numerous reasons.

To start, the City's role in this process is to simply apply the rent control ordinance, not enforce imagined obligations arising from a third-party report prepared before Augusta's acquisition of Valley View 20 years ago. The City's role is to undertake an MNOI analysis that includes all valid, legal, reasonable expenses relating to the operation of the Park, in this case, as a non-profit.

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<sup>3</sup> For example, the 2000 Indenture of Trust not only identifies the fee, but describes how it is calculated. (See Attached Excerpts of the Indenture of Trust, page 4)

<sup>4</sup> See, e.g. notation to "Non-Profit Admin" on the operating budget, pg. C-11.

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As noted above, the Borrower Administration Fee was contemplated from the beginning of the transaction. In addition, the undisputed evidence shows it is a normal and customary fee in the industry and the amount is reasonable and that it was contemplated that all of the park's expenses would be paid out of rental income. Dr. Baar seems to believe the Residents could have had some expectation that the non-profit would be operated at no cost because he treats this expense as though it does not exist. The tax-exempt bond financing could never have been approved without Augusta or some other qualified non-profit management team in place. (See Wolf Declaration)

Second, even if it was the City's role to prevent rents from exceeding "what they would have been" in the absence of the acquisition, this is an impossibly vague standard to apply. How would it be possible to determine what rents would have been but for the non-profit acquisition? We could only guess what would have happened in that scenario. Dr. Baar certainly hasn't constructed or attempted such an analysis. Indeed, the very idea that this sort of vague comment should be considered 20 years after the fact as a justification for excluding an expense is ridiculous, particularly since the Borrower Administration Fee was a necessary expense that was contemplated and required to be paid from the beginning of Augusta's ownership. The Borrower Administration Fee is the only compensation for the specialized service of managing the non-profit and its existence and amount was specifically disclosed and agreed upon.

The Westridge language is just a general observation about projected rents based on the continued application of rent control and known expenses. It did not exclude potential discretionary rent increases. As noted below, the report only attempts to project expenses for 10 years and even that is speculative. The reality is that over 20 years, the rent increases simply have not kept up with increased costs for operating the park. Is the City really claiming that a 20-year-old statement about projected expenses made by a third party is a basis to reject inclusion of valid, commercially reasonable expenses, expenses that were disclosed and existed from the beginning?

Third, even if we believe this language somehow could result in some sort of economic standard that applies in this case, there is no justification for applying it to the Borrower Administration Fee.

In the March 15, 2000 letter accompanying the report, Westridge explains on the first page (Baar Attachment C-5) that

Residents will see the operating statements of the park and will have a better understanding of how rents are established, **why rent increases may be required in the future**, and what capital improvements are necessary." (emphasis added)

Thus, right on the first page of the letter accompanying the report, it makes clear rent increases may be needed in the future.

Twenty years after the fact, a rent increase is necessary, but the Borrower Administration Fee is not the reason. The second page of the Westridge Conversion report contains projections

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made regarding park expenses which include non-profit administration and an oversight agent. (See C-11<sup>5</sup>) The projected park expenses for 2018 are \$188,923. By contrast, according to Baar's summary, the Park expenses for 2018, after excluding bond interest and the Borrower administration fees, are \$309,548. Thus, it is apparent that other expenses have increased wildly more than the 2 percent assumption built into the Westridge report. If other expenses had increased as projected, there would be ample funds to pay the Borrower Administration Fee<sup>6</sup>. The Borrower Administration Fee is not the source of the "budget busting" expenses so there is no justification to exclude the expense to avoid a necessary rent increase.<sup>7</sup> In addition, both the City and City's consultant were intimately involved in supporting the transaction. They must have concluded the expense was necessary and the fee was reasonable and they knew that fee, like all park expenses, was to be paid through the park rent and the exact amount of the fee and how it was adjusted was disclosed.

Dr. Baar also conveniently left out page 7 of the Westridge Report<sup>8</sup>, which contains the headline in bold large typeface:

**"SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS"**

The report text explains that among the limiting assumptions is the assumption that "For years 2-10 expenses are anticipated to increase at an annual rate of 2 percent." (*Id*) The same disclosure is made regarding utility expenses. (*Id*)

These limiting assumptions are important for three reasons. First, it is clear that the potential rent increase, referenced earlier, would very likely be necessary if it turned out expenses increased faster than two percent a year. That fact was disclosed to the Residents, the City and City consultant UFI when they made their decisions. Of course, an increase in expenses is exactly what happened.

Second, Westridge did not even attempt to forecast expenses past year 10, apparently recognizing such forecasts would be pure guesswork. Yet, Baar seems to believe he can

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<sup>5</sup> As previously noted, the loan and indenture agreements not only specified the administrative fee, but also stated exactly the initial amount and how it would be adjusted.

<sup>7</sup> Of course, because these other expenses are largely unrelated to the operation of a non-profit, there is no reason to believe a rent increase would be any less necessary if the Park was privately owned. Indeed, a private owner who acquired the property later would also have to address substantially higher property taxes.

<sup>8</sup> We attach that page of the report because it was not included with the materials provided in the staff report.

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eliminate tens of thousands of dollars of valid, reasonable expenses 20 years later because expenses have increased faster than expected.

Third, the Borrower Administration Fees, which have been adjusted by inflation, have increased on par with the budget prepared by Westridge, in accordance with the manner agreed upon at the outset. (See attached Indenture of Bond, page 4) This is in a stark contrast with other expenses the Park has been required to pay. Despite this, Baar singles out this expense for exclusion. It makes no sense except as a convenient way to drive down the increase that should be approved.

ii) The Categorization of Expenses In the Bond Documents Is Irrelevant To The Rent Increase Application

Dr. Baar essentially concedes that the manner in which the original bond financing documents described and categorized expenses does not control how such expenses are treated pursuant to the rent control ordinance. Despite this concession, he undertakes to delve into the details of the bond financing documents to justify excluding the expense under rent control. He is operating in an area in which he has no expertise.

As noted in the accompanying declaration of Wes Wolf, the categorization of expenses in the bond documents is a function of how the financing works. One of the primary purposes is to provide financial assurances to potential bond holders that their obligation will be paid. The structure and categorization of expenses establishes priorities for payment of the bond holders. In simple terms, the Borrower Administration Fees are shown "below the line" to demonstrate they will only be paid after certain defined park expenses and the bond holders have been paid. (See Wolf declaration). In other words, the classification serves the interest of the residents because it assures the tax-exempt bonds are marketable at a favorable rate because of the priority. This financing structure is typical for all non-profit bond offerings of this kind. (*Id*)

Thus, this bond financing structure is simply irrelevant to the MNOI analysis and provides no justification for excluding the Borrower Administration Fee as a valid expense for the MNOI analysis. The Administrative Rules applicable to this proceeding define management expenses as an "operating expense." (Admin Rules, Rule 4.0003(D)(3)(c)). In this case, the fee is a necessary and indispensable requirement for operating a non-profit. Thus, it fits squarely within the definition of an operating expense under the Admin. Rules.

It is true that this is an additional management expense that is not incurred in a privately-owned property. Indeed, there are several such expenses, but there are also financial and other benefits such as reduced property taxes and very favorable financing rates. It is important to remember that the Residents initiated and chose to move forward with the conversion, recognizing their rents would be required to pay all such expenses. The fact that paying these expenses requires a rent increase does not justify excluding them from the MNOI analysis. In fact, the MNOI analysis must include all park expenses to meet the fair return on investment standard.

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b) Recovery of Previously unpaid Borrower Administration Fees<sup>9</sup>

It is undisputed that the Borrower Administration Fees are a necessary, reasonable expense of operating the Park via a non-profit. It is likewise undisputed that all expenses of Valley View are required to be paid out of income received from residents' rents. Finally, it is undisputed that from 2013 to 2018, Valley View has not paid those fees.

There are essentially two arguments offered against including a temporary rent increase to allow for the recovery of the unpaid fees. First, there is the claim that there has been sufficient cash flow to pay these fees. As discussed below and further in the supplemental report of CPA McCarthy, that claim is factually inaccurate and irrelevant.

Second, Dr. Baar makes a legal argument that it would be improper to allow recovery of this cost under prevailing case law. Dr. Baar misinterprets the law and ignores the fundamental requirements of the "fair return on investment" standard.

i) The "Cash Flow" Argument

In a sense, it doesn't truly matter whether the park had sufficient cash flow to pay the Borrower Administration Fee. The fees are a valid obligation of the park that has not been paid and there aren't sufficient funds to pay it in existing reserves<sup>10</sup>. The fees have effectively been borrowed from the other non-profit properties operated by Augusta and need to be repaid, regardless of whether the Park has been operating at a positive cash flow. In any event, the fee has not been paid. If an entity doesn't pay an obligation when due, that obligation doesn't disappear. It remains owed.

UFI's report mistakenly claims there has been sufficient funds from cash flow to pay the Borrower Administration Fees. UFI is simply wrong in its analysis (See supplemental report of McCarthy).

To reach its conclusion, UFI includes income from rental homes. Setting aside the question of whether this is proper, UFI makes the same "double counting" mistake as the Residents in their response. UFI adds back 100 percent of the rental home income, even though

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<sup>9</sup> The staff report correctly points out that the MNOI analysis includes the expense of repaying the unpaid Borrower Administration Fees, which is characterized as "double counting." It is true this represents the same expense in two places. However, in the event the City concludes a temporary rent increase is not proper under the Ordinance and Administrative Guidelines, Augusta requests the amount be part of the requested permanent rent increase.

<sup>10</sup> The existing reserves are roughly only \$30,000 and need to be maintained for potential emergency expenditures.

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a substantial amount of that income was already included in Augusta's numbers, which imputed an average space rent to all spaces in the Park. (See Supplemental McCarthy Report).

McCarthy's Second Supplemental Report, attached to this brief, makes this single correction to the UFI analysis. It demonstrates the park has operated at a substantial negative cash flow from 2013 to 2018, except for a positive cash flow of about \$12,900 in 2016.

Of course, this assumes it makes sense to include income from rental homes in the cash flow analysis. This is precisely the same argument made by tenants' counsel which Augusta addressed in its response to the Residents' submission, so we won't belabor the point. Dr. Baar indicates that he agrees with the exclusion of this income from the analysis, but for reasons that are not clear, he nonetheless appears to accept UFI's analysis which includes the (overstated) home rental income. These two positions are not consistent.

It should be no surprise that making an additional investment of roughly \$350,000 to install and improve the supply of rental homes would generate more cash flow. However, if the City wants to include that income, it must include the expenses associated with acquiring that income. It can do this by either increasing park expenses to reflect the payment or making an appropriate upward adjustment in the required "fair return." It has done neither, apparently accepting Augusta's approach. One thing is clear. It makes no sense to include this additional income without addressing the hundreds of thousands of dollars in expenditures necessary to generate the income.

ii) The "*Kavanau*" Argument

Dr. Baar argues that Augusta cannot recover the unpaid Administration Fees, purportedly because the decision in *Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761 limits recovery of "past years" claims to situations where a rent increase was wrongfully denied by the *regulatory agency*. Even assuming this unpaid debt is an obligation of "past years," nothing in *Kavanau* supports Baar's claim that the Rent Board cannot require the residents to pay that debt through a temporary rent increase.

The argument contains an implicit factual contention that is untrue, i.e. that this is request for an increase for "past years." The amount of unpaid administration fees is a current obligation of the park operations. It is no different than if there had been a default in a bond payment. The money is owed to the non-profit and is unpaid. If the administration fees are a genuine obligation of the residents, they have a current legal obligation to pay those fees which were paid with funds from other affordable housing projects.

Setting that issue aside, Baar's position seems to be that the California Supreme Court in *Kavanau* limited repayments of obligations to situations where there had been a miscalculation

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as part of a prior rent increase application. *Kavanau* contains no such limitation, nor does the case it cites *Commc'ns Satellite Corp. v. F.C.C.*, 611 F.2d 883, 894 (D.C. Cir. 1977)<sup>11</sup>.

*Kavanau* does not purport to limit the authority of agencies to address past confiscatory rent levels established by the denial of a rent increase application. The primary issue in *Kavanau* was whether a property owner could obtain an inverse condemnation judgment as compensation for rents that were set improperly low. The basic holding was that the park owner could not obtain such a judgment so long as the park owner could obtain a "*Kavanau* adjustment," i.e. an administrative rent increase that compensates for what would have otherwise been a taking.

Nothing about *Kavanau* precludes local governments from assuring a park owner a fair return as a result of rents which were previously set too low to provide a fair return. In fact, the *Kavanau* Court finds the City's rent control ordinance is sufficient precisely because the Ordinance itself allows consideration of prior rent levels that were too low:

Here, the City's rent control scheme is sufficiently flexible to permit the Rent Board to consider past confiscatory rent ceilings when evaluating a landlord's petition for a rent increase. (Id at page 784, citing City Charter, § 1805(e).)

In other words, the Santa Monica ordinance only passed legal muster because the Rent Board could consider prior confiscatory rent levels. Dr. Baar actually claims *Kavanau* says the Rent Board cannot consider prior confiscatory rents unless there is a Court judgment requiring it. This not only is a misreading of the case, it is completely illogical. It is the obligation of the governing agencies to assure the park owner a fair return and to rent control ordinance must be applied in a manner in which assures a fair return. *Fisher v. City of Berkeley*, 37 Cal. 3d 644, 681-687, (1984).

In *Fisher*, like *Kavanau*, the California Supreme Court upheld a rent control ordinance because it had sufficient flexibility to avoid a confiscatory result. Dr. Baar is actually arguing Yucaipa not only isn't required to avoid a confiscatory result, but that it is required to deny Augusta a fair return. Simply stated, that is a ludicrous application of *Kavanau*.

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<sup>11</sup> The Court in *Kavanau* cites to the *Commc'ns* case using the term "cf" which indicates it is comparing an analogous but substantially different decision. The decision is extremely complex, but it does not arise in the context of rent control and it has nothing to do with whether a rent increase for prior insufficient rents (or in that case insufficient telecommunications rates) can be properly approved or whether such insufficiencies must be established in a court case challenging an erroneous rate setting decision.

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B. The Staff Report Improperly Recommends Excluding Bond Payments From the Park's Expenses

Dr. Baar makes three arguments for excluding the bond financing expenses. Two of them were previously addressed as to the Borrower Administration Fees.

First, Baar argues that inclusion of this expense would be inconsistent with statements made in the Westridge report about rent being no higher than if it the property were privately owned. The same response applies. The residents were aware that bond payments would have to be paid out of rental income. The bond financing costs have actually gone down since the initial financing. It makes no sense to arbitrarily exclude a valid, necessary, reasonable expense based on this justification.

Second, Baar relies on the classification and treatment of bond payments in the financing documents. Again, these classifications arose from the unique circumstances of issuing bonds to finance the acquisition. (See Wolf declaration) It could not have been clearer that these expenses would be paid out of rent and that rents would have to be increased if there wasn't sufficient income. The effort to impute these classifications to rent control ordinance has no justification in the evidence and certainly is not supported by the expert witness the City actually hired to address bond issues.

Baar's third argument at least arises from an arguable application of rent control principles. He analogizes the bond interest payments to debt service which is excluded from operating expenses in Section 4.0003(D)(4)(a) of the Administrative Rules. However, the question is whether this language applies to tax-exempt bond interest payments and, even if it does, whether it can be applied to exclude such bond payments from expenses, when such an application denies the park owner a "fair return."

Baar cites several cases and explains why some courts have upheld the exclusion of debt service from an MNOI analysis in some cases. What is stunning about his analysis is that his arguments make no sense and have no relevance in the context of a non-profit acquisition.

First, some basic facts and law to keep in mind. It was the residents' idea and the residents' decision to convert ownership to a non-profit. They did so with full knowledge that their rents would have to pay for the bonds. This was a tremendous benefit to the residents who were not required to provide any capital in the form of a down payment and nonetheless enjoy the benefit of a very favorable interest rate.

There is no rational way to establish necessary rent levels for a nonprofit that does not consider all of the property expenses, particularly the bond expenses which are the primary vehicle for funding the non-profit acquisition and make up a huge percentage of the Park's expenses. The fundamental precept of providing a fair return is to provide sufficient funds for the property to operate successfully. The California Supreme Court described it this way:

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In sum, when considering whether a price regulation violates due process, a ‘court must determine whether the [regulation] may reasonably be expected to **maintain financial integrity**, attract necessary capital, and fairly compensate investors for the risks they have assumed, and yet provide appropriate protection for the heart of relevant public interests, both existing and foreseeable.’ ” (Kavanau, supra, 16 Cal.4th at pp. 771–772, 66 Cal.Rptr.2d 672, 941 P.2d 851.) **In other words, rent regulation must not prevent an efficient enterprise from “ “operating successfully,” ’ ”** (emphasis added)

*Galland v. City of Clovis*, 24 Cal. 4th 1003, 1021–22, 16 P.3d 130, 143 (2001), as modified (Mar. 21, 2001)

It is literally impossible to assure a non-profit operates successfully without considering the bond payment. The result is a financial analysis which bears no resemblance to reality and which cannot meet the fair return standard established by the California Supreme Court.

It is true, as indicated by Dr. Baar, that courts have upheld the exclusion of mortgage expense in the context of privately held properties. As Dr. Baar’s own explanation makes clear, the rationale has no application in this context. Baar includes a selected portion of the following quote from *Colony Cove Properties, LLC v. City of Carson*, 220 Cal. App. 4th 840 (2013)<sup>12</sup>

**Apart from the inequities that would result from permitting a party that financed its purchase of rent-controlled property to obtain higher rents than a party that paid all cash**, there are additional reasons for disregarding debt service. As explained by Dr. Baar, **debt service arrangements could easily be manipulated for the purpose of obtaining larger rent increases, by applying for an increase based on servicing a high interest loan and then refinancing at a lower interest rate or paying off the loan after the increase was granted. Alternatively, an owner might periodically tap the equity in a valuable piece of rental property, thus increasing the debt load.** In any event, we discern no rational basis for tying rents to the vagaries of individual owners’ financing arrangements. (*Id* at 871, emphasis added)

This rationale has no application to this case. This is not the case of a private owner seeking to obtain a higher rent increase by using financing. It is the Residents themselves who sought to buy the property through a non-profit without making a capital contribution. They obviously aren’t manipulating the acquisition to drive up rents. They sought to convert ownership to a non-profit without making any capital contribution, in full knowledge that the rents would have to pay for these bond payments. There is no concern over manipulation. The Residents had every incentive to support a financial and ownership structure in a manner that served their interest. Presumably they either could not or did not want to make a capital contribution and wanted to take advantage of favorable interest rates for tax-exempt bond funding.

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<sup>12</sup> Be advised Dr. Baar does not properly cite the decision in footnote 74.

Jennifer Crawford  
July 13, 2020  
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In addition, even from Augusta's perspective, its only incentive is to operate the property as cost effectively as possible. There is no profit to be made. Augusta is a non-profit whose compensation was fixed. The refinance Augusta undertook not only reduced the bond payments, it provided additional funds for capital expenditures. Importantly, every dollar of surplus revenues goes right back into the project.

Baar argues that allowing financing costs as an operating cost under MNOI would turn rent setting into a circular process where a regulated owner would have the power to set rents by selecting their financing arrangements. How does this have any relevance to a non-profit? What incentive is there for borrowing money except to pay the properties expenses? Such a scenario is simply not a possibility in the context of a park owned by a legally operating non-profit. There simply is no justification for excluding the expense.

Augusta has established that it has operated in negative cash flow for all but one year from 2013 to 2018. Even if the Commission does not agree that Valley View is currently operating at negative cash flow, even the analysis presented by UFI concedes the park was operating at negative cash flow in 2013 and 2014 and had only a very small positive cash flow in years 2015 and 2017. This alleged cash flow was achieved and the bills have been successfully been paid as a result of (1) Augusta's investment of roughly \$350,000 in additional capital, (2) the 2012 refinance, and (3) the availability of funds from other properties to pay its share of the Borrower Administration Fees. If the nonprofit cannot meet its financial obligations after implementing these strategies, how can it continue to operate?

But for those circumstances and a massive capital infusion, Valley View would be in the midst of financial failure, unable to pay its bills. Despite that reality, based on Staff's position in this case, Valley View would not be entitled to a rent increase necessary to pay its expenses. In other words, Baar's approach could and would lead to the failure of the project. Dr. Baar advocates that the Rent Commission simply pretends these obligations do not exist, the obligations the residents of Valley View willingly took on when they voted to approve the acquisition of the park through a non-profit.

Dr. Baar advocates a position which is irrational and would violate the requirement established by the California Supreme Court, quoted above, that rent regulations must assure that the property maintains financial integrity and operates successfully. The Rent Commission must include both the bond expenses and Borrower Administration fees to meet the Constitutional fair return standard.

### C. The Commission Should Accept Neet's Base Year Rent Analysis

Augusta submits a supplemental report by John Neet that addresses and responds to the analysis prepared by James Brabant both as to the 1987 base year analysis and the "current" rent analysis. Augusta will not restate the information set forth in the reports, but submits that John Neet's analysis is persuasive and coincides with the rational application of a fair return standard.

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In weighing the credibility of the two reports, the Rent Commission should consider whether there is any indication that either expert is not presenting an objective, fair minded analysis. As discussed below, Mr. Brabant's report appears to be calculated to produce the lowest rent increase possible.

D. The Commission Must Consider All "Current" Comparable Rents In Determining A Rent Increase And The Only Competent Evidence Of Current Comparable Rents Is In Neet's Report

The Rent Commission is required to consider the comparable rent analysis as part of establishing a rent increase. Despite this, the Baar report does not recommend that the Rent Commission consider determining the appropriate rent increase based on this evidence.

The lowest permanent rent increase indicated by the Baar report under the MNOI approach<sup>13</sup> is \$37.88. If approved, that increase would be \$10.64 below the comparable rent conclusion of City appraiser Brabant of \$48.52. Applying the same analysis, but accepting John Neet's base year rent analysis, the MNOI recommendation of staff for a rent increase is \$71.99. This increase would still result in rents far below comparable rents according to the analysis of John Neet, who concludes comparable rents as of January 1, 2019 are \$133.52.

Augusta submits that Neet's comparable rent analysis is the only competent opinion before the Commission. As Neet notes in his accompanying rebuttal report, Brabant admits that his opinion of comparable rents excluded leased spaces. This renders his analysis invalid and not a true measure of comparable rents.

Brabant states in his report that he decided to exclude rents from leased spaces in his comparable rent analysis. (See Brabant Report, page 22) The Administrative Rules contain no such limitation<sup>14</sup>. Brabant violates established law by excluding leased spaces and thus his comparable rent analysis must be disregarded. *H.N. & Frances C. Berger Found. v. City of Escondido*, 127 Cal. App. 4th 1, 13, (2005) *Berger* confirms that a comparable rent analysis which excludes rental spaces simply because they are not subject to rent control is legally invalid and the opinion that results is not legally competent evidence. (*Id*)

Aside from the question of competent evidence, Brabant's stated rationale for excluding the evidence reveals his plain bias. Mr. Brabant doesn't claim to be following the requirements

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<sup>13</sup> Which excludes 100 percent of the administration fee to Augusta and 100 percent of bond expenses and accepts Brabant's lower base year rent.

<sup>14</sup> See Admin. Rule 4.0005. The comparable rent analysis is required to consider all comparable spaces subject to the Yucaipa Municipal Code. The leased spaces are subject to the Yavapai Municipal Code in numerous respects. (See, e.g. YMC §§ 85.040315, 85.0403501-85.0403570) Notably, the Ordinance specifies consideration of spaces subject to rent control where that is the intention, as in §15.20.050(B)(3) (setting rents for abandoned mobilehomes)



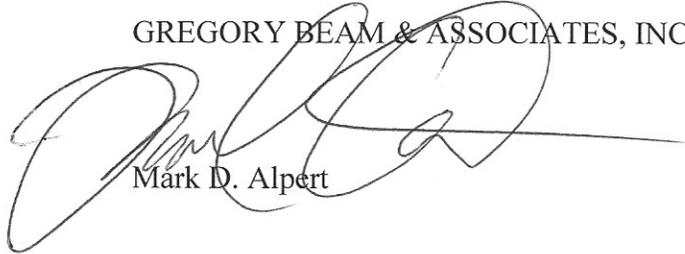
Jennifer Crawford  
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3. Conclusion

The MNOI analysis adopted by the Rent Commission must include Borrower Administration Fees and one-third of the bond payments as operating expenses to meet the requirements of the Ordinance and Administrative Rules and/or the Constitutional requirement to provide park owners a fair return. The Rent Commission should likewise allow a rent increase to recover unpaid Borrower Administration Fees in the amount of \$58.53, either as a temporary rent increase or part of the permanent rent increase.

Submitted By,

GREGORY BEAM & ASSOCIATES, INC.

A large, stylized handwritten signature in black ink, appearing to read 'Mark D. Alpert', is written over the printed name.

Mark D. Alpert

MDA

### Declaration of Wesley Wolf

I, Wesley Wolf, declare:

1. I am the President of Wolf & Company, located in Diamond Bar, California. I have personal knowledge of the facts set forth in this declaration and could and would testify to those facts if called upon at trial or other hearing.
2. Wolf & Company was established in 1993. It provides various consulting, administrative review, and advisory services to state and local governments, housing finance agencies, and non-profit entities, with a particular expertise in providing program administration and oversight services to non-profit owned manufactured housing projects. My services with Wolf & Company regularly involve reviewing the operations and financial statements of non-profit housing projects. Through that process, I have become very familiar with the typical expenses associated with such operations.

### The Borrower Administration Fee

3. The Borrower Administration Fee is a fixed annual fee established in the Indenture and is the funding source for the nonprofit organization. This fee is recognized expense of the project in the Indenture and the Loan Agreement. In order for a property to be acquired with tax exempt bonds, the property must be owned and operated by a qualified nonprofit entity that has experience owning and operating manufactured housing communities. Bond underwriter and rating agencies pay particular attention to the nonprofit's expertise and its funding sources. Without a strong non-profit owner, many projects would not move forward.

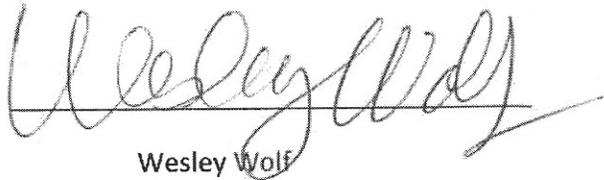
### The Flow of Funds

4. The flow of funds in a tax -exempt bond project is strictly regulated in order to protect the charitable purpose of the nonprofit and to secure the repayment position of bond investors. The tax-exempt financing structure used by Augusta is the same as the financing structure used by other nonprofits that used tax-exempt bonds as a source of funding to acquire mobilehome park projects throughout the state.
5. The separation of certain expenses related to the ownership of the park is an underwriting tool used to calculate debt coverage and that repayment of debt service is a priority in the project's flow of funds. It is also used to show bond investors that the property is being properly managed and maintained. This segregation in no way

indicates that the expenses are not legitimate project expenses. The separation merely delineates which expenses are paid ahead of the bond investor and which are paid behind.

6. Projects with high debt coverage ratios that are owned by qualified nonprofit owners earn higher bond ratings. The higher the bond rating the lower the risk it to the investor. Lower risk translates into favorable interest rate on the loan the nonprofit uses to finance the housing project.
  
7. The debt coverage ratio is calculated by dividing Net Operating Revenues by Debt Service. Net Operating Revenues are defined in the loan agreement as "Operating Revenues" less "Operation and Maintenance Costs". Net Operating Revenues include project income (rent, utility income, other income) plus interest earnings on reserves. Operation and maintenance costs refer to the cost and expenses necessary to operate and maintain the property and improvements in good repair and working order. The nonprofit does not handle project revenues until after all expenses of the project are paid and surplus is released by the bond trustee. Net operating revenue is wired by the park manager to the bond trustee. The bond trustee makes the debt service payment and pays the fiduciaries (in that order). The bond trustee makes necessary transfers to various reserve accounts and the Borrower Administration Fee is paid. Any surplus balance is reserved for capital projects or resident social/financial assistance programs and can only released by the trustee after receipt of a coverage requirement certificate approved by the oversight agent.

I certify that the foregoing is true. Executed under the penalty of perjury of the laws of the State of California on July 10, 2020 at Diamond Bar, California.



Wesley Wolf

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**INDENTURE OF TRUST**

**by and between the**

**YUCAIPA REDEVELOPMENT AGENCY,  
as Agency**

**and**

**UNION BANK OF CALIFORNIA, N.A.,  
as Trustee**

**Dated as of October 1, 2000**

**Relating to:**

**\$1,100,000  
Yucaipa Redevelopment Agency  
Mobile Home Park Revenue Bond  
(Valley View)  
Series 2000A**

**and**

**\$505,000  
Yucaipa Redevelopment Agency  
Mobile Home Park Subordinate Revenue Bonds  
(Valley View)  
Series 2000B**

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## ARTICLE I

### DEFINITIONS AND STATUTORY AGENCY

Section 1.1 **Definitions.** The following terms shall, for all purposes of the Indenture, have the following meanings. In addition, the capitalized terms used but not defined in this Indenture shall have the meanings specified in the Loan Agreement and the Regulatory Agreement, as they may from time to time be supplemented or amended as provided herein.

“Account” shall mean an Account created and established by Article V of this Indenture.

“Accountant’s Certificate” shall mean a certificate or opinion signed by an independent certified public accountant of recognized national standing or a firm of accountants of recognized national standing, selected by the Agency upon consultation with the Borrower, who may be the accountant or firm of accountants who regularly audit the books of the Agency.

“Act” shall mean Chapter 7.5 of Part 1 of Division 24 of the Health and Safety Code of the State of California (commencing with Section 33760), as amended and supplemented from time to time.

“Administration Agreement” means the Administration and Oversight Agreement, dated as of October 1, 2000, among the Agency, the Borrower and the Oversight Agent.

“Administration Fee” means an amount equal to \$2310.00 per month, such amount to be adjusted annually on November 15, commencing November 15, 2001, to reflect any changes in the Consumer Price Index All Urban Consumers for the California CMSA in which the Agency is located (base year 1982-1984 = 100), published by the United States Department of Labor, Bureau of Labor Statistics (“BLS”); provided that no such annual adjustment shall exceed the maximum permissible increase in rents set forth in Section 050A. of Exhibit D to the Regulatory Agreement. If the base is changed, the CPI used shall be converted according to the conversion factor provided by the BLS.

“Administration Fund” shall mean the Administration Fund created and established by Section 5.3.

“Agency” shall mean the Yucaipa Redevelopment Agency, a political subdivision duly organized and existing under the laws of the State of California.

“AIT Deed of Trust” shall mean the Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing, executed as of the Closing Date, by the Borrower in favor of the Trustee as assignee of the Agency, which secures the Borrower’s obligation to repay the Loan and constitutes a lien on real property.

“AIT Note” shall mean the promissory note in the amount of \$1,605,000 executed by the Borrower in accordance with the Loan Agreement.

“Authorized Denominations” shall mean initially \$1,100,000 with respect to the Series A Bond and initially \$100,000 or any \$5,000 increment thereafter with respect to the Series B Bonds; provided that the Series A Bond and the Series B Bond may be in an odd denomination after a Sinking Fund Installment payment or Prepayment.

**VALLEY VIEW MOBILE HOME PARK**  
Notes to Financial Statements and Summary of  
Significant Forecast Assumptions

**3. SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS (CONTINUED)**

Utilities

As explained above, the tenants reimburse the Park for gas, electric, water, sewer and trash which is reported in utility income. For year one of the forecast, utility expense is based on annualized 1999 figures and for years 2 through 10 is expected to increase at an annual rate of 2%.

Property tax and insurance

The forecast reflects a reduced property tax and insurance premium for non-profit organizations. For purposes of this forecast, it is estimated that the new owner of the Park will incur property tax expense and insurance costs of approximately \$6,300 and \$5,000, respectively in the first year of the forecast. These amounts are forecasted to increase by 2% for years 2 through 10.

Income taxes

The accompanying forecast presents the expected revenues to be collected and expenses to be paid by Valley View Mobile Home Park, not the expected taxable income during the forecast period. In addition, under Section 501(c)(3) of the Internal Revenue Code, the new owner is expected to be exempt from income taxes. Accordingly, income taxes have been excluded from the forecast period.

Operating expenses

Operating expenses such as auto, landscape, legal and professional, license and permits, office, general and administrative, and telephone, for year 1 of the forecast were based on 1999 expenses annualized. For years 2 through 10, expenses are anticipated to increase at an annual rate of 2%.

**VALLEY VIEW MHP**  
**COMMENTS ON CITY EXPERT REPORTS**  
**JULY 8, 2020**

**URBAN FUTURES**

Overall, Mr. Anderson is using calculation of net revenue as defined in the Loan Agreement to make the argument that the Park has sufficient revenue to cover expenses. This ignores the provisions of the ordinance and the application, and accepted norms in rent-control hardship increase applications to certain revenue and expenses from the analysis. The MNOI calculations are constructed to comply with those provisions and practices. Using the unique facts and circumstances of this Park, we fully explained any deviations from those provisions and norms.

While the Analysis in Exhibit A may be useful in demonstrating compliance and viability with respect to the loan agreement, it is irrelevant with respect to the Park's application. Specifically, he wants to include the revenue from the park-owned units. This ignores the provisions of the ordinance and the application, and standard practice in rent-control hardship increase applications to exclude such revenue from the analysis. If we accept, for the sake of argument, that park-owned homes should be included, Mr. Anderson does not include other hard-dollar expenditures the Park incurs related to those homes, such as capital improvements, and installation costs.

On the expense side, his calculations include expenses forbidden to be included by the ordinance: depreciation for the park, and maintenance expenses for park-owned homes. He also includes the expenses of gas and electricity utilities provided to the spaces, which are excluded by Public Utility Commission rulings as pass-through expenses to the tenants.

Also not included in Mr. Anderson's expenses are provisions for the establishment and growth of the required capital expenditure and bond payment reserve accounts. A discussion of the reserve accounts is included in the comments regarding Kenneth Baar's report in the next section.

Finally, by including the revenue and expenses of the park-owned homes, he "double counts" the space rent as explained in this excerpt from my analysis of Sargent's report:

- 1) Inclusion of park owned rents, related delinquencies and related expenses have been appropriately excluded in keeping with accepted practice and precedent in Yucaipa.
  - a. Mr. Sargent's total income of \$422,725 double-counts the space rent for the 10 park-owned spaces.
  - b. As well as eliminating the rent from the 10 park-owned units at 100%, we calculated the space rent for the comparison year using the average rent granted in the CPI increase, \$316.48 times all 75 spaces times 12 months. The 75 spaces include the park owned spaces in accordance with the application guidelines.
  - c. The amount Mr. Sargent uses includes the \$316.48 per space per month for the 10 park owned spaces, thus overstating his increase by at least \$37,978 (\$316.48 X 10 spaces X 12 months).
  - d. Reducing Mr. Sargent's current NOI by this amount reduces it to \$157,811. That amount subtracted from the his NOI entitlement of \$167,581 yields a park NOI adjustment of a positive \$9,770 or a monthly space adjustment of \$10.86 – not a "surplus" of negative \$31.34.

**KENNETH K. BAAR**

Mr. Baar's lengthy report is like his prior work on other cases:

- 1) Description of the subject Park.
- 2) Repetition of the other expert positions.
- 3) Many exhibits, including some, or all, of the work of other experts.
- 4) Review of the ordinance and related rules.
- 5) Explanations of the MNOI calculation and its judicial history.
- 6) Other judicial citations.
- 7) The use of the City appraisal expert's estimate of the base year rents.
- 8) The use of any other data – real or speculative – to support reduction of the NOI in the base year.
- 9) Little or no challenges to normalized expenses in the current year.
  - a. Exclusion of park-owned rents and expense, pass-through gas and electric utilities and expenses in the current year.
- 10) His mathematical calculations, although based on assumptions and data the Applicant does not agree, are generally accurate. Math errors are rarely found.
- 11) Opinion that a return less than the increase in CPI and/or automatic increases less than CPI provide a fair return regardless of the facts and circumstances.
- 12) Conclusion that no, or a very small, increase, is justified to earn a fair return.

He deviates from past reports in two areas that impact his analysis:

- 1) Rejection of the inclusion of bond interest and administration fees.
- 2) Assertion that the applicant's failed to provide a cash flow analysis to support the claim of negative cash flow.

***Bond Interest and Administration Fees are Includable and Valid Expenses***

With regards to the first point, Mr. Baar is ignoring material facts about the ownership of the Park by a non-profit organization (NPO). The Park is an NPO because the residents agreed to adopt that status, using 100% debt financing in a bond issue. The City was involved in the process and approved the transactions.

Interest rates for bond financing were reasonable and benefitted the park residents through low cost financing. The bond financing in 2000 and 2012 required the approval of the City and the support of the residents. The residents also benefitted from the various income and affordability covenants required when a project is bond-financed and owned by an NPO that would not have been a requisite in a for-profit borrower.

The bonds must be serviced with cash payments as follows:

- 1) Bond payments, including principal and interest
  - a. In our MNOI analysis, we are conservative in our approach by excluding the principal portion and only one-third of the interest portion.
- 2) Administration fees required in the bond indenture agreement.

- 3) NPO's are required by law and regulation to comply with various administrative functions and reporting requirements in its role as asset manager that are not required of a for-profit borrower.
  - a. These fees are included for recovery in the MNOI analysis as ordinary and necessary for this reason.
  - b. Also included is the recovery of payments in arrears covered by funds provided by other parks Augusta manages.
    - i. These fees, resulting in an increase of \$58.53, have been deducted by the Park from the MNOI increase sought, and requested as a separate temporary increase over the next five years.
- 4) Requirement to maintain and grow reserves for capital improvements and bond payments.
  - a. These reserves have been hovering at around \$30,000 for the last several years, clearly insufficient to address significant capital expenditures, whether planned or resulting from an emergency.
  - b. The increase sought in the MNOI analysis is conservative because it makes no provision in its calculations for the funding of reserves.

***Negative Cash Flow is a Reality***

Addressing Mr. Baar's assertion that no cash flow analysis was provided: The MNOI analysis itself is a cash flow analysis because there are no accrued expenses or non-cash expenses such as depreciation included. Revenue and expenses are collected and paid in cash.

Baar's rejection of the assertion of negative cash flow is baseless as illustrated in the spreadsheet below. The spreadsheet is based on Exhibit A of Mr. Anderson's report with corrections for the double counting of the space rent for the ten spaces occupied by park-owned homes.

After correcting for the double counting of space rent for the unregulated spaces, there is a negative cash flow in all years except one.

An increase is necessary, not only to cover the negative cash flow, but to provide for additional funds for the required capital expense and bond payment reserves.

MR. ANDERSON'S ANALYSIS							Exhibit A
Valley View Mobile Home Park							
Historical Net Operating Revenues - 2013 through 2018							
(Based on MNOI worksheets provided by Augusta, with adjustments by Urban Futures, Inc. to conform to Loan Agmt. Definitions for 2012 Bonds)							
	2013	2014	2015	2016	2017	2018	
Total Gross Income	\$ 392,576	\$ 412,289	\$ 455,266	\$ 467,938	\$ 487,011	\$ 480,305	
<b>(Operating Revenues)*</b>							
Total Operating Expenses (Application)	\$ 361,994	\$ 375,261	\$ 415,782	\$ 410,109	\$ 452,683	\$ 435,643	
<b>UFI Adjustments</b>							
Less: Depreciation	(17,485)	(19,472)	(25,078)	(26,408)	(31,941)	(37,240)	
Items covered by Net Operating Revenue (see: below)							
Less: Bond Interest	(22,493)	(22,741)	(43,224)	(42,852)	(42,415)	(41,965)	
Less: Subord. Bond Interest	(2,089)	(1,908)	(1,734)	(1,546)	(1,344)	(1,128)	
Less: Borrower Administration Fees	(41,871)	(42,542)	(43,091)	(43,650)	(44,526)	(45,762)	
<b>Operation and Maintenance Costs •</b>	\$ 278,056	\$ 288,598	\$ 302,655	\$ 295,653	\$ 332,457	\$ 309,548	
<b>Net Operating Revenues*</b>	\$ 114,520	\$ 123,691	\$ 152,611	\$ 172,285	\$ 154,554	\$ 170,757	
2012 Bonds interest and principal payments **	\$ 90,778	\$ 90,720	\$ 90,840	\$ 90,856	\$ 90,948	\$ 91,006	
Trustee Fees and other bond related fees**	\$ 3,450	\$ 3,468	\$ 3,444	\$ 3,440	\$ 3,336	\$ 3,302	
Borrower Administration Fees	\$ 41,871	\$ 42,542	\$ 43,091	\$ 43,650	\$ 44,526	\$ 45,762	
Total other expenses***	\$ 136,099	\$ 136,730	\$ 137,375	\$ 137,946	\$ 138,810	\$ 140,070	
<b>Net Revenues***</b>	\$ (21,579)	\$ (13,039)	\$ 15,236	\$ 34,339	\$ 15,744	\$ 30,687	

APPLICANT'S CASH FLOW ANALYSIS						
Based on Application Using UFI Method with Correction For All Cash Flows						
	\$ 289.60	\$ 293.34	\$ 296.03	\$ 297.75	\$ 302.98	\$ 307.59
	2013	2014	2015	2016	2017	2018
Application Gross Rent (75 x average space rent)	\$ 260,640	\$ 264,006	\$ 266,427	\$ 267,975	\$ 272,682	\$ 276,831
Less space rent on unregulated spaces (eliminating L	(3,475)	(10,560)	(21,314)	(21,438)	(39,993)	(40,602)
UFI Total Gross Income	\$ 392,576	\$ 412,289	\$ 455,266	\$ 467,938	\$ 487,011	\$ 480,305
Unregulated spaces correction on space rent (UFI dot	(3,475)	(10,560)	(21,314)	(21,438)	(39,993)	(40,602)
Total Gross Income (Operating Revenues)**	389,101	401,729	433,952	446,500	447,018	439,703
<b>Total Operating Expenses (Application)</b>	\$ 361,994	\$ 375,261	\$ 415,782	\$ 410,109	\$ 452,683	\$ 435,643
<b>UFI Adjustments</b>						
Less: Depreciation	(17,485)	(19,472)	(25,078)	(26,408)	(31,941)	(37,240)
Items covered by Net Operating Revenue (see: below)						
Less: Bond Interest	(22,493)	(22,741)	(43,224)	(42,852)	(42,415)	(41,965)
Less: Subord. Bond Interest	(2,089)	(1,908)	(1,734)	(1,546)	(1,344)	(1,128)
Less: Borrower Administration Fees	(41,871)	(42,542)	(43,091)	(43,650)	(44,526)	(45,762)
<b>Operation and Maintenance Costs •</b>	\$ 278,056	\$ 288,598	\$ 302,655	\$ 295,653	\$ 332,457	\$ 309,548
<b>Net Operating Revenues*</b>	\$ 111,044.80	\$ 113,130.76	\$ 131,296.84	\$ 150,847.00	\$ 114,560.64	\$ 130,155.12
2012 Bonds interest and principal payments **	\$ 90,778	\$ 90,720	\$ 90,840	\$ 90,856	\$ 90,948	\$ 91,006
Trustee Fees and other bond related fees**	\$ 3,450	\$ 3,468	\$ 3,444	\$ 3,440	\$ 3,336	\$ 3,302
Borrower Administration Fees	\$ 41,871	\$ 42,542	\$ 43,091	\$ 43,650	\$ 44,526	\$ 45,762
Total other expenses***	\$ 136,099	\$ 136,730	\$ 137,375	\$ 137,946	\$ 138,810	\$ 140,070
<b>Net Revenues - (Cash Deficit)</b>	\$ (25,054)	\$ (23,599)	\$ (6,078)	\$ 12,901	\$ (24,249)	\$ (9,915)
*Application is based on average rent for all 75 spaces						
**application gross income less double count of average rent for unregulated spaces						

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# JOHN P. NEET, MAI

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED HOUSING COMMUNITIES AND RV PARKS

July 7, 2020

Mr. Mark D. Alpert, Esq., Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Drive  
Laguna Hills, CA 92563

Re: Valley View Mobile Home Park, 12995 6<sup>th</sup> Street, Yucaipa, CA 92399

Mr. Alpert:

In response to your request, I have reviewed the following documents provided by the City of Yucaipa regarding the discretionary rent increase application for the captioned property.

- Appraisal Report and Appraisal Review completed by James Brabant, MAI dated February 13, 2020 (Brabant).
- Analysis of Valley View Mobile Home Park Fair Return Rent Increase Application completed by Kenneth K. Baar, Phd. Dated June 29, 2020 (Baar)

My reviews of the latter document (Baar) has been limited to the sections where my own opinions as previously expressed are reported and/or analyzed.

## Brabant Report

### Dates of Value (Page 7)

Brabant expresses the point that the rents charged on January 1, 2019 may or may not have been the rents reported on the City of Yucaipa issued schedule of rents used in the analysis. This point has no bearing on the conclusions of the report. The comparable rents utilized in the January 2019 rental were based on rents as reported by the City of Yucaipa in the annual recap of the data provided to the City as part of the registration process and would represent the authorized rental rates during that year. The reason for the raising of this issue is unclear, as the Brabant report relies on the exact same rental data from the exact same source.

### Analysis of Space Rent 1987 (Page 19)

The Brabant report relies on a bracketing analysis in which certain of the properties are rated based solely on the expressed opinion as to the project amenities. As he notes in this analysis of the rental data (Brabant Page 20), "One way to look at the data would be to group the comparable parks as inferior or superior, according to amenities..." and basing the conclusion on this single metric (Brabant Page 20), stating "The overall average/midpoint of the three parks with inferior amenities is \$168 per month. The overall average/midpoint of the four parks with superior amenities is \$177 per month."

26845 JEFFERSON AVENUE, SUITE A

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VALUATIONS@johnneet.com

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This is problematic in that the differences between the properties goes far beyond the particular recreational amenities in a project. Brabant notes the problems with this approach (Brabant Page 20), stating "After analyzing the comparable rental data, one thing becomes apparent; the relationship between the rents and the quality/amenities at the seven parks are not entirely consistent. That is to say that the highest rents are not always at the superior parks, and the lowest rents are not always at the inferior parks."

A single metric does not a comparison make. There are many other differences between properties that would be a consideration of potential tenant choosing between alternative properties. Some of the most critical are the overall density of the property, which leads to differences in unit separation, site size, street width and other factors that impact the choice of the home that is able to be placed or purchased in a particular park. Density, availability of spaces, and homesite size may be a more significant comparison metric than simply the different recreational amenities offered.

In reviewing the data provided in Brabant, the density of the subject is noted at 6.7 units per acre, a relatively low density that is influenced, in part, by undeveloped portions of the property. Eliminating these areas would increase the density that remains significantly below the higher density in the parks considered in Brabant as comparable. Mobile home parks with smaller site sizes are not able to accommodate the more popular multisection (doublewide) homes, and for a potential tenant who has housing needs that require a doublewide home, a park that is comprised of predominantly smaller, singlewide limited homesites would not find that park comparable to Valley View, a park in this the significant majority of homesites will accommodate a doublewide home

This reliance on a single metric to the exclusion of more meaningful metrics leads to an overly conservative indication for the subject in Brabant, one that is not supported by the data that is chosen to support that conclusion.

Brabant concludes that the following three mobile home parks are inferior to the subject:

One way to look at the data would be to group the comparable parks as inferior or superior, according to amenities, and look at the overall ranges and averages (or midpoint). The average/midpoint monthly rent of the three parks having slightly inferior amenities compared to Valley View are as follows:

Avalon Mobile Estates	\$175
Bonanza Mobile Estates	\$160
Grandview East MHP	\$170

In addition to the single metric applied in Brabant, these parks are also of a higher density than the subject. Avalon Mobile Estates is a 10.4 units per acre, Bonanza at 8.0 units per acre, and Grandview at 12.6 units per acre.

On the basis of the metric used in Brabant, the rent level chosen as appropriate is \$173, which falls between the reported rental rates for the parks Brabant rates as inferior without consideration of other, comparison metrics. Looking at Avalon, which reports the highest rent of the three, it is apparent that this park is inferior to the subject in terms of amenities (Brabant metric) as well as density (10.4 units/acre) and site size, as most of the sites in Avalon are not able to accommodate multisection homes and are limited to singlewide placements. Yet despite this inferiority relative to the subject, Brabant

concludes that the appropriate rental rate for Valley View in 1987 should be less than the rental rates reported at that time in Avalon.

Further, his choice of superior parks which is again based solely on the metric of recreational amenities, includes the following parks:

The average/midpoint monthly rent of the four parks with slightly superior amenities compared to Valley View are as follows:

Bel Aire Mobile Estates	\$161
Patrician Park	\$173
Crafton Hills MHP	\$200
Crestview 1 MHP	\$175

Again, this comparison ignores the higher density of Bel Air (9.2 units per acre), Patrician (11.5), and Crestview 1 (9.6). All three of these properties have "slightly superior amenities" (Brabant Page 20), but are also significantly higher in density, a factor not considered in establishing comparability or relative rental value by Brabant. There does not appear to be reasonable or sufficient support for the conclusion that these rates are higher than should be supported for the subject by the data.

Additional rental data was not considered in the Brabant analysis, leading to a more conservative indication that might otherwise be the case. In addition to the data reported in my analysis, the following data point was not considered by Brabant.

- Green Valley (12414 4<sup>th</sup> Street) was used in an earlier report prepared by Brabant for the City of Yucaipa (Yucaipa Village, 2011). In that report, Brabant reaches the following conclusion regarding the comparison of the subject of this application (Valley View) with the subject of the current application (Valley View) in the 2011 report regarding 1987 rental rates

Valley View Mobile Home park is a 75 space senior park built in 1969. It has a clubhouse, pool, shuffleboard and laundry. The rent in 1987 was \$144 per month, plus all utilities. This park is considered to be fairly comparable to Yucaipa Village, although some spaces are elevated and have views of the surrounding area.

This would indicate that property similar (or slightly inferior) to Valley View in 1987 would have a similar relationship to the comparable rental data available for consideration. Green Valley, which was judged by Brabant to be "slightly inferior" to Yucaipa Village should have a similar relationship with Valley View. Yet the rents reported in 1987 for Green Valley by Brabant (a range of \$174-\$184, average \$179 used in his analysis) were not reported or considered in the Valley View analysis in spite of the easily reached conclusion that this data would support an appropriate rent of at least \$185 per month for Valley View in 1987.

I agree with the Brabant conclusion that Crafton Hills is superior and does set the upper limit at \$200/month in 1987.

As a result of the lack of consideration of salient data important to the incoming mobile home park tenant such as density and site size, and the failure to consider other data in the same light as it was previously considered by the same author, the Brabant report comes to an insupportably low indication of the appropriate rental value.

Analysis of Space Rent 2019 (Page 22)

The same data utilized in the Brabant 1987 analysis is utilized in the 2019. My comments regarding the comparability and lack of consideration of salient comparative factors remain the same. Brabant does not take density or homesite size into consideration.

Further, in a change from the past practice of Brabant as well as past practice in this sort of analysis, the rental data has been split into "rent controlled spaces" and "leased spaces" and the rental data from the leased spaces is discarded from the sample by Brabant. The reasons for the elimination of were stated as follows:

It should be noted that in my appraisal of Carriage Trade Manor, dated June 28, 2017, for a special increase application, I rendered an opinion of the average space rental value as of April 12, 2016. In that appraisal, three of the comparable parks had some spaces with long term leases that were exempt from rent control and I included them in the calculations of the overall average rent. However, I explained the rationale for including the leased spaces as follows: "Although the exempt spaces are not subject to the YMC, they have been included since the calculation of average rent only changes by one dollar." That rationale cannot be used in 2019 as there are very large differences in the rent at leased spaces compared with controlled spaces at some of the parks.

This is an astonishing revelation.

This data has been considered by the City's expert in past applications (not just the 2017 application cited) but is now considered unacceptable. There is no authority for the change in the use of this data, other than it will lead to a higher indication of appropriately supported rental rates.

There is no justification for this change. According to the Administrative Rules (Resolution 2020-17) which addresses this issue in Section 4.0005. Fair Return Provision, relevant evidence regarding rental data is required to be considered. Excerpting from Administrative Rules 4.0005 B,

B. Relevant Evidence. The Commission shall consider all relevant evidence, including, but not limited to:

1. The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa.

Further, the Administrative Rules define what is meant by Comparable Parks in AR 4.0005C: The definition referenced above provides a clear and concise definition as to what is meant by this term:

C. Comparable Parks. As used in Section 4.0005, the term "comparable park" is defined in Section 4.0004(B) of these Administrative Rules.

In reviewing the evidence and comparing rents, gross income, operating expenses, NOI and return on investment at the park with those at comparable parks, the term "comparable park" shall mean a park in the City subject to the YMC, which has similar quality, number and type of amenities, construction and services, is located in a similar neighborhood and provides similar access and proximity to schools, medical and educational facilities, recreation, entertainment, parks, shopping and other services and amenities and is similarly maintained as the applicant's park.

The term "comparable park" makes no allowance that allows the City of Yucaipa to ignore some of the rents in parks that the City and its experts have determined to be comparable simply because it leads to a conclusion that the City or the park tenants do not like. It is clear that there is no other reason for relying on some rents in comparable parks and ignoring other rents in the same comparable parks. The administrative rules do not allow the City to simply reject data because it leads to a higher conclusion/

Because the City's expert has provided an analysis that does not comply with the requirements of the administrative rules, the City should ignore this analysis as part of the considerations under 4.0005.B.

#### Comments on Neet's Opinion of Market Rent as of 1987

The Brabant report offers no data or analysis that limits the credibility of the opinions offered.

#### Comments on Neet's Opinion of Market Rent as of 2019

There are two opinions offered here, and the criticisms offered in the Brabant Report do not address the reasons for which those opinions are offered or how the opinions meet those reasons. The Brabant report does not address these issues, and as a result, the City is left without reasonable guidance in these areas. There are reasonable parameters and considerations that reflect necessary considerations to be made by the City.

To provide simplicity, the two conclusions are noted.

- **Market Rent**-Market Rent is an important consideration in Yucaipa because one of the justifications for rent control in Yucaipa is to prevent "excessive rents". While the term "excessive rent" is not defined in appraisal terms or elsewhere, similar terms such as "excess rent" are defined as above-market rents. For this reason, it is important for the City of Yucaipa to have a clear understanding of the maximum rent that can be allowed without breaching the "excessive rents" threshold. In this analysis, market rent is clearly set by the rental data from Banning, where there are no rent controls and the rental rates reported result from negotiations between the incoming tenant and park owner. The analysis relies on transactional data, not rent charged to existing tenants, and for this reason provides the City of Yucaipa with the information necessary to insure that any increase will not result in excessive rent charged to the tenant as long as the rent is not increased beyond the \$500 per month level.

- **Controlled Market Rent**-No rental transaction in Yucaipa can be considered as a market rental transaction, in that there are significant limits on the ability of the park owner to test the market. The bargaining power in this city is placed in the hands of the tenant. This can result in two spaces having widely different rates, with the amount of rent to be charged based on amount that the City has determined is to be charged, not by what park owners and tenants are willing to charge or pay. However, within this imperfect market sample there are ranges that can be determined by analysis. On the tenants side, tenants have expressed a willingness, as shown by the high occupancy rates in the parks, to pay the rent levels dictated by the ordinance, which are well below market rental rates. Since this results in less than "market" rent (See first bullet point), the park owners acceptance of these rent levels is begrudging, as they are not able to charge market rents. The uneven impact of the ordinance over the past 30+ years has resulted in different rates for similar spaces, which is acknowledged by the City's Expert, Mr. Brabant. The intent of developing a supportable opinion of Controlled Market Rent is to demonstrate the rent levels that tenants are willing to accept as reasonable for the spaces they rent. If a tenant is willing to accept \$400 as rent for a space in the park knowing that the park owner cannot charge more, this is not a market rent transaction, but is an indication of how much the tenant is willing to pay. If another tenant is able to find a similar space in the same park, where the rent is only \$300 due to the way in which rent control has affected the historic rent for that space, then the tenant paying \$300 is probably getting a great deal, but the transaction itself tells us nothing about the amount that tenants can afford to pay or are willing to pay.

This is not a counterpoint to the analysis made in the Brabant report in which only rent controlled spaces are considered. In this analysis, the reasons for relying on the particular data points are significant and understandable, and the result provides useful data because the data is analyzed, and conclusions are reached using that analysis. In the elimination of a class of rental rates not based on analysis or reasoning other than by arbitrary exclusion, the rules set up by the ordinance and administrative rules are ignored.

**Baar Report**

**Comments on: III. Consideration of Comparable Rents in the Current Year (Page X)**

The following statement and tables is provided in the Baar report:

The table below sets forth the projections of comparable rent as of Jan. 1, 2019 of the Applicant's appraiser (John Neet) and the City's appraiser (James Brabant) and the differences between those amounts and the current rents.

**Projections of Comparable Rent as of Jan. 1, 2019**

Source:	Comparable Rent Jan 1, 2019	Increase over "Current Year" (2018) Rent
Appraisal by Applicant's Appraiser Of "Controlled Market Rent"	\$450	\$133.52
Appraisal by Applicant's Appraiser of "Market Rental Value"	\$500	\$183.52
Appraisal by City's Appraiser of Comparable Spaces subject to Ordinance	\$365	\$48.52

While this simply a summary table of the findings, the description of the results of the Brabant report is misleading in that it does not note that Brabant has only considered controlled rents in the parks used as comparables. The conclusions of the Applicants Appraiser are reasonably stated, however the description of the conclusions of the City's Appraiser is misleading.

The appraiser for the City, as outlined on the previous pages made a determination to ignore rents "subject to the ordinance" that were temporarily exempted from the controlled rent levels due to the exempt lease provision in the ordinance. This does not exempt the leased space from the terms of the ordinance, it only temporarily limits the rent limits. This is clear from the terms of the ordinance.

From **15-20-050 Maximum permitted space rent upon vacancy**, the ordinance addresses the continuing jurisdiction over the ordinance for spaces subject to long term lease:

In the event a space was previously exempt under a lease pursuant to California Civil Code Section 798.17, the base space rent, for purposes of calculating the annual adjustment, shall be the rent in effect as of the date of expiration of the lease, provided that space rents can be verified by information required on, and/or documentation submitted with the annual registration application.

and

No park owner shall require that a prospective resident sign a lease exempt from this code as a condition of tenancy.

Accordingly, the description of conclusions reported by the City's Appraiser as reported in the Baar Report should be restated to correctly provide notices that the conclusions are based on the data taken

**JOHN P. NEET, MAI**

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from spaces for which rent was controlled by the ordinance, but did not include spaces subject to the ordinance for which temporary exemptions are allowed under the terms of the ordinance. As is clear from a reading of the ordinance or the administrative rules, all spaces in the city are subject to the ordinance, not just the ones chosen by Brabant for analysis. .

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Neet". The signature is stylized with a large initial "J" and a long horizontal stroke extending to the right.

John P. Neet, MAI

**TAB D**

VIA EMAIL ONLY

December 9, 2019

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application – Valley View Mobilehome Park

Dear Mr. Alpert:

The City of Yucaipa has received the Valley View (VV) Mobilehome Park MNOI Application and \$1,750 application fee (submitted on October 31, 2019) pursuant to Yucaipa Municipal Code (YMC) §15.20.100.

To assist City staff and hired experts and properly complete the Application form, please provide responses and/or documentation pertaining to the following:

Question

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1. Pursuant to City of Yucaipa Administrative Rules Section 4.0002(B)(1)(a), please include actual invoices, receipts, bills and other documentation substantiating that the various expenses claimed for the Current Year (2018) on Application Bates Page (BP) #213-227 for Miller Mendes Asphalt paving, Lotshaw Air Conditioning, Waterworks Plumbing Company, Dowdall Law Offices, and Electric Wire Works.
2. Please provide a year-end balance sheet and profit and loss statement to make sense of the accountant's documents contained in the Application BP #155-324.
3. Please clarify how many rent regulated spaces are involved in this Application – 63 (BP #007 & #016) 62 (BP #077).
4. Please also clarify how total spaces are involved in the Application, 75 (BP #003, #016, #356) or 74 (BP #358, #361).
5. Have there been any changes in the number of spaces that are rented or available for rent, if so please indicate when that occurred.
6. On BP #008, Applicant claims a temporary increase in the amount of \$58.53 for prior years' inability to pay \$266,773 in corporate fees. Please explain what is meant by the

## Question

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- term “Corporate Overhead Fees,” on BP #329 and provide the year by year numbers that make up the calculation.
7. On BP #025, please explain how current year sewer charges claimed by the Applicant in the amount of \$26,265 is less than the total amount reimbursed by the residents (\$36,228). Also, please explain “Sewer” expense (Operating Expenses, Line 23) – current year claims \$37 for sewer.
  8. Please provide readable MNOI data sheets, see Application, BP #327-329. The print in the sheets that have been submitted is very small and therefore hard to read. Please increase the print size and include grid lines in the tables to increase readability.
  9. On BP #327, please explain how “Vacancies/Concessions/Discounts” (Gross Income, Line 14) are calculated. Also, show calculations that are used to compute the total.
  10. On BP #327, please explain how “Write-Offs” (Gross Income, Line 15) are calculated. Also, show the calculations that are used to compute the total.
  11. On BP #327, please explain how the “Housing” expense (Miscellaneous Supplies, Line 12), was calculated and show the calculations that are used to compute the total.
  12. Application (BP #017) states that water, sewer and trash are no longer billed by the park and that residents are directly billed by utility providers. However, the attached photo of a 11/1/19 rent invoice from a rent controlled space includes a charge for these services. Please explain.
  13. The MNOI worksheet is included in several places in the Application (BP #90-93, #126-128, #327-329). Are there any differences among the worksheets or are they exactly the same?
  14. Describe the nature of the trash services that were not covered by resident reimbursement and the method of determining the total of \$6,734 (BP #328, line 21 and #329 note 6) and provide the invoices covering those costs.
  15. Workers Compensation/ADP Fees are reported at BP #328, line 28. Provide the individual total for each of those two categories and the invoices or other documentation of their billing.
  16. Provide copies of invoices or other documents which provide evidence of the rates charged and the type of service provided of the following identified on BP #328 (landscaping, insurance, meetings & conferences, management, payroll, labor, telephone).
  17. In regard to 1987 and 2018 “paramedic fees (BP #327, gross income lines 10 & 11), explain how the expenses and reimbursement for those expenses is accounted for and calculated in 1987 and 2018.

## Question

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18. While the MNOI analysis spreadsheets contain explanatory notes, no expert witness analysis on behalf of the applicant sets forth any rationale for the expense claims. The rationale for most of the expense claims may not be an issue. However, if the Applicant intends to present expert analysis in support of the income and expense claims that are used to make up the total of line 29 of operating expenses (BP #328) the rationale should be set forth at this time, rather than first being presented at the hearing or in a submission just prior to the hearing.
19. Explain how the 21% and 13% ratios that were used computations for common area gas and electricity expenses (BP #329 note 5) were developed.
20. On BP #328 and BP #329 note 14, Applicant refers to “AC LLC Administrative Costs.” Please explain how these “allocations” were determined and provide the documents (if any) which set forth the terms of these allocations.
21. On BP #328 and BP #329 note 15, Applicant refers to “Bond Interest” and indicates that this was 1/3 of the interest on bonds used to purchase the park; however, four parks were refunded (Valley View, Hacienda, Monterey Manor and Villa Montclair). Please explain how this 1/3 number was determined and provide the documents (if any) which set forth the terms of this determination.
22. On BP #328 and BP #329 note 16, Applicant refers to “subordinate bond interest” and indicates that this was 1/3 of the interest on these bonds used to purchase the park; however, four parks were refunded (Valley View, Hacienda, Monterey Manor and Villa Montclair). Please explain how this 1/3 number was determined and provide the documents (if any) which set forth the terms of this determination.
23. Please provide a list of and timing of any transfers of gas, electricity, water, sewer, and trash costs from the park owner to the residents and the rent adjustments that occurred in conjunction with the transfers.
24. BP #154 is entitled “Park 1987” and purports to show the Park’s income and expense items for 1987. What is the source of that document? Does the Applicant have access to any similar document showing income and expense items for any years prior to 1987 or for 1988, 1989 or 1990?
25. On BP #054, the fees for Mr. McCarthy are listed at \$29,225.86, and the referenced Invoices (BP #396-403) do not explain in any detail what services Mr. McCarthy performed in regard to this application. Please explain in greater detail what Mr. McCarthy did.
26. Page 31 of the Application (BP #042) checked the box indicating that “Gross income was disproportionately low in 1987.” Pursuant to City of Yucaipa Administrative Rules Section 4.0002(B)(1)(b), and Section 4.0004(A)(2) please include all documentation establishing that factor.

Question

27. Page 32 of the Application (BP #043) checked the box indicating that “The rent in 1987 was not sufficient to provide a just and reasonable return etc.” Pursuant to City of Yucaipa Administrative Rules Section 4.0002(B)(1)(b), and Section 4.0004(A)(5) please include all documentation establishing that factor.
28. The entries on the ledger sheets (BP #155-325) have been “disaggregated”. For example, part of a line entry (e.g. the date) is on one page and the description and expenditure amount associated with the date entry is on another page. In other pages of the submission of the ledger there are only descriptions without the associated expenditure amount and date. Please resubmit the ledger in a “standard” aggregated format.
29. Please provide a detailed description and expenditure amount on what the intercompany loans were spent on that were generated from the Independent Cities Finance Authority refunding bonds.
30. Will the rent increase requested in the Application interfere with the Regulatory Agreement in terms of the very low-income residents and low-income residents? Please also provide the highest rent the very low-income residents and low-income residents can pay and still be in compliance with the Regulatory Agreement.

City staff has tried to make a list of the all the questions that we anticipate. However, Dr. Baar, James Brabant, or staff may have additional inquiries in the course of preparing their analysis or as a result of your responses to the foregoing questions. Please provide the requested information by Thursday, January 2, 2019, which is the first day the City staff is back from the holiday closure.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236. The Yucaipa Municipal Code Chapter 15.20 and Administrative Rules are also available on the City Website.

Sincerely,



Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Diane Elmore, VV Resident Representative

January 22, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application – Valley View Mobilehome Park- Additional Inquiries

Dear Mr. Alpert:

The City of Yucaipa has received and reviewed your 330-page January 9, 2020 Valley View Rent Increase-Supplemental Submission.

Based on the information and supporting documentation submitted, the City staff and experts have additional questions and points of clarification to ensure the application is complete prior to presenting it before the Mobilehome Rent Review Commission. Please provide additional responses and/or documentation pertaining to the following:

Question

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1. The Application includes a claim of a right to a rent increase of \$245 pursuant to the MNOI methodology (BP 002) and a request for a temporary (6 year) rent increase of \$58.53. (BP 007). Is the claim for a \$58.53 increase a claim for a right to an increase that would be in addition to the right claimed of \$245 pursuant to the MNOI methodology or for an amount which would be a portion of the \$245 total claimed pursuant to the MNOI methodology that would terminate after 6 years?
2. Please describe the services by Frontier Communications and a breakdown of how the cost of the individual services included in the totals of the Frontier Communications invoices are calculated. (You provided the first page of the monthly bills for 2018. (BP 634-645) We believe that one of the subsequent pages of the bill may provide part or all of this information.)
3. In response in the City's inquiry, Question #9 you provided information on how "Vacancies/Concessions/Discounts" (MNOI spreadsheet, Gross Income, Line 14, BP 441) were calculated for 2018. Please explain what "Credit of park owned \$666.45" means. How does this differ from "Rental income – park owned coaches" in the MNOI spreadsheet). How were the amounts on Line 14 for 2016 and 2017 calculated?
4. Please provide the totals for gas and common area electricity for calendar year 2019 and provide the periodic 2019 invoices, including pages with rate information and provide the parkwide invoices for gas and electricity in 2019.

Question

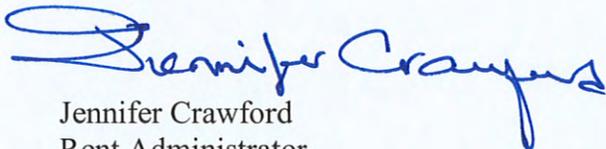
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5. In response to question 21 in the City's letter of Dec. 9, a reply is included in Mr. McCarthy's declaration, Section 4.a. (BP 652). Please provide the actual mathematical calculations that determined the share of the bond debt that was allocated to Valley View. Also provide any documents which set forth the terms of this determination or indicate if there are no applicable documents.
6. Please provide an executed copy of the July 1, 2012 Loan Agreement by and among the Independent Cities Finance Authority, as Authority and U.S. Bank National Association. As Trustee and Augusta Communities LLC, as Borrower Relating to Independent Cities Finance Authority Mobilehome Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012A and Independent Cities Finance Authority Mobilehome Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012B (Federally Taxable).
7. Please provide the current interest rates for both series of the 2012 bonds.

City staff has tried to make a list of the all additional questions that we anticipate and are not intended to hinder or burden the Applicant. They are necessitated by a need to fully justify any rent adjustment that may be recommended by staff and/or granted by the Commission. Please provide the requested information by Friday, January 31, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236. The Yucaipa Municipal Code Chapter 15.20 and Administrative Rules are also available on the City Website.

Sincerely,



Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative

February 18, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application  
– Valley View Mobilehome Park- Additional Inquiries

Dear Mr. Alpert:

The City of Yucaipa has received and reviewed your 275-page February 3, 2020, Valley View Rent Increase-Supplemental Submission.

Based on the information and supporting documentation submitted, the City staff and experts have additional questions and points of clarification to ensure the application is complete prior to presenting it before the Mobilehome Rent Review Commission. Please provide additional responses and/or documentation pertaining to the following:

Question

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1. In regard to “Vacancies, Concessions, Discounts.” (MNOI Form, Gross Income, Line 14, BP 441), please explain:
  - a. What do the following terms in the ledger sheet (BP 744 & 745) signify?
    1. “Credit RV vacant”,
    2. “Credit COC”
    3. “Credit Concession”
  - b. For each claim in the ledger sheets categories 4010-000-000 and 4015-000-000 (BP 744 & 745), please indicate what space or dwelling unit these claims are attributed to, including indicating whether the space had a park owned mobilehome or a resident owned mobilehome or a home for a manager or if a rent concession was granted to a residents. Also indicate any rental value any of these spaces that was included in calculating the combined total of all space rents in Gross Income line 1.  
  
This request is subject to the qualification that if any identities of specific tenants should be kept confidential please frame your answers in a manner that preserves their confidentiality
2. In regard to the rental cost that you described in your letter of January 9, Item 11 (BP 405), is the 2-bedroom one bath unit one of the 75 rental units for which rental income is projected or is it another unit, a park owned mobilehome or house? Please explain.
3. In regard to a capital improvements – “RRF Reimbursements Approved through OA” (BP 704)
  - a. Are the electrical costs in 2013 for improvements to the sub metered electrical system? Were these costs covered in electric rates?
  - b. In the entries for 2014 what does “CAsp” mean?

Question

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4. In regard to Borrower administration fees, we note BP 656, which sets forth a fee of \$3,465 per month for Valley View, subject to annual inflation adjustments starting in 2013. Also, we note that the MNOI analysis which states that the annual "AC LLC administrative costs" for Valley View are \$45,762; the equivalent of \$3,813/month.

On the other hand, we have a letter from Augusta Communities Program Manager to US Bank of Jan 4, 2018 (copy enclosed), which sets forth the following monthly trustee and oversight fees as a total for all four parks covered by the Bond.

Monthly trustee fee	\$83.33
Monthly Oversight Agent Fee	\$1,333.33
Monthly ICFA Fee	\$2,469.27
Total RRF Deposit & Fees Payment	\$3,885.94

The letter also indicates that Valley View's share of the monthly "Parks Transfer to Trustee", which covers both debt service and the RRF fees is \$7,859 out of a collective total for the four parks of \$111,587. Since over 95% of the monthly payment of \$7,859 is for debt service, it appears that the monthly payment for oversight would not be \$3,813 (one-twelfth of the annual "AC LLC Administrative costs projected in Mr. McCarthy's MNOI analysis.)

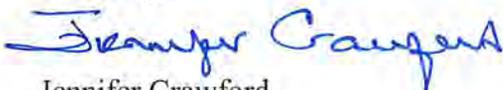
The information in the letter seems to provide differing information about the AC LLC administrative costs than the amounts projected in the MNOI analysis.

Please explain and provide documentation of transfers (payments) of the claimed Administrative Costs from Valley View to the Trustee or whoever they were paid to.

City staff has tried to make a list of the all additional questions that we anticipate and are not intended to hinder or burden the Applicant. They are necessitated by a need to fully justify any rent adjustment that may be recommended by staff and/or granted by the Commission. Please provide the requested information by Friday, February 28, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,



Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative

February 25, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application (Application) – Valley View Mobilehome Park- Additional Inquiries

Dear Mr. Alpert:

The City has reviewed the ICFA Regulatory Agreement (Agreement) and specifically, Section 7(b) of the 2012 Agreement provides as follows:

"Section 7. Tax Status of the Bonds. The Borrower and the Authority each hereby represents, as of the date hereof, and warrants, covenants and agrees that:.....

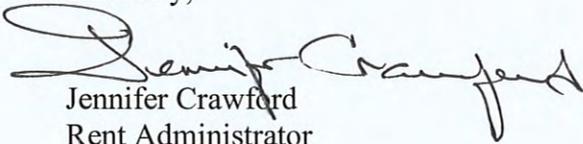
(b) It will take such action or actions as may be necessary, in the written opinion of Bond Counsel filed with the Authority, the Trustee and the Borrower, to comply fully with the Act and all applicable rules, rulings, policies, procedures, Regulations or other official statements promulgated, proposed or made by the Department of the Treasury or the Internal Revenue Service pertaining to obligations issued under Section 145 of the Code to the extent necessary to maintain the exclusion from gross income for federal income tax purposes of interest on the Tax-exempt Bonds; . . . "

The City of Yucaipa is requesting that Augusta Communities obtain an opinion from a qualified bond counsel to confirm that the proposed rent increases requested in the Application will not violate either the 2012 Valley View Regulatory Agreement or the 2000 Yucaipa Redevelopment Agency Regulatory Agreement and will not adversely affect the tax-exempt status of the Series 2012A Bonds.

In the interest in keeping this process moving forward, please provide the requested information by Thursday, March 12, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,

  
Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law

February 27, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application (Application) – Valley View Mobilehome Park- Additional Inquiries

Dear Mr. Alpert:

On February 25, 2020, the City sent a letter to your attention requesting that Augusta Communities obtain an opinion from a qualified bond counsel to confirm that the proposed rent increases requested in the Application will not violate either the 2012 Valley View Regulatory Agreement or the 2000 Yucaipa Redevelopment Agency Regulatory Agreement and will not adversely affect the tax-exempt status of the Series 2012A Bonds.

On February 25, 2020, the City received your response request that the Rent Administrator withdraw its letter of February 25, 2020 or, in the alternative, provide a specific explanation of (1) the factual and legal basis for any concerns that the requested rent increase would violate either the regulatory agreements or relevant law and (2) the basis for the City/Rent Administrator's authority for considering this issue under the Rent Control Ordinance and Administrative Rules.

The July 1, 2012 Valley View Regulatory Agreement between the Independent Cities Finance Authority and Augusta Communities LLC provides in Section 5 the following:

**“5. Qualified Residents**

(1) Pursuant to the requirements of the Code and the Act, the Borrower hereby represents, as of the date hereof, and warrants, covenants and agrees as follows:

(a) During the Qualified Project Period:

(i) **not less than twenty percent (20%) of the Spaces in the Project shall be continuously occupied by Very Low Income Residents and not less than fifty-five percent (55%) of the Spaces in the Project (not including the Spaces required to be occupied by Very Low Income Residents under this Section 5(a)(i)) shall be continuously occupied by Low Income Residents during the Qualified Project Period.** The monthly rent charged for the Spaces required to be occupied by Very Low Income Residents and Low Income Residents shall be not greater than as follows:

(A) where a Very Low Income Resident or Low Income Resident is both the registered and legal owner of the mobile home and is not making mortgage payments for the purchase of that mobile home, the total rental charge for occupancy of the Space (excluding a reasonable allowance for other related housing costs determined at the time of acquisition of the Project by the Borrower and excluding any supplemental rental assistance from the State, the federal government, or any other public agency to the Very Low Income Resident or Low

Income Resident, as applicable, or on behalf of the Space and the mobile home) shall not exceed, with respect to a Very Low Income Resident, one-twelfth of 30 percent (30%) of 50 percent (50%) of Median Income for the Area, and, with respect to the Low Income Resident, one twelfth of 30 percent (30%) of 70 percent (70%) of Median Income for the Area, each adjusted for household size in the manner set forth below.

(B) where a Very Low Income Resident or Low Income Resident is the registered owner of the mobile home and is making mortgage payments for the purchase of that mobile home, the total rental charge for occupancy of the Space (excluding any charges for utilities and storage and excluding any supplemental rental assistance from the State, the federal government, or any other public agency to the Very Low Income Resident or Low Income Resident, as applicable, or on behalf of the Space and mobile home), shall not exceed, with respect to the Very Low Income Resident, one-twelfth of 15 percent (15%) of 50 percent (50%) of Median Income for the Area, and, with respect to the Low Income Resident, one twelfth of 30 percent (30%) of 70 percent (70%) of Median Income for the Area, each as adjusted for household size in the manner set forth below.

(C) where a Very Low Income Resident or Low Income Resident rents both the mobile home and the Space occupied by the mobile home, the total rental payments paid by the Very Low Income Resident or Low Income Resident, as applicable, on the mobile home and the Space occupied by the mobile home (excluding any supplemental rental assistance from the State, the federal government, or any other public agency to that Very Low Resident or Low Income Resident, as applicable, or on behalf of that Space and mobile home) shall not exceed, with respect to the Very Low Resident, one-twelfth of 30 percent (30%) of 50 percent (50%) of Median Income for the Area, and, with respect to the Low Income Resident, one twelfth of 30 percent (30%) of 70 percent (70%) of Median Income for the Area, each adjusted for household size in the manner set forth below.

(D) in addition to the limitations described in (A) through (C) above, **rent increases for Very Low Income Residents and Low Income Residents will be limited to the lesser of the amount specified in (A) through (C) above, as applicable, and the amount permitted by the City of Yucaipa's rent control ordinance.** [Emphasis added]"

The final Official Statement (offering document) for the 2012 Bonds, contains a discussion of the Regulatory Agreements which starts on page numbered 53 and ends on page numbered 59.

On page number 59, there is a subsection entitled "Yucaipa RDA Regulatory Agreement," which notes that the Regulatory Agreement for the former RDA's 2000 Bonds (which were refunded by the 2012 Bonds) remained in place at closing for the 2012 Bonds. The discussion indicates the idea was that the RDA Regulatory Agreement might be released, but the process and timing were uncertain under the then fledging Redevelopment Dissolution Law. Accordingly, the discussion notes that for the time being, the Valley View Project would be subject to both the new ICFA Regulatory Agreement and the earlier RDA Regulatory Agreement.

Under the circumstances it appears that the October 1, 2000 Valley View Regulatory Agreement between the Yucaipa Redevelopment Agency and Augusta Homes Villa Homes Montclair Corporation remains in effect.

The October 1, 2000 Valley View Regulatory Agreement provided in Section 4 the following:

“Section 4. Qualified Residents. Pursuant to the requirements of the Code and the Act, the Borrower hereby represents, as of the date hereof, and warrants, covenants and agrees as follows:

(a) During the Qualified Project Period:

(i) (X) absent an opinion of nationally recognized bond counsel selected by the Agency that the exclusion from gross income of interest on the Bonds will not be adversely affected for federal income tax purposes, **not less than seventy-five percent (75%) of the aggregate Units of Spaces and Single Family Homes in the Project shall be designated as Low Income Spaces and Single Family Homes and shall be continuously occupied by Low Income Residents and, (Y) not less than twenty percent (20%) of the aggregate Units of Spaces and Single Family Homes in the Project shall be designated as Very Low Income Spaces and Single Family Homes and shall be continuously occupied by Very Low Income Residents;** for purposes of this sentence, Units satisfying the requirements for clause (Y) will also satisfy the requirements for clause (X). The monthly rent charged for the Low Income and Very Low Income Spaces and Single Family Homes shall be not greater than as follows:

(A) where a Very Low or Low Income Resident, as applicable, is both the registered and legal owner of the mobile home and is not making mortgage payments for the purchase of that mobile home, the total rental charge for occupancy of the Space (excluding a reasonable allowance for other related housing costs determined at the time of acquisition of the Project by the Borrower and excluding any supplemental rental assistance from the State, the federal government, or any other public agency to the Very Low or Low Income Resident or on behalf of the Space and the mobile home) shall not exceed, with respect to Very Low Income Residents, one twelfth of 30 percent of 50 percent of Median Income for the Area, and, with respect to Low Income Residents, one-twelfth of 30 percent of 70 percent of Median Income for the Area, each adjusted for household size appropriate to the unit.

(B) where a Very Low or Low Income Resident, as applicable, is the registered owner of the mobile home and is making mortgage payments for the purchase of that mobile home, the total rental charge for occupancy of the Space (excluding any charges for utilities and storage and excluding any supplemental rental assistance from the State, the federal government, or any other public agency to the Very Low or Low Income Resident, as applicable, or on behalf of the Space and mobile home), shall not exceed, with respect to Very Low Income Residents, one twelfth of 15 percent of 50 percent of Median Income for the Area, and, with respect to Low Income Residents, one-twelfth of 30 percent of 70 percent of Median Income for the Area, as adjusted for household size appropriate to the unit.

(C) where a Very Low or Low Income Resident rents both the mobile home and the Space occupied by the mobile home, or rents a Single Family Home, the total rental payments paid by the Very Low or Low Income Resident on (i) the mobile home and the Space

occupied by the mobile home or (ii) the Single Family Home (excluding any supplemental rental assistance from the State, the federal government, or any other public agency to that Very Low or Low Income Resident or on behalf of that Space and mobile home or Single Family Home) shall not exceed, with respect to Very Low Income Residents, one-twelfth of 30 percent of 50 percent of Median Income for the Area, and with respect to Low Income Residents, one-twelfth of 30 percent of 70 percent of Median Income for the Area, adjusted for household size appropriate to the unit.

**(D)** In addition to the limitations described in (A) through (C) above, **rent increases for Very Low and Low Income Residents will be limited to the lesser of the amount specified in (A) through (C) above, as applicable, and the amount permitted by the City of Yucaipa's rental control ordinance.**" [Emphasis Added.]

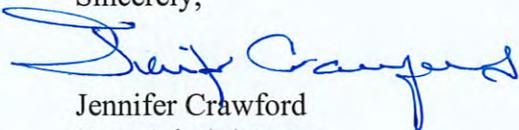
In response to Staff's December 9 2019 Question #30 (concerning whether the requested rent increase would violate the terms of the Regulatory Agreement relating to Very Low and Low Income Residents), the Applicant responded (BP 408) that the increased rents would still be affordable under the Regulatory Agreement, and included a table setting forth various rent levels. For Very Low Income Residents with a mortgage the monthly rent levels indicated were \$404.38 for a SW (single wide) and \$448.75 for a DW (double wide).

Section XII-A of the Application (BP 030-035) shows that the current monthly rents of the Park spaces range from \$274.20 to \$357.68, and the average Park space rents are \$316.48 per month (BP 358). However, the Applicant is apparently seeking a minimum permanent space rent increase of \$150 per month (BP 002) plus a temporary increase of \$20.17 per month for five years to cover the cost of application, plus a temporary rent increase of \$58.53 to cover other operation costs (BP 003). Other parts of the Application seek an MNOI rent increase of \$245 per space per month (BP 003-005) or alternatively a rent increase of \$138.55 to bring average rents to \$450 a month (BP 005). Each of the above rent increases appear to require monthly rents in excess of the rents applicable to Very Low Income Residents with a mortgage as documented on (BP 030-036) where all proposed monthly rents are greater than \$500.

Under the circumstances, and on further reflection following your recent letter, the City staff is withdrawing its request for a bond opinion but will recommend that the Rent Decision include in its Findings of any rent increase a provision referring to the above provisions in the Regulatory Agreements and providing that any rent increases for Very Low and Low Income Residents will be limited to the lesser of the amount specified in the Regulatory Agreements and the amount permitted by the City's Rent Decision.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,



Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law



**AUGUSTIA  
COMMUNITIES**

augustacommunities.org

9000 Alameda Avenue, Suite 205 • Oakland, California 94612  
T • 909-981-0192 F • 909-981-9130

January 4, 2018

Benjamin Saaron  
US BANK CORPORATE TRUST SERVICES  
60 Livingston Ave.  
St. Paul, MN 55107

Re: ICFA Mobile Home Park Revenue Refunding Bonds Series 2012A & 2012B

Dear Mr. Saaron:

The monthly revenue payment for the project referenced above is as follows:

	Year 6 11/15/2017	Year 7 11/15/2018
	1st Semi Annual Payment Due	11/15/2018
	2nd Semi Annual Payment Due	5/15/2019
<b>Bond Year Debt Service</b>		
Total Annual Series 2012A Principal	\$315,000.00	\$325,000.00
Total Annual Series 2012A Interest	<del>\$870,880.00</del>	<del>\$861,430.00</del>
Total Series 20012A Debt Service	\$1,185,880.00	\$1,186,430.00
Annual Series 2012B-T Principal	\$80,000.00	\$85,000.00
Annual Series 2012B-T Interest	\$25,587.50	\$20,987.50
Total Annual Series 2012B-T Debt Service	<del>\$105,587.50</del>	<del>\$105,987.50</del>
<b>TOTAL ANNUAL SERIES 2012A &amp; 2012 B-T DEBT SERVICE</b>	<del>\$1,291,467.50</del>	<del>\$1,292,417.50</del>
<b>Monthly Revenue Payment Calculation (due to Trustee by 10th of each month)</b>		
Monthly Principal Transfer Series 2012A	\$26,250.00	\$27,083.33
Monthly Interest Transfer Series 2012A	\$72,573.33	\$71,785.83
Monthly Principal Transfer Series 2012B-T	\$6,666.67	\$7,083.33
Monthly Interest Transfer Series 2012B-T	<del>\$2,132.29</del>	<del>\$1,748.96</del>
Total Monthly Principal and Interest Payment	\$107,622.29	\$107,701.46
Monthly Trustee Fee (\$1,000)	\$83.33	\$83.33
Monthly Deposit to RRF (until RRF balance >\$150,000)	\$0.00	\$0.00
Monthly Oversight Agent Fee (\$16,000)	\$1,333.33	\$1,333.33
Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit)	\$2,511.98	\$2,469.27
Less: Estimated monthly Interest Earnings on DSR Funds	<u>\$0.00</u>	<u>\$0.00</u>
Total RRF Deposit & Fees Payment	\$3,928.65	\$3,885.94
<b>TOTAL MONTHLY REVENUE PAYMENT</b>	<del>\$111,550.94</del>	<del>\$111,587.40</del>
<b>Parks Transfer to Trustee (rounded)</b>		
Villa Montclair	\$21,122.00	\$21,129.00
Valley View	\$7,857.00	\$7,859.00
Monterey Manor	\$31,962.00	\$31,972.00
Hacienda	\$50,612.00	\$50,629.00
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<del>\$111,550.94</del>	<del>\$111,587.40</del>
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<del>\$111,553.00</del>	<del>\$111,589.00</del>

Sincerely,

Christine Summerville  
Program Manager

cc: Wes Wolf, Wolf & Company  
Mary Ann Juback, HMS  
John Davis, HMS  
Ash Almurdaah, US Bank

# **T A B L E**

VIA EMAIL ONLY

March 9, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application  
– Valley View Mobilehome Park

Dear Mr. Alpert:

On October 31, 2019, the City of Yucaipa received the Valley View (VV) Mobilehome Park MNOI /Readjusted Base Year NOI Application and the application fee in the amount of \$1,750 pursuant to Yucaipa Municipal Code (YMC) §15.20.100(D)(1). Upon review of the submitted Application, on December 9, 2020, the City addressed a letter to your firm requesting your response and/or additional documentation pertaining to the VV Application. On January 9, 2020, the City received a letter from your firm and 330 pages of supplemental information responding to questions raised by the City. Based on the information and supporting documentation submitted, on January 22, 2020, the City addressed a letter to your firm requesting additional information and points of clarification pertaining to the VV Application. On February 3, 2020, the City received a letter from your firm and 275 pages of supplemental information responding to questions raised by the City. Based on the information and supporting documentation submitted, on February 18, 2020, the City addressed a letter to your firm requesting additional information and points of clarification pertaining to the Application and supplemental information. On February 27, 2020, the City received a letter from your firm and 5 pages of supplemental information responding to questions raised by the City.

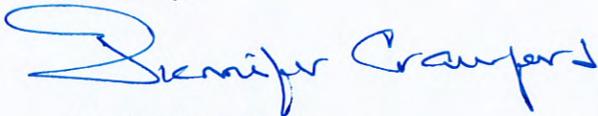
In addition, on February 25, 2020, the City addressed a letter to your firm requesting that Augusta Communities obtain an opinion from a qualified bond counsel to confirm that the proposed rent increases requested in the Application will not violate either the 2012 Valley View Regulatory Agreement or the 2000 Yucaipa Redevelopment Agency Regulatory Agreement and will not adversely affect the tax-exempt status of the Series 2012A Bonds. On February 25, 2020, the City received your response request that the Rent Administrator withdraw its letter of February 25, 2020 or, in the alternative, provide a specific explanation of (1) the factual and legal basis for any concerns that the requested rent increase would violate either the regulatory agreements or relevant law and (2) the basis for the City/Rent Administrator's authority for considering this issue under the Rent Control Ordinance and Administrative Rules. On February 27, 2020, the City addressed a letter to your firm setting forth the factual and legal basis for its concerns that the requested rent increase might violate the Regulatory Agreements but withdrawing its request for a bond opinion, stating that staff would recommend that the Rent Decision include in its Findings of any rent increase a provision referring to the above provisions in the Regulatory Agreements and providing that any rent increases for Very Low and Low Income Residents will be limited to the lesser of the amount specified in the Regulatory Agreements and the amount permitted by the City's Rent Decision.

The City staff has completed an initial review of the supplemental documents provided and may have additional inquiries in the course of preparing the staff report. However, based on its review of the revised MNOI Application, the City deems the application sufficiently complete to move forward with a Hearing before the Yucaipa Mobilehome Rent Review Commission. The public hearing is set for Wednesday, May 27, 2020, based on the availability of all parties involved. The public hearing will begin at 9:00 a.m. in the Yucaipa City Hall Council Chambers located at 34272 Yucaipa Boulevard, Yucaipa, California, 92399.

Pursuant to YMC §15.20.105(E)(1), the Hearing Notices have been prepared and will be mailed to the residents of VV on May 5, 2020. The affected residents have the right to submit written, documentary and photographic responses to the rent administrator on or before Monday, March 30, 2020, pursuant to Resolution 2011-52 §1.0008(C). Upon receipt of the resident's response, your firm will have twenty (20) days to submit a response to the resident's submittal.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236. The Yucaipa Municipal Code Chapter 15.20 and Administrative Rules are also available on the City Website.

Sincerely,



Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law

VIA EMAIL ONLY

April 3, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application (Application) – Valley View Mobilehome Park

Dear Mr. Alpert:

For the past three months the City has requested and received additional information, points of clarification and supplemental information pertaining to the Application. On March 3, 2020, the City deemed the application sufficiently complete to move forward with a Hearing before the Yucaipa Mobilehome Rent Review Commission (MRRC), which has been set for Wednesday, May 27, 2020.

The City staff and experts have continued to review the Application and supplemental information in preparation for the Hearing before the MRRC. In the course of our ongoing review, we have identified some “technical” errors that require clarification and further information/documentation is requested pertaining to some expense claims. Please provide additional responses and/or documentation pertaining to the following:

Question(s)

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1. **Claim for Application Costs**

- a. The Explanation of the Application states that the amortized cost would be \$20.17/month/space (BP 007), but in the Application form the amount is \$19.85 (BP 045).
- b. The Explanation of the Application states that the estimated professional fees are \$63,143.86 (BP 007 & 045). In the Application, the following categories of application costs are listed: Legal-\$29,868 (BP 046); Accounting \$29,225.86 (BP 054), Appraisal \$6,950 (BP 050) and the sum of these amounts is \$66,043.86.
- c. There is no claim for \$1,750 Application fee. Does the Applicant intend to claim this cost?

Please explain and/or submit any modifications you might wish to make in light of the above comments.

Question(s)

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2. **Claim for reductions in Gross Income attributed to “vacancies, concessions/discounts”**

There are substantial deductions from Gross Income due to claims for “vacancies, concessions/discounts” in 2013 through-2017 (Gross Income, line 14, BP 441). Please provide a breakdown by category of the amounts in each year, among each of these three categories (vacancies, concessions, and discounts), and indicate the amounts in each year by category which were attributable to spaces covered by the rent ordinance

3. **Claim for Housing Costs**

Please explain the details of the housing costs from 2013 through 2017. (Operating Expenses, Line 12, BP 442). What housing was provided and how were the costs calculated?

These additional questions are not intended to hinder or burden the Applicant. They are necessitated by a need to fully justify any rent adjustment that may be recommended by staff and/or granted by the Commission. Please provide the requested information by Friday, April 17, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,



Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law

VIA EMAIL ONLY

April 16, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Valley View Mobilehome Park Administrative Rent Hearing – Request for Extension

Dear Mr. Alpert:

On April 15, 2020, the Rent Administrator received an e-mail from Mr. Alpert, Counsel for Applicant Valley View Mobile Home Park, requesting a 14-day extension beyond its current due date of April 27<sup>th</sup>, to file its Reply to the Residents’ Opposition to Valley View’s pending Special Rent Adjustment Application. The e-mail outlined several reasons for the extension including that its request corresponded to the 14-day extension of time, which had been approved for the Residents to file their Opposition.

Mr. Alpert also proposed that the May 27, 2020, hearing date be moved approximately one month later. He pointed out that “this will provide staff additional time to consider both the residents’ opposition and applicant’s reply. In addition, it may make it possible for the residents to attend the public meeting or at least facilitate the attendance of selected resident representatives.”

Also, on April 15, 2020, the Rent Administrator received an e-mail from Mr. Stanton, Counsel for the Residents of Valley View Mobile Home Park, indicating that the Residents had “no objection to Mr. Alpert's request for an extension to respond to Residents' Opposition.” In addition, Mr. Stanton stated, “As for the hearing date, I also have no objection if the City believes it is in the best interest of all to continue it given the ongoing pandemic conditions but will leave that decision up to the City.”

Under the circumstances, the Rent Administrator is granting Applicant Valley View’s Request for the 14-day extension of time – so the Applicant’s Reply is now due on May 11, 2020.

The Rent Hearing currently set for May 27, 2020 will be continued to another date in late June or July contingent on availability of all parties involved. However, in light of the problems caused by the current Covid-19 pandemic and its resultant effects, in the future we may need to consider whether even a further continuance of the hearing may be necessary.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Crawford". The signature is written in a cursive style with a large initial "J".

Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law

VIA EMAIL ONLY

May 5, 2020

Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653



Subject: Valley View Mobilehome Park – Request Application Update

Dear Mr. Alpert:

Since filing Valley View’s Space Rent Increase Application, you have provided several modifications:

- 1) The claim for “Vacancies/Concessions/Discounts” has been removed, thereby reducing the MNOI calculation by \$10.76 per space per month (BP 988).
- 2) The calculation of Application Costs and the related requested monthly temporary space rent increase has been modified (BP 988).
- 3) You have indicated that the term “AC LLC Administrative costs,” should be more clearly labeled “Borrower Administrative Fees.” in notes 10 and 20 of the MNOI calculation sheet. (BP 984).

Under the circumstances, we request that you update the MNOI spreadsheet (BP 441-443) to incorporate these changes and the modifications in calculations that occur as a result. Also, we request that you update the “Explanation” letter to reflect these changes in the amount that is claimed pursuant to the MNOI methodology (BP 002-003) and the amounts claimed for Application Costs (BP 007-008).

For example, if we understand correctly, the deletion of the “Vacancies/Concessions/Discounts” claim will result in several modifications in the MNOI spreadsheet including “Total Gross Income – Application” and “Net Operating Income Application” from 2013 through 2018, including 2018 “normalized.” Possibly an extra line should be added “Total Gross Income.” (BP 441-443).

In addition, “AC LLC administrative costs” should be replaced with “Borrower Administrative Fees,” wherever it occurs in the MNOI spreadsheet (BP 441-443). We believe that these changes should not be difficult or time consuming since the MNOI spreadsheet was prepared in an Excel or similar format.

If you do not provide these modifications, the problem will be that every time staff analyses or any other documents refer to these Application pages and the projected amounts shown, it will be

necessary to include an accompanying discussion of how the amounts in the Application have been changed or modified.

If there are other portions of the Application that you think would be appropriate to modify, we would also appreciate those updates. Please provide the requested updates by Monday, May 11, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Crawford". The signature is written in a cursive style with a large initial "J".

Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law

1 BRUCE E.STANTON (SBN 104925)  
LAW OFFICES OF BRUCE E. STANTON  
2 6940 Santa Teresa Blvd, Suite 3  
San Jose, CA 95119  
3 Telephone: (408) 224-4000  
Facsimile: (408) 224-4022

4 Attorney for Residents  
5

6 BEFORE THE CITY OF YUCAIPA  
7 MOBILEHOME RENT REVIEW COMMISSION  
8

9 In re: ) RESIDENTS' PRE-HEARING BRIEF  
10 VALLEY VIEW ) Hearing Date: May 27, 2020  
11 MOBILEHOME PARK, )  
12 )

13 \_\_\_\_\_  
14  
15 I.

16 STATEMENT OF FACTS

17 Valley View Mobilehome Park (hereinafter "the Park") is a 75-unit mobilehome park  
18 located within the City of Yucaipa (hereinafter "the City), and subject to the City's Mobilehome  
19 Park Rent Stabilization Program (hereinafter "the Ordinance") found at Section 15.20.010, et  
20 seq. of the Yucaipa Municipal Code. By the park owner's admission, 62 spaces within the park  
21 are held out for rent by mobilehomes, and are covered by the Ordinance (none are subject to  
22 long-term leases that are exempt from Ordinance coverage) and 13 spaces are unregulated or  
23 "park-owned" homes/coaches. The park is operated by Augusta Communities, a non-profit  
24 housing organization (hereinafter "Applicant"), who acquired ownership in October, 2000. The  
25 park is operated as a senior "housing for older persons" facility. The mobilehome occupants  
26 own their homes and rent the pad space from the Park Owner. They are defined as  
27  
28

1 “Homeowners” in California Civil Code section 798.9, but are referred to as “Residents” herein  
2 as that term is used in the Ordinance. The Application filed herein indicates that space rents in  
3 the Park for the 62 regulated mobilehomes at the time of the filing averaged approximately  
4 **\$316.20**.

5  
6 On or about October 31, 2019, the park owner submitted its application seeking a rent  
7 increase in excess of the permissive annual adjustment which is allowed without a hearing based  
8 upon three (3) separate components. The requested “MNOI Adjustment” permanent rent  
9 increase of **\$150.00** would result in a **47.5%** increase in existing monthly rent for the average  
10 Resident. The requested temporary increases of **\$20.17** and **\$58.53** would result in a combined  
11 increase of **\$78.70** for five years (\$58.33 alone for the sixth year), resulting in an additional  
12 **24.9%** increase during said period. Taken together, the requested cumulative rent increase of  
13 **\$228.70** would result in an astronomical increase of **72.4%** per month in basic housing costs for  
14 these senior citizens.  
15

16  
17 Any increase in excess of this permissive amount requires a hearing, and is reviewed  
18 pursuant to the Ordinance and the City’s Administrative Rules (the Rules”). The Ordinance  
19 provides that a park owner who feels the permissive adjustment is inadequate to provide a just  
20 and reasonable return may file an application for an alternative MNOI (Net Operating Income)  
21 based adjustment. In addition, a park owner may also file an application for a “fair return”  
22 adjustment. Here the Park Owner has filed only the former, and has additionally sought to adjust  
23 the 1987 “Base Year” in its MNOI calculation.  
24

25 It is important to note that Applicant acquired the Park knowing that it was purchasing  
26 into a rent controlled jurisdiction. However Applicant alleges it acquired little actual “Base  
27 Year” financial information from the prior park owner.  
28

1 II

2 THE APPLICABLE ORDINANCE STANDARDS

3 The Ordinance contains a multi-layered approach to determining “fair return”. Ordinance  
4 section 15.20.100 provides for three methodologies: (A) “MNOI Rent Adjustment” indexed at  
5 80% of CPI; (B) “Rent Adjustment Based on Re-Adjusted Base Year NOI”, and (C) “Fair Return  
6 Adjustment”. Here the application appears to be based upon (A) and (B) alone. Pursuant to  
7 15.20.100 Applicant bears the burden of proving and presenting evidence which justifies the  
8 requested rent increase. That burden is heightened, and made unique, due to the fact that  
9 Applicant is a non-profit entity. Applicant admits at page 003 of the Application that its  
10 application is “unusual”.  
11  
12

13 III

14 THE PARK OWNER’S MNOI ANALYSIS IS FLAWED

15 The Ordinance contains a Maintenance of Net Operating Income (MNOI) formula which  
16 is recognized by courts and commentators as a reasonable, rational fair return standard. The  
17 following is not meant to be an exclusive list of potential flaws in the MNOI analysis, and may  
18 be adjusted when more information is learned by Residents at or prior to the hearing, or as  
19 Applicant submits additional documentation or explanation. But as of the filing of this Brief,  
20 Residents have noted a number of issues which have a dramatic effect on the Park Owner’s  
21 MNOI calculation, and which in combination work to defeat it.  
22  
23

24 **Base Year Net Operating Income**

25 Applicant has presented an MNOI analysis based upon imputed rent income for the  
26 “Base Year” of 1987. Page 005 of the Application states that “actual base year rents are  
27 unknown”. A handwritten one-page ledger entitled “Park 1987” was produced which appears to  
28

1 show base year rents as approximately \$132,000.00. (See Exhibit "1" attached) Unsatisfied that  
2 this document is accurate, Applicant hired an expert appraiser, John Neet, to calculate a "1987  
3 Market Rental Rate", which appears at pages 20-23 of his report. His source is listed at page 17  
4 as "various surveys that were obtained from the City of Yucaipa", although those surveys have  
5 not been produced to Residents' knowledge. While his table attributes a monthly space rent  
6 average of \$144,000.00 (presumably based upon the Exhibit "1" ledger figure of \$132,000.00),  
7 he then imputes a "1987 Market Rental Rate" of \$190,000.00 based upon five park comparables.  
8 There is no support for doing this in the Ordinance. Rule 4.003 (D) (4) defines "gross income"  
9 as actual "gross rents"; i.e. not theoretical "market rental rates". Neet's \$190.00 number was  
10 utilized by CPA McCarthy to calculate 1987 gross income as \$171,000.00 for purposes of his  
11 MNOI calculation. (See page 441) This inflates the 1987 net operating income (NOI), which in  
12 turn would require increased NOI in the current year to keep up with inflation.  
13  
14

15  
16 Curiously, it appears that Applicant made no similar "market" adjustment for 1987  
17 expenses from Exhibit "1", which are recorded as \$67,494.00. No apparent attempt was made to  
18 find 1987 expenses in those same "comparable" parks. Keeping 1987 expenses low, while  
19 increasing 1987 income by \$39,000.00 (i.e. 29.5%) works a significant change to the base year  
20 NOI in favor of Applicant.  
21

22 When employing an NOI analysis, it is important that both income and expense  
23 information be accurate and reasonable. The Park Owner had a duty to obtain 1987 income and  
24 expense information if at all possible. There is no mention of any due diligence expended by  
25 Applicant to do so. We do not know if there was any request for the information from the seller  
26 either before or after close of escrow. The park owner obviously knew that it was acquiring a  
27 park in a jurisdiction with the MNOI ordinance formula. Applicant owns several parks  
28

1 throughout California, and is very familiar with how a rent ordinance works, and what  
2 information is required for a special rent adjustment. Applicant alleges that no special rent  
3 adjustment has been given to this park previously, which means that 1987 is still the "Base Year"  
4 for purposes of any MNOI calculation.  
5

6 Section 15.20.100 provides that the applicant "*shall* provide documentation of its income  
7 and expenses in the base year..." Applicant has failed to properly support its imputed market  
8 rent income number, and has rejected the only real evidence of 1987 income (i.e. the Exhibit 1  
9 ledger). This is insufficient to meet the burden of proof which is required. Absent a showing of  
10 due diligence, imputing income and expenses cannot and should not suffice.  
11

12 Pages 004-005 of the Application allege that Applicant "had available very limited  
13 information relating to the Park's operations in 1987." It admits that Exhibit 1 was available to  
14 CPA McCarthy, but that it "is unclear how the gross rent number (\$131,368.08) relates to Park  
15 mobile space rents at that time." Applicant thus professes to be confused or skeptical of the best  
16 single source of 1987 base year information available, but does not say why. The reported  
17 \$132,000.00 Exhibit 1 income number should have been used, and the 1987 expenses also  
18 faithfully followed.  
19

#### 20 The Neet Appraisal Report

21 The "Market Rental Survey" prepared by John Neet appears to have two purposes:  
22

23 1. It attempts to calculate imputed increased Base Year income based upon unverified  
24 "various surveys" obtained from the City ( as discussed above) in connection with the adjustment  
25 to Base Year NOI argument.  
26

27 2. It attempts to validate the Park Owner's primary and alternative MNOI calculation by  
28

1 showing 1987 “market rental rates” and 2018 “market rental values”. To do so, the report uses  
2 six (6) parks which are alleged to be comparable. A number of problems can be noted:

3 -Two of the parks are not in Yucaipa. Comparables 6 and 7 are in Banning, a non-Ordinance  
4 jurisdiction, and are much larger parks. With average rents of \$595.00 and \$506.00, they are the  
5 highest rental values driving the Neet “average market rents”. Neither of these “out-of-  
6 jurisdiction” parks qualifies as a “comparable” park pursuant to Administrative Rule 4.0005 (B)  
7 and 4.0006, and thus should be deleted from the analysis on that basis;

8  
9 -Of the four (4) Yucaipa parks chosen, two are much larger “all age” parks. Of course there are  
10 38 other parks within the City, none of which were used. An examination of the City’s 2016  
11 Rent Survey shows a number of those parks with reported average rents of under \$300.00:

<u>Park</u>	<u>No. of Spaces</u>	<u>RC Ave. Base Rent</u>
Caravan	70	\$271.21
Holiday	128	\$269.99
Mount Vista	56	\$265.27
Mt. View	77	\$295.11
Northview	129	\$242.58
<u>Park</u>	<u>No. of Spaces</u>	<u>RC Ave. Base Rent</u>
Park Terrace	73	\$295.80
Valley View	75	\$297.75
Westwind	86	\$257.69
Wildwood	147	\$284.31
Wishing Well	73	\$257.56

1           There are a number of other parks with average 2016 rents reported by the City to be in  
2 the low to mid-\$300.00 range.

3           A burning question is: Why did Mr. Neet choose to ignore all of these Yucaipa parks in  
4 favor of his four comparable parks with rents that are substantially higher? Does he allege that  
5 none are comparable to Valley View? On its face, the manner in which comparable parks were  
6 “cherry picked” casts serious doubt upon the validity of the Neet analysis.  
7

8           It would appear that the \$500.00 rental average that Neet calculates for 2018 is not  
9 accurate or reasonable, and that his 1987 imputed base year rents are also flawed. This in turn  
10 affects the reliability of the MNOI calculation, which relies upon Neet’s Base Year conclusions.  
11

### 12 **The Vega Adjustment**

13           The ability of Applicant’s MNOI calculation to justify its rent increase hinges in part  
14 upon an adjustment of the Base Year net operating income based upon the claim that it was  
15 “below market” in 1987. This so-called “Vega” adjustment increases the projection of base year  
16 net operating income and becomes important to the MNOI analysis.  
17

18           The theory of a “base year adjustment” is based upon the case of *Vega v. City of West*  
19 *Hollywood (1990) 223 Cal. App. 3d 1342*. In that case the court found that a landlord with rents  
20 which were below “general market conditions” as of the date that rent regulation took effect  
21 would be entitled to prove that an adjustment of base date rents is required to bring the landlord  
22 even with other comparable properties. By increasing the actual net operating income for Valley  
23 View in 1987, more income would be required in 2018 to maintain the 1987 net operating  
24 income level, adjusted for inflation. In effect, this adjustment argues that the actual Base Year  
25 net operating income is not “fair”, since other parks in Yucaipa arguably had a higher net  
26  
27  
28

1 operating income in 1987. But this Base Year adjustment analysis is flawed for a number of  
2 reasons:

3  
4 1. The case of *Apartment Assn. of Greater L.A. v. Santa Monica Rent Control Board (1994)*  
5 *24 Cal. App. 4<sup>th</sup> 1730*, decided after Vega, held that “there is no general constitutional  
6 entitlement to base date rents adjusted to market levels”. A park owner thus has no legal right to  
7 be exactly “matched” to the base year rent of any other particular park. A more comprehensive  
8 analysis is required.

9  
10 2. More than one or two truly “comparable” properties should be used to establish whether a  
11 Vega adjustment is warranted. In *Vega*, the court noted that the landlord’s appraiser “presented  
12 extensive data establishing the rents for other units in the area and the comparable nature of those  
13 units to the landlord’s units.” The rent Commissioners commented upon the appraiser’s “very  
14 fine piece of documentation and research.” In the case of *Concord Communities v. City of*  
15 *Concord (2001) 91 Cal. App. 4<sup>th</sup> 1410*, the court construed *Vega* and analyzed a request for base  
16 year adjustment, noting that the City’s appraiser had surveyed and compiled data for  
17 “all the City’s parks”. (emphasis added) That city-wide range of data was used to adjust the base  
18 date rents. Only limited data was submitted in this case, wherein the Park Owner’s expert, Mr.  
19 Neet “cherry picked” a few “comparable” properties with higher average rent, rather than use an  
20 average of all comparable properties. The preferred methodology for analyzing a base year  
21 adjustment is to obtain rent information from as many parks as possible, not only from a few  
22 parks which could be an “outlier”.

23  
24  
25  
26 3. The claim of base year rent “comparability” is not based on actual base year rent data.  
27 Instead, the Park Owner’s expert projects base year rents for comparable parks. A *Vega* analysis  
28 is clearly much harder to accomplish as time passes, given the difficulty of calculating base year

1 comparable rents. By waiting so many years after its 2000 purchase, the attempt to adjust the  
2 base year here is simply too stale and unreliable to consider.

3 Creative extrapolation simply should not be used to adjust a base year. Unlike here, in  
4 each of the subsequent published appellate court opinions applying *Vega* the park owner  
5 provided data of the actual rents for the comparable properties. In this case, the projection of  
6 base year rents for the comparable properties is highly speculative and grossly flawed, and  
7 ignores the actual 1987 document which is the best evidence of base year income.  
8

9 **Current Year Net Operating Income**

10 In his calculation of Current Year (2018) income, CPA McCarthy erroneously adjusts out  
11 rental income from the 10 park-owned homes. (see page 441 – “Current Year” gross income  
12 lines 22, et seq.) Subtracting this significant portion of income, which is received by the park  
13 owner as a part of its business, has a profound effect upon the MNOI calculation, as noted in the  
14 Sargent report, and for all practical purposes, along with the Neet market adjustment, drives the  
15 entire rent increase being requested.  
16  
17

18 There is no support in the Ordinance to exclude this income, nor any practical  
19 explanation provided. Rule 4.003 (D)(2)(d) provides that income shall include “*[a]ll other*  
20 *income or consideration received or receivable for or in connection with the use, occupancy or*  
21 *operation of the park.*” Clearly income received from park-owned homes falls into this  
22 category. There is, as the Sargent report points out, no authority to exclude it. By doing so, the  
23 MNOI calculation is skewed heavily, and becomes completely ineffectual.  
24

25 Residents are still examining, and will reserve the right to question any of the “current  
26 year” 2018 expenses as reported by Applicant.  
27  
28

1 IV

2 **THERE IS NO AUTHORITY FOR THE REQUESTED \$58.53 TEMPORARY**  
3 **INCREASE BASED UPON ALLEGED UNPAID "CORPORATE FEES".**  
4

5 Applicant has advanced the novel theory that it is entitled to a temporary rent increase of  
6 \$58.33 based upon the allegation that Valley View park has been operating at a loss for the last  
7 six years and that other parks (unnamed) within the Augusta Communities portfolio were  
8 required to "subsidize" it. The theory argues that these "subsidies" amount to a "loan" which  
9 Valley View is now obligated to repay. The Supplemental Declaration of CPA McCarthy  
10 marked as Attachment 14 to the Application (page 661) describes this expense as "unpaid  
11 administrative fees (referred to here as overhead fees)" without further elaboration. Nor has  
12 Applicant provided a copy of any "loan" documentation to support this claimed debt.  
13

14 Section 5 of the Sargent report capably explains the theoretical and practical problems  
15 with this exercise, and need not be repeated here. But in addition, it should be noted that neither  
16 the Ordinance nor the Rules by their terms allow such an expense to be considered, or made the  
17 basis of a separate increase request:  
18

19 1. Ordinance section 15.20.100 and Rule 4.003 (E) provide for comparison of a 12-month  
20 "base year" with a 12-month "current year". Including income or expenses from prior years is  
21 not allowed, other than for comparison to the year in question so as to establish  
22 "reasonableness". If a park owner were allowed to accumulate expenses from prior years and  
23 then "front load" them into the current year in question, it would skew the result and violate the  
24 principals upon which MNOI is founded. Applicant should have addressed any such expenses in  
25 the year they were incurred, rather than wait until now. The fact, as Sargent notes, that this was  
26 not done also calls into question the very legitimacy of the claimed expense.  
27  
28

1       2. Rule 4.003 (D) (4) (a) excludes “mortgage principal and interest payments” from  
2 consideration in a fair return calculation, as do most mobilehome rent ordinances throughout  
3 California. The rationale is obvious: A park owner should not be allowed to manipulate the  
4 internal financial obligations over which it has control to the detriment of its residents. Such  
5 expenses are subject to self-created, perhaps solely to benefit the park owner, with no  
6 corresponding benefit to the residents. In addition, Rule 4.003 (D) (4) (h) disallows expenses  
7 which result from the park owner’s negligence or imprudence. It appears that the alleged six  
8 years of negative cash flow coincide with the 2012 bond refunding program described in the  
9 Sargent report. This was not a mandatory program; i.e. Applicant elected to pursue it, and to  
10 include Valley View, perhaps imprudently. Saddling Residents with repayment of this shortfall  
11 would violate the spirit, it not the letter of each of these Rules.  
12

13  
14       3. Rule 4.003 (E) provides that operating expenses must be “reasonable”, and that the park  
15 owner has the burden of proving same. With respect to this undefined, retroactive “loan”  
16 amount, Applicant has failed to do so.  
17

18       4. Applicant admits at the bottom of page 008 that there is no Ordinance or Rules provision  
19 that would allow for this theory, arguing that based upon case law the Commission should  
20 “provide” a mechanism upon which it can be justified. This is a policy question for the City  
21 Council to decide; i.e. the Commission has no power to create new methodologies which  
22 currently do not exist.  
23

24       5. Perhaps most significantly, the Declaration of Wesley Wolf does not specifically address  
25 this claimed amount as being “reasonable”, nor indicate whether he has ever seen it employed by  
26 a non-profit before.  
27

28               For all of these reasons, this temporary increase theory should be rejected.

1  
2 **ANY RECOVERY OF THE COSTS OF THE APPLICATION MUST BE LIMITED TO**  
3 **THOSE WHICH ARE “REASONABLE” AND “NECESSARY”**  
4

5 The California Supreme Court has authorized the recovery of professional fees expended  
6 in pursuit of a rent increase in the case of *Galland v. City of Clovis* 24 Cal. 4<sup>th</sup> 1003, 1040  
7 (2001). However the Court specifically found that any amount allowed must be “reasonable”,  
8 and should bear some relationship to the success achieved in connection with the expenditure of  
9 such fees (i.e. “necessary”). This is echoed by the language of the Ordinance, which states in  
10 section 15.20.116 that the Park Owner may be reimbursed “for the reasonable cost of  
11 professional services actually incurred by the park owner in preparing and presenting an  
12 application...” In addition, Chapter 6 of Rules provides that the Park Owner must be the  
13 “prevailing party”. Rule 6.0004 (B)(10) provides that a relevant factor in determining  
14 “reasonableness” is “[t]he relationship of the result obtained to the expenses, fees, and other  
15 costs incurred (that is, whether professional assistance was reasonably related to the result  
16 achieved)...” It will remain to be seen to what extent, if any, the Applicant “prevails” herein,  
17 and to what extent the result obtained is related to the professional services rendered. Residents  
18 reserve the right to argue these points in their post-hearing briefing, following the introduction of  
19 further evidence and testimony at hearing. But it should be preliminarily noted that the  
20 \$6,950.00 in costs attributable to Mr. Neet should be disallowed to the extent that his services  
21 were not necessary to prove MNOI increase entitlement, and should the Application entirely fail  
22 then no reimbursement of any amount should be allowed by the Commission.  
23  
24  
25  
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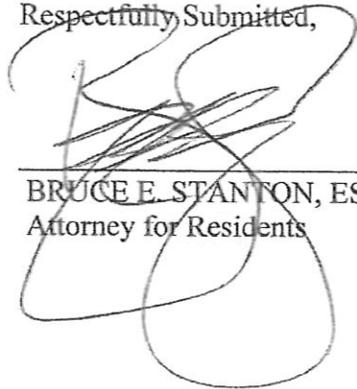
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VI

CONCLUSION

Based upon a review of what Applicant has submitted thus far, it cannot meet its burden of proving entitlement to the three requested rent increases under any Ordinance standard. As more fully stated in the report of Deane Sargent, and as argued above, Applicant should be entitled to no rent adjustment in any amount. When the most reliable 1987 income figure is used, and the 2018 park-owned homes income is included, the MNOI calculation yields a surplus number that requires no rent increase, regardless of any other adjustments. And without any basis for granting the \$58.33 “temporary rent increase loan repayment” theory, the entire Application fails, thus preventing Applicant from recovering any of its administrative costs.

Respectfully Submitted,



BRUCE E. STANTON, ESQ.  
Attorney for Residents

Dated: April 13, 2020

# EXHIBIT '1'



# Park 1987

income	rents	131 368	08
	utilities	43 637	13
		174 005	21
expenses	interest	17 507	67
	repair + maintenance	30 210	62
	supplies	12 533	69
	insurance	6 569	88
	disposal	3 626	40
	sewer service, close out sess.pool system	10 000	00
	sesspool service	440	00
	property tax	5 940	50
	license + permits	398	00
	advertising	715	75
	payroll	5 516	06
	payroll tax	653	70
	entertaining 80%	455	62
	W.M.A. (Western mobile home ass) dues	992	00
	accounting	930	00
	convention + seminars W.M.A.	3 413	74
	legal fees	1 477	00
	utilities	36 582	96
	donations		
		17091	100.0070
		15048	88.3670
		1987	11.6470
6-1-1973	Cady	2 662.51	
	Courier pickups	2 358.14	
	+ total	4100	
	75% tax	3110	
	25% tax	924	

JUN 26 2010

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### SCOPE OF PROJECT:

I have been retained to review, analyze and comment on the Special Adjustment Application for Rent Increase for Valley View Mobile Home Park ("Valley View"; "the Park"), submitted by Augusta Homes/Augusta Communities, LLC, ("AH") to the City of Yucaipa, CA Rent Review Commission ("RRC") pursuant to the City of Yucaipa Mobilehome Park Rent Stabilization Program ("the Ordinance"). I have reviewed a number of documents in connection with this Project which are listed in *Attachment 1* to this letter. Over the past 28 years, I have become familiar with the operation and financing of mobilehome parks, including those acquired and operated by non-profit entities. I have considerable experience reviewing and analyzing parks (probably over 250 in number) to assist resident groups (& non-profit corporations) in the acquisition and financing of their park. I have also attached my professional resume as *Attachment 2*. This Report is submitted on behalf of the residents of Valley View.

### INTRODUCTION:

AH is a 501(c) (3) affordable housing non-profit which seeks to provide affordable housing by owning and operating mobile home parks. The AH web site confirms this, stating:

*"Unlike for-profit owners, Augusta Communities does not make rent, maintenance, capital improvement or other ownership decisions based on optimizing profits. We make these decisions based on how we can make our communities cleaner, more stable, and enjoyable places to live, while keeping our focus on affordability."*

#### **MISSION STATEMENT**

*"To be the non-profit housing organization of choice for resident citizens, principals, investors and partnering agencies by committing to provide stable, affordable, community-integrated housing through acquisition, preservation and rehabilitation."  
(See Attachment 3)*

AH made application to the Internal Revenue Service (IRS) in approximately 1998 seeking designation as a 501(c) (3) tax-exempt non-profit corporation under the relevant IRS Code Section, seeking to do 'good works'. As a 501(c) (3) entity, AH is entitled to many benefits:

- AH would qualify for Grant Programs and Community Development Loan Funds. Donations made to AH would be tax-deductible to the donors.
- AH is exempt from Federal Income Taxes and from California State Franchise Taxes.
- AH may have sought mitigation of local real property taxes on their projects (indeed, in the 2012 bond refunding, AH was required to seek such mitigation),
- AH can use financing which is non-taxable by Federal & State governments (i.e., tax-exempt bonds). Such bonds often provide very high leverage (meaning the non-profit entity would have little or no actual cash equity in the acquisition) and lower interest rates than would otherwise be available to for-profit borrowers.

AH is essentially seeking in this case three separate rent increases:

- 1) A Permanent Rent Increase of \$150/site/mo; plus
- 2) A Temporary Rent Increase of \$20/site/mo for 5 years to reimburse AH for the cost of the application; plus
- 3) A Temporary Rent Increase of \$58/site/mo to reimburse AH for alleged "loans" made to Valley View from other AH properties.

These increases total \$228/site/month for just the first year, with \$150.00 permanently added to the rent base for purposes of calculating all future rent increases going forward.

#### **SUMMARY OF FINDINGS:**

~~I believe that AH is NOT entitled to ANY Permanent Rent Increase.~~

I believe that AH is NOT entitled to ANY Temporary Rent Increase due to alleged loans/fees made to Valley View from other AH properties.

I defer to the RRC regarding the Temporary Rent Increase to reimburse AH for the cost of the application. However, I believe the overall application is misleading and contains unnecessary and unreasonable theories, and feel that ANY reimbursement of such expenses may thus be contrary to the purposes of the Ordinance and the City's Administrative Rules ("the Rules").

Note that the comments in this Report are reflected in my "Valley View MNOI Income Analysis" schedule (*See Attachment 4*) which compares the MNOI analysis provided by AH (prepared by Mr. McCarthy) with my own analysis. Attachment 4 shows that not only is AH NOT entitled to ANY Permanent Rent Increase, but rather it is receiving about \$31/site/month (based upon 75 sites) more than the rent control guidelines would require.

## **DISCUSSION:**

There are a number of subject areas contained within the Application requiring comment:

- 1-The impact of Tax-Exempt Bond Financing and Refunding
- 2-Treatment of the Park Owner's Rental Homes
- 3-The Base Year Adjustment
- 4-Utility Income & Expenses
- 5-Overhead Fees, Administrative Fee & Bond Interest
- 6-The Wolf & Company Declaration
- 7-Market rents & "Controlled market rents"
- 8-The Threatened Sale of the Park
- 9-MNOI Calculation

### **1. TAX-EXEMPT BOND FINANCING AND REFUNDING:**

#### **Background:**

In October 2000, AH purchased the Park using \$1,100,000 in Tax-Exempt Bonds sponsored by the City of Yucaipa Redevelopment Agency, along with a \$55,000.00 grant from the City of Yucaipa. A newspaper article written at the time of purchase indicated current monthly rents were \$185 to \$370. (*See Attachment 5*) City officials, residents and Mr. George Turk, consultant to AH, were in favor of the purchase since "by removing the profit incentive, more money is put into maintain the parks, residents have more of a say in running them and rent increases occur less frequently." Per Mr. Mark Alpert ("Alpert"), attorney for AH, at page 004 of the Application, the acquisition was funded fully by the bonds. It is thus significant that AH had ZERO cash equity in the project.

In 2012, AH participated in a bond refunding for four (4) mobile home parks (Hacienda, Valley View, Villa Montclair & Monterey Manor) owned by AH through the Independent Cities Finance Authority ("ICFA"). The refunding was approved by the City of Yucaipa RDA at that time. The Series A & B bonds totaled approximately \$21,318,000.00, including Original Issue Premium. I do not have specific details, but I conservatively estimate that Valley View represented approximately 11-14% of the total refunding. The AH balance sheet at December 31, 2018 for Valley View reflects about \$2,500,000.00 million in bond debt.

In addition, a Repair and Replacement Fund (RRF) (undesignated as to any specific park) of \$1,051,587 (*See Attachment 6*) was established with bond proceeds.

**Comments:**

1) The rate of return to AH at the original purchase was apparently sufficient for 18 years, as AH has never before sought a Special Adjustment for Rent Increase on Valley View.

2) The Ordinance and Rules refer to "Fair Return". Fair Return is typically calculated as the Net Operating Income compared to the equity in the project. Sometimes it is calculated based upon the purchase price, without regard to any financing. Since AH had NO equity, their Fair Return was infinite.

3) The Proceeds of the ICFA program apparently provided AH with sufficient funds to pay off the existing City of Yucaipa RDA bonds and have an estimated \$1,500,000.00 for other purposes (with still NO cash equity in the Park). Such proceeds for non-profits are typically used to finance Overhead, Administrative Fees, Reserves, Board Retreats, and, often, the purchase of other mobile home parks. Indeed, AH has acquired two additional parks since the 2012 ICFA program.

4) While the initial NOI in 2000 was probably sufficient to service the Yucaipa RDA bonds, the 2012 ICFA program greatly increased the debt attributable to Valley View, thus presumably motivating AH to seek this Special Adjustment. Indeed, AH is required by the ICFA Loan Agreement (see Section 6.16) to maintain a Coverage Ratio on the 'A' bonds of at least 1.30. It is doubtful that Valley View could ever, in the past or now, support, by itself, that Coverage Ratio.

5) Notwithstanding all the above, if an investor park owner (for-profit) appealed to the City RRC for a Special Adjustment because such park owner had borrowed too much money on the property, I suspect the RRC would reject the Special Adjustment out of hand.

6) AH has claimed to have made approximately \$480,000.00 in capital improvements at Valley View since the ICFA transaction. (*See attachment 7 – AH prepared handout to residents - 2019*) The Residents are uncertain just what improvements were accomplished that cost that much. However, the AH Balance Sheet as of December 31, 2018 shows \$345,000.00 in “coach” inventory (See Application p. 431, Attachment 2). In addition, part of the justification for the Repair & Replacement Fund of \$1 million was the anticipated cost of replacing the Valley View electrical and gas systems, estimated at that time to be approximately \$630,000.00 over a period of years (Attachment 8). However, both the electrical and gas systems were ultimately replaced by the serving utilities pursuant to the California Public Utilities Pilot Transfer Program in 2018. The residents were informed by AH staff that there was NO cost to AH. I am informed that electric and gas service is now individually metered and billed directly to the residents by the serving utilities.

The impact of the Park’s Tax-Exempt Bond financing is thus important in this case, and has a significant impact upon their Application.

## **2. RENTAL HOMES:**

### **Background:**

AH has excluded "Park Owned Income & Expense" from the MNOI calculation, apparently attributable to the 10 or so coaches and other dwellings in the park (AH represents 13 in total) owned by AH and rented to residents. In 2018, AH received approximately \$119,190.00 in income from those homes (less \$14,812.00 in delinquencies and less \$12,849.00 in repairs on coaches; see AH computer model, pages 441, 442, & 443 of the Application) which represented about 25% of their total 2018 Gross Total Income. Over the period covered by the MNOI computer model (2013-2018), AH received approximately \$443,000.00 in revenue from Park Owned Homes. I noted no "park owned income & expense" for the years 2000 to 2012, prior to the refunding.

**Comments:**

1) I find nothing in either the Ordinance or the Rules permitting the exclusion of income from Park Owned Homes located within the park premises, which are part of the Park's business, and which are accounted for in the Park's financials. Indeed, Section 4.0003 (D) (d) of the Rules broadly defines Gross Income as including "***all other income or consideration received or receivable for or in connection with the use, occupancy or operation of the Park.***"

2) Ordinance sec. 15.20.010 (D) states "In some instances, park residents have been forced to sell their coaches to the park owner at minimal or no cost, such that the coach itself has little or no value, and the park owner has assumed the role of landlord on the specific coach as well." I have no information that such a situation exists at Valley View.

3) The Appraisal Report by John Neet, MAI, dated 9/17/2019, uses six (6) "comparable" properties plus Valley View ('the subject'). Excluding the two properties in Banning, which are not under rent control and have relatively high site rents, all the Yucaipa properties are 100% occupied. In the typical situation I have encountered where park owners acquire coaches in their park, the usual process is to either resell the home, or remove & replace it, selling the upgraded home to a new resident. Anecdotally, homes (including mobile homes) in Yucaipa seem to be in high demand and the CPA Auditor in me thinks it is highly unlikely that 10 residents couldn't sell their home to a new resident seeking a rent controlled park. It further seems highly unlikely that a park owner would rather rent the home/site package than resell the old home or install a new home. I suspect this process is a vehicle whereby AH is circumventing the rent control restrictions. I am also suspicious that Repair and Replacement Funds were used (perhaps improperly) to acquire these homes.

4) The unaudited Financial Report for December 31, 2019 (*See Attachment 11*), provided to the residents, shows \$126,620.00 in 'Other Rental Income', ~~apparently an increase over the 2018 "Other Rental Income"~~ (net of delinquencies and repairs) of about \$91,500.00. The 'Other Rental Income' business thus appears to be thriving. Note that the Application (see page 408) states that 'in order to improve the community's cash flow, the nonprofit (AH) agreed to spend an additional \$167,370.00 (16%) of the RRF (Repair and Replacement Fund established by the refunding bond transaction) for the installation of new, modern rental homes on two vacant spaces and on the rehabilitation of several older park-owned rental homes.

5) I have noted an interesting fact: the City of Yucaipa 2019 Annual Registration shows there are 4,268 mobile home sites in about 43 parks in the City, with 497 sites on long-term leases and 819 sites with Park Owned homes. The remainder, about 3000, are on rent control. *(See Attachment 9).*

6) Allowing ANY park owner to exclude categories of income from the MNOI calculation would seem to set a dangerous precedent for ALL parks in Yucaipa, encouraging the park owners of the other parks with 'park owned homes' to seek a Special Application of their own.

### **3. BASE YEAR ADJUSTMENT:**

#### **Background:**

AH uses in their MNOI calculation a revised Base Year (1987) site rent of \$190/site, based upon the Neet Appraisal, and seeks a Base Year Adjustment in this Special Application. (See Application, page 005)

#### **Comments:**

1) The Attachment 5 newspaper article referred to above indicates year 2000 site rents (in a rent controlled environment) of \$185 - \$370 in the park. Although the mathematical impact is difficult to determine as related to the overall outcome, such rents would appear to be inconsistent with the appraisal.

2) AH operated the park from 2000 until 2018 without seeking a Base Year Adjustment. Mr. Alpert (Application page 004) states that "It is clear that space rents must have been substantially below market." It seems that if it was really as clear as Mr. Alpert states, such an adjustment, if necessary, should have been requested 15-18 years ago.

3) The entire Base Year Adjustment suggestion by AH does not stand up to scrutiny. Their argument is based upon a 1/2 page analysis in the appraisal, but, in reality, they simply do not know the facts, have not provided the information, and have not made their case. It would be unfair to the residents to impose a Base Year Adjustment using the AH argument and data.

#### 4. UTILITY INCOME AND EXPENSE:

##### Background:

The basic issue with Utility Income and Expense (excluded by AH from the MNOI calculation since the systems have now be redone by the service provider) is that, in the past, AH has made a profit on the difference between what amounts are collected from residents and what amounts are paid by AH to service providers. This is because park owners were allowed by the California Public Utilities Commission to purchase electricity and gas 'in bulk wholesale' and resell it to the residents at (more or less) retail in recognition of the fact that the park owner had taken over the obligation to operate, repair and refurbish the energy systems from the serving utility. The logic behind this "differential discount" is that the profit on the sale of energy is to be used to maintain the park gas and electric systems. In 2017, as best as I can determine, AH collected about \$63,944.00 in energy revenues from residents and paid about \$49,856.00 in resident energy costs, a profit included in Gross Income of about \$14,088.00. However, in 2019, the serving utilities upgraded the electrical and gas systems, took back operational control of the energy systems and began direct billing (presumably at retail) the individual residents for their gas and electric service.

##### Comments:

1) Chapter 7 of the Rules provides for a Rent Adjustment based on Discontinuance or Reduction of a Service or Amenity. Anecdotaly, the residents have indicated that their monthly costs for electric and gas have increased since the service meters were installed.

2) A case could be made that such an increase could be a Discontinuance or Reduction of service, and would, effectively, be a rent increase to the residents. It would be difficult and time-consuming to calculate the precise financial impact of such an increase. The analysis is further complicated by the various cost breakdowns in the model, the common area utilities, and, possibly, costs associated with utility payments included in the rental income for 'Park Owned Homes'. Consequently, I have added to my MNOI calculation the 2017 discount "profit" made by AH (\$14,000.00) to reflect this 'increase' in rents.

## 5. OVERHEAD FEES, ADMINISTRATIVE FEE & BOND INTEREST:

### Background:

AH has included in the MNOI analysis a total of \$141,535.00 in additional costs for Valley View. The total includes \$53,000.00 which represents the first year installment of a 6 year program to charge the resident group "Recovery - Corporate Overhead Fees". AH also includes \$46,000.00 in "Parent Organization (Augusta Communities, LLC) administrative costs allocated to this park". Further, AH has included a total of \$43,000.00 in "Series A and Series B bond costs" passed through to the resident group. The Application resorts to convoluted mechanics and logic to justify these amounts. Both Mr. Alpert and Mr. McCarthy make a number of direct and indirect claims laying, they think, a ground work for inclusion of such costs in their analysis: (reference to Application pages):

Page 004 - AH has 'additional administrative costs than a typical small 'for profit' operation'; 'there is no down-payment which, in a private transaction, may allow an asset to operate at positive cash flow'; 'bond expenses . . . roughly equivalent to substituting for the equity'

Page 008 - 'for years it has been operating at negative cash flow.'

Page 407 - 'The Park was acquired through 100 percent financing (notwithstanding the fact that the debt was refinanced)'; 'property could not successfully operate if this debt obligation were disregarded under rent control.'

Page 652 - 'Refunding does not impact the analysis as the new bonds were issued to raise funds for the retirement of prior bonds and to fund the project'.

As discussed below, these statements are nonsense.

### Comments:

1) Notwithstanding this convoluted logic, AH misses the point. We can be reasonably confident that within the AH group of parks somewhere, such costs may well have been incurred. But the Valley View residents should not pay for such costs, ANY of such costs, since as noted above, AH probably had excess proceeds over what funds were necessary to pay off the RDA bonds of about \$1,500,000.00. In effect, AH is simply funding any of the Corporate Overhead Fees and the Administrative costs by money they have ALREADY received due to the refinance, and, at the same time, taking the position that the residents should also pay. That is nonsense.

2) In my opinion, charging the residents for Corporate Overhead and Administrative Costs is totally inappropriate and is merely saying "AH has a lot of overhead within its portfolio of parks owned, so let's see if we can get the residents to pay for it." AH owns the following parks: Hacienda Montclair, Montclair (204 sites); Villa del Arroyo, Moorpark (240); Mooney Manor, Visalia (170), Valley View, Yucaipa (75), Villa Montclair, Montclair (97) and Monterey Manor, Montclair (140). (Total 926 sites) It should be noted that the current AH Board President is also the former City Manager and RDA Executive Director of the City of Montclair.

3) The RRC should note that attempting to pass through Overhead and Administration costs is an effort to recover what AH claims are previously incurred costs during the period from 2012 (the bond refunding) to 2018 (the MNOI year under consideration) when no rent applications were deemed necessary to be filed by them. In other words, should the RRC approve this "retroactive recapture" attempt, the residents will potentially see that charge every year for SIX years. And I suspect, there would be additional charges incurred in each future year also. I also note use in the AH analysis of an excessively high interest rate of 2.83% in an interest rate market such as we are currently enjoying.

4) Regarding bond costs, Rules Section 4.0003 (D)(4)(a) states that "Operating Expenses [for purposes of MNOI] shall not include: a. Mortgage principal and interest payments, . . . , or any other debt service." AH goes through great leaps of logic (See comments made by Mr. Alpert and Mr. McCarthy above) to differentiate Non-profit corporations and their debt (with no cash equity) from the rest of the borrowing world. That, however, is a distinction without a difference. The truth is that AH, using as collateral a MH park they had owned for 12 years in a rent controlled environment, borrowed too much money, (they may have cross-collateralized Valley View with the other 3 parks in the refunding. Indeed, Mr. McCarthy, at page 652, states that they were cross-collateralized) and agreed to certain minimum rents in each park such that the A bonds have 1.3 coverage and the B bonds have 1.15 coverage (levels AH probably knew were impossible to achieve in Valley View). As mentioned above, if a 'for profit' park owner came before the RRC and pleaded that he had borrowed too much money on the park and wanted to have the residents help him pay his debt service, such 'for profit' owner would be run out of town on a rail.

5) In reality, bond financing is nothing more than a vehicle to access the capital markets, the same as the methods used by conventional lenders such as Freddie Mac, Fannie Mae and conduit mortgage companies. The underlying debt in both situations, bond and conventional, are based upon standard real estate documents conformed to the particular vehicle being used. Those documents include a Promissory Note and a Trust Indenture. Payments pursuant to those documents are mortgage payments (principal and interest). These payments are specifically excluded from the MNOI calculation, for the good reason that such financing is totally controlled by the park owner and can be manipulated to that park owner's advantage.

## **6. WOLF & COMPANY DECLARATION**

### **Background:**

I am familiar with Mr. Wolf and believe him to be a competent and well respected professional. I have read his Declaration and have no reason to doubt the validity of many of his comments.

### **Comments:**

1) However, Mr. Wolf's comments are not relevant to a Special Rent Adjustment Application such as this. There are approximately ten California non-profit affordable housing organizations owning and providing services to mobile home parks. Many if not all of them utilize tax-exempt bond financing, all have Regulatory Agreements focused on affordable housing requirements, and I suspect all such financings require Oversight Agents. Significantly, I know of no other non-profit that has ever sought a rent adjustment in a rent-controlled environment.

2) Notwithstanding the costs of services such as Mr. Wolf's, those costs pale into insignificance compared to the benefits non-profits receive by virtue of their privilege of not paying Federal and State income taxes and state and local real property taxes. Not only do the non-profits avoid the payment of such taxes, they also avoid the administrative costs of preparing and filing complete income tax returns (as opposed to informational returns they are required to file.)

3) Finally, tax-exempt bonds are regulated securities offered through the public capital markets. ALL have structuring and disclosure requirements to ensure that the principal and interest is paid and that the bonds are highly unlikely to go into default. An Oversight Agent, among other professional services, is required, since failure to comply with the

Regulatory Agreement requirements could cause the bonds to become taxable, incurring the wrath of investors, ICFA and the industry professionals. That means rating agencies and bond underwriters require that there be some mechanism for payment of such services. In this case, Mr. Wolf is probably paid out of the Administration Fund, which is part of the Restricted Funds held by U.S. Bank. The structure of tax-exempt bonds is that funds flow into the accounts via loan/mortgage payments and excess funds (plus interest earned on the \$6.5 million in restricted funds) over the debt service requirements are 'swept' into other funds, including the Administration Fund. In effect, Mr. Wolf is paid by the bank, acting as the bond trustee, not out of operating funds of AH.

## 7. MARKET RENTS AND CONTROLLED MARKET RENTS

### Background:

AH, as part of the Application, submitted an appraisal suggesting the 'market rental value' of homes in the park is \$500/site/mo, and that 'controlled market rental rates' (not a defined appraisal term) are \$450/site/mo. AH uses these numbers to partially justify their request for a Special Adjustment.

### Comments:

1) The appraisal's self-created "rent" values are not relevant to the Special Adjustment Application. AH is not in the 'market rent' or 'controlled market rent' business. Rather, for 18 years, they have, in Valley View, been in the "rent controlled low income affordable housing" business. This is clearly stated as their philosophy and Mission on their web site. (See Attachment 3). I also refer to the comments made by their consultant in the Press-Enterprise article (See Attachment 5). Their attempts to justify a change in the business plan are feeble at best.

2) For AH to expect that low, very low, and moderate income seniors can pay the Special Rent Adjustment (totaling \$228.00/site/mo) is ludicrous. Notwithstanding their gracious and somewhat disingenuous undefined offer to mitigate the rent increase for qualifying (whatever that means) residents, such a rent increase would likely result in massive disruption of the Valley View community.

## 8. SALE OF THE PARK

### Background:

Periodically, during discussions with the residents, AH has suggested that if the Special Application is not approved, the park cannot support itself and would have to be sold, presumably to an investor park owner. This, of course, terrifies the residents.

### Comments:

1) For various reasons, AH is unlikely to ever sell the park, and, I suspect, they know it.

2) In order to sell the park, Valley View (as an asset of the bond refunding) would have to be released from the financing, which require both the complete payment of that portion of the bond transaction attributable to Valley View (which is probably impossible for AH to accomplish given the large amount of debt on the park), and also require approval of 100% of the bond holders of the Series A bonds. I have, in the past, utilized tender offers to bond holders in order to obtain their concurrence with actions under the Trust Indenture. In this case, I doubt that 100% approval is ever going to happen, especially since bond holders would be faced with reinvesting their proceeds at current low interest rates.

3) Investors purchase parks based upon their investment value, which is typically based upon the NOI compared to the sale price. The sale price for Valley View, as a low income rent controlled park, is likely to be so low that AH, even if they did get bond holder approval, would not have the funds to pay off the current debt on the park.

4) AH is the non-profit equivalent of a coyote with it's foot in a trap which they probably never saw before they put their foot in it at the time of refunding. They did not have to include Valley View in the ICFA transaction, but the benefits apparently outweighed the risks. Scaring the residents by threatening to sell the park is inappropriate.

## 9. MNOI CALCULATION

### Background:

I have attached, as Attachment 4, a schedule showing a 'side by side' comparison between the MNOI model results prepared by Mr. McCarthy (which suggests a Monthly Space Rent Adjustment of \$245.29) and the MNOI adjustments prepared by myself, reflecting my comments above. My adjusted schedule, which assumes the accuracy of the Park's reported numbers, shows:

### Income Adjustments:

**Vacancy** - AH averages vacancy over 5 years, which results in a higher number. In light of the appraisal "comparables" showing 100% occupancy, I used the vacancy shown for 2018, which is \$3,602.00.

**Utility Income** - I added \$14,000.00 to revenue to reflect the indirect rent increase due to the utility upgrade, combined with direct billing to the individual residents.

**Write-offs** - I adjusted write-offs to 2018 actual, which was a positive \$845.00.

**Rental Homes** - I added back the Rental Home Income (net of delinquencies and repairs) - (\$199,190.00 less \$14,812.00 & 12,894.00) total \$91,484.00 in additional Gross Income.

### Expense Adjustments:

**Management Fee** - I increased the management fee to the amount shown in 2018 (\$22,332.00), due to the increase in revenue above.

**Bank Charges** - I adjusted bank charges to reflect a more, in my opinion, realistic number, rather, as I suspect, an allocation among the parks.

**S&P Fees** - I deleted S&P fees as being bond related (note that credit reports are shown separately).

**Overhead, etc.** - I removed the Overhead fee, the Administrative Fee, and the Debt Service on the bonds, based upon my analysis above.

**These adjustments change the \$53,176.00 loss shown by AH to an actual increase in NOI (to \$195,789.00), and show that AH is actually collecting \$31.34/site/mo MORE than the Ordinance would permit.**

## CONCLUSION:

The Special Application for AH rests on three pillars:

- 1) Excessive debt created on the property, in this case brought on by the 2012 bond financing;
- 2) Intentional exclusion of a large category of income relating to park owned homes; and
- 3) The alleged need to pass through to the residents Administrative Costs/Fee that AH claims to have 'loaned' Valley Village and requires reimbursement, in this case because AH is 'special'.

I don't believe that AH is special and I do not believe they are entitled to a Special Adjustment for ANY of the reasons above.

Thus, I think all the pillars collapse.

However, of greater overall significance is the precedent set by the RRC if the Special Application Adjustment is allowed to stand and the site rent increases passed to the residents. Most Special Adjustments apply only to the park specified in the Application. The three pillars noted above could apply to almost EVERY park in Yucaipa, and could set a precedent for EVERY park in Yucaipa to line up at the door of City Hall seeking their own Special Adjustment.

Finally, in this Application, given the specious arguments by AH (all of which, in my opinion, fail) reimbursement (however much it is spread over the future) for the Application costs is not warranted. Such reimbursement would simply encourage park owners and their advisors to 'take a shot at the RRC', knowing that the costs of such frivolous claims will be paid by the residents.

**Dated: April 13, 2020**

**[signed] Deane F. Sargent**

Deane Sargent

# ATTACHMENT 1

## DOCUMENTS REVIEWED:

Various letters from the City to Attorney Alpert  
Various letters from Attorney Alpert to City w  
Application/Submissions  
Minutes from 2/18/20 resident meeting w/ unaudited 2019 AH  
financials  
Loan Agreement, dated 8/1/2012- Ind Cities Fin Auth (ICFA) & AH  
Indenture of Trust, dated 8/1/2012 - ICFA & US Bank as trustee  
Audited Financial Statements, YE 12/31/2018 AH  
City of Yucaipa Administrative Rules, dated 8/26/2019  
City of Yucaipa MHP Rent Stabilization Program (Ordinance)  
Various documents furnished by VV residents - 2000-2020  
Various financial documents and projects - AH  
Real Estate Appraisal Report - John Neet, dated 9/17/2019  
Physical Needs Assessment - 2012  
Various City of Yucaipa documents regarding 2012 Refunding  
Program  
City of Yucaipa Annual Mobile home Park Registration - 2014  
AH Historical & Projected Operating Results & Explanation - 2013  
AH MNOI Schedule 2019, dated 5/2/2019 - \$249.75  
AH Unaudited Financial Report, 12 mo ended 12/31/2018  
AH Unaudited Financial Report, 12 mo ended 12/31/2014  
AH Annual Report Memo - 2007, dated 5/20/2008  
City of Yucaipa 2019 Annual Registration Summary - all parks  
AH Unaudited Financial Report, 12 mo ended 12/31/2013  
AH Resident Info - Cash Flow 2013-2019; Park Improvements 2003-  
2019 Rent comparison  
AH purchase announcement - 10/30/2000  
ICFA press release - Mooney Grove, Oct 2015  
Wesley Wolf email re S&U of 2012 refinancing - dated 2/28/2104  
Press Enterprise article, date unknown, about original 2000 purchase  
AH Balance sheet & Profit & Loss - 12/31/2018  
AH MNOI Schedule 2019, dated 5/2/2019 - \$245.28  
Supplemental Declaration - Michael McCarthy  
AH Bond Payment Transaction Report 2013-2018  
AH memo to Yucaipa City Council re Ordinance, dated 9/14/2009  
AH RRF Allocation  
AH Resident meeting minutes, dated 2/18/2020, including unaudited  
Financial Report for 12 months as of 12/31/2019

## ATTACHMENT 2

## DEANE SARGENT

Deane Sargent is Managing Director for Manufactured Housing Programs for PMC Financial Services, Medford, Oregon.

Mr. Sargent specializes in providing organizational assistance and financing to resident groups, nonprofit corporations, and affordable housing developers seeking to acquire, rehabilitate, refinance and construct manufactured home communities. He has provided consulting services and financing to approximately 40-50 resident and nonprofit (501c3) corporation purchase and refinancing transactions, representing approximately 3000-3500 home sites. He is currently involved in several transactions. He is a frequent speaker as an advocate for manufactured home park affordable housing.

Mr. Sargent has extensive experience as a real estate investment banker and multifamily housing lender. He has a B.S. in Economics from Miami University, Oxford, Ohio, and an M.B.A. in Accounting and Finance from the University of Denver.

Mr. Sargent has several credentials which reflect the experience he uses in his profession:

Certified Public Accountant (CPA) - Colorado (Inactive)

Supervisor with KPMG in Denver

National Association of Securities Dealers (NASD, now FINRA)(Inactive)

General Securities Representative - Series 7

Municipal Securities Representative - Series 52

Securities Principal - Series 24

Securities Financial & Operations Principal - Series 27

Oregon Mortgage Banker/Broker (Inactive)

California Commercial Real Estate Broker (Active - 01040463)

Mr. Sargent has used a variety of financing sources with his projects:

- Tax-Exempt Bonds
- HUD/FHA
- Freddie Mac
- Fannie Mac
- Mortgage Banker Conduits
- Commercial Banks
- Community Development Lenders
- Seller Carry Funding

Mr. Sargent has also served as an expert witness in proceedings involving manufactured home parks.

Mr. Sargent and his wife, Cora, relocated to Oregon after 23 years in Hillsborough, CA (San Francisco Bay Area). While in Hillsborough, Mr. Sargent served three terms as a Trustee of the Hillsborough City Elementary School District. He & his wife were named the 2004 Hillsborough Citizens of the Year.

[www.pmcfinancialservices.com](http://www.pmcfinancialservices.com)

Deane Fuller Sargent  
3165 Chandler Egan Drive  
Medford, Oregon 97504  
415-271-3919

March 2017

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Web site: [www.pmcfinancialservices.com](http://www.pmcfinancialservices.com)

## EXPERIENCE

**1992-Present: PMC Financial Services, Founder & Chief Managing Officer**  
**PMC provides solutions for complex, highly leveraged mobile home park project acquisitions and refinances through strategic partnerships with investment bankers, financial consultants and lenders**

- Conceived, developed and marketed unique financing programs for manufactured home parks providing leveraged purchase transactions for non-profit corporations, investor groups and resident groups.
- Completed 40-50 resident, investor, and not for profit purchase financings involving both first mortgage loans and individual loans (over 700 individual share loans).
- Currently exploring 6 MHP projects for non-profit or resident corporations.
- Financing sources included HUD, Fanny Mae, Freddie Mac, Conduit lenders, banks, community development lenders, owner financing

**1989-1992: Investment Banker, EVP - Asset Securitization Group**

- Developed programs to securitize assets for banks, thrifts, & mortgage lenders
- Managed secondary market access for these clients on an on-going basis.
- Directed the origination, private placement, and due diligence functions.

**1987-1988: Mortgage Banker and Lender, SVP - West Coast Operations**

- Supervised project origination & underwriting functions
- Managed 13 person west coast staff, closing 14 financing transactions
- Directed selection and presentation of projects for Loan Committee review/approval

**1980-1986: Investment Banker, Vice President and Stockholder**

- Managed over 100 tax-exempt municipal bond project financings.
- Created and implemented presentations to clients in western region
- Financing team volume ranked in top five for investment banks in US

**1977-1980: Real Estate Developer and Commercial Contractor,  
Partner/Owner**

**1975-1977: The Anschutz Corporation - Manager - Corporate Development/Planning**

**1970-1975: KPMG Peat Marwick - Tax Supervisor**

**1966-1969: US Army, 1<sup>st</sup> Lieutenant, Armored Cavalry - Distinguished Honor Graduate – OCS 18-67**

### EDUCATION

- **M.B.A. - University of Denver, 1970 Finance & Marketing**
- **B.S.B.A. - Miami University, 1966 Oxford, Ohio, Economics**  
Phi Gamma Delta, President  
Program Board, President  
Student Senate  
Outstanding Senior Fraternity Man
- **Professional education courses - Accounting, Investment Banking, Real Estate, Finance, appraisal**

### PROFESSIONAL DESIGNATIONS

- **Investment Banking**  
General Securities Principal, various series types  
(inactive)
- **Certified Public Accountant**  
AICPA, California Society of CPAs, Colorado CPA  
(Inactive) #2368
- **California Real Estate Broker - #01040463 (Active)**

### OTHER DATA

- **Hillsborough City Elementary School District, Hillsborough, CA, Board of Trustees - Elected 1993; Re-elected (unopposed) 1997 & 2001; President - 1997 & 2001; retired 2005**
- **Town of Hillsborough, CA Citizen of the Year – 2004**
- **Hillsborough Schools Foundation, Hillsborough, CA, President 1991 - 92, Treasurer 1990 – 91**
- **Eagle Scout, God & Country Award**

### PERSONAL

- Married - Cora Janet Eggleston - 1969
- Children - Elizabeth Ann (1976) currently in the ministry in San Diego; married to Robert Pipkin, Lt. Cmdr Naval Intelligence
  - James Andrew (1979) currently a Medical Doctor In the University of Texas System in Houston after 9 years at University of California, San Diego, and a 3-year Fellowship in Perinatology at Oregon Health & Science University, Portland, OR; married to Tiffany, Economics/math/econometrics Professor at San Diego State University and University of San Diego
- Hobbies - jogging (shuffling actually), acrylic painting, skiing, private pilot, genealogy, Spanish

File: Resume 2 DFS – Long Form.doc

# ATTACHMENT 3

Enter your email to receive news, updates & more



COMMUNITIES ABOUT RESIDENT SERVICES CONTACT US

### OUR PEOPLE

Augusta is managed and governed by professionals with vast experience in local government, redevelopment, housing and tax-exempt financing.

Lee C. McDugal  
President

Gary T. Limon  
Vice President

Chester K. Britt III  
Treasurer

Michael Landa  
Controller

Suzanne Taylor  
General Counsel

Chrissy Summerville  
Executive Assistant to President

Rebecca Taylor  
Executive Assistant to Treasurer

Vanessa Hatch  
Executive Assistant to Controller  
Executive Assistant to General Counsel

**Augusta Communities is a non-profit housing organization that was founded in 1998 to provide affordable housing opportunities for households of modest means through the acquisition, rehabilitation or preservation of existing mobilehome park communities.**

Unlike for-profit owners, Augusta Communities does not make rent, maintenance, capital improvement or other ownership decisions based on optimizing profits. We make these decisions based on how we can make our communities cleaner, more stable, and enjoyable places to live, while keeping our focus on affordability.

Augusta Communities is particularly sensitive to the impact rent increases can have on the homeowners living in our mobilehome parks. In our parks, rent increases are often lower than permitted under local rent control ordinances. We also offer rent subsidies to qualified households because protecting residents from large or unanticipated rent increases is important.

Augusta Communities is actively involved in bettering our neighborhoods and enriching the lives our residents. We build playgrounds, provide home improvement assistance, give away school supplies, offer scholarships, and sponsor summer camps, and staff nutritional, social and recreational programs for residents of all ages.

### MISSION STATEMENT

**"To be the non-profit housing organization of choice for resident citizens, principals, investors and partnering agencies by committing to provide stable, affordable, community-integrated housing through acquisition, preservation and rehabilitation."**

### CORE VALUES

- Integrity
- Accountability
- Compassion
- Citizenship
- Leadership

# Growing Caring Neighborhoods



Augusta Communities

# 040

# ATTACHMENT 4

**VALLEY VIEW MNOI INCOME ANALYSIS**

File: Valley View MNOI RRC Hearing – 2020

RENT/site/mo/avg	\$ 316.48			
	AUGUSTA HOMES		SARGENT ANALYSIS	
	2018		2018	
YEAR	McCarthy Model		BOLD = COMMENTS	
SOURCE	AH Internal NORMALIZED			
AH Audited-Per Res Handout	2018 Audit			
<b>Income</b>				
Rental Income	\$ 422,725	\$ 284,832	\$ 284,832	
Late Fees		\$ 1,265	\$ 1,265	
Laundry		\$ 318	\$ 318	
RV Storage		\$ 532	\$ 532	
PassThru-Paramedic-2004		\$ 3,229	\$ 3,229	
PassThru-Rent Control Fees		\$ 2,339	\$ 2,339	
Vacancy		\$ (10,193)	\$ (3,602)	
Write-offs		\$ (1,295)	\$ 845	
<b>Utility Income</b>			\$ 14,000	
Elect				
Gas				
Trash				
Water				
Sewer				
Cable				
Total		\$ 281,027		
<b>Misc</b>				
RV Rental				
Rental Homes/apt			\$ 119,190	
Delinquencies-Parkowned homes			\$ (14,812)	
<b>TOTAL INCOME</b>	\$ 422,725	\$ 281,027	\$ 408,136	
<b>Expenses</b>				
<b>Payroll</b>		\$ 28,348	\$ 28,348	
Payroll Taxes		\$ 5,784	\$ 5,784	
WorkersComp/ADP		\$ 7,005	\$ 7,005	
Benefits		\$ 5,075	\$ 5,075	
<b>Utilities</b>				
Elect-common		\$ 7,460	\$ 7,460	
Gas-common		\$ 1,773	\$ 1,773	
Electrical				

Gas			
Trash	\$	6,734	\$ 6,734
Water	\$	3,342	\$ 3,342
Sewer	\$	37	\$ 37
Cable TV	\$	884	\$ 884
Total			
<b>Repairs &amp; Maint</b>	\$	3,247	\$ 3,247
Key Services	\$	212	\$ 212
Pest Control	\$	551	\$ 551
Signage	\$	202	\$ 202
Street Lighting	\$	589	\$ 589
Vehicle Maint	\$	10	\$ 10
HVAC Repairs	\$	301	\$ 301
Small Tools	\$	2,208	\$ 2,208
Repairs	\$	78	\$ 78
Cleaning/Janitorial	\$	1,251	\$ 1,251
Labor	\$	30,761	\$ 30,761
Housing	\$	9,903	\$ 9,903
Landscaping	\$	14,033	\$ 14,033
Addl: rental Maint			
Insurance	\$	9,029	\$ 9,029
Property Taxes	\$	7,145	\$ 7,145
San Bern Prop Tax Exempt			
City Rent Control Fees			
IRS Audit & Gov Compliance			
Licenses,fees,permits			
Audit fees/Acct, et. al.	\$	3,406	\$ 3,406
Billing Service	\$	1,488	\$ 1,488
Meetings&Conf	\$	832	\$ 832
Dues & Subscriptions	\$	1,006	\$ 1,006
Licenses & Fees	\$	6,021	\$ 6,021
Licenses & Fees			
Legal	\$	3,876	\$ 3,876
Management Fee	\$	14,051	\$ 22,332
Resident Relations	\$	1,707	\$ 1,707
Advertising & Promo			
General & Admin			
Postage	\$	682	\$ 682
Bank Chgs	\$	1,451	\$ 700
Credit Reports	\$	174	\$ 174
S&P Fees	\$	745	\$ -
Office Supplies & Expense	\$	1,440	\$ 1,440
Telephone	\$	4,539	\$ 4,539
Auto Travel	\$	136	\$ 136
Pool Maint	\$	1,057	\$ 1,057

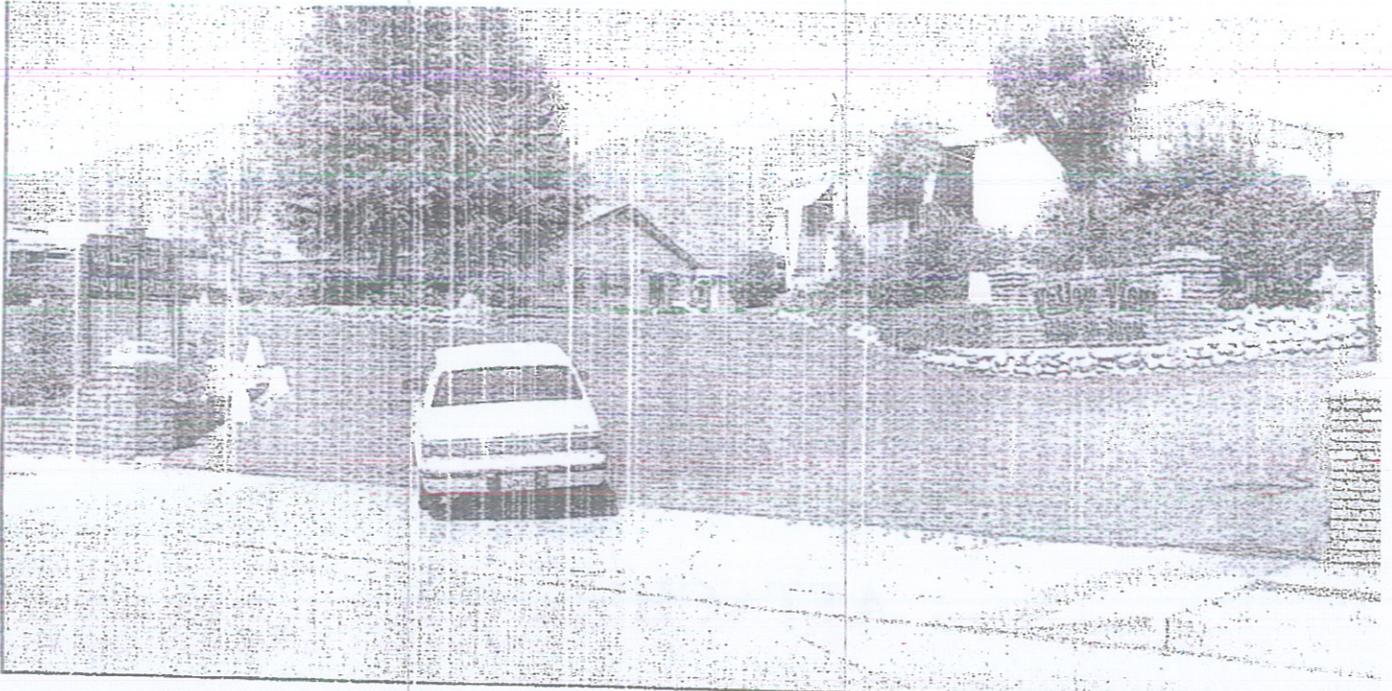
Security	\$	347	\$	347
Street Maint	\$	237	\$	237
Amortization	\$	153	\$	153
Depreciation				
Operating Supplies	\$	3,158	\$	3,158
Outside Services	\$	200	\$	200
Park-Owned Maintenance			\$	12,894
<b>TOTAL EXPENSES</b>	\$	287,390	\$	192,668
			\$	212,347
<b>Bond Ex &amp; Loans</b>	\$	24,143		
<b>NOI</b>	\$	111,192	\$	88,359
			\$	195,789
<b>Memo Items</b>				
Overhead fees	\$	52,680	\$	-
Administrative Fee	\$	45,762	\$	45,762
Capital Expend	\$	44,759		
Debt Service/Interest	\$	94,254	\$	41,965
Sub Debt Interest			\$	1,128
Bond Ex & Loans				
Fees Due Other Parks				
Unknown	\$	-		
	\$	184,775	\$	141,535
<b>Excess (short) Revenues</b>	\$	(73,583)	\$	(53,176)
			\$	195,789

Monthly Space Adjustment Per Ordinance				
Base Year NOI	\$	86,888		
Factor		1.26		
NOI as of Oct 1998 (entitlement)	109444	\$	109,479	
Current CPI		271.53		
Divided by unknown number		158.8		
Increase		71%		
Times CPI Factor-Ordinance		0.8		
CPI since 1996		0.530714		
NOI Entitlement (above)		\$	109,479.00	
Current Entitlement - 2019		\$	167,581.04	\$
<b>Add current NOI (profit) loss</b>		\$	53,176	\$
Park NOI Adjustment		\$	220,757.04	\$
Number of sites		75	\$	75
Number of months		12	\$	12
<b>Monthly Space Rent Adjustment</b>		\$	245.29	\$
				\$
				(31.34)

**AH Reconciliation**

Normalized Income (way above)	\$	284,832
MNOI Rent Adjustment	\$	251,434
<b>Adjusted Rent</b>	<b>\$</b>	<b>536,266</b>
Other Income (unknown)	\$	(3,804)
<b>Total Adjusted Revenue</b>	<b>\$</b>	<b>532,462</b>
Expenses per above		
Total Expenses	\$	192,668
Add: admin/overhd	\$	141,535
	<b>\$</b>	<b>334,203</b>
NOI after Rent Adjustment	\$	198,259
NOI above (loss + increase)	\$	(53,176)
	<b>\$</b>	<b>251,435</b>
Number of sites		75
Number of months		12
<b>Monthly Space Rent Adjustment</b>	<b>\$</b>	<b>279.37</b>

# ATTACHMENT 5



The city of Yucaipa is lending a helping hand so that the Valley View Mobile Home Park can convert to nonprofit status. The change has been welcomed by many park residents.

William Wilson Lewis III / The Press-Enterprise

# Mobile-home park to go nonprofit

► The change in ownership may aid upkeep and ease rent hikes at the Valley View facility in Yucaipa.

By Jeremy Berzon  
The Press-Enterprise

## YUCAIPA

In a move that experts say is becoming increasingly common in California, a Yucaipa mobile-home park is in the process of being purchased by a nonprofit group under a deal administered by the city.

Last month, the Yucaipa City Council, acting as the city's Redevelopment Agency, voted unanimously to help Valley View Mobile Home Park convert to nonprofit status by issuing bonds for the park's sale, as well as giving a \$55,000 grant to help run the park.

The sale of the park, on Sixth Street near Wildwood Canyon Road, could be completed in about 45 days, said Yucaipa's Community Development Director John McMains.

Residents say they are delighted by the change. They say that the pending conversion to nonprofit status may bring smaller rent increases, better maintenance and a permanent ban on those younger than age

55 living in the park.

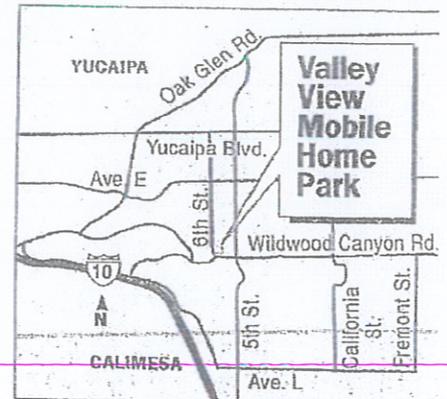
"I see every advantage for us," said George Gendron, 63.

The sale fits a trend in California, said George Turk, president of the Westridge Group, a Costa Mesa consulting firm that is helping Augusta Homes, the nonprofit agency buying the 77-space park in Yucaipa.

Last year, with the help of government agencies, mobile-home parks in Pedley and Montclair were converted to nonprofit status in deals aided by the Westridge Group, Turk said. And in 1998, another Yucaipa mobile-home park, El Dorado Palms, converted to nonprofit under a similar arrangement.

"My firm has done 15 (in the state) in the last three years," Turk said. "This is kind of the way these things are going. This is the cheapest and the best way for a city to make a mobile-home park affordable and put nonprofit ownership in."

According to Turk and other conversion proponents, by removing the profit incen-



The Press-Enterprise

five, more money is put into maintaining the parks, residents have more of a say running them and rent increases occur less frequently.

While the nonprofit owners will still be able to raise rents in order to keep up with inflation, they will not be able to raise rents in order to make a profit on the park, officials say.

"The object isn't to make money," said  
Please see MOBILE, B-2

## MOBILE

Continued from B-1  
John McMains, Yucaipa's community development director. "The object is to maintain the status quo, which is to maintain a nice park."

According to a city report on the mobile-home park, monthly rents there currently range from \$135 to \$370.

Rose Bertrand, a resident of El Dorado Palms Mobile Home Park, said she has gotten inflation-based rent increases since the park went nonprofit in 1998. But she said that there has been a noticeable difference in maintenance. "We're getting our park in shape now," Bertrand said. "Before, our streets were badly in need of repair. Our trash areas have been redone. Everything has improved. So far, so good."

Under the deal in Yucaipa, the Redevelopment Agency is issuing \$1.1 million in tax-exempt bonds. The bonds will be paid back to the city from rent fees. McMains said that because the bonds are issued through a public agency and tax exempt, the agency buying the

property will have less money to repay than if it borrows money from a bank. In addition, the Redevelopment Agency is giving the nonprofit group a \$55,000 grant to run the park.

Deals in which government agencies administer the sale of a mobile-home park to a nonprofit firm began after state legislators enacted a new law about five years ago, Turk said. That law allows redevelopment agencies to issue bonds on behalf of nonprofit mobile home corporations, he said.

The deal is good for the city, officials say, because it helps Yucaipa's Redevelopment Agency fulfill its state-mandated obligation of spending at least 20 percent of its revenue on low- or moderate-income housing. Forty-six spaces in the park will be designated as "low" or "very low" income during the 30-year life of the bond. In San Bernardino County, a household of two needs to make less than \$30,350 a year to be considered low income and \$19,000 or less to be considered very low income, Turk said.

Turk said that residents stand to benefit because the nonprofit owners must put revenue from the park

back into the facility. In some instances, for-profit park owners have requested rent hikes, beyond standard inflation-based increases, because they say they are not getting a fair rate of return on their park. Those types of rent increases will not occur on parks owned by nonprofit companies, Turk said.

An additional advantage of having the park become nonprofit is that the new owners have agreed to keep a current park rule that allows only those 55 and older to live there.

"I prefer that," Gendron said. "Most people 55 and up have grown children who have left the nest. There are no little children running around loose."

Valley View residents say they feel more comfortable with a nonprofit buying their than with a company trying to make money.

"If a private party bought it, they'd want to see what kind of cash receipts it brought in every month," said Bill Morgan, 66. "If it didn't suit their fancy, they may go to the council and ask to jack up the rent."

Jeremy Berzon can be reached at [jberzon@pe.com](mailto:jberzon@pe.com) or at (909) 792-7247.

## ATTACHMENT 6

---

From: "Wesley Wolf" <weslev@wolfco.net>  
To: !  
Cc: "wesley Wolf" <wesley@wolfco.net>  
Sent: Friday, February 28, 2014 4:26 PM  
Attach: ICFA\_August numbers.pdf  
Subject: ICFA Augusta Pool Financing-including Valley View MHP

: Attached are the sources and uses from the 2012 bond financing which includes your Valley View MHP. As you can see from the numbers the only amount available for repair and replacement is the \$1,051,586. The repair and replacement fund is an aggregate fund with no allocation per park. If you have any questions as you review these numbers please do not hesitate to call. Have a most enjoyable weekend. Wesley

Wesley R. Wolf  
Wolf & Company Inc  
1100 S. Flower Street  
Suite 3300  
Los Angeles, CA 90015  
<http://www.wolfhousing.com>  
[Wesley@wolfco.net](mailto:Wesley@wolfco.net)  
213 744 0437  
FAX: 213 741 0519  
Cell: 949 235 0525

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FAX: 213 741 0519  
Cell: 949 235 0525

refinance  
info

2012

2/28/2014

050

\$20,125,000  
 INDEPENDENT CITIES FINANCE AUTHORITY  
 MOBILE HOME PARK REVENUE REFUNDING  
 BONDS (AUGUSTA COMMUNITIES MOBILE HOME  
 PARK POOL) SERIES 2012A

\$785,000  
 INDEPENDENT CITIES FINANCE AUTHORITY  
 MOBILE HOME PARK SUBORDINATE REVENUE  
 REFUNDING BONDS (AUGUSTA COMMUNITIES  
 MOBILE HOME PARK POOL) SERIES 2012B  
 (FEDERALLY TAXABLE)

**ESTIMATED SOURCES AND USES OF FUNDS**

Following are the estimated sources and uses of funds for the financing.

	Series A Bonds	Series B Bonds
<b>Sources:</b>		
Principal Amount of Series A Bonds	\$20,125,000.00	
Principal Amount of Subordinate Series B Bonds		\$785,000.00
Original Issue Premium	\$407,788.00	
Total Sources of Funds	\$20,532,788.00	\$785,000.00
<b>Uses</b>		
Original Issue Discount		\$14,436.15
Underwriter's Discount	\$402,500.00	\$15,700.00
Project Fund <sup>(1)</sup>	\$17,889,613.77	
Series A Bonds Debt Service Reserve Fund <sup>(2)</sup>	\$1,189,087.50	
Subordinate Series B Bonds Debt Service Reserve Fund <sup>(3)</sup>		\$78,500.00
Cost of Issuance Fund <sup>(4)</sup>		\$676,363.85
Repair and Replacement Fund	\$1,051,586.73	
Total Uses of Funds	\$20,532,788.00	\$785,000

- (1) Proceeds of the Series A Bonds in an amount equal to \$17,889,613.77 will be transferred at closing to escrow funds established with the Prior Trustees in connection with the redemption of the Prior Bonds.
- (2) Established solely for the security of the Series A Bonds in an amount equal to the initial Series A Bonds Debt Service Reserve Fund Requirement.
- (3) Established for the security of the Subordinate Series B Bonds as set forth in the Indenture in an amount equal to the initial Subordinate Series B Bonds Debt Service Reserve Fund Requirement.
- (4) Includes Issuer, Trustee, legal, financial advisory, printing fees and other miscellaneous costs of issuing the Bonds.

20,532,788.00  
 785,000.00  
 21,317,788.00

# ATTACHMENT 7

2

CASH FLOW	2013		2014		2015		2016		2017		2018		2019	Total	Average
	Audited	Projected	Audited	Projected	Audited	Projected	Audited	Projected	Audited	Projected	Audited	Projected			
Valley View	375,825	393,661	422,772	427,437	438,175	422,725	425,736	415,190	2,906,332						
Operating Income	251,995	261,774	281,399	268,782	326,932	287,590	267,563	277,985	1,945,897						
Operating Expense	102,393	94,163	94,160	94,231	94,296	94,254	94,105	95,372	667,602						
Debt Service	1,500	4,441	10,883	23,918	24,049	24,143	40,964	18,557	129,898						
Board Exp & Loans	19,938	33,282	36,330	40,506	(7,164)	16,938	23,104	23,276	162,935						
Net Income	41,871	42,542	43,091	43,650	44,526	45,762	47,586	44,147	309,028						
Administration Loan	37,509	101,510	80,769	42,170	157,904	44,759	15,800	68,632	480,421						
Park Improvements	(59,442)	(113,770)	(87,530)	(45,314)	(209,594)	(73,583)	(40,282)	(89,502)	(626,514)						
Cash Flow															

The conversion for the gas and electric were paid for by a program offer by the state of Calif for inla. She asked nothing out of pocket for August.

Park Improvement Summary (2003-2019)	Total	Per Space
Park Improvements	277,286	3,601
Rental Homes	367,379	4,771
Electric Conversion BTM - excluding SCE main line	485,351	6,934
Gas Conversion BTM - excluding SCG main line	241,215	3,716
<b>TOTAL IMPROVEMENTS</b>	<b>1,371,231</b>	<b>17,808</b>

TOTAL CONVERSION	Total	Per Space
	726,566	10,150

	Average Base Rent	Amount Higher than Valley View
All Long-Term Lease	\$440	+\$124
All Non-Profit Rent Control - No Valley View	\$417	+\$101
All Non-Profit Rent Control	\$392	+\$76
Senior Long-Term Lease	\$382	+\$66
All LTL and MTM Rent Control	\$376	+\$60
Senior Non-Profit Rent Control	\$372	+\$56
Senior Rent Control	\$368	+\$52
All Rent Control	\$364	+\$48
Valley View Rent Control	\$316	

Individual Non Profit Parks	Average Base Rent	Amount Higher than Valley View	Rank (out of 42 parks)
Rentals Del Sol	\$442	+\$125	5
El Dorado	\$428	+\$111	7
Grandview East	\$383	+\$67	11
Valley View	\$316		32

# ATTACHMENT 8

## ESTIMATED COST SUMMARY

	Description	Immediate Year 1	Middle Years (2-10)	Long Term Years (11-40)
--	-------------	------------------	---------------------	-------------------------

**Sites:**

1	Asphalt re-paving and slurry seal coat		\$60,000.00	\$100,000.00
2	Sewer system hydro-jet	\$750.00	\$10,000.00	\$40,000.00
3	Replacement of water distribution system		\$150,000.00	\$100,000.00
4	Electrical Preventative Maintenance (PM)	\$7,000.00	\$10,000.00	\$18,000.00
5	Replacement of electrical system (sp. 1-74)		\$200,000.00	\$180,000.00
6	Replacement of gas system (sp. 1-74)		\$100,000.00	\$150,000.00

**Buildings:**

6	Paint exterior (all buildings)		\$8,000.00	28,000.00
7	Clubhouse building appliances		\$10,000.00	
8	Repainting all clubhouse interiors		\$10,500.00	\$22,000.00
9	Replace all flooring		\$8,000.00	\$20,000.00
10	Pool deckwork and coping		\$35,000.00	

<b>Estimated Total Costs</b>		<b>\$7,750.00</b>	<b>\$601,500.00</b>	<b>\$658,000.00</b>
		YEAR {1}	YEARS (2 -10)	YEARS (11 - 40)

# ATTACHMENT 9

PARK SPACES  
Source: 2019 Annual Registration

BASE RENTS  
LONG-TERM LEASE (LTL) SPACES  
Source: 2019 Annual Registration

RAISE RENTS  
RENT CONTROL SPACES  
(\*\*Source: 2019 Adjusted Space Rents (CPI Inflation))

Address	Type	Total Spaces	Park Owned	LT Leases	Rent Control	Vacant Pads	PO Vacant Coaches	RO Vacant Coaches	LTL High Base Rent	LTL Low Base Rent	LTL Average Base Rent	RC High Base Rent	RC Low Base Rent	Average Base Rent	RC Average	Above/Below Valley View Base Rent	Over/Under VV Rent
12151 Fremont St	3	134	4	0	110	0	0	0	0	0	525	551	522	548	231	73.1%	
35918 Avenue G	2	70	9	37	29	0	2	0	602	250	525	551	380	527	210	65.6%	
10080 Bryant Street	2	256	2	0	294	0	1	0	0	0	525	551	444	495	178	56.3%	
33500 Collins Blvd	3	136	67	0	123	139	1	0	0	0	525	551	457	463	145	45.2%	
12811 4th Street	4	132	4	0	182	0	0	0	0	0	525	551	320	442	125	39.5%	
10692 Bryant Street	4	152	1	0	151	0	0	0	0	0	525	551	380	438	122	39.5%	
35918 Bryant Street	4	217	2	0	215	0	0	0	0	0	525	551	355	425	111	35.1%	
12592 2nd Street	3	81	1	0	80	0	0	0	0	0	525	551	374	400	83	26.3%	
36862 Yucotpa Blvd	3	110	9	0	101	5	0	0	0	0	525	551	392	390	71	23.3%	
13574 California St	2	87	35	0	52	12	5	0	0	0	525	551	381	384	67	21.3%	
13075 2nd Street	4	99	2	0	97	1	0	0	0	0	525	551	370	395	67	21.0%	
13050 2nd Street	4	111	20	14	77	4	2	2	528	317	407	622	308	383	65	20.9%	
12941 2nd Street	4	124	40	19	65	2	5	0	494	399	398	455	315	377	61	19.3%	
13695 5th Street	4	83	16	0	67	2	0	0	0	0	525	551	347	376	60	17.0%	
12830 6th Street	4	82	0	0	82	0	0	0	0	0	525	551	355	370	54	17.0%	
35911 Avenue E	3	85	48	0	37	0	14	0	0	0	525	551	374	330	51	16.3%	
12821 4th Street	3	55	29	0	30	0	2	0	0	0	525	551	470	280	51	16.2%	
12720 2nd Street	3	51	0	0	51	0	0	0	0	0	525	551	405	344	51	15.2%	
34647 Yucotpa Blvd	4	45	0	26	20	0	0	0	750	400	579	365	343	365	48	15.2%	
12901 5th Street	4	93	82	0	11	0	15	0	0	0	525	551	325	355	42	13.9%	
12710 3rd Street	4	104	0	85	19	0	0	1	797	395	545	358	352	350	41	13.1%	
31316 Avenue E	4	159	3	118	38	0	0	0	397	501	258	408	330	355	35	12.1%	
12874 California St	3	97	19	0	72	0	5	0	0	0	525	551	359	331	27	8.5%	
34180 Countryline Rd	3	137	4	0	133	0	1	0	0	0	525	551	343	310	26	8.4%	
12813 7th Street	3	96	45	0	51	0	7	0	0	0	525	551	356	293	26	8.2%	
12650 4th Street	3	60	0	0	60	0	0	0	0	0	525	551	339	326	18	5.6%	
12414 4th Street	3	109	100	0	9	0	23	0	0	0	525	551	337	325	17	5.5%	
12720 5th Street	4	149	4	105	13	1	0	0	333	505	324	348	316	334	17	5.4%	
12650 Bryant Street	3	129	9	18	102	2	0	0	291	247	259	359	316	333	17	5.3%	
12650 California St	3	72	41	0	31	19	0	0	0	0	525	551	336	291	6	1.7%	
12177 3rd Street	3	78	2	0	75	0	0	0	0	0	525	551	317	317	1	0.2%	
12508 5th Street	3	73	18	0	52	0	0	0	0	0	525	551	326	271	0	0.0%	
12888 California St	3	92	5	0	27	0	0	0	0	0	525	551	351	287	-7	-1.1%	
12726 California St	3	77	15	0	62	1	4	0	0	0	525	551	351	271	-3	-1.1%	
34111 Wildwood Cyn	3	147	1	0	146	0	0	0	0	0	525	551	346	321	-15	-4.6%	
12650 2nd Street	3	70	1	0	69	0	0	0	0	0	525	551	331	278	-25	-7.1%	
34128 County Line Rd	3	128	82	0	-8	0	11	0	0	0	525	551	336	247	-26	-8.0%	
12681 2nd Street	3	56	14	0	42	0	2	0	0	0	525	551	316	260	-11	-3.2%	
12300 4th Street	3	86	65	0	21	0	4	0	0	0	525	551	323	271	-45	-14.3%	
12029 5th Street	3	79	21	0	52	1	3	0	0	0	525	551	330	248	-65	-19.5%	
12367 4th Street	3	76	0	71	0	0	0	0	515	511	563	0	0	-316	N/A		

4015

Total Spaces: 7,266

3,318

3,937

2,015

\$4

\$3

\$0

\$5

# ATTACHMENT 10

**Augusta Homes  
Balance Sheet**  
As of December 31, 2018

	Corporate- ACLLC	Valley View	TOTAL
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
1110 Checking - Park		22,347.46	22,347.46
1117 Cash on Hand		0.00	0.00
1118 FRB ACLLC	305,134.43	0.00	305,134.43
1123 ACLLC Money Market	617.99		617.99
1130 Petty Cash		200.00	200.00
<b>Total Bank Accounts</b>	<b>\$ 305,752.42</b>	<b>\$ 22,547.46</b>	<b>\$ 328,299.88</b>
<b>Other Current Assets</b>			
1120 Payroll Clearing		0.00	0.00
1128 ACLLC Schwab	542,135.64		542,135.64
1131 Unrealized Investment Gain/Loss	-763.95		-763.95
1147 Reserve Funds in Transit	0.00		0.00
1148 Impound - Operating Fund		11,300.00	11,300.00
1153 Prepaid Expenses		0.00	0.00
1154 Prepaid Insurance		4,173.43	4,173.43
1170 Admin Fee Receivable	0.00		0.00
1171 Resident Relation Fee Recievable	0.00	0.00	0.00
1172 Corporate Receivable	59,544.50		59,544.50
1174 Rebate Receivable	0.00		0.00
1176 Rent Receivable		1,077.58	1,077.58
1355 Due from Haven Mgmt		15.36	15.36
<b>Total Other Current Assets</b>	<b>\$ 600,916.19</b>	<b>\$ 16,566.37</b>	<b>\$ 617,482.56</b>
<b>Total Current Assets</b>	<b>\$ 906,668.61</b>	<b>\$ 39,113.83</b>	<b>\$ 945,782.44</b>
<b>Fixed Assets</b>			
1510 Coach Inventory Sp 2		51,813.25	51,813.25
1511 Coach Inventory Sp 3		49,730.35	49,730.35
1512 Coach Inventory Sp 4		24,686.00	24,686.00
1513 Coach Inventory Sp 26		10,711.10	10,711.10
1514 Coach Inventory Sp 53		11,152.11	11,152.11
1515 Coach Inventory Sp 67		36,367.50	36,367.50
1516 Coach Inventory Sp 52		18,168.06	18,168.06
1517 Coach Inventory Sp 23		66,419.00	66,419.00
1518 Coach Inventory Sp 21		63,619.00	63,619.00
1519 Coach Inventory Sp 29		12,202.63	12,202.63
1901 Land		765,000.00	765,000.00
1902 Land Improvements		72,226.50	72,226.50
1903 Buildings		476,081.64	476,081.64
1904 Furniture & Fixtures		250,000.00	250,000.00
1905 Sewer System		5,782.50	5,782.50

399,869.92

059

# ATTACHMENT 11

**Valley View Minutes of Meeting**  
1<sup>st</sup> Bi-annual Resident Meeting on Tuesday, February 18, 2020

Staff Present:

Vanessa Hatch – Augusta Communities

Christine Godinez – Haven Management

Number of residents present for sign-in: 17

**Call to Order**

The meeting was called to order at 5:30 PM by Program Manager – Community Services, Vanessa Hatch. Vanessa welcomed residents. She then introduced herself and Christine Godinez. Vanessa also went over the Meeting Rules of Order.

**Resident Services Update**

Vanessa shared that Sound the Alarm program would be on Saturday, March 28<sup>th</sup>. In partnership with the City of Yucaipa, the Red Cross, and volunteers the program will come to the park and install smoke detectors. There will also be fire safety education. Residents will be receiving more information soon. Handouts on emergency preparedness and fire safety were made available to residents at the meeting.

Vanessa also shared that Valley View celebrated its 50<sup>th</sup> Anniversary. Valley View was established in 2019 and in celebration, Augusta handed out goody bags filled with candy, cookies and an ornament in December.

The holiday lights contest was a great success! Congratulations to all. The winners were:

- 1<sup>st</sup> place – Space 38
- 2<sup>nd</sup> place – Space 18
- 3<sup>rd</sup> place – Space 67

Congratulations also went out to Ms. Steinlight at space 49. She was the winner of the Good Neighbor Award and her house was painted for free.

On December 3<sup>rd</sup> a cooking class was held at the clubhouse for residents. Residents cooked up delicious gumbo and beignets. Fun was had by all.

The holiday was well attended. Residents enjoyed the meal and the company.

Vanessa announced that the California Department of Housing and Community Development (HCD) is extending their Fee and Tax Waiver Program until December 30, 2020. Your home is your safety and security. Getting registration and title protects you and your family today and tomorrow.

The Register Your Mobilehome California: A Fee and Tax Waiver Program may be able to help.

You may be able to waive past due fees and taxes if:

- Your mobilehome/manufactured home was registered with the California Department of Housing and Community Development (HCD) in the past by another owner, and
- Your mobilehome/manufactured home was not previously registered in your name. (You are not eligible if you already have title and past registration.)

Determine if you're eligible for the

by going to

or see the attached

flyer.

Vanessa also gave an update on the MNOI application. The application has been submitted to the City of Yucaipa. The application is 982 pages and is available to review at the city representative's home. The city representative is Dale Davenport, Space 33. There is also a copy in the clubhouse. Hearings should be announced for some time in March or April. Residents will be notified.

#### **Management Update**

Christine updated residents about the capital improvement projects for 2019. Driveways have recently been repaired. The pool piping was repaired. Lighting was also repaired.

Christine passed out copies of the unaudited financial operation report for the twelve months ending December 31, 2019 (unaudited). This report focuses on park income and expenses as compared to budget. The report is not a complete financial statement.

#### **Adjournment**

Vanessa closed out the meeting by adjourning at 6:00 pm. All residents in attendance were entered into a prize drawing. There were three winners. The three prizes were a smoke alarm, a Sawyer Mini Filtration System, and a \$10 Starbucks Card. All attendees were invited to enjoy a complimentary dinner catered by Arteaga's.

**The next biannual resident meeting is scheduled to take place on Tuesday, August 11, 2020.**

**Valley View MHP****Financial Report for the Twelve months ending December 31, 2019****(Unaudited)**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
<b>Income:</b>			
Space Rental Income	222,832	214,676	8,156
Other Rental Income	126,620	118,963	7,657
Utility Income	72,860	70,932	1,928
Miscellaneous Income	8,848	7,044	1,804
<b>Total Income</b>	<u>431,160</u>	<u>411,615</u>	<u>19,545</u>
<b>Expenses:</b>			
Payroll	81,533	78,964	(2,569)
Utilities	84,503	90,504	6,001
Repairs & Maintenance	46,543	44,880	(1,663)
Insurance	6,759	10,776	4,017
Property Taxes	6,496	5,540	(956)
License, Fees & Permits	7,399	5,188	(2,211)
Legal	990	2,400	1,410
Management Fee	23,124	22,668	(456)
Resident Relations	5,265	4,080	(1,185)
General & Administrative	16,819	14,280	(2,539)
<b>Total Expenses</b>	<u>279,430</u>	<u>279,280</u>	<u>(150)</u>
<b>Net Operating Income</b>	<u>151,731</u>	<u>132,335</u>	<u>19,396</u>

# TAB F



March 9, 2020

Valley View Mobilehome Park Residents  
12995 6<sup>th</sup> Street  
Yucaipa, CA 92399

Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application – Valley View Mobilehome Park

Dear Resident:

This letter is intended to advise you that the owner of Valley View (VV) Mobilehome Park (Applicant) has submitted a MNOI/Readjusted Base Year NOI Application (Application) to the City of Yucaipa.

Please be advised that the MNOI/ Readjusted Base Year NOI Application Hearing is set for Wednesday, May 27, 2020, based on the availability of all parties involved. The public hearing will begin at 9:00 a.m. in the Yucaipa City Hall Council Chambers located at 34272 Yucaipa Boulevard, Yucaipa, California, 92399. Please be further advised that you have the right to appear and speak at the public hearing, before the Mobilehome Rent Review Commission, regarding the application.

In accordance with the Yucaipa Municipal Code §15.20.105(E)(1) you, as a resident, have the right to submit written, documentary and photographic responses to the Application to the Rent Administrator within 20 calendar days of the date of this notice. If you have evidence that you would like the Rent Review Commission to consider, five (5) copies of any written opposition, along with an electronic copy (jpeg or pdf format) must be submitted to the Rent Administrator and one copy to the Applicant no later than 5:00 p.m. on Monday, March 30, 2020, pursuant to Resolution 2011-52 §1.0008(C).

If you have questions regarding any of the above, please do not hesitate to contact my office at 797-2489, ext. 236. The City also has on file, that resident Dale Davenport will be the park resident representative and will act on behalf of the residents in this matter.

Sincerely,

Jennifer Crawford,  
Rent Administrator

cc: Mark Alpert, Attorney at Law  
Dale Davenport, VV Resident Representative  
Bruce Stanton, Attorney at Law

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**PROOF OF SERVICE**

I, Kimberly Everts, declare:

I am a resident of the State of California and over the age of eighteen years, and not a party to the within action; my business address is 34272 Yucaipa Blvd. On March 9, 2020, I served the within documents: **Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application – Valley View Mobilehome Park**

[x] by placing a true copy thereof enclosed in sealed envelopes addressed as stated

Valley View Mobilehome Park  
Attn: Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653

Valley View Mobilehome Park  
Attn: Resident  
12995 6<sup>th</sup> Street  
Yucaipa, CA 92399

Valley View Mobilehome Park, Space No. 1  
Valley View Mobilehome Park, Space No. 5  
Valley View Mobilehome Park, Space No. 6  
Valley View Mobilehome Park, Space No. 7  
Valley View Mobilehome Park, Space No. 8  
Valley View Mobilehome Park, Space No. 9  
Valley View Mobilehome Park, Space No. 10  
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Valley View Mobilehome Park, Space No. 36

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- Valley View Mobilehome Park, Space No. 73
- Valley View Mobilehome Park, Space No. 74

by causing facsimile transmission of the document(s) listed above from \_\_\_\_\_ *[insert facsimile number]* to the person(s) and facsimile number(s) set forth below on this date before 5:00 P.M. This transmission was reported as complete and without error. A copy of the transmission report(s), which was properly issued by the transmitting facsimile machine, is attached. Service by facsimile has been made pursuant to a prior written agreement between the parties.

by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Yucaipa, California, addressed as set forth below. I am readily familiar with the firm's practice for collection and processing correspondence for mailing with the United States Postal Service.

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Under that practice, it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing contained in this affidavit.

- by placing the document(s) listed above in a sealed envelope and affixing a pre-paid air bill, and causing the envelope to be delivered to a \_\_\_\_\_ *[insert as appropriate]* agent for delivery, or deposited in a box or other facility regularly maintained by \_\_\_\_\_ *[insert as appropriate]*, in an envelope or package designated by the express service carrier, with delivery fees paid or provided for, addressed to the person(s) at the address(es) set forth below.
- by personally delivering the document(s) listed above to the person(s) at the address(es) set forth below.
- by causing personal delivery by \_\_\_\_\_ *[insert name and address of business providing service of legal documents]* of the document(s) listed above to the person(s) at the address(es) set forth below.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on March 9, 2020 at Yucaipa, CA.



\_\_\_\_\_  
Kimberly Everts  
Deputy Rent Administrator/Records Technician

March 25, 2020

**Via Email and Mailed**

Jennifer Crawford, Rent Administrator  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399-9950

Re: Valley View Mobile Administrative Rent Hearing  
Request for 14-day Extension to file Opposition

Dear Ms. Crawford:

As designated counsel for the residents of Valley View Mobile Home Park, I am writing during these unprecedented times to respectfully request a 14-day extension to file my clients' Opposition to the pending Special Rent Adjustment Application for which a hearing has been scheduled on May 27, 2020.

On March 9, 2020 I received written notice from your office that the City deemed the park owner's Application to be complete. Pursuant to Ordinance section 15.20.105 (E) (1), said notice informed my clients of their right to submit opposition/response documents within twenty (20) days; i.e. by March 30, 2020. On March 17<sup>th</sup>, some 8 days later, the County where my office is located was placed on lockdown due to Covid-19. Two days later on March 19<sup>th</sup>, the Governor imposed a state-wide lockdown. My office has thus been effectively closed since March 18<sup>th</sup>, which deprives me of staff and resources, and the ability to prepare a timely opposition to the Application. Further, the ability to communicate with both my clients, and my expert, has been impacted by the challenges imposed upon all of us during this 'shelter-in-place' mandate. We have all been distracted and our schedules upended by the pandemic and its related restrictions.

I note that Rule 11 of the "Rules and Procedures for Conduct of Mobilehome Rent Public Hearings" notes that all "reports, communications, resolutions, contract documents, proposals, expert reports, applications, oppositions, appeals and other documents of matters to be submitted to the Commission in connection with its hearing on the application, shall be delivered to the Rent Administrator not later than 12:00 noon on the day which is fourteen (14) days preceding the Commission meeting..." In our case, this would seem to mean a deadline of May 13, 2020. However your letter indicated the March 30<sup>th</sup> date as per the above-referenced Ordinance provision. I am unsure how to reconcile the Ordinance and the Rules, but in an abundance of caution am making this request for an extension. In support thereof I would note the following:

- There is ample good cause for the request, given the state-wide shutdown;
- The hearing date was pushed out much further than would typically be the case, thus allowing more than adequate time for the park owner and its counsel to receive and review the Opposition documents. There is thus no prejudice to the park owner;

Jennifer Crawford, Rent Administrator  
March 25, 2020  
Page 2

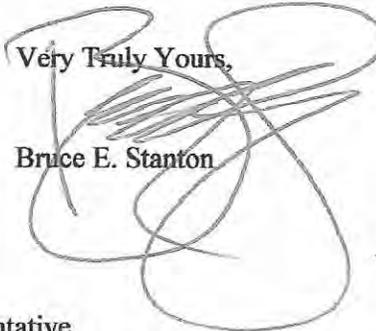
-Residents propose a 14-day extension of the Opposition filing deadline to and including April 13, 2020. This would allow the park owner until April 27<sup>th</sup> to lodge a response (Residents would agree to give more time to the park owner for that if desired), and still allow the Commission to receive all documents by the May 13<sup>th</sup> Rules deadline assuming that state-wide conditions allow the May 27<sup>th</sup> hearing date to go forward. There is thus no prejudice to the City.

-Rule 40002 of the "Administrative Rules" defines "opposition" broadly and in subsection (3) requires lodging of an original and five (5) copies with the City in a specific pagination and with specific correlation to the Application. This involves substantial work which I have been unable to adequately commence due to the shutdown of my office and the other re-scheduling and re-ordering of my caseload that court and state legislative closures and postponements have required. There is thus substantial prejudice to the residents, and an appealable issue created, if an extension is not granted.

Based upon the above, it is respectfully requested that residents herein be granted an extension to 5:00 p.m. on April 13, 2020 to file any Opposition documents in this matter. Thank you very much for your immediate consideration.

Very Truly Yours,

Bruce E. Stanton

A large, stylized handwritten signature in black ink, appearing to be 'Bruce E. Stanton', written over the typed name.

cc: Mark Alpert, Esq.  
Donald R. Lincoln, Esq.  
Dale Davenport, Resident Representative

VIA EMAIL ONLY

March 25, 2020

Law Offices of Bruce E. Stanton  
Lupa Office Plaza  
6940 Santa Teresa Blvd. Suite 3  
San Jose, CA 95119



Subject: Valley View Mobilehome Park Administrative Rent Hearing – Request for 14-day Extension to file Resident Opposition

Dear Mr. Stanton:

On March 25, 2020, the Rent Administrator received an e-mail letter from Mr. Stanton, the Counsel for the Residents of Valley View Mobile Home Park, requesting a 14-day extension to file their Opposition to the pending Special Rent Adjustment Application for which a hearing has been scheduled on May 27, 2020. The letter outlined several reasons for the extension based upon various problems caused by the current COVID-19 pandemic.

Mr. Stanton’s letter proposed that the Residents “receive a 14-day extension of the Opposition filing deadline to and including April 13, 2020. This would allow the park owner until April 27 to lodge a response (Residents would agree to give more time to the park owner for that if desired) . . .”

Also on March 25, 2020, the Rent Administrator received an e-mail from Mr. Alpert, the Counsel for Applicant Valley View Mobile Home Park indicating that the Applicant had “no objection to the requested extension with the caveat that the delay will not result in the client having to present any additional or new numbers (for example, a request for 2019 numbers),” and that the Applicant’s “time to respond be extended a corresponding amount of time, as Mr. Stanton offered.”

Under the circumstances, the Rent Administrator is granting the Residents’ Request for the 14-day extension of time, so that the Opposition of the Residents of Valley View Mobile Home Park is now due on April 13, 2020, and any Reply by the Applicant is due on April 27, 2020. If the Applicant needs additional time to file any Reply and shows good cause, the Rent Administrator may decide to grant Applicant an additional 14 days or up until May 11, 2020, to file such a Reply.

The Rent Hearing set for May 27, 2020, remains unchanged; however, as pointed out by Mr. Alpert, considering the problems caused by the current COVID-19 pandemic and its resultant effects and these extensions of time, the continuance of the hearing date itself may need to be reconsidered.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Crawford". The signature is written in a cursive style with a large initial "J".

Jennifer Crawford,  
Rent Administrator

cc: Mark Alpert, Attorney at Law  
Dale Davenport, VV Resident Representative  
Don Lincoln, Attorney at Law

## Kim Everts

---

**From:** Jennifer Crawford  
**Sent:** Wednesday, March 25, 2020 3:38 PM  
**To:** Kim Everts  
**Cc:** Tammy Vaughan  
**Subject:** FW: Valley View Mobile Home Park Administrative Rent Hearing - Request for Extension to File Opposition - For Immediate Review

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please put in Valley View NOI tracking log

---

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Wednesday, March 25, 2020 2:56 PM  
**To:** Bruce Stanton <brucestantonlaw@yahoo.com>; Jennifer Crawford <jcrawford@yucaipa.org>  
**Cc:** Don Lincoln <dlincoln@dlincolnlaw.com>; Dale Davenport <dleadavenport@gmail.com>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** RE: Valley View Mobile Home Park Administrative Rent Hearing - Request for Extension to File Opposition - For Immediate Review

Jennifer, Bruce, Don, et al,

On behalf of my client, we have no objection to the requested extension with the caveat that the delay will not result in the client having to present any additional or new numbers (for example, a request for 2019 numbers). We would like our time to respond to be extended a corresponding amount of time, as Mr. Stanton offered. I am confident that all of us can work together to address any other changes that may be necessary, based on the unprecedented circumstances we face.

I believe we should be considering special measures needed to protect all the participants, and particularly the vulnerable community members. I would suggest we consider whether any public comments of residents be submitted in advance in writing so they do not need to attend the meeting, except perhaps for resident representatives. I think we also should consider safety measures for those who do attend. Ultimately we may need to consider whether a continuance of the hearing itself is necessary. I'm confident City staff has already been considering these issues, but I thought I should raise them and let everyone know we are prepared to work with everyone concerned to assure the safety of everyone involved.

Thank you.

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653

[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)

(714) 299- 6081 (cell)

---

**From:** Bruce Stanton [<mailto:brucestantonlaw@yahoo.com>]

**Sent:** Wednesday, March 25, 2020 11:57 AM

**To:** Jennifer Crawford

**Cc:** Mark Alpert; Don Lincoln; Dale Davenport

**Subject:** Valley View Mobile Home Park Administrative Rent Hearing - Request for Extension to File Opposition - For Immediate Review

Jennifer:

Please see attached letter requesting an extension. Hoping that you will be able to respond as soon as practicable so that I know how to proceed. Thank you.

Bruce E. Stanton, Esq.

Law Offices of Bruce E. Stanton

6940 Santa Teresa Blvd., Suite 3 San Jose, CA 95119

(408) 224-4000 Telephone

(408) 224-4022 FAX [brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)

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VIA EMAIL ONLY

May 27, 2020

Law Offices of Bruce E. Stanton  
Lupa Office Plaza  
6940 Santa Teresa Blvd. Suite 3  
San Jose, CA 95119



Subject: Maintenance of Net Operating Income (MNOI)/Readjusted Base Year NOI Application – Valley View Mobilehome Park- Residents Response

Dear Mr. Stanton:

The City of Yucaipa has received and reviewed your 63-page April 14, 2020, residents' response to the Valley View Rent Increase Application.

In the report of Mr. Sargent, the last page of the last appendix (Attachment 11 – pg. 063) contains data from "Financial Report for the Twelve Months ending December 31, 2019 (Unaudited)." The City is requesting the actual copy of the 2019 report and reports for 2017 and 2018, if the residents have been provided copies of these reports.

Please provide the requested information by Monday, June 1, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Crawford".

Jennifer Crawford  
Rent Administrator

cc: Donald R. Lincoln, Attorney at Law  
Mark Alpert, Attorney at Law  
Dale Davenport, VV Resident Representative

## Kim Everts

---

**From:** Bruce Stanton <brucestantonlaw@yahoo.com>  
**Sent:** Thursday, May 28, 2020 1:31 PM  
**To:** Kim Everts; Jennifer Crawford  
**Cc:** Dale Davenport; Mark D. Alpert  
**Subject:** Re: 5.27.20 Letter to Stanton re questions.pdf  
**Attachments:** 5.27.20 Letter to Stanton re questions.pdf

Kim and Jenifer:

In response to the letter to my office from Jennifer Crawford dated May 27, 2020, please be advised that the document attached to the report of tenants' expert at page 063 is the only document in tenants' possession which relates to the park owner's 2019 financial report. In addition, Tenants presently have no 2017 or 2018 financial reports of the park owner in their possession. If my clients do happen to locate any such documents we shall be glad to provide them. Otherwise, same would need to be obtained from the park owner.

Bruce E. Stanton, Esq.  
Law Offices of Bruce E. Stanton  
6940 Santa Teresa Blvd., Suite 3 San Jose, CA 95119  
(408) 224-4000 Telephone  
(408) 224-4022 FAX brucestantonlaw@yahoo.com

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On Wednesday, May 27, 2020, 09:20:16 AM PDT, Kim Everts <keverts@yucaipa.org> wrote:

Good morning:

In reference to your April 14, 2020, residents' response, please see the attached.

If you have any questions, please don't hesitate to contact me.

Regards,

*Kimberly Everts*

Deputy Rent Administrator/Records Technician

General Services/City Clerk Department

City of Yucaipa

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**APPRAISAL REVIEW AND  
APPRAISAL REPORT**

**VALLEY VIEW MOBILE HOME PARK  
12995 6<sup>TH</sup> STREET  
YUCAIPA, CALIFORNIA**

**APPRAISED FOR**

Jennifer Crawford, Deputy City Manager  
City of Yucaipa  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

**DATE OF REPORT**

February 13, 2020

**DATE OF RENTAL VALUE**

Base Year 1987 and January 1, 2019

**APPRAISED BY**

Anderson & Brabant, Inc.  
353 W. 9<sup>th</sup> Avenue  
Escondido, California 92025

File No. 19-103

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**ANDERSON & BRABANT, INC.**

REAL ESTATE APPRAISERS AND CONSULTANTS

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February 13, 2020

Jennifer Crawford  
Deputy City Manager  
City of Yucaipa  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

Dear Ms. Crawford:

As requested, I have completed a rental analysis of Valley View Mobile Home Park, a 75 space mobile home park located within the city of Yucaipa, California. The objective of the appraisal assignment was to provide opinions of value relating to a Net Operating Income/Fair Return Standard application for Valley View Mobile Home Park. In that connection I completed a review of an appraisal report by John Neet, MAI, that was submitted with the application for a rent increase, and in addition, I have provided my own opinions of the rental value of spaces at Valley View Mobile Home Park as of the base year 1987 and January 1, 2019.

It is my understanding that the appraisal report will be utilized in a hearing of the Mobilehome Rent Review Commission of the City of Yucaipa. Discussions of my analyses as well as my final conclusions are included in the attached report.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. In addition, the written report has been prepared as a combination Review and Appraisal report in accordance with Standards Rules 2-2 and 4-2, adopted by the Appraisal Standards Board. The appraisal is subject to certain assumptions and limiting conditions as set forth in the attached report.

Respectfully submitted,

ANDERSON & BRABANT, INC.



James Brabant, MAI  
Certified General Real Estate Appraiser  
BREA Appraiser No. AG 002100

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**ADDENDA**

    Map of Comparable Rental Parks

    Qualifications of the Appraiser

**ASSUMPTIONS AND LIMITING CONDITIONS**

**This appraisal is subject to the following special assumptions and limiting conditions:**

1. This is a combination *Appraisal Review and Appraisal Report* that is intended to comply with the reporting requirements set forth under Standards Rules 2-2 and 4-2 of the Uniform Standards of Professional Appraisal Practice. As such, it presents summary discussions of the subject property, data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinions of value. Additional supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific for the needs of the client and for the intended use stated in this report. Anderson & Brabant, Inc. is not responsible for unauthorized use of this report.
2. Information regarding the physical characteristics of the subject property and comparable parks was obtained from physical inspections conducted on December 2, 2019, and February 2, 2020. Inspections of these parks were also made in previous years in connection with other assignments for the City of Yucaipa. Information pertaining to the rents at the subject park and comparable parks, at the two dates of value, was obtained from records provided by the City of Yucaipa.
3. This report includes an opinion of the space rental value of Valley View Mobile Home Park as of the year 1987, as well as an opinion of rental value as of January 1, 2019. These are both retrospective opinions that require assumptions about the condition of the subject park and comparable parks. The appraisal assumes that the condition of the subject property and comparable parks as of the two dates of value was similar to the observed condition on the day of the most recent inspections in December of 2019 and February 2020, unless otherwise noted. A further assumption of this report is that the utility systems in Valley View Mobile Home Park were adequate as of the two dates of value.

**This appraisal is subject to the following general assumptions and limiting conditions:**

1. It is assumed that information furnished to us by our client, including maps, leases, and legal descriptions is substantially correct.
2. No responsibility is assumed for matters legal in character, nor do we render an opinion as to title. It is understood that the park owner has a fee interest in the property and leases the spaces to the residents.
3. It is assumed that the property is readily marketable, free of all liens and encumbrances except any specifically discussed herein, and under responsible ownership and management.
4. Photographs, plat and maps furnished in this appraisal are to assist the reader in visualizing the property. No survey of the property has been made, and no responsibility has been assumed in this matter.

5. Soils engineering studies have not been provided to Anderson & Brabant, Inc. It is therefore assumed that there are no hidden or unapparent conditions of the property such as hazardous or toxic wastes and/or other subsoil conditions which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which might be required to discover such factors.
6. The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials.
7. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties. The appraisers' opinions of value are predicated on the assumption that there is no such material on or in the properties that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraisers' descriptions and resulting comments are the result of the routine observations made during the appraisal process.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially reference to the Appraisal Institute or the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of Anderson & Brabant, Inc.
9. The submission of this report constitutes completion of the services authorized. It is submitted on the condition that the client will provide the appraiser customary compensation relating to any subsequent required depositions, conferences, additional preparation or testimony.
10. The opinions of value are of surface rights only and the mineral rights, if any, have been disregarded.
11. No warranty is made as to the seismic stability of the subject property.
12. It is assumed that all applicable zoning and land use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
13. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the opinions of value contained in this report are based.
14. It is assumed that the utilization of the land or improvements is within the boundaries or property lines of the properties described and that there is no encroachment or trespass unless otherwise stated in this report.
15. The Americans with Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the

requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in our analysis.

**APPRAISER'S CERTIFICATE**

I do hereby certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective future interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. I certify that, to the best of my knowledge and belief, my analyses, opinions and conclusions were developed, and this Report complies with, the Code of Professional Ethics and Standards of Valuation Practice of the Appraisal Institute, and provisions of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have made a personal inspection of the property that is the subject of this report.
10. Patricia L. Brabant Haskins provided significant professional assistance to the person signing this report, including research, compiling information regarding comparable parks and report preparation.
11. As of the date of this report, I, James L. Brabant, have completed the continuing education program for Designated Members of the Appraisal Institute.
12. I have not provided any service regarding the subject property in the three years immediately preceding acceptance of this assignment, as an appraiser or in any capacity.

  
\_\_\_\_\_  
James Brabant, MAI  
State Certification No. AG002100

February 13, 2020  
Date

## INTRODUCTION

### IDENTIFICATION OF THE PROPERTY

The subject property is Valley View Mobile Home Park, a 75 space mobile home park located at 12995 6<sup>th</sup> Street within the City of Yucaipa. This is a rental park that is subject to the City of Yucaipa's Mobilehome Rent Stabilization Ordinance.

### Ownership

According to the public records the subject property is currently vested in the name of **Augusta Communities LLC**.

### PURPOSE OF THE ASSIGNMENT

The purpose of this appraisal assignment is to provide opinions of rental value relating to a Special Adjustment/NOI Application for a rent increase at Valley View Mobile Home Park. The application was submitted by Mark Alpert of the Law Offices of Gregory Beam & Associates, on behalf of the park owner, on October 31, 2019.

Specifically, I have provided a review of an appraisal report by John Neet, MAI, that was included in the application package (Application: Attachment Page XVII, BP 341-368). His report was dated September 17, 2019, with dates of value of January 1, 2019, and the base year of 1987. His report includes opinions of the *market rental value* of the spaces in Valley View Mobile Home Park as of January 1, 2019; the *controlled market rent* as of the same date; and the *market rental value* as of the base year of 1987.

In addition, I have provided my own opinions of the **average rental value** of spaces in Valley View Mobile Home Park as of the same two dates. I am purposely avoiding the term "market rental value" as that term is not utilized in the City's Rent Stabilization Ordinance. Rental value is a broad term that is not defined by the Appraisal Institute and the appraiser utilizing it must provide the definition that is used in his report.

In this report, rental value is considered to be indicated by the rents at comparable parks in Yucaipa. Reference is made to the City's Administrative Rules for the implementation of the Yucaipa Mobilehome Rent Stabilization Ordinance (YMC 15.20). Administrative Rule Section 4.0004 Adjustment to 1987 NOI, Section A, deals with Rebutting the Presumption of a Fair Return in 1987. The first sentence of Paragraph No. 3 reads as follows: "The rent during 1987 was disproportionately low when compared to rents being charged in comparable parks in 1987 in the City."

This report includes an analysis of Mr. Neet's claim that the park's 1987 space rent was disproportionately low. In the base year of 1987 there was no rent control in Yucaipa and the "uncontrolled rents" at parks in Yucaipa have been utilized as the basis for the opinion of rental value.

For the 2019 date of value, the Rent Stabilization Ordinance was in effect and I have utilized the "controlled rents" at comparable parks for the comparative analysis. Three of the seven comparable parks I have utilized have a combination of spaces that are subject to the Ordinance (Controlled Rents) and spaces that have long term leases that are exempt from the Ordinance. The Fair Return Provision of the Administrative Rules (Section 4.0005) lists relevant

evidence the Commission shall consider. Paragraph B-1 states as relevant evidence the following:

“The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa.”

The language seems clear that the intent of the Ordinance is that only the rents of controlled spaces should be considered and that the rents of spaces subject to long term leases should not be included.

The definition of “comparable park” has been taken from Section 4.0004B of the Administrative Rules for the Implementation of the Yucaipa Mobilehome Rent Stabilization Ordinance and reads as follows:

“the term ‘comparable park’ shall mean a park in the City subject to the YMC, which has similar quality, number and type of amenities, construction and services, is located in a similar neighborhood and provides similar access and proximity to schools, medical and educational facilities, recreation, entertainment, parks, shopping and other services and amenities and is similarly maintained as the applicant’s park.”

It should also be noted that both my conclusions of rental value and Neet’s conclusions of market rental value are conclusions about the “average” rent of the 62 spaces in Valley View that are subject to the Ordinance. It is recognized that there are differences in the size, view and location of the 62 spaces that would likely produce different conclusions, with a range of rent, if we were valuing the spaces individually. However, for this assignment we are looking at the overall average rent of the 62 spaces in Valley View.

### **INTENDED USE AND INTENDED USERS**

My client for this assignment is the City of Yucaipa. The intended users of this report are considered to be my client and the City’s legal counsel. It is understood that this appraisal report has been prepared for a hearing of the Mobilehome Rent Review Commission of the City of Yucaipa, that will include representatives of the City, the park owner and the park residents. No responsibility is assumed for the unintended use of this report.

### **USPAP COMPETENCY PROVISION**

We, the offices of Anderson & Brabant, Inc., and specifically James Brabant, MAI, have the knowledge and experience to complete this appraisal assignment and have appraised this property type before. Please refer to the appraiser’s experience data included in the Addenda for additional information.

### **SCOPE OF WORK**

In preparing this appraisal, the following steps were taken.

- The Application for Rent Increase for Valley View Mobile Home Park was reviewed. A review of the appraisal report by John Neet, MAI, was completed.
- Additional documents provided by the City of Yucaipa were reviewed.

- Discussions of the scope of my assignment with Jennifer Crawford of the City of Yucaipa; Don Lincoln, Esq. representing the City; and Ken Baar, PhD, an expert retained by the City.
- The Mobilehome Rent Stabilization Ordinance and Resolution of the City of Yucaipa was reviewed.
- Comparable rents were researched for parks in Yucaipa for the two dates of value in 1987 and 2019. Physical inspections of the subject property and comparable rental parks were conducted on December 2, 2019, and February 2, 2020, as well as various dates in prior years.
- A rent study was completed comparing the space rent in the subject park to comparable parks in the City of Yucaipa as of 1987 and 2019.
- The appraisal report was prepared.

This is a combination *Appraisal Review* and *Appraisal Report* that includes my own opinions of rental value and, as such, complies with Standards 2 and 4 of the Uniform Standards of Professional Appraisal Practice (USPAP). The report presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinions of value. Supporting documentation concerning the data, reasoning and analyses may be found in the appraiser's files. The information contained in this report is specific to the needs of the client and any other intended users for the intended use as stated in this report. The appraisers are not responsible for unauthorized use of this report.

#### **DATE OF REPORT**

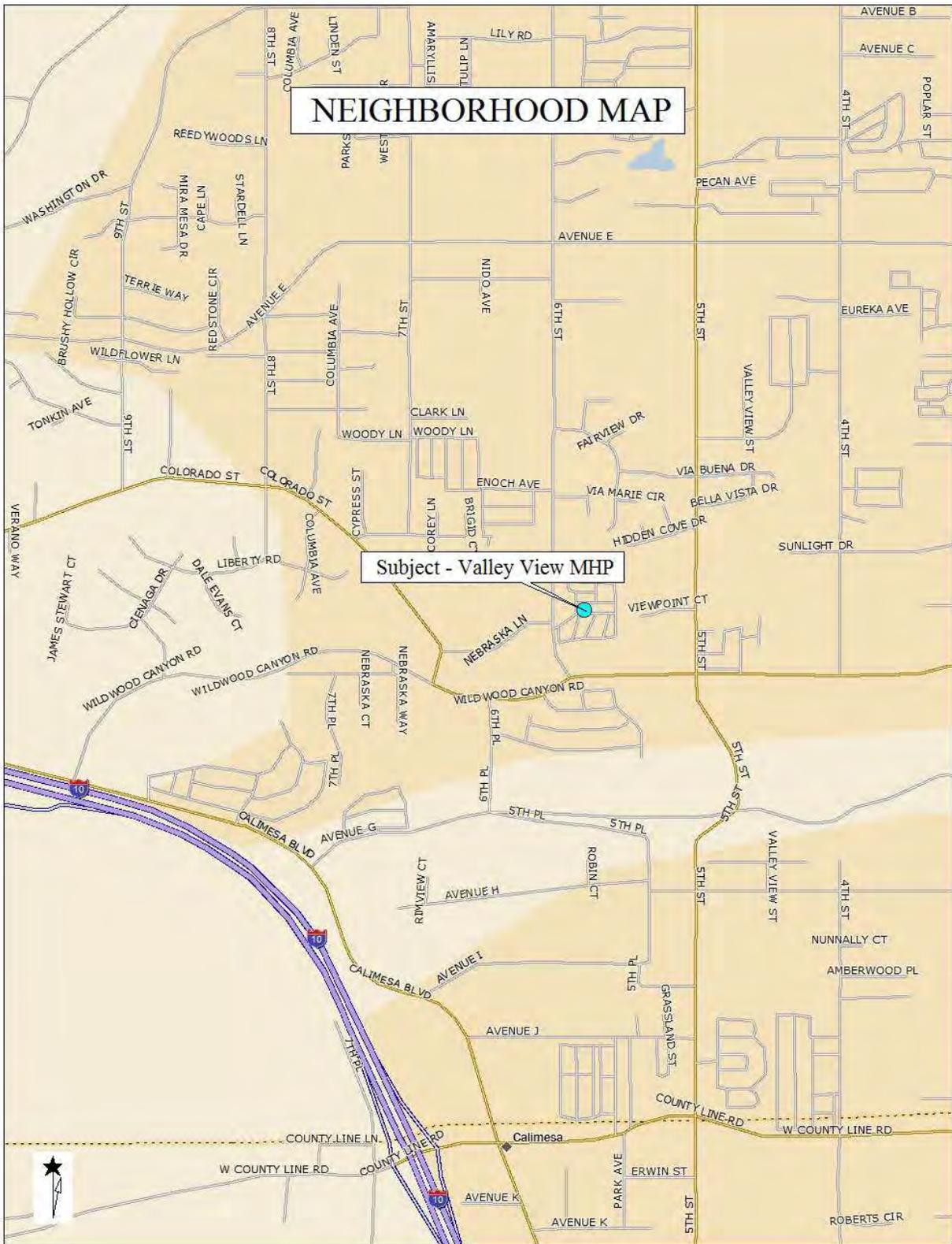
The report date is February 13, 2020.

#### **DATES OF VALUE**

The opinions of rental value are as of the base year 1987 and January 1, 2019. It should be noted that Mr. Neet uses January 1, 2019 as a date of value, but then utilizes rental data from the 2019 Registration required for each park, and those rents are not necessarily the rents as of January 1<sup>st</sup>. For example, the space rent he uses for Valley View Mobile Home Park, from the 2019 Registration, is an average of \$316 per month, but that average includes noticed rents that did not become effective until February and March of 2019. Thus, technically they were not the actual rents as of January 1<sup>st</sup> of that year. Also, in the case of Grandview East, the rents from the 2019 Registration include noticed rents through the month of May. Again, technically they were not the actual rents as of January 1<sup>st</sup>. I only bring this up to clarify a factual inconsistency. The differences in the numbers for the rent comparison do not appear to be significant and the use of figures from the 2019 Registration appears to be a reasonable source for this analysis. Consequently, I have also utilized the 2019 Registration as a source for my opinions of the 2019 rental value, with the understanding that the rents include some noticed rents that became effective after January 1<sup>st</sup> of that year.

#### **SALES HISTORY**

According to public records there have been no sales of the subject property within the last five years.



### **CITY AND NEIGHBORHOOD DESCRIPTION**

The subject property is located in the City of Yucaipa in the southwesterly portion of San Bernardino County. Yucaipa is situated in the foothills of the San Bernardino Mountains and is just north of the City of Calimesa which is in the northern portion of Riverside County. It is approximately 75 miles east of Los Angeles. Interstate 10 freeway bisects the City with three interchanges.

Yucaipa was incorporated in 1989 and, as of January 1, 2019, the California State Department of Finance estimated the population of the city at 54,844 persons. This represents only a slight increase from the 2018 population of estimate of 54,293 persons.

Valley View Mobile Home Park is located on the east side of 6th Street, a short distance north of Wildwood Canyon Road. It is in a residential neighborhood that consists of average quality detached single-family homes and mobilehome parks. The subject property is reasonably convenient to most services and the neighborhood is considered to be an adequate location for a mobile home park.

### **MOBILE HOME MARKET**

As of January 1, 2019, the State Department of Finance reports that approximately 22.1 percent of the total housing units within the City of Yucaipa were mobile homes. The City of Yucaipa reports that there are a total 41 mobilehome parks under the provisions of rent control totaling 4,268 spaces. According to the 2019 Park Registration forms provided by park owners to the City, the overall number of vacant mobile home pads in the City is 82, that calculates to less than two percent of the total spaces, with 23 parks reporting no vacant pads.

Most existing mobilehome parks in the City were built in the 1960's or 1970's. None have been built since incorporation of the City in 1989.

### **MOBILEHOME RENT STABILIZATION ORDINANCE**

The Mobilehome Rent Stabilization Ordinance was enacted by the City of Yucaipa in 1991. The Ordinance established a comprehensive scheme for the purpose of regulation of space rents in mobilehome parks and limits the rent increases that may be charged by park owners.

Under the terms of this Ordinance the rent for a mobilehome space may be increased every 12 months by the lesser of either four (4) percent, or eighty percent (80%) of the percentage increase in the CPI during the preceding twelve months. The Ordinance covers any mobilehome park space that is on a month-to-month rental agreement. Exempted spaces include those subject to long-term leases pursuant to the California Mobilehome Residency Law, and any newly constructed spaces held out for rent subsequent to January 1, 1990. Also, if the park owner owns the mobile home on a space, the rent of the home and space is not controlled by the Ordinance.

For purposes of this assignment, Section 4.0004B of the Administrative Rules includes the definition of "comparable park" that has been utilized in this analysis (See Purpose of the Assignment on pages 5 and 6).

**SUBJECT PROPERTY PHOTOGRAPHS**



Park Entrance



Clubhouse

**SUBJECT PROPERTY PHOTOGRAPHS**



Pool



Shuffleboard

**SUBJECT PROPERTY PHOTOGRAPHS**



RV Storage

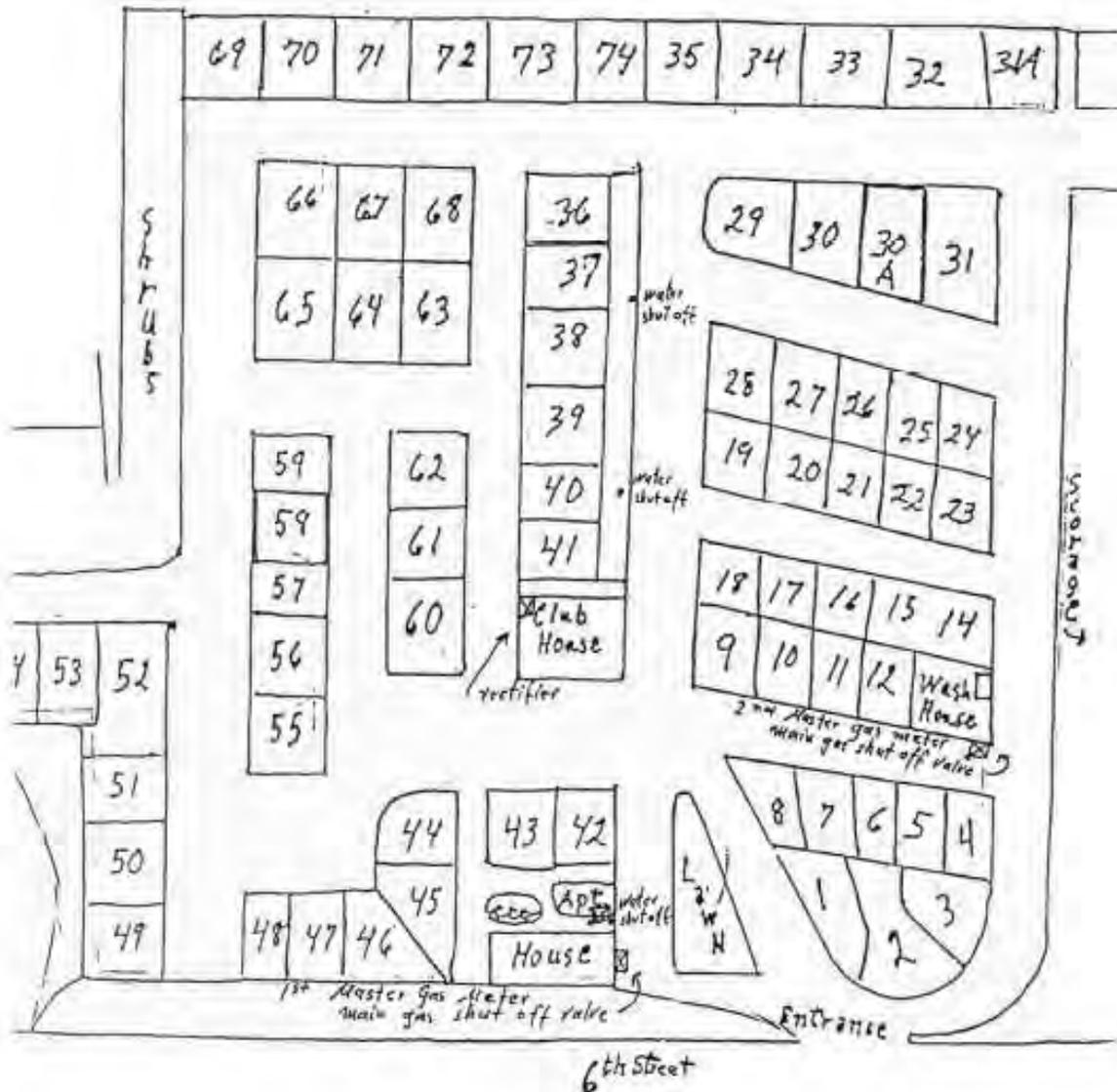


Interior Street

# PARK MAP

## Valley View Mobile Homes

N ←



**SUBJECT PROPERTY DESCRIPTION**

Park Name: Valley View Mobile Home Park

Address: 12995 6th Street, Yucaipa, California

Assessor's Parcel Number: 0319-151-02-0000

Owner: Augusta Communities LLC (Non-Profit)

No. of Spaces: 75

Park Type: Age Restricted (Senior)

Size/Density: 11.25 acres gross/ 6.7 dwelling units per acre. However, there are substantial areas of excess and undeveloped land at the north and south ends of the property. Thus, the effective density would be higher.

Topography: Mostly level to gently sloping; gentle incline from street.

Year Built: The park appears to have been built in two phases in 1952 and 1969.

Home Type: Mix of single-wide and double-wide homes. Two other detached residences. There are 13 park owned homes while 62 spaces are subject to the Rent Stabilization Ordinance.

Views: Area views from some spaces.

Amenities: Average size clubhouse with multi-purpose room, kitchen, lounge, billiard room (one table) and restrooms. Also, a swimming pool, two shuffleboard courts and a laundry room. The shuffleboard courts are not well maintained and likely not utilized much. In addition, there is a small, unfenced RV storage area.

Occupancy: 100% occupied

Rental Rates: According to documents provided by the City, the space rent at Valley View Mobile Home Park in 1987 averaged \$144 per month. According to the 2019 Registration filed with the City of Yucaipa, the space rents at Valley View ranged from about \$274 to \$358 per month, with an average of \$316 per month.

Utilities Included: None in 1987 or 2019.

Comments: This is an average quality park that was in average condition on the dates of my most recent inspections in December 2019 and February 2020. The interior streets in the park have a lot of cracks.

## **ANALYSES AND CONCLUSIONS**

### **COMMENTS ON NEET'S OPINION OF MARKET RENT AS OF 1987**

Mr. Neet's appraisal report, dated September 17, 2019, that was included in the park owner's application, includes his opinion that the **market rental value** of the spaces at Valley View Mobile Home Park, in the base year of 1987, was \$190 per month, which is \$46 per month higher than the actual rent at that time. His report does not indicate whether any utilities were included in that conclusion.

Neet's opinion of market rental value was reached after a comparative analysis that involved a consideration of 1987 rents at the subject and four comparable parks in Yucaipa. The source of the rental data was various surveys of mobile home parks that he obtained from the City of Yucaipa. Neet did not provide information about utility collections at any of the parks. However, City records indicate that no utilities were included in the space rent charges at Valley View or any of his four comparable parks.

One factual error in Neet's report needs to be mentioned. He indicates that Valley View was built in 1969, when in fact it was built in at least two phases, one in 1952 and the other in 1969. Thus, the park is older than all of the parks he utilizes as comparables.

Obviously, there are a lot of parks in Yucaipa and Neet could have included many other parks as comparables. Instead, he focuses on four of the parks that had space rents that ranged from \$165 to \$200 per month. One thing that stands out is that the rents at Valley View in 1987, at \$144 per month, were clearly below the level of these four parks.

I am in agreement with Mr. Neet that the space rents at Valley View, in 1987, were disproportionately low when compared with the rents at comparable parks in the City. However, I am not in agreement with his conclusion of what he calls the market rental value of \$190 per month. Three of his rent comparables (Nos. 2, 4 and 5) have rents ranging from \$165 to \$175 per month, while his Comparable 3 (Crafton Hills), which is a superior park, has a rent of \$200 per month. In my opinion, Neet has overstated the market rental value of the spaces in Valley View as of the year 1987. My analysis and opinion of rental value as of the year 1987 will follow in a later section of this report.

### **COMMENTS ON NEET'S OPINIONS OF MARKET RENT AS OF 2019**

Mr. Neet's appraisal includes his opinion that the market rental value of the spaces at Valley View Mobile Home Park, as of January 1, 2019, was \$500 per month, and his opinion that the "controlled market rent," as of the same date, was \$450 per month. Both opinions assume that the park residents pay all utilities. These conclusions were based on a consideration of 2019 rents at the same four parks that he utilized for his 1987 analysis, plus two parks in Banning, a nearby City.

Neet's utilization of comparable rents from two parks in Banning is inconsistent with the Rent Stabilization Ordinance for the City of Yucaipa. The Ordinance describes a "comparable park" as being in the City of Yucaipa and subject to the YMC. In addition, Neet's opinion is of the "Market Rental Value" when the City's Ordinance never uses the term "Market Rent" and does not guarantee market rental rates to park owners. Neet consistently uses this term to focus

on the upper end of rent ranges from comparable parks and likely has influenced his selection of comparable parks.

On pages 17 and 18 of his report he questions the reasonability of comparable rent standards in the City's Ordinance that do not include a transfer decontrol provision. Thus, an incoming tenant (buyer) is allowed to pay the same rent as the outgoing tenant (seller). He then uses this to justify giving more credence to the upper end of the rent survey range in the Yucaipa parks and to add two parks in Banning that are not subject to rent control. He also utilizes Yucaipa Valley Mobile Home Park as a rent comparable and erroneously includes both controlled rents and long term leases. This is a 104 space park, with 85 of the 104 spaces on long term leases (LTL) that have much higher rents than the 19 spaces subject to rent control. The 2019 Registration shows the LTL rents ranging from \$395 to \$795 per month, with an average of \$545, while the average of the spaces subject to rent control is \$358 per month. In contrast, Valley View has no long term leases. He also uses Crafton Hills, a superior quality park when compared with Yucaipa Valley. In that park more than half the spaces are subject to long term leases, but at much lower rents, with an average of only \$360 per month. The average rent of the controlled spaces in that park is \$355 per month.

In the Fair Return Provision of the Administrative Rules (4.0005B1) it states that the Commission shall consider all relevant evidence including: "The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa." Clearly, the City's Ordinance does not give an appraiser license to focus on the highest rents at each of the comparable parks, or to use long term leases, or to use parks outside Yucaipa. Consequently, it is my professional judgment that Neet's opinion of the Market Rental Rate (\$500 per month) is not properly supported and is inconsistent with the City's Ordinance.

Neet's analysis of "controlled market rent" is based on a comparable analysis of the rents at four parks in Yucaipa. The first point here is that there is no such term as "controlled market rent" in appraisal terminology. The term is an invention of Mr. Neet and contradicts the basic meaning of market rent. By definition, "market rent" cannot be controlled and must be a rent that is openly negotiated. Inventing this term appears to be his way of going to the highest end of the range of rents at the comparable parks as previously discussed. Thus, it appears that he invents his term, "controlled market rent," which then circumvents the intent of the Ordinance. He states that "Using appraisal methodology, even though the conclusions will be based on non-market transactions, requires reliance on the upper end rates reported." In my opinion there is nothing in the Ordinance that would allow him to focus his analysis on the upper end of the rental rates or to include rents from long term leases. Therefore, in my opinion Neet's estimate of the Controlled Market Rent (\$450 per month) is inconsistent with the intent of the City's Ordinance.

## **METHODOLOGY**

As previously stated, the purpose of this appraisal assignment is to provide opinions of space rental value relating to an application for a space rent increase at Valley View Mobile Home Park. Specifically, I will provide opinions of the average rental value of spaces at Valley View in comparison with other mobile home parks in Yucaipa as of the base year 1987, and as of January 1, 2019.

The park owners have filed an application requesting a space rent increase of \$150 per month. The 2019 rents at Valley View range from \$274.20 to \$357.68 with an average of \$316.48 per month. The rent increase would increase the rents to a range of \$424.20 to \$507.68 with an average of \$466.48 per month. The percentage increase would range from about 42% to 55%, with an average increase of 47%. In determining whether a space rent adjustment is just, fair and equitable, the Mobilehome Rent Review Commission is required to specifically consider certain factors listed in the Mobilehome Rent Stabilization Ordinance. Section 4.0004B of the Administrative Rules includes the definition of “comparable park” that has been utilized in this analysis. In that regard, I have obtained data and completed comparative analyses of comparable mobile home parks in the City of Yucaipa for the years 1987 and 2019.

BRABANT'S SUMMARY OF COMPARABLE RENTALS (1987)									
Comp No.	Park Name/ Address	No. Spaces	Year Built	Density (Spaces/Ac)	Monthly Rent Range/Midpoint	Utilities Included	Quality/ Condition	Amenities/Park Type	
Subject	Valley View Mobile Home Park 12995 6th Street Yucaipa	75	1952/1969	6.7	\$144	None	Average/ Average	Clubhouse, pool, shuffleboard, laundry. Senior park.	
1	Avalon Mobile Estates 35011 Avenue E Yucaipa	85	1969	10.4	\$175	None	Average/ Average	Small clubhouse, laundry. Senior park.	
2	Bel-Aire Mobile Estates 13060 2nd Street Yucaipa	111	1963	9.2	\$153-\$169 \$161	None	Average/ Average+	Clubhouse, pool, indoor spa, children's playground, laundry. Senior park in 1987. Now All-Age.	
3	Bonanza Mobile Estates 13645 5th Street Yucaipa	83	1969	8.0	\$160	None	Average/ Average	Small clubhouse, pool, laundry. Senior park.	
4	Grandview East Mobile Home Park 12655 2nd Street Yucaipa	99	1960s (Est.)	12.6	\$170	None	Average/ Average	Small clubhouse, children's playground, laundry. Senior park in 1987. Now All-Age.	
5	Patrician Park 34480 County Line Road Yucaipa	137	1967	11.5	\$170-\$175 \$173	None	Average/ Average	Clubhouse, pool, spa, indoor shuffleboard, laundry. Senior park.	
6	Crafton Hills Mobile Home Park 31816 Avenue E Yucaipa	159	1970	8.4	\$200	None	Average+/ Average+	Clubhouse, pool, indoor spa, laundry. Senior park in 1987. Now All-Age.	
7	Crestview I Mobile Home Park 12220 5th Street Yucaipa	145	1968	9.6	\$175	None	Average/ Average+	Clubhouse, pool, spa, laundry, indoor shuffleboard. Senior park.	

The overall average/mid-point of the actual rents of the seven comparable parks was \$173 per month.

**ANALYSIS OF SPACE RENT (1987)**

In determining if the space rent at Valley View Mobile Home Park was in line with comparable parks in 1987, which is the base year prior to the enactment of the rent control ordinance, I have acquired information on the space rent at seven comparable parks located within the City of Yucaipa. The parks that were used for direct comparison to the subject have been summarized on the previous page. The source of the data is historical records of the City of Yucaipa that included a survey by Park Terrace Mobile Home Park that incorporated rental data at various parks for the year 1987. All seven comparable parks are rated average in quality and have at least a clubhouse, if not additional recreational amenities. Although some of the parks do not have a pool, as does the subject, several of the parks have substantial recreational amenities that are superior to those of Valley View. The differences in overall quality, amenities and condition between Valley View and the comparable parks are considered to be relatively minor. Some parks are slightly superior in quality and/or condition, and some parks are slightly inferior. The data provides a reasonable bracketing of the subject property.

In 1987, the space rent at Valley View was reported to be \$144 per month, plus all utilities. A brief discussion and analysis of the seven comparable parks follows. A map showing the location of the comparable rental parks may be found in the Addenda.

Avalon Mobile Estates is an 85 space senior park, built in 1969, that has a small clubhouse and laundry room. It has mostly single-wide homes and a few double-wides. The average rent in 1987 was \$175 per month, plus all utilities.

Bel-Aire Mobile Estates is a 111 space park, built in 1963, that has a larger clubhouse, pool, indoor spa, a children's playground, and laundry. It was a senior park in 1987, but is now an all-age park. The park is in above-average condition. The rent in 1987 ranged from \$153 to \$169 per month, with a mid-point of \$161 per month, plus all utilities.

Bonanza Mobile Estates is an 83 space senior park, built in 1969, that has a small clubhouse, pool and laundry. The rent in 1987 was \$160 per month, plus all utilities.

Grandview East is a 99 space park, built in the 1960s. It was a senior park in 1987, but is now an all-age park. It has a small clubhouse, laundry and children's playground. The rent in 1987 was \$170 per month, plus all utilities.

Patrician Park is a 137 space senior park, built in 1967, that has a clubhouse, pool, spa, indoor shuffleboard and laundry. The rent in 1987 ranged from \$170 to \$175 per month, with a mid-point of \$173, plus all utilities.

Crafton Hills is a 159 space park, built in 1970. It is an all age park now, but was a senior park in 1987. It has a clubhouse, pool, indoor spa and laundry. The space rent in 1987 was \$200 per month. Overall, it is a newer park, with more double-wide homes, superior recreational amenities and condition, and is located in the western portion of the City, closer to the freeway.

Crestview I Mobile Home Park is a 145 space senior park, built in 1968, with a clubhouse, pool, spa, laundry and indoor shuffleboard courts. The park is currently in good condition. The rent in 1987 was \$175 per month, plus all utilities.

The comparable rents from the seven parks range from a low of \$153 to a high of \$200 per month, with an overall average/midpoint of \$173 per month. For parks that reported a range in rent, low to high, I have calculated the midpoint. After analyzing the comparable rental data, one thing becomes apparent; the relationship between the rents and the quality/amenities at the seven parks are not entirely consistent. That is to say that the highest rents are not always at the superior parks, and the lowest rents are not always at the inferior parks. For example, some of the lowest rents are at Bel-Aire Mobile Estates (\$153 to \$169), which is a superior park to Avalon Mobile Estates that had rents at \$175 per month.

One way to look at the data would be to group the comparable parks as inferior or superior, according to amenities, and look at the overall ranges and averages (or midpoint). The average/midpoint monthly rent of the three parks having slightly inferior amenities compared to Valley View are as follows:

Avalon Mobile Estates	\$175
Bonanza Mobile Estates	\$160
Grandview East MHP	\$170

The average/midpoint monthly rent of the four parks with slightly superior amenities compared to Valley View are as follows:

Bel Aire Mobile Estates	\$161
Patrician Park	\$173
Crafton Hills MHP	\$200
Crestview 1 MHP	\$175

One park, Patrician Park, has slightly superior amenities, which is offset by a higher density and is considered to be most similar overall at \$173 per month, which is the same as the overall average rent of all seven comparable parks in 1987.

The overall average/midpoint of the three parks with inferior amenities is \$168 per month. The overall average/midpoint of the four parks with superior amenities is \$177 per month. The rent at the most comparable park overall is \$173 per month. Based on my analysis of the comparable parks, the indicated rental value of the subject property is \$173 per month.

In 1987, the average space rent at Valley View Mobile Home Park was \$144 per month, and, in my opinion, was disproportionately low when compared to rents being charged at comparable parks in Yucaipa. In my opinion, the average rental value of spaces in Valley View, in the year 1987, was \$173 per month, including no utilities, which is \$29 above the actual average rent at that time.

BRABANT'S SUMMARY OF COMPARABLE RENTALS (2019)										
Comp No.	Park Name/ Address	No. Spaces	Year Built	Density (Spaces/Ac)	Monthly Rent (Rent Control Spaces) Range/Average	Monthly Rent (Exempt Spaces) Range/Average	Monthly Rent (All Spaces) Range/Average	Utilities Included	Quality/Condition	Amenities/Park Type
Subject	Valley View Mobile Home Park 12995 6th Street Yucaipa	75	1952/1969	6.7	\$274-\$358 \$316	N/A	\$274-\$358 \$316	None	Average/ Average	Clubhouse, pool, shuffleboard, laundry. Senior park.
1	Avalon Mobile Estates 35011 Avenue E Yucaipa	85	1969	10.4	\$339-\$374 \$367	N/A	\$339-\$374 \$367	None	Average/ Average	Small clubhouse, laundry. Senior park.
2	Bel-Aire Mobile Estates 13060 2nd Street Yucaipa	111	1963	9.2	\$308-\$622 \$384	\$317-\$528 \$407	\$308-\$622 \$388	None	Average/ Average+	Clubhouse, pool, indoor spa, children's playground, laundry. Senior park in 1987. Now All-Age.
3	Bonanza Mobile Estates 13645 5th Street Yucaipa	83	1969	8.0	\$347-\$379 \$376	N/A	\$347-\$379 \$376	None	Average/ Average	Small clubhouse, pool, laundry. Senior park.
4	Grandview East Mobile Home Park 12655 2nd Street Yucaipa	99	1960s (Est.)	12.6	\$270-\$494 \$384	N/A	\$270-\$494 \$384	None	Average/ Average	Small clubhouse, children's playground, laundry.
5	Patrician Park 34480 County Line Road Yucaipa	137	1967	11.5	\$319-\$363 \$343	N/A	\$319-\$363 \$343	None	Average/ Average	Clubhouse, pool, spa, laundry. Senior park.
6	Crafton Hills Mobile Home Park 31816 Avenue E Yucaipa	159	1970	8.4	\$330-\$408 \$355	\$306-\$397 \$360	\$306-\$408 \$359	None	Average+/ Average+	Clubhouse, pool, indoor spa, laundry. Senior park in 1987. Now All-Age.
7	Crestview I Mobile Home Park 12220 5th Street Yucaipa	145	1968	9.6	\$316-\$343 \$334	\$305-\$333 \$324	\$305-\$343 \$326	None	Average/ Good	Clubhouse, pool, spa, laundry, indoor shuffleboard. Senior park.

The overall average of the controlled rents at the seven comparable parks in 2019, excluding exempt spaces (long-term leases) was \$363 per month. No adjustments were necessary for utilities.

**ANALYSIS OF SPACE RENT (2019)**

Of the 75 spaces at Valley View Mobile Home Park, none are on long term leases, but there are thirteen spaces that have park-owned homes and are not subject to the City's rent control ordinance. As of the January 1, 2019 date of value there were 62 spaces subject to the Ordinance. According to the 2019 Registration submitted to the City of Yucaipa, the space rent at Valley View ranged from \$274.20 to \$357.68 per month, with an overall average of \$316 per month (rounded). In determining if the rent was in line with the rent at comparable parks in 2019, I have acquired information on the space rent at the seven comparable parks that were utilized for the 1987 analysis. The parks that were used for direct comparison to the subject have been summarized on the previous page.

All seven comparable parks are rated average in quality and have at least a clubhouse, if not additional recreational amenities. The differences in the parks are considered to be relatively minor and there are some parks that are slightly superior in quality and/or condition, and some parks that are slightly inferior. No adjustments were necessary for utilities, as the residents pay for all utilities and services in the seven comparable parks as well as the subject property. The data provides a reasonable bracketing of the subject property.

Three of the comparable parks (Bel-Aire, Crafton Hills and Crestview I) have long term leases that are exempt from rent control. For these three parks, I have only included the rent for the spaces subject to rent control and have excluded the rents for spaces with long term leases. The average of the controlled rents for the spaces at the seven comparable parks in 2019 was \$363 per month. I have also calculated the weighted average of the comparable rents that considers the number of controlled spaces at each park. The weighted average of the controlled rents at the seven comparable parks is \$365 per month.

It should be noted that in my appraisal of Carriage Trade Manor, dated June 28, 2017, for a special increase application, I rendered an opinion of the average space rental value as of April 12, 2016. In that appraisal, three of the comparable parks had some spaces with long term leases that were exempt from rent control and I included them in the calculations of the overall average rent. However, I explained the rationale for including the leased spaces as follows: "Although the exempt spaces are not subject to the YMC, they have been included since the calculation of average rent only changes by one dollar." That rationale cannot be used in 2019 as there are very large differences in the rent at leased spaces compared with controlled spaces at some of the parks.

Over the years, changes have been noted at three of the comparable parks and the subject property that warrant mentioning. Grandview East and Valley View have been purchased by non-profit entities, however, most of the spaces in each park are still subject to rent control. In addition, Grandview East, Bel Aire and Crafton Hills have been converted to family parks (all-age).

In spite of the changes, the three parks have been included in the analysis for 2019. There is nothing in the description of a comparable park in the Administrative Rules that would disqualify a park owned by a non-profit. And, the rents at the two non-profit parks are still subject to rent control. Also, there is nothing in the Administrative Rules that would disqualify a comparable park that has been converted from Senior to Family status. The description of a comparable park in the Administrative Rules refers to things such as quality, condition, location

and services included, but does not reference the type of park ownership or age restrictions of the residents.

After reviewing the comparable rental data, it is clear to me that the 2019 rents at Valley View Mobile Home Park were below the rent levels of comparable parks in Yucaipa. This is likely the result of the rents being low in the base year of 1987. As previously stated, I have considered the 2019 average controlled rents from all seven comparable parks, excluding exempt long-term leases. The weighted average of the controlled rents for the seven parks calculates to \$365 per month, with no adjustments necessary for utilities.

Again I have grouped the comparable parks in comparison with Valley View. They have been grouped as inferior or superior, according to amenities and other physical characteristics such as year built, density, views, condition, location, etc. The average controlled monthly rent of the four parks rated overall slightly inferior to Valley View are as follows:

Avalon Mobile Estates	\$367
Bonanza Mobile Estaates	\$376
Grandview East MHP	\$384
Patrician Park	\$343

It should be noted that Patrician Park has been rated overall as slightly inferior to Valley View for the 2019 analysis, whereas it was rated as more similar as of 1987. Based on my current inspections of Patrician Park, the indoor shuffleboard has been closed and is now utilized for storage and some of the homes and yards in the park are not well maintained. The weighted average of the controlled spaces in these four parks as of the 2019 date is \$364 per month.

The average controlled monthly rent of the three parks with slightly superior amenities and other physical characteristics compared to Valley View are as follows:

Bel Aire Mobile Estates	\$384
Crafton Hills MHP	\$355
Crestview 1 MHP	\$334

This grouping again demonstrates the fact that space rent levels in Yucaipa are not always consistent with the amenities and other physical characteristics of the parks. The weighted average of the four parks with inferior amenities is \$364 per month, while the weighted average of the three parks rated superior is only one dollar higher at \$365 per month. Since the differences in controlled rents at the various parks are clearly not based solely on differences in the amenities and other physical characteristics, a reasonable conclusion would be to consider all seven of the comparable parks. In addition, all of the comparable parks utilized have ranges of controlled rents, due to a number of possible circumstances. There is nothing in the ordinance that suggests that an appraiser should put more weight on the lower end or the higher end of the ranges in rents. My conclusion of rental value is an overall average that includes all of the controlled spaces in Valley View MHP.

Therefore, after a consideration of the comparable data, it is my opinion that the average rental value of spaces at Valley View Mobile Home Park, as of January 1, 2019, was \$365 per month, plus all utilities. This amount is \$49 per month higher than the actual average rent of \$316 as of that date.

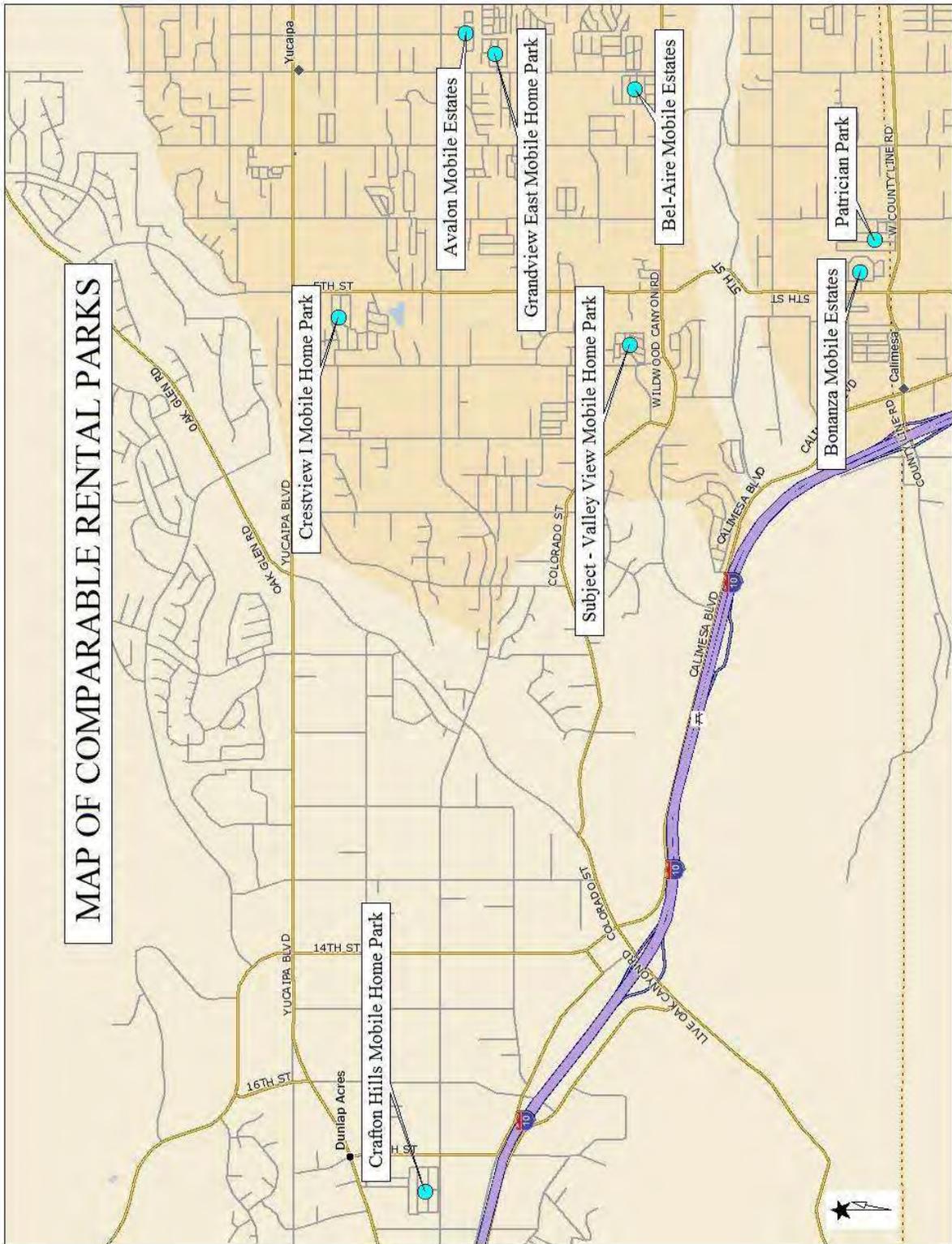
**SUMMARY OF FINAL CONCLUSIONS**

Average Monthly Rental Value in 1987	\$173 per month
Average Monthly Rental Value, as of January 1, 2019	\$365 per month

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*Addenda*

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**QUALIFICATIONS OF THE APPRAISER**

James Brabant, MAI  
Anderson & Brabant, Inc.  
353 W. Ninth Avenue  
Escondido, CA 92025  
(760) 741-4146 Ext. 312  
Email: jlbrabant@aol.com

I. Resident of San Diego County since 1977

II. **Educational Background:**

- A. University of Southern California, B.S. degree in Real Estate — 1960
- B. School of Theology at Claremont, Master of Theology — 1966
- C. Professional Education Completed:
  - 1. Appraisal Institute
    - a. "Basic Appraisal Principles, Methods and Techniques" — Course I-A
    - b. "Capitalization Theory and Techniques" — Course I-B
    - c. "Urban Properties" — Course II
    - d. "Investment Analysis" — Course IV
    - e. "Standards of Professional Practice"
    - f. "Litigation Valuation"
    - g. Special Applications of Appraisal Analysis Course 301
  - 2. Lincoln Graduate Center
    - a. Manufactured Housing Appraisal Course 669
  - 3. Continuing Education (Partial List):
    - USPAP Course and Updates (every two years)
    - Four Hour Federal and State Laws, 1/16
    - Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets 4/12
    - Eminent Domain Case Update, 10/95, 3/97, 10/07, 4/10
    - Business Practice and Ethics, 6/07, 7/12
    - San Diego Apartment & Housing Seminar, 10/98, 5/07, 9/11
    - Appraiser as Expert Witness, 12/06
    - Deal and Development Analysis – Downtown S.D., 9/05
    - Litigation Seminar, 11/04, 11/07, 11/10
    - Appraising Manufactured Housing, 1/04
    - Economic and Real Estate Forum, 09/02
    - Gramm-Leach-Bliley Act, 10/01
    - Condemnation on Trial (Participant), 5/00
    - Digging Into Ground Leases, 2/15
    - Unique Appraisal Assignments (Participant), 2/14
    - Appraisal of Partial Interests; 6/98
    - Vineyard Valuation, 11/12
    - Downtown San Diego Development, 9/15

III. **Professional Affiliations:**

- A. Member, Appraisal Institute, MAI (1985 President, San Diego Chapter)
- B. Realtor Member, North County Association of Realtors
- C. Member, International Right of Way Association
- D. Real Estate Brokers License, State of California
- E. Teaching Credential, State of California, Community College Level
- F. Certified General Real Estate Appraiser (AG002100)  
Office of Real Estate Appraisers, State of California

IV. **Appraisal Experience:**

- Co-Owner — Anderson & Brabant, Inc., Since 1979
- Co-Owner — Robert M. Dodd & Associates, Inc., 1977 - 1979
- Appraisal Manager — California First Bank, Huntington Beach, California, 1974 - 1977
- Staff Appraiser — California First Bank, San Diego, California, 1972 - 1974
- Staff Appraiser — O. W. Cotton Co., San Diego, California, 1970 - 1972
- Staff Appraiser — Davis Brabant, MAI, Huntington Park, California, 1960 - 1962

V. **Teaching Experience:**

- Southwestern College, Chula Vista, California, "Real Estate Appraisal"

VI. **Expert Witness:**

- Superior Court, San Diego, Los Angeles, Riverside, and San Bernardino Counties
- Rent Control Hearings: Oceanside, Escondido, Ventura, Concord, Yucaipa, Carpinteria, Palmdale, San Marcos, Carson
- Various Arbitration Hearings
- Assessment Appeals Board, Riverside County, San Diego County and Orange County
- Federal Bankruptcy Court, San Diego County & Santa Barbara County
- United States District Court – Northern District of California

VII. **Types of Appraisals:**

- |                             |   |
|-----------------------------|---|
| Residential Property:       | Single-family residence, condominiums, apartments, subdivisions, existing and proposed                                  |
| Commercial Property:        | Office buildings, shopping centers, office condominiums, etc., existing and proposed                                    |
| Industrial Property:        | Single/multi-tenant, business parks, etc., existing and proposed  |
| Vacant Land:                | Industrial, commercial, residential, and rural  |
| Agricultural:               | Ranches, avocado and citrus groves, etc.  |
| Special Purpose Appraisals: | Leasehold estates, possessory interest, historical appraisals, etc.   |
| Mobile Home Parks:          | For a variety of purposes including rent hearings, park closure, park conversions, failure to maintain litigation, etc. |

**Qualifications of the Appraiser — James Brabant, MAI**

**Page Three**

VIII. Partial List of Appraisal Clients:

**Banks**

Bank of America  
Bank of New York  
City National Bank  
Downey Savings  
Fidelity Federal Bank  
First Interstate Bank  
First Pacific National Bank  
Flagship Federal Savings  
Great Western Bank  
Industrial Bank of Japan  
Palomar Savings & Loan  
Redlands Federal Bank  
Torrey Pines Bank  
Union Bank of California  
Wells Fargo Bank

**Government Agencies and Municipalities**

California Department of  
Transportation/Caltrans  
Carlsbad Municipal Water District  
City of Carlsbad  
City of Chula Vista  
City of Colton  
City of Concord  
City of Escondido  
City of Laguna Beach  
City of La Mesa  
City of Salinas  
City of San Bernardino  
City of San Diego  
City of San Marcos  
City of Vista  
City of Yucaipa  
County of San Diego  
Fallbrook Public Utility District  
Metropolitan Water District  
Oceanside Unified School District  
Pacific Telephone  
Poway Municipal Water District  
Ramona Unified School District  
SANDAG (San Diego Assoc. of Govts.)  
San Diego County Water Authority  
San Diego Unified Port District  
San Marcos Unified School District  
U.S. Depart. of the Interior  
    Bureau of Indian Affairs  
U.S. Department of Justice

**Law Firms**

Asaro, Keagy, Freeland. & McKinley  
Best, Best & Krieger  
Daley & Heft  
Endeman, Lincoln, Turek & Heater  
Foley, Lardner, Weissburg & Aronson  
Fulbright & Jaworski  
Gray, Cary, Ware & Freidenrich  
Higgs, Fletcher & Mack  
Latham & Watkins  
Lounsbery, Ferguson, Altona & Peak  
Luce, Forward, Hamilton & Scripps  
McDonald & Allen  
McInnis, Fitzgerald, Rees, Sharkey & McIntyre  
O'Melveny & Meyers  
Post, Kirby, Noonan & Sweat  
Procopio, Cory, Hargreaves & Savitch  
Rutan & Tucker  
Singer, Richard  
Sullivan Wertz McDade & Wallace  
Tatro & Zamoyski  
Thorsnes Bartolotta & McGuire  
Worden Williams, APC

**Title Companies**

Chicago Title  
Fidelity National Title Insurance  
First American Title  
St. Paul Title  
Title Insurance & Trust

**Others**

Avco Community Developers  
Coldwell Banker  
Dixieline Lumber  
Golden Eagle Insurance  
National Steel & Shipbuilding Co.  
Northern San Diego County Hospital District  
Prudential Insurance Corp.  
Rosenow, Spevacek, Group  
San Diego Gas & Electric Co.  
San Luis Rey Downs (Vessels)  
Steefel, Levitt & Weiss  
Tellwright-Campbell, Inc.  
Transamerica Relocation Service  
Vedder Park Management

# **Analysis of the Valley View Mobile Home Park Fair Return Rent Increase Application**

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**Yucaipa, California**

**Kenneth K. Baar, PhD**

June 29, 2020

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This report was prepared on behalf of the City of Yucaipa. The opinions expressed herein are those of the author and do not necessarily represent the views of the City or of the Mobilehome Rent Review Commission.

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## **Appendices**

- Appendix A. Applicant’s Maintenance of Net Operating Income MNOI Analysis (Spreadsheet)**
- Appendix B. Valley View Base Year (1987) Income and Expense Report**
- Appendix C. Excerpts from Request for City Approval of Acquisition of Valley View by Augusta Homes & Tax-Exempt Bond Financing, including Income, Expense, & Net Operating Income Projections (from Yucaipa Redevelopment Agency Agenda Packet, May 22, 2000)**
- Appendix D. Excerpts from 2000 & 2012 Bond Loan Agreement & “Trust Indenture” Containing Definitions of “Operating & Maintenance” Expenses and Setting Forth Sources of Coverage of Loan Costs and Borrower Administration Fees**
- Appendix E. Income and Expense Reports Submitted by Applicant to the Independent Cities Finance Authority (ICFA)**
- Appendix F. Consumer Price Index Tables**
- Appendix G. Documentation of Bases for Calculation of Percentage Adjustment of Base Period Net Operating Income in Order to Determine Current Year “Net Operating Income Entitlement”**
- Appendix H. Documents Relating to Share of Appraised Value and Bond Debt Attributable to Valley View**
- Appendix I. Documents Setting Forth Capital Improvement Allocations & Expenditures**
- Appendix J. Maintenance of Net Operating Income (MNOI) Standard – Explanation and Judicial Approval**
- Appendix K. Judicial Precedent Re: Exclusion of Debt Service in Fair Return Cases**
- Appendix L. Author’s Resume**

## Executive Summary

In this case, the Applicant (Augusta Communities, LLC), the non-profit owner of Valley View Mobilehome Park, has filed a special rent adjustment petition.

From the “base year” under the Rent ordinance (1987) through the “current year” (2018), the average space rent increased by 119.8%, compared with a 127.9% increase in the Consumer Price Index (CPI) during this period. In the “current” year, the average monthly space rent in Valley View was \$316.48.

Under the City’s “Mobilehome Park Rent Stabilization Program” Ordinance, park owners may petition for rent increases above the annually allowed across-the-board increases on the basis that they are not obtaining a fair return.

### I. Rights to Rent Increases Claimed by the Applicant

The Applicant claims rights to a “permanent” monthly space rent increase of \$234.53, plus a “temporary” six year increase of \$58.53, and an additional temporary five year increase of \$21.13. The overall rent increase for the first five years under these claims would be \$314.19, a 99% increase over the current year rent.

### Applicant’s Claims – Rights to Rent Increases

Basis for Claim	Duration of Increase	Amount of Rent Increase /Space/Month
<b>Fair Return under Maintenance of Net Operating Income (MNOI) fair return standard in Ordinance</b>	<b>Permanent</b>	<b>\$234.53*</b>
<b>Recovery of Past Year’s Borrower Administration Fees</b>	<b>6 years</b>	<b>\$58.53</b>
<b>Recovery of Application Costs</b>	<b>5 years</b>	<b>\$21.13</b>
<i>Comparable Rents Jan. 1, 2019 claim to the extent not covered by MNOI claim</i>	<i>Permanent</i>	<i>\$138.55</i>
<b>Total Rent Increase First Five Years (\$234.53 + \$58.53 + \$21.13)</b>		<b>\$314.19</b>

\* The Applicant indicates that it will waive the right to a permanent rent increase of more than \$150, if a \$150 permanent increase is granted by the Commission, the Residents do not appeal this decision, and it is able to implement the requested increases.

## II. An Allowable Rent Increase under the Maintenance of Net Operating Income (MNOI) Fair Return Standard in the Ordinance & Administrative Rules

### A. Explanation of the MNOI Standard.

Under the Ordinance, it is presumed that the base year (1987) rent yielded a fair return (a fair net operating income). Current year fair return is defined as base year net operating income adjusted by an inflation (CPI) factor. (This type of standard is known as a “**maintenance of net operating income**” (MNOI) standard.)

Net operating income is income net of operating expenses. It is the amount which is available to cover costs, such as debt service, which are not considered as operating costs and provide cash flow.

In this case, based on the CPI adjustment factor in the fair return standard, the current year (2018) “net operating income entitlement”<sup>1</sup> would be 100.6% above the base year net operating income.

The presumption that base year rents provided a fair return may be overcome if “*The rent during 1987 was **disproportionately low** when compared to rents being charged in comparable parks in 1987 in the City.*” (bold added) If the presumption is overcome, base year rents may be adjusted to comparable base period levels for the purpose of calculating the base year net operating income that in turn is adjusted upward by a CPI factor in order to determine the current year “net operating income” entitlement.”

### B. Projection of Rent Increase Required to Provide a Fair Return in this Case

#### 1. Projections of Base Year Net Operating Income

The appraisals of the City’s appraiser and the Applicant’s appraiser conclude that base rent year rents were below comparable rents. The Residents contend that a base year rent adjustment is not justified. If the base year rent is not adjusted, the current net operating income is more than 100.6% above the actual base period net operating income and, therefore, above the current year “net operating income entitlement.” (See table below)

#### **Base and Current Year Income, Operating Expenses, and Net Operating Income for the Purposes of an MNOI Analysis without Adjustment of Base Year Rents** (excluding utility income and costs, except utility costs for common areas.)

	<b>Base Year (1987)</b>	<b>Current Year (2018)</b>
<b>Income</b>	<b>129,833</b>	<b>291,220</b>
<b>Operating Expenses</b>	<b>88,110</b>	<b>189,262</b>
<b>Net Operating Income</b>	<b>41,724</b>	<b>101,958</b>

However, if the base year rent projection of net operating income is adjusted upward as a result of a base year comparable adjustment, the current year net operating income would be less 100.6% above the base year net operating income and, therefore, would be below the current year “net operating income entitlement.”

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<sup>1</sup> This term is not used in the ordinance. In this case, it used by the Applicant and by this author to label the current fair net operating income.

The analysis in this report sets forth allowable rent adjustments under the MNOI standard which are based on the following alternative projections of base year rent: 1) no base year adjustment of the base year monthly space rent of \$144, 2) the \$173 comparable base year rent projected by the City's appraiser, and 2) the \$190 comparable base year rent projected by the Applicant's appraiser.

If the \$173 base year rent projected by the City's appraiser is justified, an increase in the current rent of \$37.88 is justified. If the \$190 base year projected by the Applicant's appraiser is justified, an increase in the current rent \$71.99 is justified. The table below sets out the basis for these calculations.

<b>CALCULATION OF RENT INCREASE REQUIRED TO PROVIDE FAIR RETURN UNDER MAINTENANCE OF NET OPERATING INCOME (MNOI) STANDARD</b>			
	<b>Using Estimated Base Year Space Rent Residents' Recommendation</b>	<b>Using Comparable Base Year Space Rent Projected by City Appraiser</b>	<b>Using Market Base Year Space Rent Projected by Applicant's Appraiser</b>
<i>Base Year (1987) Rental Income, Operating Expenses, &amp; Net Operating Income</i>			
<b>Monthly Space Rent</b>	<b>\$144</b>	<b>\$173</b>	<b>\$190</b>
<b>Gross Rental Income</b>	<b>129,833</b>	<b>155,933</b>	<b>171,233</b>
<b>Operating Expenses</b>	<b>88,110</b>	<b>88,110</b>	<b>88,110</b>
<b>Base Year Fair Net Operating Income (NOI)</b>	<b>41,724</b>	<b>67,824</b>	<b>83,124</b>
<i>Current Year (2018) "Net Operating Income Entitlement"</i>			
<b>Current Year "Net Operating Income Entitlement" (Base Year NOI x 2.006)</b>	<b>83,697</b>	<b>136,054</b>	<b>166,746</b>
<i>Current Year (2018) Rental Income, Operating Expenses, &amp; Net Operating Income</i>			
<b>Average Monthly Space Rent</b>	<b>\$316.48</b>		
<b>Gross Rental Income</b>	<b>291,220</b>		
<b>Operating Expenses</b>	<b>189,262</b>		
<b>Current Year Net Operating Income</b>	<b>101,958</b>		
<i>Rent Adjustment under MNOI Standard</i>			
<b>Rent Increase Required to Provide Fair Return: (Current Year "Net Operating Income Entitlement" minus Current Year Net Operating Income of \$101,598)</b>	<b>None</b>	<b>34,096</b>	<b>64,788</b>
<b>Rent Increase/Space/Month</b>	<b>None</b>	<b>\$37.88</b>	<b>\$71.99</b>

### C. The Applicant's Operating Expense Claims under the MNOI Standard

In contrast to the projection of current year (2018) operating expenses in this analysis of \$189,262, the Applicant claims that the current year operating expenses were \$334,713, a difference of \$145,551, the equivalent of \$161/space/month. The outcome of the Applicant's operating expense claims is that the Applicant projects a current year negative net operating income of \$43,493, as opposed to a projection of a positive net operating income \$101,958 in this analysis.

<b>Applicant's Calculations of Current Year (2018) Operating Expenses &amp; Net Operating Income</b>			
		<b>Calculations with Applicant's Operating Expense &amp; NOI Projections</b>	<b>Calculation with Operating Expense Projections Used in this Analysis</b>
<b>Gross Income</b>		<b>291,220</b>	<b>291,220</b>
<b>"Total Operating Expenses - Application"</b>		<b>334,713</b>	<b>189,262</b>
<b>"Net Operating Income - Application"</b>		<b>-43,493</b>	<b>101,958</b>

The Applicant's claims that bond interest and "Borrower Administration Fees" are operating costs under the MNOI standard account for all but a very small portion of the difference between the Applicant's operating expense projections and the operating expense projections in this analysis. These claims are summarized in the table below and briefly addressed here.

**“Operating Expense” Claims of Applicant  
which are Attributable to Non-Profit Ownership and Tax-Exempt Bond Loan**

	<b>Type of Cost and (Annual Amount)</b>	<b>Annual Amount &amp; (per space-per month)</b>
<b>Included by Applicant as “Operating Expenses” in Maintenance of Net Operating Income (MNOI) Calculations (permanent increase)</b>	<b>Debt service</b>	<b>\$43,093 (\$47.88)</b>
	<b>Non-Profit Borrower Administration Fee (Current Year)</b>	<b>\$45,762 (\$50.85)</b>
	<b>Amortized Recovery of \$266,173 Non-Profit “Borrower Administration Fee” from 8/12 – 8/18 not covered by prior years’ rent</b>	<b>\$52,680 (\$58.53)</b>
<b>Temporary (6 Year) Increase Claim</b>	<b>Amortized Recovery of \$266,173 of 6 Years’ Non-Profit “Borrower Administration Fee” not covered by prior years’ rent</b>	<b>\$52,680 (\$58.53) (also included in MNOI claim)</b>

As indicated, the fair return standard under the Ordinance requires maintenance of net operating income. Under the Administrative Rules bond debt payments are excluded from the definition of “operating expenses.” Under the conditions of the tax-exempt bond loan “Borrower Administration Fees,” which are an additional fee above on-site and off-site management operating costs standardly associated with operating a mobilehome park, are excluded from the definition of “Operation and Maintenance Costs.” If these expenses are considered as “operating expenses” under the MNOI standard (rather being considered as expenses that would be covered out of net operating income) the projection of actual current year net operating income is greatly reduced and, therefore, the required rent increase to provide a fair net operating income (the current “net operating income entitlement”) is greatly increased.

**1. Claim for treating a portion of debt service expenses as an operating expense**

Within its overall claim under the MNOI standard for a permanent increase, the Applicant claims as an operating expense \$43,093 in bond interest (the equivalent of \$47.88/space /month). This amount is one-third of what it claims as its total annual bond interest,.

The Administrative Rules exclude “debt service” from the category of “operating expenses” and repeated judicial precedent sets forth the doctrine that differences in allowable rents based on differences in financing arrangements have no rational basis. The exclusion of debt service from the definition of operating expenses in Yucaipa’s MNOI standard is a customary exclusion among the MNOI fair return standards in mobilehome park space rent stabilization ordinances in this state, which has been repeatedly approved by the courts.

The Applicant claims that this exclusion would not be fair in this case because the Applicant was forced to use 100% financing, without any cash investment, as a condition for obtaining its tax-exempt bond purchase financing, and, therefore, has higher debt service costs. It claims that one-third of the debt interest should be considered as an operating expense because it could not use cash to cover one-third of the purchase price, a typical cash investment share in purchases by for profit investors in mobilehome parks, and, therefore, has an additional debt service burden.

In response, the Residents claim that: 1) the ability to use of the tax-exempt bond financing and purchase with 100% financing was advantageous to the Applicant, 2) this type of financing provided for a lower interest rate than the financing that would have been available to a for-profit purchaser, and 3) the Applicant's claim that its debt service should be considered as an operating expense is a policy argument that could have a place in a legislative forum, rather than in this adjudication.

In the course of the City's review of the request for approval of non-profit tax exempt bond financing for Augusta's purchase of Valley View, a feasibility package ("Conversion Impact Report") was presented by the real estate brokerage (Westridge Group), which was working with Augusta, the seller of Valley View, and the Residents to culminate the transaction. The Conversion Impact Report considered the feasibility and desirability of the non-profit acquisition. It represented that the debt service would be funded out net operating income. The bond loan agreement provides that debt service shall not be considered as an "operation and maintenance expense" and that the debt service shall be covered out of "net operating revenues" (an equivalent of the term "net operating income.")

## **2. Claims for the treatment of Current Year and Past Years' "Borrower Administration Fees as "operating expenses" and as a basis for a recovery of past years' expenses**

The Applicant claims as an operating expense, a non-profit "Borrower Administration Fee" of \$45,762, the equivalent of \$50.85/space/ month, as a current year operating expense, within its claim under the MNOI standard for a permanent increase. Also, within its projection of current year operating expenses, the Applicant claims an additional \$52,680, the equivalent of \$58.53/space/month, as the amount necessary to recover Borrower Administration Fees for six past years, on an amortized basis \$266,173 in costs.

In addition to its claim for past years' Borrower Administration Fees as a current amortized operating expense under the MNOI standard, the Applicant claims a right to a six year "temporary" rent increase of \$58.53/space/month to recover past years "Borrower Administration Fees."

The following issues emerge in regard to the claims related to Borrower Administration Fees.

- a. It appears that the past years Borrower Administration Fees fees are counted as a cost twice in the Application. Once on a stand-alone basis for a temporary six year rent increase of \$58.53/space/month, in order to recover \$266,173 in six years of fees on an amortized basis, and another time as an annual operating expense of \$52,680 within the MNOI claim for a permanent rent increase.
- b. Under the precedent set in *Kavanau v. Santa Monica*, rent controlled landlords can obtain rent prospective rent increases to recover valid rent increase claims of **past years'** that were wrongfully denied by the regulatory agency. However, in this case no fair return claims were ever made in past years.

- c. The Borrower Administration Fees are fees for maintaining a non-profit entity that is not allowed to retain profits out of net operating income. They are in addition to the operating expense claim by the Applicant of \$67,647 for on-site and off-site management expenses, which are types of operating expenses typically incurred by for-profit park owners.
- d. The Conversion Impact Reported presented to the City by the brokerage firm responsible for arranging the acquisition by Augusta stated that *“Projected space rents for all spaces will not exceed what they would have been absent the non-profit acquisition.”* As far as this author is aware, Borrower Administration Fees were not included as an operating expense in either the income and operating expense projections in the Conversion Impact Report or any other documents submitted to the City in support of the acquisition by Augusta, nor was there any mention that this could be a cost that the Residents might be required to cover.
- e. The bond financing agreements that authorize the Applicant to retain Borrower Administration Fees, specifically exclude “the amount deposited in the Administration Fund” from the definition of “operating and maintenance costs.” These agreements provide that these fees shall be covered out of the “net operating revenues,” (an equivalent to the term “net operating income”), as opposed to being included as operating and maintenance costs. Also, accounting documents submitted by the Applicant to the non-profit bond oversight agency (Independent Cities Finance Authority) classify Borrower Administration Fees as “non-operating expenses.”
- f. The Applicant contends that Borrower Administration Fees that are attributable to Valley View from 2013 through 2017 had to be covered by the revenues from other parks owned by the Applicant because the revenue from Valley View was inadequate. However, the analysis of the City’s bond finance analyst (Doug Anderson, Urban Futures, Inc.) concludes that from 2015 through 2018, the overall income from the Park was adequate to cover these fees. In contrast to the MNOI fair return analysis in this report, the Urban Futures analysis takes into account all of the income from the park, including the income from the exempt spaces. The basis for including all of the income is that under the bond loan agreement all of the net revenue from the park must be used to secure costs which are not defined in the agreement as “operation and maintenance” costs. (This report is included in the packet.)

### **3. Claim for Recovery of Application Costs**

The ordinance provides for the recovery of the costs of preparing a rent increase application. Also, judicial precedent provides for the right to recover these costs. This right is subject to a determination of reasonability based on consideration of the relationship between the amount requested and the amount granted and the methodologies set forth in the application.

The Applicant’s claim for a five year rent increase of \$21.13/space/month is based on the amortization of \$67,043.86 in applications costs. The bulk of these costs are for legal fees (\$29,688) and the accountant fee (\$29,225).

The analysis in this report discusses some issues about how this claim should be addressed, but does not set forth an opinion on the amount that should be allowed. The standards in the Administrative Rules for considering application cost claims take into account the outcome of the review of the rent increase application. A determination of the allowable amount for application costs should be considered after the Commission has reached its conclusions on the other claims in this case.

### III. Consideration of Comparable Rents in the Current Year

Apart from the MNOI standard, the Administrative Rules provide that in fair return cases the Commission shall consider:

***The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa (Administrative Rules Sec. 4.0005.B.1)***

The Rules do not set forth a particular formula for weighing this comparable rent factor in conjunction with consideration of other relevant factors.

The table below sets forth the projections of comparable rent as of Jan. 1, 2019 of the Applicant's appraiser (John Neet) and the City's appraiser (James Brabant) and the differences between those amounts and the current rents.

#### **Projections of Comparable Rent as of Jan. 1, 2019**

<b>Source:</b>	<b>Comparable Rent Jan 1, 2019</b>	<b>Increase over "Current Year" (2018) Rent</b>
<b>Appraisal by Applicant's Appraiser Of "Controlled Market Rent"</b>	<b>\$450</b>	<b>\$133.52</b>
<b>Appraisal by Applicant's Appraiser of "Market Rental Value"</b>	<b>\$500</b>	<b>\$183.52</b>
<b>Appraisal by City's Appraiser of Comparable Spaces subject to Ordinance</b>	<b>\$365</b>	<b>\$48.52</b>

### IV. The Applicant's "Negative Cash Flow" Claim

The Applicant claims that it is subject to a "negative cash flow" as a result of the current rent ceilings and that it cannot continue to operate Valley View under these circumstances.

In regard to this claim it is noted that:

1. Cash flow claims are dependent on consideration of debt service, directly countering the exclusion of consideration of debt service under the MNOI standard and contrary to judicial precedent concluding the differences in allowable rents based on financing arrangements have no rational basis.
2. While the Applicant has submitted net operating income calculations, it has not actually submitted cash flow calculations, nor calculations of the amounts required to offset the claimed negative cash flows.

3. As indicated, the analysis by the City's bond financing expert (Douglas Anderson of Urban Futures) concluded that the revenues of Valley View have been adequate since 2015 to cover all of its costs including debt service and Borrower Administration Fees. Unlike the MNOI analysis in this report, the Urban Futures analysis takes into account all of the revenues from the park, including revenues from park owned mobilehomes that are exempt from the ordinance, on the basis that the Bond Debt and Borrower Administration Fee payments are secured by all of the net operating revenues of the park, rather than only the rent controlled income.

## **V. Coverage of Future Capital Improvement Costs**

In submissions connected with its refinancing of its tax-exempt bond in 2012, the Applicant indicated that while the current rents were adequate to cover operating expenses, they would not be adequate to cover substantial capital improvements that would be needed to maintain the park.

Under the Capital Improvement standard in the ordinance a Park Owner can apply for rent increases to recover the costs of necessary capital improvements on an amortized basis, with an allowance for interest, provided the applications are made before the capital improvements are undertaken. Consideration of Capital Improvement applications is on a "stand-alone" basis. Only the claimed costs for the capital improvements are reviewed, without a review of overall income and operating expenses.

## The Author

Kenneth Baar has a Ph.D in urban planning and is an attorney. He has researched and published extensively on housing policy and real estate issues.

His articles on fair return issues under rent stabilization have been cited in opinions of the California and New Jersey Supreme Courts and in numerous California Court of Appeal decisions. His testimony on fair return issues has been cited and considered as substantial evidence in California appellate court opinions.

Baar has served as a consultant to thirty California jurisdictions on issues related to mobile home park space rent stabilization. He has prepared fair return analyses in mobile home park rent stabilization cases for the following cities: Azusa, Calimesa, Capitola, Carpinteria, Carson, Chula Vista, Escondido, Oceanside, Palmdale, Salinas, San Marcos, Santa Rosa, Thousand Oaks, Vallejo, Ventura, Watsonville, Yucaipa, and the following counties: Humboldt County, San Luis Obispo County, and Ventura County.

Also, he has prepared studies on the operation of the mobile home park housing market for ten jurisdictions, including the City of Los Angeles. He has prepared studies of the outcomes of apartment investments under rent controls for the cities of Los Angeles and San Jose.

Outside of the U.S., he has served as a consultant to the World Bank and U.S. AID on policy issues in East European nations during the post-Communist economic transition and for four years was a visiting Fulbright professor in East Europe. His articles on urban planning, housing, and public service provision have been published in scholarly journals in France, Hungary, Italy, Netherlands, Serbia, and Spain.

A copy of the author's resume is included as Appendix L.

Disclosure: In past cases involving rent increase applications in other cities the author has been retained as an expert witness by clients of Bruce Stanton, the attorney for the Residents in the Valley View case.

### ***California Appellate Court Opinions in Fair Return Cases Relying on Testimony of Kenneth Baar***

*Rainbow Disposal Co., Inc. v. Mobilehome Park Rental Review Board*, 64 Cal. App.4th 1159 (1998)

*MHC Operating Limited Partnership v. City of San Jose*, 106 Cal. App.4th. 204 (2003)

*Hillsboro Properties v. Public Utilities Commission*, 208 Cal. App. 4th 246 (2003)

*Berger Foundation v. City of Escondido*, 127 Cal. App.4th 1 (2005)

*Los Altos El Granada Investors v. City of Capitola*, 139 Cal.App.4th 629 as modified by 140 Cal.App.4th 135c (2006)

*Besaro v. City of Fremont*, 204 Cal. App.4th 345 (2012)

*Colony Cove Properties LLC v. City of Carson*, 220 Cal. App.4th 840 (2013)

## I. Introduction (Rent History & Applicant’s Rent Increase Petition)

### A. Overview

The purpose of this report is to analyze the special rent adjustment application filed by Augusta Communities, LLC, a non-profit corporation which owns the Valley View Mobile Home Park. The Applicant claims a right to a permanent monthly space rent increase of \$234.53, plus a six year “temporary” increase of \$58.53, and a five year “temporary” increase of \$21.13.<sup>2</sup> The overall claimed right to an increase for the first five years is \$314.19, an increase of 99% over the current year rent level.

The analysis in this report takes into consideration Yucaipa’s “Mobilehome Park Rent Stabilization Program” Ordinance,<sup>3</sup> the “Administrative Rules for the Implementation of the Yucaipa Mobilehome Rent Stabilization Ordinance,”<sup>4</sup> the Applicant’s original and subsequent submissions pursuant to the application, the Residents’ response to the Application, and prevailing judicial doctrine in regards to fair return.<sup>5</sup>

The park has a total of 75 spaces for mobilehomes.<sup>6</sup> 38 of the sites in the park are singlewide sites and 37 are multi-section sites. 62 spaces are covered by the Application.<sup>7</sup> In the “current year” for the purposes of the application (2018), the average monthly space rent for the 62 regulated spaces was \$316.48.

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<sup>2</sup> “Explanation” of Applicant’s Attorney, BP 995, 999, & 1000. (“BP” refers to the page numbering used for the Applicant’s submissions. References to Appendices in this Report are references to Appendices within this Report, rather than Appendices in the source document. Electronic files which are referred to in this report as available from the City may be obtained from: the Mobilehome Rent Administrator ([jcrawford@yucaipa.org](mailto:jcrawford@yucaipa.org))

<sup>3</sup> Yucaipa Municipal Code, Sec. 15.20.010 – 15.20.140. (Posted on the City’s web page.)

<sup>4</sup> Resolution No.2020-17 (04/13/2020). (Posted on the City’s web page.)

<sup>5</sup> Discussion of judicial precedent in this report is for the purpose of explaining the bases for this author’s conclusions in regard to what constitutes a fair return. In *Galland v. Clovis*, the State Supreme Court explained: Although the term “fair rate of return” borrows from the terminology of economics and finance, it is as used in this context a legal, constitutional term. It refers to a constitutional minimum within a broad zone of reasonableness. As explained above, within this broad zone, the rate regulator is balancing the interests of investors, i.e., landlords, with the interests of consumers, i.e. mobilehome owners, in order to achieve a rent level that will on the one hand maintain the affordability of the mobilehome park and on the other hand allow the landlord to continue to operate successfully. [cite omitted]. (24 Cal.4th 1004, 1026 (2001))

<sup>6</sup> Some documents, including documents reviewing the proposals to convert the Park to non-profit ownership, indicate that the park has 77 spaces. The Applicant has confirmed that the Park has 75 mobilehome spaces for mobilehomes. Two “spaces” have detached dwellings.

<sup>7</sup> The Application form indicates that 63 spaces are covered by the Application. (BP 16). However, the other submissions of the Applicant including the letters of the Attorney on behalf of the Applicant indicate that 62 spaces are covered by the application. (BP 404 & 994).

From the base year under the Ordinance (1987) to the “current” year in the application (2018) the average space rent in the park increased by 119.8%, from \$144 to \$316.48. The 119.8% increase compares with an increase of 127.9% in the Consumer Price Index (CPI) during the same period.<sup>8</sup>

Out of the claim to a right of a rent increase of \$314.19 for the next five years, the Applicant claims that a permanent rent increase of \$234.53 is justified pursuant to the “**maintenance of net operating income**” (MNOI) standard in the Ordinance and Administrative Rules. Under the MNOI standard park owners have a right to a fair net operating income which is defined as base period net operating income adjusted by an inflation (consumer price index, CPI) factor. In this case, the current “net operating income entitlement” is approximately double the base year net operating income.

Apart from the permanent increase claim, the Applicant claims a right to a “temporary” increase of \$58.53/month/space for six years to recover non-profit administrative fees from 2013 through 2017 which it claims were not covered by prior years’ rents, and a right to a temporary increase for five years of \$21.13/month/space to cover the costs of preparing and submitting this application.

### **Rights to Rent Increases Claimed by Applicant**

<b>Basis for Claim</b>	<b>Amount of Rent Increase (per space-per month)</b>	<b>Length of Increase</b>
<b>Maintenance of Net Operating Income (MNOI)</b>	<b>\$234.53</b>	<b>Permanent</b>
<b>Recovery on an amortized basis of \$266,173 in past years “Borrower Administration Fees”</b>	<b>\$58.53</b>	<b>Six Years</b>
<b>Amortized Cost of Rent Increase Application</b>	<b>\$21.13</b>	<b>Five Years</b>
<b>Total Increase in Monthly Space Rent First Five Years</b>	<b>\$314.19 (234.53+58.53+21.13)</b>	
<b>Comparable Rents</b> <i>Claimed to the extent that this rent increase is not permitted pursuant to the MNOI claim</i>	<b>\$138.55</b> <i>(comparable controlled rent) or</i> <b>\$183.53</b> <i>(comparable market rent)</i>	<b>Permanent</b>
<i>Increase in Monthly Space Rent under Applicant’s “Waiver” Offer</i>	<b>\$229.66</b>	<i>Permanent - \$150+ Five Years - \$79.66</i>

<sup>8</sup> Consumer Price Index, All-Urban Consumers, Los Angeles-Riverside-Orange County (1982-84=100). 1987 annual average 116.7; 2018 annual average 265.962. (Series Id: CUURS49ASA0.) In 2017, the City started to use a new CPI index for Riverside, San Bernardino, and Riverside counties.

## **B. The Applicant's Principal Justifications for the Rent Increase Claim**

### **1. Increases in Operating Costs**

In comparison to its claim of \$84,435 in operating costs in the base year (1987), the Applicant claims operating costs in the current year (2018) of \$334,713.<sup>9</sup> (In the calculations of “normalized” operating costs in the Applicant’s MNOI Analysis and in this author’s MNOI analysis and discussion of total operating costs in this report, utility costs are excluded, with the exception that utility costs attributable to common areas are included.)

In submissions to the bond oversight authority the Applicant’s operating expense projections, excluding utility costs, range from \$115,645 to \$157,196 for the years 2010 through 2016, in contrast to the operating expense projection of \$334,713 in the rent increase application.

Higher projections of operating expenses in this rent increase application are primarily attributable to differences between what types of expenses are classified as operating expenses in the rent increase application and the bond related submissions by the Applicant. The differences are attributable to categorizations of specified costs (bond interest and Borrower Administration Fees) as operating costs in the rent increase application which arise out of the Applicant’s non-profit ownership and the bond loan, but are excluded from the definition of “operating and maintenance” expenses in the bond loan agreement and related documents. These claims, which constitute the justification for most of the amount of the rent increase request in the Applicant’s claim under the MNOI standard, are discussed in detail in Section IV, which contains the MNOI analysis in this report.

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<sup>9</sup> See “Applicant’s MNOI Analysis,” BP 1002, line 30.

**“Operating Expense” Claims of Applicant  
which are Attributable to Non-Profit Ownership and Tax-Exempt Bond Loan**

	<b>Type of Cost and (Annual Amount)</b>	<b>Annual Amount &amp; (per space-per month)</b>
<b>Included by Applicant as “Operating Expenses” in Maintenance of Net Operating Income (MNOI) Calculations (permanent increase)</b>	<b>Debt service</b>	<b>\$43,093 (\$47.88)</b>
	<b>Non-Profit Borrower Administration Fee (Current Year)</b>	<b>\$45,762 (\$50.85)</b>
	<b>Amortized Recovery of \$266,173 Non-Profit “Borrower Administration Fee” from 8/12 – 8/18 not covered by prior years’ rent</b>	<b>\$52,680 (\$58.53)</b>
<b>Temporary (6 Year) Increase Claim</b>	<b>Amortized Recovery of \$266,173 of 6 Years’ Non-Profit “Borrower Administration Fee” not covered by prior years’ rent</b>	<b>\$52,680 (\$58.53) (also included in MNOI claim)</b>

Sources: “Explanation” of Applicant’s Attorney, BP 993-1000 & Applicant’s MNOI Analysis, BP 1001-1003 (See Appendix A, p. A-1 – A-3).

**2. Adjustment of Base Year Rents Based on Comparable Rents**

In an MNOI analysis, the base year net operating income and the current year “net operating income entitlement” are interlinked because the current year “net operating income entitlement” is determined by adjusting the base year net operating income by an inflation factor.

As indicated, the base year (1987) rent was about \$144/space/month. The Applicant claims that base year rents should be adjusted up to \$190/space/month for the purpose of projecting the base year net operating income, which in turn would be used to project the current year “net operating income entitlement.” If the Borrower Administration Fees and debt service are not considered as operating expenses and this author’s projections of operating expenses are used in the analysis, the Applicant’s proposed adjustment of base year rents in itself would justify a rent increase of \$71.99.

**3. Current Year Comparable Rent Claim**

Apart from the MNOI standard, under the “Fair Return Provision” section of the Administrative Rules, “Relevant Evidence” includes “the rents being charged for spaces subject to the YMC in comparable parks subject to the YMC in the City of Yucaipa.” (Administrative Rules, Sec. 4.0005.B.1)

The Applicant claims that a rent of \$450 would be justified by average rents in comparable parks (an increase of \$138.55 over the current rent and claims that a rent of \$500 (an increase of \$183.52 over the current rent) would be justified by consideration of market rents in comparable parks. **This claim is submitted as an “alternate methodology” to the extent such an increase is not covered by a rent increase based on the MNOI claim.**<sup>10</sup>

**Projections of Current Year (2018) Comparable Rent**

<b>Source:</b>	<b>Comparable Rent Jan 1, 2019</b>	<b>Increase over “Current Year” (2018) Rent</b>
<b>Appraisal by Applicant’s Appraiser of “Controlled Market Rent”</b>	<b>\$450</b>	<b>\$133.52</b>
<b>Appraisal by Applicant’s Appraiser of “Market Rental Value”</b>	<b>\$500</b>	<b>\$183.52</b>
<b>Appraisal by City’s Appraiser of Comparable Spaces subject to Ordinance</b>	<b>\$365</b>	<b>\$48.52</b>

**4. Applicant’s “Conditional Waiver” of Any Increase in Excess of \$150 Based on the MNOI Standard**

While the Applicant claims a right to an increase of \$234.53 under the MNOI standard, the Applicant is offering a “conditional waiver” of the right to a rent increase in excess of \$150 under this standard. The waiver offer does not encompass a waiver of any of the amounts claimed for temporary rent increases.

This offer of the waiver is subject to the condition that it is “deemed withdrawn” if the City grants a permanent rent of less than \$150 under the MNOI standard or the Residents exercise their right to appeal any increase granted by the City.

**Waiver Deemed Withdrawn by Applicant if:**

- “1. The Applicant is granted a rent increase of less than \$150 pursuant to the MNOI standard
2. The Residents appeal any increase granted by the Rent Commission or City Council,
3. Valley View is unable to implement any rent increase approved by the Rent Commission or City Council.”<sup>11</sup>

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<sup>10</sup> “Explanation” of Applicant’s Attorney, BP 997-999

<sup>11</sup> “Explanation” of Applicant’s Attorney, BP 994

## 5. Negative Cash Flow Claim

In addition, the Applicant contends that it has been forced to operate Valley View at a negative cash flow as result of the rent regulations and that as a result the income from Valley View has not been adequate to cover its share of Borrower Administration Fees from November 2012 through November 2018. The Applicant explains that “A non-profit must avoid being negative cash flow to continue to operate and meet its bond obligation;”<sup>12</sup> however, the application does not include cash flow projections nor projections of what rent increases would offset claimed negative cash flows in the current year and the six prior years.

### C. Residents’ Response to Application

The Residents’ claims are set forth in a report by Deane Sargent, a specialist in resident mobilehome park acquisitions and finance,<sup>13</sup> and a legal brief submitted by the Residents’ attorney, Bruce Stanton.<sup>14</sup>

The Residents contend that:

- 1) the Applicant is not entitled to any rent increase pursuant to the MNOI standard,
- 2) the Applicant is not entitled to recover past years’ non-profit Borrower Administration Fees.

The Residents have reserved final comment on the Applicant’s request to cover application fees until the outcome of the Applicant’s other claims is determined.<sup>15</sup>

### The “Regulatory Agreements”

As the Applicant notes, it is also subject to the rent limitations set forth in a Regulatory Agreement, apart from being subject to Yucaipa’s Rent Stabilization Ordinance. Entry into regulatory agreements was a condition of the City’s approval of the tax-exempt bonds that were used by the Applicant to finance the purchase of park in 2000 and subsequently to refinance the bond debt service in 2012.

An original Regulatory Agreement with the City was executed in 2000, in conjunction with the original tax-exempt bond financing used to purchase the park.<sup>16</sup> In 2012, in conjunction with refinancing the original bond loan with a new tax-exempt bond loan secured by four mobilehome parks owned by the Applicant (Valley View and three mobilehome parks in Montclair), the Applicant entered into a new Regulatory Agreement with the Independent Cities Finance Authority (ICFA).<sup>17</sup>

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<sup>12</sup> “Explanation” of Applicant’s Attorney, BP 996, fn. 1

<sup>13</sup> R16 – R68

<sup>14</sup> R1 – R15

<sup>15</sup> See R12.

<sup>16</sup> Regulatory Agreement and Declaration of Restrictive Covenants by and among the Yucaipa Redevelopment Agency, as agency and Union Bank of California, N.A., as trustee, and Augusta Homes Villa Montclair Corporation as Borrower, Oct. 1, 2000 (Doc. 20000368056 10/10/2000 in Official Records of San Bernardino County Recorder) (*Electronic copy of this Agreement available from the City, see footnote 2.*)

<sup>17</sup> *Electronic copy of the 2012 Regulatory Agreement available from the City. See footnote 2.*

The original (2000) Regulatory Agreement provided that **the allowable rents shall be the “lesser of the amounts specified in the Valley View Regulatory Agreement and the amounts permitted by the City of Yucaipa’s rent control ordinance.”**<sup>18</sup> The current (2012) regulatory agreement provides that: **“...rent increases for Very Low Income Residents and Low Income Residents will be limited to the lesser of the amount specified in (A) through (C) above, as applicable, and the amount permitted by the City of Yucaipa’s rent control ordinance.”**<sup>19</sup>

**This analysis only considers what rents are allowable under the City Ordinance. It does not include an analysis of the rent ceilings based on the standards in the Regulatory Agreement, which may differ substantially from the rent levels permitted under the ordinance.**<sup>20</sup>

#### **D. Application Documents**

Principal submissions within the Application are noted here. They include:

- 1) Claims set forth in an “Explanation and Materials in Support of Special Adjustment Application for Rent Increase,” prepared by the Applicant’s attorney, Mark Alpert. (*BP 993-1000*).<sup>21</sup> Additional explanation is set forth in Mr. Alpert’s response to the Resident’s opposition (*BP 1004-1014*).
- 2) Income, expense, and net operating income calculations underlying the Applicant’s claims are set forth in a spreadsheet, *hereinafter referred to as “Applicant’s MNOI Analysis”* (*BP 1001-1003*).<sup>22</sup> (*included as Appendix A of this report.*) This spreadsheet was prepared by a certified public accountant (CPA), Michael McCarthy, on behalf of the Park Owner. In order to project base year income and operating expenses, the Applicant relies on a 1987 income and expense statement of a prior owner. (*BP 154, included in Appendix B of this report.*)
- 3) Appraisal Report prepared by John Neet, setting forth appraisals of base year and current year comparable rents (*BP 343 – 368*)
- 4) Explanatory declarations by Wesley Wolf, the Oversight Agent responsible for verifying compliance with bond and regulatory agreement obligations. (*BP 009-011*); Michael McCarthy, Applicant’s accountant (*BP 651-654, BP 1023-1026*), and Suzanne Taylor, Executive Director of Augusta Homes (Rebuttal of Residents claims) (*BP 1015 -1018*).

The application also includes a completed City Application form (*BP 012-056*) and supporting expense documentation.

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<sup>18</sup> 2000 Regulatory Agreement, Sec. 4(a)(i)(D)

<sup>19</sup> 2012 Regulatory Agreement, Sec. 5 (1) D.

<sup>20</sup> The Applicant’s report of the allowable rents under the Regulatory Agreement are set forth in a letter from the Applicant’s Attorney (BP 408, para. 30)

<sup>21</sup> This explanation updates an explanation on pages BP 001-008 that was submitted with the original application.

<sup>22</sup> This spreadsheet updates the amounts in the previous MNOI spreadsheets submitted by the Applicant.

The Applicant's submissions after the submission of the original application included modifications of the amounts claimed in the original application for application costs, rental income, and of the amount of the increase projected under the MNOI standard. These modifications were not substantial relative to the amounts of the overall claims in the Application.

## **II. Background Information**

### **A. Valley View Mobilehome Park - Description<sup>23</sup>**

The park was constructed in the 1960's. The park area is approximately 11.25 acres. Park site improvements include a clubhouse with an assembly room, a pool, a laundry room, and two houses. Each mobilehome site has two parking spaces.

### **B. Units Covered by Application**

The application covers 62 of the 75 spaces in the park. The application does not cover ten spaces which contain ten park owned mobilehomes and three RV spaces. The rents for the spaces with park owned mobilehomes cover the rent of a park owned mobilehome which is not regulated, as well as the space rent. The Park also has one house rental and one house occupied by the manager.<sup>24</sup>

### **C. Acquisition of the Park by the Applicant**

In 2000, the Park was purchased by the current owner, a non-profit entity, (Augusta Communities). Conditions of the purchase bond loan and subsequent refinancing of that loan are noted here because a substantial portion of the Applicant's operating cost claims relate to its non-profit status and these loans.

The purchase of the Park was financed with bond loans of \$1,605,000, covering 100% of the purchase price. (A non-profit tax exempt bond of \$1,100,000 and a subordinate bond of \$505,000.)<sup>25</sup> If a bond loan is "tax-exempt" the lenders do not have to pay income taxes on the interest income; therefore, the interest rates on such loans are lower than the available interest rates for conventional mortgages. The loan was conditioned on an agreement to affordability and oversight conditions set forth in a "Regulatory Agreement" with the City, and a loan agreement and indenture agreement with the lender.<sup>26</sup>

In 2012, the bond loan was refinanced with a new tax-exempt bond loan and a new subordinate revenue bond loan.<sup>27</sup> The accompanying "Indenture of Trust" agreement, associated with the loan, provided for the payoff of the prior bonds of the individual parks, including \$1,260,754 to pay off the Bond obligation of Valley View,<sup>28</sup> and for deposits into a reserve fund for the bond payments. \$74,852.53 was allocated for capital improvements in Valley View. Like the prior loan, the new subject compliance with affordability and oversight conditions.

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<sup>23</sup> See Neet, Appraisal Report, Description of Improvements, (BP 355-356)

<sup>24</sup> See letter from Park Owner's Attorney, (BP 404)

<sup>25</sup> *Electronic copy of the 2000 loan agreement available from the City. See footnote 2.*

<sup>26</sup> *Electronic copy available from the City. See footnote 2.*

<sup>27</sup> The Application, BP 934-980 contains a copy of the 2012 loan agreement. (*Electronic copy available from the City. See footnote 2.*)

<sup>28</sup> Indenture of Trust Agreement, Sec. 5.2 (*Electronic copy available from the City. See footnote 2.*)

#### D. Residents' Utility Costs

As indicated, in the "current year" (2018), the average monthly space rent of the spaces subject to the ordinance was \$316.48.<sup>29</sup>

In addition to space rents, the Residents pay an average of about \$148 per month for utilities, including gas, electricity, water, sewer, and trash costs. In 2018 the provision of gas and electricity service was transferred from a submetered service under which the Residents were billed by the Park Owner to direct service and billing from the utility companies.

The following table sets forth the approximate average monthly costs per space of each of these utilities.

<b>Approximate Monthly Utility Costs per Space<sup>30</sup></b>	
	<b>/space/month</b>
<b>Electricity</b>	<b>46.14</b>
<b>Gas</b>	<b>24.91</b>
<b>Sewer</b>	<b>40.25</b>
<b>Water</b>	<b>17.15</b>
<b>Trash</b>	<b>19.42</b>
<b>Total</b>	<b>147.87</b>

The calculations in this report of the percentage increases in space rents does not take into account changes in the utility costs which are paid by the tenants.

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<sup>29</sup> Application, Maintenance of Net Operating Income 2019, Gross Income, "RC Base Avg. Rent... Normalized." (BP 1001)(See Appendix A, p. A-2)

<sup>30</sup> The monthly averages per space are estimated by dividing the park revenue totals for water, sewer, and trash in 2018 divided by 75 spaces x 12 months. Electricity and gas revenue totals for 2017 are used to estimate cost per space per month because information on the average cost of those services is not available for 2018 since individually metered service replaced the master-metered service. (See BP 441, lines 16-22). The actual averages may differ by a few percent because less than 75 spaces were rented in some months.)

### **III. Explanation of Rent Adjustment Standards under the City’s Rent Stabilization Ordinance**

#### **A. Allowable Annual Rent Increases**

Under the City rent ordinance in effect from 1991 through 1996, mobilehome park owners were permitted annual rent increases equal to 66.67% of the percentage increase in the consumer price index (CPI).<sup>31</sup> In 1996, the ordinance was amended to authorize annual percentage rent increases equal to 80% of the percentage increase in the CPI, subject to a ceiling of 5%/year.<sup>32</sup> In 2017, the ordinance was amended to place a ceiling of 4% on the annual across-the-board allowable increase.<sup>33</sup>

Up to now, the fixed percentage ceilings on annual increases of either 4% or 5% have not had any impact on the increases allowed pursuant to the annual increase standard, because the ceilings have been higher than the actual percentage increases in the CPI.

#### **B. Rents of Park Owned Mobilehomes and Other Structures Not Covered by Rent Ordinance**

As indicated, while the rents of spaces with Resident owned mobilehomes are regulated, the rents of park owned mobilehomes and other structures in the Park are not covered by the ordinance.

#### **C. Rent Adjustments by Application to the Commission (Ordinance, Sec. 15.20.100)**

##### **1. Capital Improvement Increases**

In addition to the allowable annual rent increases based on increases in the CPI, in order to cover the cost capital improvements, park owners may petition for additional rent increases above the annual allowable rent increases. Capital improvement rent increase applications are considered on a “stand-alone” basis, without consideration of overall park income and operating expenses. Capital improvements are defined as follows:

“Capital improvement” means the installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance or repairs, have a useful life of at least five years and satisfy the requirements of Section 15.20.085(A)(Ordinance, Section 15.20.020)

If the capital improvement is not “necessary to protect the health and safety of the park,” in order to qualify for a capital improvement increase, the owner must obtain advance approval of 51% of the Residents<sup>34</sup>

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<sup>31</sup> Ordinance 63 (1991).

<sup>32</sup> Ordinance. No. 161 (1996); Yucaipa Mun. Code. Sec. 15.20.080 (A)

<sup>33</sup> Ordinance No. 368, Sec.4 (2017); Yucaipa Mun. Code. Sec. 15.20.080.

<sup>34</sup> Yucaipa Mun. Code. Sec. 15.20.085.A.1.

## **2. Fair Return under the Maintenance of the Net Operating Income (MNOI) Standard**

As indicated, under the fair return standard in the ordinance park owners may petition for a rent increase in order to maintain net operating income (an “MNOI” standard). “Net Operating Income” is income net of operating expenses. Debt service is not considered as an operating expense. Under an MNOI standard, a park owner has a right to rent increases which cover operating cost increases and permit growth in net operating income over a base year level.

The Ordinance provides that an owner is entitled to base year (1987) net operating income adjusted by 66.67% of the percentage increase in the Consumer Price Index (CPI) from December 1987 to October 1996 and 80% of the percentage increase in the CPI since 1996.<sup>35</sup> The Applicant is entitled to a net operating income which is approximately double the base year net operating income. (See Section V of this report for a table setting forth how this amount was computed.) This increase compares with an increase of 127.9% in the CPI during this period.

The purpose of the MNOI standard is meet the twin objectives of “protecting” the mobile home owners from “excessive increases” and providing park owners with a reasonable return. Growth in net operating income leads to appreciation in the value of a property, which may be converted into future capital gains. As a result, under an MNOI standard an investor may realize both growth in net operating income and growth in value.

The MNOI standard is widely used among the one hundred jurisdictions in California that have adopted mobilehome park rent stabilization ordinances. California appellate courts have repeatedly upheld the use of the MNOI standard and have handed down opinions positively supporting the use of this standard. (*Appendix J contains an explanation of the operation of the MNOI standard, and discussion of the rationale for the use of this standard, and court opinions considering the validity and merits of this standard.*)

### **a. Adjustments in the Calculation of Base Year Rents and Net Operating Income in the Application of the MNOI Standard**

Under the MNOI standard, there is a presumption that the actual net operating income yielded by the park in 1987 (four years prior to the adoption of the City’s rent regulations) provided a just and reasonable return.<sup>36</sup> The base year net operating income in turn provides the basis for calculating the current net operating income entitlement.<sup>37</sup>

However, a park owner may rebut that presumption and obtain an upward adjustment in the projection of the base period net operating income which is used under the MNOI standard. The purpose of allowing such adjustments is to provide a fair starting point under the MNOI standard.

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<sup>35</sup> Yucaipa Muni. Code. Sec. 15.20.100.A.

<sup>36</sup> *Id.*

<sup>37</sup> *Id.*

Under the Administrative Rules, a basis for such an adjustment is that:

**The rent during 1987 was disproportionately low when compared to rents being charged for spaces in comparable mobilehome parks in 1987 in the City.**  
(Administrative Rules, Sec. 4.0004.A.3. [underlining added])

**3. Consideration of Current Year Rents that are Subject to the Ordinance in Comparable Mobilehome Parks in Yucaipa**

Apart from providing for a fair return under the MNOI standard, the Administrative Rules provide that a park owner may rebut the presumption that the MNOI standard provides a “just and reasonable return” with evidence that:

**1. The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa (Administrative Rules Sec. 4.0005.B.1**

The Rules do not set forth a particular formula for weighing this comparable rent factor in conjunction with consideration of other relevant factors.

**IV. Determination of Allowable Rent Adjustment Under the Maintenance of Net Operating Income (MNOI) Standard & Evaluation of the Applicant’s Claim for a Temporary Rent Increase to Cover Past Years’ Borrower Administration Fees**

**A. Explanation of Steps in MNOI Analysis**

In order to determine whether a Park owner is entitled to a rent increase under the MNOI standard the following steps are undertaken.

- 1) determination of base year income, operating expenses, and net operating income,
- 2) determination of current year income, operating expenses, and net operating income,
- 3) determination of current “net operating income entitlement” based on inflation adjustment of base year net operating income
- 4) comparison between the *current year net operating income entitlement* and the actual net operating income in the current year in order to determine if a rent increase is justified and to determine the amount of the increase. (See *Hypothetical Calculation in Appendix J, p. J-1*)

Consideration of base year, as well as current year, income, operating expense, and net operating income projections is central to the MNOI analysis. As indicated, a calculation of the *current year “net operating income entitlement”* is based on an upward adjustment of the base year net operating income by a portion of the percentage increase in the Consumer Price Index (CPI) since the base year.

This section discusses the Applicant’s projections of base year (1987) and current year (2018) income, operating expenses and net operating income and sets forth income and expense projections that are used in this MNOI analysis and the rationale for those projections.

**B. Applicant’s Overall Income, Operating Expense, and Net Operating Income Calculations**

As indicated, the Park Owner’s “normalized” income and expense calculations exclude utility expenses, except for common area utility expenses, and exclude utility reimbursements paid by Residents to the Park Owner.<sup>38</sup> This method is also adopted in this analysis.

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<sup>38</sup> Applicant’s MNOI Analysis, column with “Normalized” income and expense projections. BP 1001-1003. (See *Appendix A.*)

The Applicant’s MNOI Analysis<sup>39</sup> projects **base year** income of \$171,225 and base year expenses of \$84,345, yielding a net operating income (NOI) of \$86,888. This projection of base year income is based on the “market rental value” of \$190 in the appraisal report of the Applicant’s appraiser (John Neet).<sup>40</sup>

As indicated, the Applicant projects a **current year** rental income of \$291,220 and operating expenses of \$334,713, resulting in a negative net operating income of \$43,493.

**Applicant’s Projections of  
Total Gross Income, Total Operating Expenses, and Net Operating Income  
for the Purposes of an MNOI Analysis<sup>41</sup>**

	Base Year (1987)	Current Year (2018)
<b>Income</b>	<b>171,233</b>	<b>291,220</b>
<b>“Total Operating Expenses-Application”</b>	<b>84,435</b>	<b>334,713</b>
<b>“Net Operating Income-Application”</b>	<b>86,888</b>	<b>-43,493</b>

(Source: Applicant’s MNOI Analysis, BP 1001-1003, *See Appendix A*)

**C. Determination of Base Year (1987) Income, Operating Expenses, and Net Operating Income (NOI) under MNOI Standard**

In order to place base year income and operating expense projections in context the following, which may not be intuitive, is noted: A higher projection of base year income and/or a lower projection of base year operating expenses is beneficial to an applicant in the context of an MNOI claim. Increases in the projection of base year net operating income in turn raise the projection of fair net operating income in the current year (and conversely a higher projection of base year operating expenses reduces the base year net operating income and in turn the projection of fair net operating income in the current year.)

The Applicant’s calculation of base year space rental income uses a total of gross scheduled rent. This calculation uses the rent that its appraiser projects as market rent and assumes 100% occupancy and does not include any allowance for vacancies. Likewise, the Applicant’s claim for *current year* space rental income does not include a deduction for vacancies. This analysis incorporates the same assumptions in regard to vacancies because this assumption is used for both the base year and current year calculations. This approach provides for a fair comparison between the base and current years.

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<sup>39</sup> *Id.*

<sup>40</sup> BP 343.

<sup>41</sup> Source: MNOI Analysis submitted by Applicant, BP 1001-1003. (*See Appendix A*)

## **1. Projection of Base Year Rental Income**

### **a. Actual Base Year Rental Income**

A survey of the rent levels of the parks in the City in 1987 was submitted by the owner of the Park Terrace Mobilehome Park in a rent increase petition in 1994.<sup>42</sup> That survey, which was conducted by a realty company, indicated that the average rent in Valley View in 1987 was \$144.

The income and expense sheet for 1987, obtained by the Applicant from the prior owners indicates that the total rental income for the Park was \$131,698.<sup>43</sup> The Applicant indicates that the amount of the rental income derived from the mobilehome spaces is not known, because a portion of the total rental income set forth in the income and expense report would have been derived from an unknown amount of rent from two houses on the property.<sup>44</sup> If all of the rental income was derived from space rents, the average would be \$145.96/space/month. ( $\$131,698 / (75 \text{ spaces} * 12 \text{ months})$ ).

In this analysis, for the purposes of projecting actual base year net operating income in the base year it is assumed that the average space rent in 1987 was \$144.

### **b. Consideration of Adjustment of Base Year Rental Income for Fair Return Analysis Based on Claim that Actual Base Year Rents were “Disproportionately Low”**

#### **i. Applicant’s Proposed Base Year Rent Adjustment**

The Applicant contends that the base year rental income should be adjusted for the purposes of an MNOI analysis on the basis that it was “*disproportionately low.*” As indicated, the Applicant has submitted an appraisal by John Neet,<sup>45</sup> an appraiser who has specialized in mobilehome park appraisals. Neet concludes that \$190 was the “market rental value” of comparable park spaces in Yucaipa in the base year.<sup>46</sup>

The MNOI analysis submitted on behalf of the Park Owner uses this rent level in order to project base year rental income for the purpose of calculating a current year net operating income entitlement and the rents required to permit a fair return under the MNOI standard.<sup>47</sup>

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<sup>42</sup> Submission by Park Terrace, “Application for Net Operating Income Adjustment and/or Fair Return Adjustment Submitted by Park Terrace Mobile Home Park,” Survey of Rents in Comparable Parks, Exhibit D (page 78 of City’s PDF file), Jan 3, 1994. (*Park Terrace application available from the City in electronic format. See footnote 2*)

<sup>43</sup> Application, BP 154

<sup>44</sup> Letter from Applicant’s Attorney, BP 407-408

<sup>45</sup> BP 342-368

<sup>46</sup> BP 361

<sup>47</sup> Applicant’s MNOI Analysis, BP 1001, Gross Income, the line above line 1. *Appendix A, p. A-1.*

**ii. Residents’ Response to Applicant’s Proposed Base Rent Adjustment**

The Residents contend that the Applicant has not submitted ample evidence to support a base rent adjustment claim. (For comment on the Appraisal report submitted by the Applicant, see report by the Resident’s financial analyst<sup>48</sup> (R22) and the brief of the Residents’ attorney.<sup>49</sup> (R 7-8).

**iii. Projection of Comparable Base Year Rent by City Appraiser**

An appraisal by Jim Brabant, an appraiser retained by the City, who specializes in mobilehome park appraisals, concludes that the comparable rent level in comparable parks in Yucaipa in the base year (1987) was \$173.<sup>50</sup>

**iv. Impact of Alternate Base Year Rent Projections on Calculations of Base Year Rental Income**

The differences between the actual rents and the two appraisers’ projections of comparable rents in the projection of the base rental amount for the purposes of the fair return analysis have a substantial impact on the outcome of an MNOI analysis. The table below sets forth projections of base period gross rents (and in turn base year net operating income) based on the alternate projections of base year rents.

<b>Projections of Base Year Gross Income Based on Alternate Projections of Base Year Rents</b>				
<b>Source of Base Year Space Rent Projection</b>		<b>Estimated Actual Rent</b>	<b>City Appraiser Base Year Comparable Rent</b>	<b>Applicant's Appraiser Base Year Comparable Rent</b>
<b>Projected Base Year Monthly Space Rent</b>		<b>144</b>	<b>173</b>	<b>190</b>
<b>Base Year Gross Income Under MNOI Standard</b> (Base Space Rent * 75 spaces * 12 months + \$233 for RV storage)		<b>129,833</b>	<b>155,933</b>	<b>171,233</b>

<sup>48</sup> R22.

<sup>49</sup> R 7-8

<sup>50</sup> See Agenda Report, Tab G pg.20.

## **v. Projections of Base Year Operating Expenses**

The Applicant projects base year operating expenses of \$84,345. In this analysis, the projected base year operating expenses are \$88,110.

The following discussion sets forth adjustments to the Applicant's projections that are made for the purposes of this analysis and considers related issues.

The Applicant has adopted, with some modifications, the expense amounts reported in the 1987 income and expense report obtained from the prior owner. (*BP 154, included in Appendix B of this report*).

The Applicant's base year operating expense projection excludes utility income and expenses (apart from common area utility expenses) consistent with its exclusion of these amounts in its "normalized: computations for the current year. "Interest" is excluded, consistent with the exclusion of debt service from the definition of operating expenses in the Administrative Rules. Also, the \$10,000 expenditure for "close out seepool system" is excluded. This exclusion appears to be for a one-time expenditure related to a capital improvement, rather than a recurring operating expense that would be taken into account in determining a fair base period net operating income.

### **a. Base Year Property Tax Projection**

The Applicant projects base year property taxes of \$2,113, rather than actual property taxes of \$5,940.50 reported for that year.<sup>51</sup>

The Applicant's justification for this adjustment for the purposes of an MNOI analysis is that the property taxes would have been \$2,113 in the base year, if a non-profit had owned the park at that time.<sup>52</sup> (The Applicant indicates that the assessed value of non-profits is reduced by 90% for property tax purposes.)

The actual base year property tax did not reflect unusual circumstances nor did it reflect a level that was non-recurring nor atypical under market conditions. In this analysis the actual property tax cost of \$5,940.50 in the base year is used on the basis that it provides a fair projection of the operating expenses incurred by a for-profit owner in base year and in turn provides the basis for projecting a fair base year net operating income.

### **b. Calculation of Base Year Management Expenses**

The Administrative Rules set forth a presumption that management expenses are the same percentage of rental income in the base year and the current year. The applicable section states:

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<sup>51</sup> Applicant's MNOI Analysis, Operating Expenses, Line 1 (1987), BP 1002. (*Appendix A, p. A-2*).

<sup>52</sup> Applicant's MNOI analysis, BP 1001, top center. "Base Year Property Tax Projection", "NPO." ("NPO" refers to non-profit organization). (*Appendix A, p. A-1*)

"Operating Expenses" shall include the following: ...

- a. ...Management expenses are presumed to be the same percentage of gross income that were incurred in the base year unless the applicant produces evidence sufficient to justify that expenses increased at a higher rate despite prudent management. In the event the base year expenses are not available they shall be estimated by taking the current expenses and decreasing them downward according to the CPI between the base year and the application year, unless the applicant produces evidence sufficient to establish that management expenses increased at a higher rate despite prudent management. (Administrative Rules Sec. 4.0003.D.3.c)

The total of management related expenses in the base year appears to be \$19,634, which is 11.2% of the actual base year income including utilities. If an adjustment of base year income is made for the purposes of an MNOI analysis based on the comparable rents projected in the appraisal of the Applicant's appraiser, the total management amount would be 9.1% of the base year income and if the comparable rent projection of the City's Appraiser was used for this calculation the ratio would be 9.8%.

The total of management expenses for the current year appears to be \$67,647. The ratio of management expenses to gross income, including utilities, is 14%. (These amounts do not include the Borrower Administration Fee.)

The basis for the calculations of base year and current year management fees and their ratios to gross rental income are set forth in the table below. The calculations of total management expenses are subject to the qualification that they could be modified based on a revision of what expenses are attributed to the management category.

**Estimate of Management Expenses and Expense Ratios  
Base Year and Current Year**

	<b>Base Year</b>	<b>Current Year</b>
<b>Management Expenses*</b>	<b>5,516</b>	<b>42,909</b>
<b>Payroll Taxes*</b>	<b>654</b>	<b>5,784</b>
<b>Office Supplies and expense*</b>	<b>12,534</b>	<b>4,492</b>
<b>Telephone*</b>		<b>4,539</b>
<b>Housing*</b>		<b>9,903</b>
<b>Accounting*</b>	<b>930</b>	
<b>Total Management</b>	<b>19,634</b>	<b>67,647</b>
<b>Total Management/Space/Year</b>	<b>261.79</b>	<b>901.69</b>
<b>Gross Rental Income excluding utilities**</b>	<b>131,368</b>	
<b>Utilities**</b>	<b>43,637</b>	
<b>Total Gross Income**</b>	<b>175,005</b>	<b>483,907</b>
<b>Ratio: Management/Total Gross Income</b>	<b>11.2%</b>	<b>14.0%</b>

\*Source of Expense Amounts – Applicant's MNOI Analysis (BP 1002)(See Appendix, p. A-1),  
Source of Actual Income Amounts in 1987- 1987 Income & Expense Report, BP 154  
(See Appendix B)

Overall, the increase in management expenses from the base year to the current year is 244%, in contrast with the percentage increase in the CPI of 127.9%.

In light of the fact that the fair base year and the fair current year rent levels are in issue in this case, an alternate comparison may be made in dollar terms, rather than on the basis of percentage of rent. From the base year to the current year the management costs per space per year have increased from \$261.79 to \$901.96. The current year total in dollar terms (which does not take into account Borrower's Administration Fees) appears to be well above the industry average. (See discussion, p. 35)

An adjustment of either base year or current year management expenses would be commanded by the presumption set forth in the Administrative Rules of the same ratio of management expenses to income in the current year as in the base year, in the absence of evidence that management services have significantly increased between the base year and the current year.

### **Management Housing Costs**

The increase in reported management expenses far above the percentage increase in the CPI is partially attributable to the fact no housing costs are reported for housing of management in the base year while \$9,903 in costs are reported for the current year.<sup>53</sup>

The management housing cost in the current year is in the form of foregone income that would have been realized if the Park Owner had elected to rent out the dwelling. Because it is an expense in the form of foregone income, rather than a payment to a third party, it is a type of cost that may or may not appear on an income and expense statement.

It appears that in the base year management expenditures were in the form of owner services, rather than payments to third parties, and that "compensation" to management included the use of housing in the park and in turn were not the type of expenses that were accounted for in the 1987 income and expense statement of the prior owner.

The City does not have documentary information on whether management was provided with housing in the base year (1987). The Resident's representative has indicated that the Owner, who managed the park in 1987, lived on-site, but does not have documentary proof.<sup>54</sup> Starting in 1988, state law required an on-site resident manager in mobilehome parks with 50 or more spaces.<sup>55</sup> The 1991 registration form for the park indicates that one mobilehome space was provided for the manager and the owner's address on the 1991 registration was a unit in the park. This type of cost, in the form of foregone rental income of the space and the rental value of the home, would not have been likely to show up as an expenditure in a base year income and expense statement.

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<sup>53</sup> BP 1002 (Appendix A, p. A-2)

<sup>54</sup> Email letter from Resident Representative to City, May 13, 2020.

<sup>55</sup> California Stats. 1988, Ch. 799; Health and Safety Code Sec. 18603.

Under these circumstances, in order to provide a fair comparison between the base year and current year expenses it would be reasonable to include a base year housing expense for management since an allowance for the cost of on-site housing for a manager is included in the Applicant's accounting for operating expenses in the current year.

A projection of \$4,343 for base year housing expenses is incorporated in this analysis. This amount is based on an inflation adjustment of the amount of \$9,903 claimed for the current year, taking into account the 127.9% increase in the CPI (inflation) between the base year and the current year. With this adjustment the management expenses/gross income ratio in the base year would be 13.7%, compared to the current year ratio of 14%

The use of the foregoing adjustment is subject to the qualification that new evidence from the Applicant or the Residents, may provide the basis for modifying or removing any adjustment of base year management costs for the purposes of the MNOI analysis. New evidence may also include information on changes in the level of management services between the base year and the current year or at least between the years just prior to Augusta's acquisition and the current year.

**c. Comparison of Base Year and Current Year Management Cost if Borrower Administration Fee is Considered as a Management Cost**

If the Borrower Administration Fee of \$45,762 is allowed as an operating expense and included in the category of management costs, the overall management costs for the current year (2018) would be \$113,409. If this fee is included in calculating the ratio of management costs to the current year (2018) gross income of the park, the ratio would be 23%. (The gross income amount for this calculation includes the income from exempt spaces with park owned homes and utility income.)

**d. Adjustment of Base Year "Auto expense – Travel" and "Dues" Operating Expense Claims**

The base year operating expense projection includes \$992 for "dues subscriptions" and \$3,414 for "travel. (BP 442, Applicant's MNOI analysis, lines 7 and 16). In the income and expense report for 1987, which is used as the basis for the Applicant's projection of base year operating expenses, \$992 is attributed to "W.M.A. ...assoc. dues" and \$3,414 is attributed to "convention + seminars W.M.A." (BP 154) "W.M.A." [Western Mobilehome Owners Association] is an organization of mobilehome park owners. It provides a combination of information and other services for park owners and political lobbying on behalf of park owners. The total for these two categories is \$4,406.

Under these circumstances there appears to be substantial rationale for excluding these expenses. To the extent that W.M.A. lobbies for political reform on behalf of park owners, this is not an expenditure that increases the services or benefits for the park residents or the maintenance of the Park. A focus of the W.M.A. has been on lobbying efforts in regards to state legislation that would benefit park owners.<sup>56</sup>

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<sup>56</sup> The foregoing comments are not intended to question the propriety of W.M.A. functions, but rather to explain why this expenditure should not be included as an operating expense in an MNOI fair return analysis.

This adjustment benefits the Park Owner in the MNOI analysis, because it results in a reduction of the projection of base year operating expenses and consequently an increase in the projection of the base year net operating income.

**e. Response to Resident’s Claim that Base Year Operating Expenses Should Be Adjusted Upward if Base Year Rental Income is Adjusted**

Actual base year rental income, excluding utility income, was about \$131,368. In the Application the projection of base year rental income reflecting the Applicant’s projection of a fair base rent is \$171,233 and the projection of base year operating expenses is \$84,345. In this analysis, the projection of base year operating expenses is \$3,765 higher (\$88,110).

The Residents claim that if base year income is adjusted upward for the purposes of the MNOI analysis on the basis that the rent was “disproportionately low” in the base year, then base year operating expenses should also be adjusted upward.<sup>57</sup>

A rationale for a claim that an upward adjustment of base year operating expenses should accompany an upward adjustment of base year rental income could be that: if disproportionately low base year rents are adjusted to reflect market conditions, then operating expenses should also be adjusted to reflect typical operating expense ratios associated with those market conditions. If a base year rent adjustment is made, a failure to make an adjustment of base year operating expenses which are exceptionally low relative to the adjusted base year rents may result in an exceptionally high projection of net operating income in the base year.

In this case, if the Applicant’s proposed adjustment of base year rents adopted for the purposes of an MNOI analysis, the projection of \$88,110 in base year operating expenses in this analysis would equal 51% of the base year rental income \$171,233. If the projections of the City’s appraiser are used to adjust base year rents the operating expense to income ratio would be 56%. In the case that a base year rent adjustment on the basis of either the Applicant’s or the City appraisal is adopted in the MNOI analysis, the operating expense ratios relative to the park income would not be below average by industry standards. Therefore, this analysis does not provide for an upward adjustment of base year operating expenses in the event that base year income is adjusted.

**f. Overall Projection of Base Year Expenses**

The foregoing analysis of base year operating expenses sets forth partially offsetting upward and downward adjustments to the Applicant’s projections. (An upward adjustment of \$4,343 in the projection of the base year management expense, an upward adjustment of \$3,827 by using actual property tax expenses in the base year, and a downward adjustment due to the exclusion of \$4,406 in expenses for payments to WMA.)

As indicated, in this analysis projected base year operating expenses are \$88,110, compared to the Applicant’s projected operating expenses of \$84,345.

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<sup>57</sup> Residents’ Attorney brief, R4.

**Projections of Base Year (1987) Operating Expenses**  
 (cells with adjusted amounts in bold outline, subtotals in italics)  
 some categories with no cost claim in application not included in this spreadsheet)

LN		Application	Adjusted Amounts
	<b>OPERATING EXPENSES</b>		
1	Property Taxes	2113	<b>5940.50</b>
2	Common area electricity	4503	4503
3	Common area gas	1195	1195
4	Landscaping		
5	Insurance	6570	6570
6	Legal	1477	1477
7	Accounting	930	930
	Billing service		
	Meetings & Conferences		
	Dues & subscriptions	992	0.00
	Licenses & fees	398	398
8	<i>Licenses &amp; Fees</i>	<i>1390</i>	<i>398</i>
	Payroll	5516	5516
	Management Fee		
9	<i>Management Expenses</i>	<i>5516</i>	<i>5516</i>
10	Owner Performed Labor		
11	Payroll Taxes	654	654
	Repairs & maintenance	30211	30211
	Labor		
	Housing		4343
13	<i>Repairs &amp; Maintenance</i>	<i>30211</i>	<i>34554</i>
	Office Supplies and expense	12534	12534
14	Office Supplies and expense	12534	12534
15	Telephone		
16	Auto Expense – Travel	3414	0.00
17	Pool Maintenance		
18	Security		
19	Street Maintenance		
21	Trash	3626	3626
22	Water	9040	9040
23	Sewer		
	Sesspool (service & closeout)		
	Advertising	716	716
	Recovery – Borrower Admin Fee		
	AC LLC administrative costs		
	Bond Interest		
	Subordinate bond interest		
	Resident relations (entertaining)	456	456
29	<i>Other</i>	<i>1172</i>	<i>1172</i>
30	<b>TOTAL OPERATING EXPENSES – APPLICATION</b>	<b>84345</b>	<b>88110</b>

## 2. Projection of Base Year Net Operating Income

As indicated, substantially differing projections of base year net operating income result from differing projections of base year rental income associated with consideration of the claim of “disproportionately” low rent in the base year.

The table below sets forth base year net operating income projections based on alternate projections of base year space rent and operating expenses under the MNOI standard.

### **Projections of Base Year Net Operating Income under MNOI Standard Using Alternate Projections of Base Year Space Rents and Operating Expenses**

	<b>Source of Base Year Space Rent Projection</b>	<b>Estimated Actual Space Rent</b>	<b>City Appraiser Base Year Comparable Rent</b>	<b>Applicant's Appraiser Base Year Comparable Rent</b>
<b>a.</b>	<b>Base Year Monthly Space Rent</b>	<b>144</b>	<b>173</b>	<b>190</b>
<b>b. = (a*75*12)+ \$233 for storage</b>	<b>Base Year Gross Rental Income</b>	<b>129,833*</b>	<b>155,933</b>	<b>171,233</b>
<b>c.</b>	<b>Operating Expenses (Application)</b>	<b>84,345</b>	<b>84,345</b>	<b>84,345</b>
<b>d.</b>	<b>Operating Expenses (Adjusted)</b>	<b>88,110</b>	<b>88,110</b>	<b>88,110</b>
<b>e. = (b-d)</b>	<b>Base Year Fair Net Operating Income with Applicant's Operating Expense Projection</b>	<b>45,488</b>	<b>71,588</b>	<b>86,888</b>
<b>f. = (b-e)</b>	<b>Base Year Fair Net Operating Income with Operating Expense Projection Used in this Analysis</b>	<b>41,724</b>	<b>67,824</b>	<b>83,124</b>

\* The base year “rents” in the 1987 income & expense statement obtained from the prior owner is \$131,698. This amount may take into account rent from park dwelling houses and reflect vacancies.

**D. Determination of Current Year (2018) Income, Operating Expenses, and Net Operating Income (NOI) and Issues Related to the Claim for a Six Year Temporary Rent Increase to Cover Past Years' Borrower Administration Fees.**

**1. Projection of Current Year Gross Income**

For the purposes of this case the Park Owner uses the average space rent of spaces which do not have park owned mobilehomes in order to project the rents from the exempt spaces. In turn that average is used to project an overall space rental income from the Park which is compared with expenses that are attributable to the whole park in its MNOI analysis. Using this approach, the current year annual space rental income is \$284,832 (\$316.48 x 75 spaces x 12 months.) The analysis in this report follows this approach.

**The Exclusion of Income from Park Owned Mobilehomes and of Expenses of Maintaining Park Owned Homes in an MNOI analysis**

As indicated, the average space rent for the spaces with Resident owned homes is used as an imputed rent amount for the spaces with park owned homes. The Applicant's MNOI Analysis and this author's MNOI analysis exclude the additional annual income which the Applicant attributes to the park owned mobilehomes of \$93,945.<sup>58</sup>

The Residents contend that all park revenues including all the revenues from spaces with park owned homes should be taken into account in the MNOI analysis. As the Residents note, in the Administrative Rules "Gross Income" is defined as "*all other income or consideration received or receivable for in connection with the use, occupancy or operation of the Park.*"<sup>59</sup>

In response to this contention, the Park Owner contends the specific words "space rents" in the Ordinance and the Administrative rules indicate that the income from rent that would be attributed to the rental of mobilehomes, rather than only the space rent, is not included in applying the MNOI standard. The Applicant also sets forth other rationale for excluding home rentals when calculating park income.<sup>60</sup>

The purpose of the ordinance is to address the special "captive tenant" situation faced by the owners of mobilehomes, who must remain in their current spaces in order to maintain ownership of their "immobile" mobilehomes. For this reason, this author believes that for the purposes of applying the MNOI fair return standard the definition of "Gross Income" was not intended to include the rents from park owned homes since those rents are not regulated by the Ordinance and the tenants of those homes do not face the special situation faced by mobilehome owners.

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<sup>58</sup> Applicant's MNOI Analysis, Gross Income, line 22, BP 1001 (*See Appendix A, p. A-1*)

<sup>59</sup> Adm. Rule, Sec. 4.0003 (D) (d)

<sup>60</sup> Response of Applicant's Attorney to Resident's submission, BP 1006-1007

As the Applicant notes, in this author’s maintenance of net operating income analysis for the City in the case of Carriage Trade Manor in 2017, the income attributed to park owned mobilehomes was excluded.<sup>61</sup>

## 2. Projections of Current Year (2018) Operating Expenses

As indicated, the Applicant claims \$334,713 in current year operating expenses. It’s claims based on current and past years’ Borrower Administration Fees and one-third of the annual Bond Loan interest as operating expenses are central to its justifications for its rent increase claims, accounting for \$141,535 of its projection of current year operating expenses. The following table provides a breakdown of these expense claims.

### **Applicant’s Operating Expense Claims in MNOI Analysis Based on Non-Profit Borrower Administration Fee and Bond Interest**

<b>Description</b>	<b>Annual Amount</b>	<b>Amount/Space/Month</b>
<b>“Borrower Administration Fee”</b>	<b>\$45,762</b>	<b>\$50.85</b>
<b>Bond Interest</b>	<b>\$41,965</b>	<b>\$46.63</b>
<b>Subordinate Bond Interest</b>	<b>1,128</b>	<b>\$1.25</b>
<b>“Recovery – Unpaid Borrower Administration Fees”</b>	<b>\$52,680</b>	<b>\$58.53</b>
<b>Total</b>	<b>\$141,535</b>	<b>\$157.26</b>

Source of data in “Annual Amount” column: Applicant’s MNOI Analysis, BP 1002, line 28, “normalized” amounts for 2018. (See Appendix A, p. A-2)

As indicated, City approval was required as a condition of Augusta’s right to obtain non-profit tax exempt bond financing in order to purchase Valley View. A demonstration of the financial feasibility of the project was necessary to obtain the City’s approval and was also required by the lender. Resident support for the conversion was a central factor in the City’s consideration of the proposal.

<sup>61</sup> In Mobilehome Rent Review Commission Agenda Packet July 18, 2017, Item No. 2A, See Tab H, Baar, Analysis of Carriage Trade Manor Mobile Home Park Rent Increase Application, pp. 16-17, excluding “Rental income – park owned” from rental income total and Tab D, CTM 000070, table showing applicant’s exclusion of “Rental income – park owned” from calculation of “Total net revenue” “Normalized 2016” (Electronic copy available from the City. See footnote 2.)

A demonstration of the financial feasibility of the project was provided to the City in a Conversion Impact Report (CIR) prepared by a real estate brokerage (Westridge Group), which was working with the seller of the Valley View, Augusta, and the Park Residents to culminate the transaction. A central premise of enabling the non-profit acquisition was that it would insure the continuing affordability of the Park.<sup>62</sup>

The net operating income projections that were provided in the Conversion Impact Report did not include debt service and Borrower Administration Fees as operating expenses. Instead, the projections in the CIR provided for the coverage of these expenses out of “net operating income” (income net of operating expenses).<sup>63</sup> An appraisal report, with a “Reconstructed Operating Statement...” accompanied the CIR. The statement, which did not include debt service or Borrower Administration Fees as expenses in calculating net operating income, projected a net operating income of \$138,334.<sup>64</sup>

In addition, the CIR stated that “*Projected space rents for all spaces will not exceed what they would have been absent the non-profit acquisition.*”<sup>65</sup> However, if the bond debt service, or one-third of the debt service and/or the Borrower Administration Fees are treated as operating expenses in an MNOI analysis, the space rents required to provide a fair net operating income (the “net operating income entitlement”) will substantially exceed what they would have been absent the non-profit acquisition.

Apart from the presentations provided in the course of the City’s review process, the tax-exempt bond loan agreements specifically excluded bond interest and Administration Fees from the category of “operating and maintenance costs” and provided that these costs would be covered out of “net operating revenues” (a term equivalent to “net operating income”).

The application of the MNOI standard pursuant to the Rent Stabilization Ordinance is not bound by or necessarily determined by the categorizations or definitions of operating expenses in other laws or loan agreements or conditions or representations in bond approval proceedings. The use of differing definitions of the same term among different laws can be the product of differences in the purposes of different laws. (For example, the Ordinance and the Internal Revenue Code have different purposes and may have differing definitions of “capital improvements.”)

However, the character of the Borrower Administration Fees and the circumstances surrounding the Applicant’s entering into the bond loan arrangement and the terms of loan agreement lend support to a conclusion that these costs would not fall into the category operating expenses in an MNOI analysis. Even if these fees were considered as an operating expense, these circumstances seem to undercut a claim that this expense would fall into the category of “reasonable” operating expenses.

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<sup>62</sup> See Yucaipa Redevelopment Agency Agenda Report, RDA Agenda Item No. 1, May 22, 2000 (*See Appendix C for excerpts from the Agenda Report, electronic copy of the full report available from the City. See footnote 2.*)

<sup>63</sup> *Id.*, The Westridge Group, Conversion Impact Report, (*See Appendix C, p. C-11*).

<sup>64</sup> *Id.*, (*See Appendix C, p. C-15*)

<sup>65</sup> *Id.*, The Westridge Group, Conversion Impact Report. (*See Appendix C, p. C-9*)

In contrast to the current year operating expense projection of \$334,713 in the Special Rent Adjustment application, operating expense projections from 2010 through 2016 ranged from \$115,645 to \$157,196, in reports which were submitted by the Applicant for loan approval and bond oversight purposes.<sup>66</sup>

The Applicant submitted a “Financial Report for the Twelve Months ending Dec. 31, 2019 (Unaudited)” to the Residents. In that report, the operating expense total including maintenance of park owned mobilehomes, net of utility costs was \$194,927.<sup>67</sup> The net operating income total in that statement, which included revenue from park owned mobilehomes, was \$151,731.

The following discussion individually considers the claims of the Applicant that the bond interest and Borrower Administration Fees should be considered as operating expenses:

### **1. Claim for One-Third of Annual Interest on Bonds (\$41,965+1,128) as an Operating Expense**

The Applicant claims that one-third of bond interest should be treated as an operating expense under the MNOI standard,<sup>68</sup> due to special circumstances regarding its financing arrangements. It states that in order to qualify for the tax-exempt bond financing it was compelled to accept financing for 100% of the purchase price and as a consequence it was forced to incur an additional loan burden and consequently additional interest costs beyond those that would have been incurred by a purchaser who invested cash in the purchase. It explains that the one-third amount of the interest that is claiming as an operating cost “is roughly equivalent to substituting for the equity that would typically be brought for a profit investment.”<sup>69</sup> The Applicant’s Accountant, Michael McCarthy, states that: “Because Augusta’s capital structure is 100% debt, it leads to irrational results under MNOI methodology designed to evaluate a for-profit model.”<sup>70</sup>

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<sup>66</sup> Income and operating expense reports for 2010 and 2011 respectively set forth annual operating expenses, excluding utilities, of \$150,432 and \$115,645. (Source: Official Statement of Independent Cities Finance Authority, Bond Refinancing Augusta Communities Mobile Home Park Pool (2012), p. 73. (See *Appendix E, p. E-2*). (Electronic copy of the whole “Official Statement” available from the City. See footnote 2.)

In un-audited financial statements submitted by the Applicant to the Independent Cities Finance Authority the following operating expense totals (excluding utilities) were reported: 2013 - \$132,692; 2014 - \$137,534; 2015 - \$157,196; 2016 - \$141,491. Un-audited Financial Statements included in letters from Wesley Wolf, Wolf & Company, to Independent Cities Finance Authority – Feb. 28, 2014; March 31, 2015; Feb. 29, 2016; March 31, 2017. (See *Appendix E*). (Calculations of these operating expense amounts were made by this author by subtracting the amounts reported utility expenses from total operating expenses reported in the statements.)

<sup>67</sup> R63. This amount is equal to “total expenses” of \$279,430 minus \$84,503 for utilities.

After receiving the Resident’s submission with this statement, the Accountant for Park Owner explained: “This table is not audited. It is not a financial statement. It is a summary of key amounts, where other factors such as debt service, depreciation, fees, etc. are excluded or perhaps “baked-in” to the summary amounts. It is a simplification for a target audience, not a financial statement, audited or otherwise.” (Declaration of Michael McCarthy, BP 1025.)

<sup>68</sup> This amount includes the sum of “Bond interest” - \$41,965 and “Subordinate bond interest” - \$1,128. See Applicant’s MNOI Analysis, Operating Expenses, Line 28. (BP 1002)(See *Appendix A, p. A-2*)

<sup>69</sup> “Explanation” of Applicant’s Attorney, BP 996.

<sup>70</sup> Declaration of Michael McCarthy, BP 652.

In response, the report of the Resident’s specialist in mobilehome park acquisitions, (Deane Sargent) states that the tax-exempt bond financing arrangement was beneficial to the Applicant, because it enabled the Applicant to purchase the Park without making any cash investment and enabled the Applicant to obtain a purchase loan with an interest rate lower than the rate available for conventional loans.<sup>71</sup>

### **Administrative Rules and Judicial Precedent Regarding Treatment of Debt Service**

Under the Administrative Rules, which have been in effect since 1991, the Bond Loan Interest is **not** an allowable expense for the purpose of determining operating expenses under the MNOI standard.

Section 4.0003.D.4.a of the Rules explicitly excludes “debt service”:

**Operating Expenses shall not include:**

- a. Mortgage principal and interest payments, land lease expenses or any other debt service.**

The Ordinance and Administrative Rules do not include any allowances for exceptions to this specific rule, except for allowances for interest costs associated with the amortization of capital improvement costs and costs in submitting rent increase applications. (This type of exclusion is included in most MNOI standards under apartment and mobilehome park space rent regulations.)<sup>72</sup>

Furthermore, in three California appellate courts cases, the Court of Appeal has upheld exclusions of consideration of mortgage interest in setting allowable rents under rent control ordinances. **In these cases, besides upholding the exclusions of debt service from operating expenses in a fair return standard, the Courts also concluded that differences in allowable rents based on differences among regulated property owners in their financing costs have no rational basis.**<sup>73</sup>

In a 2013 opinion, a California Court of Appeal reaffirmed the view that tying rents to individual owners’ financing arrangements has “no rational basis.” the Court explained:

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<sup>71</sup> Report of Deane Sargent, R17.

<sup>72</sup> Some ordinances contain exceptions to exclusions of debt service. Those exceptions generally are limited to an allowance of debt service costs due to increased interest costs arising out refinancing that was compelled by the terms of financing in effect prior to the adoption of the rent regulation.

<sup>73</sup> *Palomar Mobilehome Park Ass'n v. Mobile Home Rent Review Commission*, 16 Cal.App. 4th 481, 488 (1993); *Westwinds Mobile Home Park v. Mobilehome Park Rental Review Bd.*, 30 Cal.App.4th 84, 94 (1994); *Colony Cove Properties v. City of Carson*, 220 Cal.App. 840,871 (2013)

Apart from these holdings, the California Supreme Court has upheld rent regulations that exclude consideration of owners increases in mortgage interest based on financing incurred their the adoption. *Fisher v. City of Berkeley*, 37 Cal.3d. 644, 691-692 (1984). In that case the plaintiff’s contended that exclusion of a new purchaser’s higher mortgage interest costs was a restraint on alienation.

Apart from the inequities that would result from permitting a party who financed its purchase of rent-controlled property to obtain higher rents than a party who paid all cash, there are additional reasons for disregarding debt service. ... In any event, we discern no rational basis for tying rents to the vagaries of individual owners' financing arrangements.<sup>74</sup>

An exception to precedent upholding the exclusion of consideration of debt service has been in cases in which a park owner purchased when an allowance for financing costs was in effect, but then repealed after the purchase was made.<sup>75</sup> That exception would not be applicable in this case.

In response to the Applicant's contentions that a portion of debt service should be treated as an operating expense, the Attorney for the Residents replied that such arguments about the inequities of the debt service exclusion in this case are "policy" arguments and that "the Commission has no power to create new methodologies."<sup>76</sup>

*(Appendix K, contains a discussion of appellate court opinions considering the treatment of debt service under fair return standards.)*

In this analysis, bond interest expenses are excluded from operating expenses in the MNOI analysis on the basis that the Administrative Rules do not allow for consideration of loan interest and that judicial precedent further compels such an exclusion by holding that difference in allowable rents based on differences in owners' financing arrangements would have no rational basis.

In order to provide a perspective on the exclusion of consideration of debt service under fair return standards, discussion is provided here on rationale for the exclusion.

A claim for financing interest is in effect a claim for recovery of funds that were provided by a lender to a park owner, rather than sums spent by a park owner in managing, maintaining, or upgrading the park. The MNOI standard provides for increases in rent to cover increases in costs of operating and maintaining the park and investments in capital improvements and an allowance for an increase in net operating income. In other words, the MNOI standard considers how much a park owner has expended on the park, rather than what or where the owner's funds came from or what it cost to obtain those funds.

Allowing financing costs as an operating cost under the MNOI standard would turn rent setting into a "circular" process, in the sense that increased financing would justify higher rents which would in turn would provide a basis for obtaining from lenders additional increases in financing. Under such an approach, regulated owners would have a power to set rents by selecting their financing arrangements that would only be limited by their credit standing and what rents could be obtained in a market without rent regulation.

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<sup>74</sup> *Colony Cove Properties v. City of Carson*, 220 Cal.App. 840,871 (2013) ..

<sup>75</sup> See Appendix K, p. 2)

<sup>76</sup> Residents' Attorney (Stanton) Brief, R11.

Interest costs are a cost of obtaining the property ownership that provides a net operating income, rather than an expense of operating a property. Underlying concepts of the MNOI standard are that allowances for growth of net operating income lead to an increase in the funds that are available for financing mortgages and providing cash flow and that allowable increases in rental income and determinations of the “net operating income entitlement” should not vary among owners depending on their financing arrangements.

Apart from the exclusion of debt service from the definition of operating expenses in the Administrative Rules and judicial precedent regarding treatment of debt service, two other circumstances are noted here.

- 1) The Conversion Impact Report stated that “The *net cash flows* will be used to fund the debt service requirements generated in the acquisition of the Park.” (italics added).<sup>77</sup> Treating loan interest as an “operating expense” appears to be contrary to the foregoing representation.
- 2) the Bond loan agreement entered into by the Applicant and the accompanying “Indenture of Trust” agreement provided that debt service shall be excluded from the definition of “Operation and Maintenance Costs.”<sup>78</sup> and that debt service shall be covered out of “Net Operating Revenues,” which is the amount remaining after “operating and maintenance costs” are covered. (The loan and “indenture of trust” agreements under the new bond loan contains the same conditions.)

## 2. Claim for “Borrower Administration Fees”

The Applicant claims as an operating expense the “Borrower Administration Fee.”<sup>79</sup>

As indicated, the claim for the Borrower Administration Fee as an operating expense for the current year (2018) is \$45,762,<sup>80</sup> the equivalent of \$50.85 per space per month. Apart from the claim of a current year amount of this fee, the current year operating expense claim under the MNOI standard also includes a claim of \$52,680, the equivalent of \$58.53/space/month, for Borrower Administration Fee “Incurred, but unpaid fees 8/12 – 12/18.” (Applicant’s MNOI Analysis, *BP 1002, line 28 and BP 1003, note 20, see Appendix A, p. A-2&3*) Although this claim is for the recovery of past costs on an amortized basis, if this amount is included in calculating the allowable rent under the MNOI standard, it will become part of a permanent rent increase..

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<sup>77</sup> The Westridge Group, Conversion Impact Report, Yucaipa Redevelopment Agency Agenda Report, RDA Agenda Item No. 1, May 22, 2000 (*See Appendix C, p. C-13*). *Electronic copy of the full Agenda report available from the City. See footnote 2.*

<sup>78</sup> “Loan Agreement.. Yucaipa Redevelopment Agency ... Union Bank of California ... Augusta Homes Villa Montclair Corporation ... .”, Oct. 1, 2000, See Article 1. Sec. 1.1. Definitions and see Repayment of the Loan Requirements, Article 5 (*See Appendix D, pp. D-1 – D-10*) . Copy of 2012 loan agreement included in submission of Applicant, BP 934 -980. *Electronic copy of both loan agreements available from the City. See footnote 2.*

<sup>79</sup> “Applicant’s MNOI Analysis, Operating Expenses, line 28, “AC LLC administrative costs” (BP 1002)

<sup>80</sup> The allowable amount of fee is adjusted annually based on the percentage increase in the Consumer Price Index. See Indenture of Trust between the ICFA and U.S. Bank, p. 6. (The original amount reflects a monthly per space of allowance of \$45 for 77 spaces. (\$45 x 77 spaces x 12 months = \$43,750).

The Borrower Administration Fee is an allowance for the entity that owns the Park, which is barred from retaining profits as consequence of its non-profit status.

As indicated, prior to obtaining the tax-exempt bond loans, the Applicant had to provide documentation of the financial feasibility of the project to the City's Redevelopment Agency and to the bond issuer. The feasibility analyses which were presented to the City contained detailed income and expense projections which included detailed projections of future capital improvement costs that could be anticipated based on the physical condition of the park. The feasibility analyses projections did not include a Borrower Administration Fee as a projected operating expense or as a cost that would or would not be covered by the remaining net operating revenues (an equivalent of "net operating income,") after operating costs were covered. The submissions did not give any indication of a possibility that expenses for the Borrower Administration Fee may justify or necessitate additional rent. The Conversion Impact Report presented to the City in 2000 in support of the feasibility of the acquisition by Augusta, rather than including this expense as an operating cost, indicated that Borrower Administration Fees ("Non-profit Admin") would be covered out of "net operating income."<sup>81</sup>

The Applicant's acquisition of Valley View was favored by a majority of the Residents and then approved by the City following representations that the acquisition would serve to perpetuate the affordability of the space rentals.<sup>82</sup> As indicated, the Project Advisor's report to the City's Redevelopment Agency stated that:

**Projected space rents for all spaces will not exceed what they would have been absent the non-profit acquisition.** <sup>83</sup> [bold added]

An allowance of the Applicant's claim for the Borrower Administration Fees as a reasonable operating cost in the MNOI determination would justify an additional \$50.83 in allowable monthly space rents, that would "exceed what they would have been absent the non-profit acquisition."

In the Special Rent Adjustment application, the Applicant states:

**Whether or not formally booked as a loan, these fees are an obligation of the residents of Valley View that come with accepting the benefits of living in a property operated as a non-profit.** (*"Explanation" of Applicant's Attorney, BP 1011*) (*underlining added*)

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<sup>81</sup> The Westridge Group, "Conversion Impact Report," "Valley View Mobile Home Park, Operating Statement, 10-Year Cash Flow), Yucaipa Redevelopment Agency Agenda Report, RDA Agenda Item No. 1, May 22, 2000 (pages not numbered). (*See Appendix C, p. C-11. Electronic copy of the full Agenda report available from the City. See footnote 2*)

<sup>82</sup> The Westridge Group, Conversion Impact Report, Yucaipa Redevelopment Agency Agenda Report, RDA Agenda Item No. 1, May 22, 2000 (*See excerpts from the report in Appendix C, electronic copy of the full report available from the City. See footnote 2.*)

<sup>83</sup> *Id.*, See Appendix C, p.C-9.

As far as this author is aware, in the course of the City’s public consideration of the approval of the non-profit bond, there was no notification to the Residents nor to the City that an obligation to cover a Borrower Administration Fee would be an obligation that would “come with accepting the benefits.” (This author has reviewed documents that were submitted to the City Redevelopment Agency and the City Council within three agenda packets in the course of its consideration of the request for approval of the bond.<sup>84</sup>) **If either of the parties in this case are aware of any other information in any documents indicating whether or not notification was ever provided to the Residents and/or the City related to a Borrower Administration Fee or of any notification of a possible impact of this fee on allowable rents, that information should be supplied as soon as possible.**

As is the case for bond interest, the Bond loan agreement excluded Borrower Administration Fees from the definition of operating and maintenance costs and provided that the Borrower Administration Fee shall be paid out of the “Net Operating Revenues” remaining after both operating and maintenance costs and debt service are covered. It stated:

1. “Operating Revenues” includes “all other money however derived by the Borrower from the operation of the Projects or arising from the Project,…”<sup>85</sup>
2. “Operation and Maintenance Costs means, ... excluding in all cases ... (v) the amount deposited in the Administration Fund.”<sup>86</sup>
3. “ ‘Net Operating Revenues’ means Operating Revenues, less the Operation and Maintenance Costs ... ”<sup>87</sup>
4. to the extent “Net Operating Revenues” are adequate, these revenues may be used to cover the “Borrower Administration Fee”<sup>88</sup>

The “Indenture of Trust” agreement, which accompanied the bond loan and governed the distribution of funds that are paid into the Revenue Fund by the borrower, provided that Borrower Administration Fees shall be paid only after bond debt and oversight fees have been covered.<sup>89</sup>

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<sup>84</sup> These documents include:

- 1) Yucaipa Redevelopment Agency Agenda Report, May 22, 2000, RDA Agenda Item No. 1, Subject: Valley View Mobile Home Park Conversion Proposal;
- 2) City of Yucaipa Agenda Report, June 26, 2000, Agenda Item 11, Subject: Issuance of Mobilehome Park Revenue Bonds for the Purchase of Valley View Mobile Home Park;
- 3) City of Yucaipa, Yucaipa Redevelopment Agency Agenda Report (Joint City Council and Redevelopment Agency Meeting), Aug. 14, 2000, Agenda Item No. 22, Subject: Issuance of Mobile Home Park Revenue Bonds for the Purchase of Valley View Mobile Home Park by Augusta Homes Villa Montclair Corporation.

*(Electronic copies available from the City. See footnote 2.*

<sup>85</sup> Bond Loan Agreement, Sec. 1.1 “Definitions”. (See Appendix D, p. D-3)

<sup>86</sup> *Id.* See Appendix D, p. D-2

<sup>87</sup> *Id.*

<sup>88</sup> See Appendix D, p. D-4, D-7 – D-8

<sup>89</sup> *Id.*, (an electronic copy of the whole “Indenture Agreement” may be obtained from the City. See footnote 2)

In the income and expense projection covering the four parks covered by the 2012 Bond loan that the Applicant submitted to the bond oversight agency (the Independent Cities Finance Authority (ICFA)), the Borrower Administration Fee is covered out of net operating income rather than classified as an “operating and maintenance” cost.<sup>90</sup> Budget statements that Augusta has submitted to the ICFA have classified the Borrower Administration Fee as a “non operating fee.”<sup>91</sup> (The only exception to the exclusion of Borrower Administration Fees from the classification of operating costs appears to be in an appraisal of Valley View by Mr. Neet in 2012 that was submitted to the lender. It provides for a calculation of net operating income to a non-profit corporation as an amount net of the Borrower Administration Fee and reduces the amount available for debt repayment by the amount of this fee.<sup>92</sup> )

As indicated, if the Borrower Administration Fees were considered as a type of management expense, they would result in management costs far above the average management costs of for-profit mobilehome parks.

Not including the claim for Borrower Administration Fees, the Applicant’s claim for management related expenses” in the current year (2018) is \$67,647,<sup>93</sup> the equivalent of \$902/space/year. This amount includes claims for the combination of “Management expenses,” “payroll taxes,” “office expenses,” “telephone,” and “housing.” These types of costs are typically associated with operation of a for-profit mobilehome park.

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<sup>90</sup> Official Statement of Independent Cities Finance Authority, (2012) p. 80-81. (See Appendix E, pp. E-3 – E-4). (Electronic copy of the Official Statement available from the City, see footnote 2)

<sup>91</sup> E.g. Statement in 2018 Budget. (See Appendix E, p. e-23 – e-27)

<sup>92</sup> See Appendix E, p. E-5 - E-7. (Electronic copy of the appraisal report available from the City. See footnote 2 )

<sup>93</sup> “Applicant’s MNOI Analysis, Operating Expenses, line 9, “Management Expenses” (BP 1002)(Appendix A, p. A -2),

**On-Site and Off-Site Management Related Costs  
Current Year (2018)**

	<b>Current Year (2018)</b>
<b>Management Expenses</b>	<b>42,909</b>
<b>Payroll Taxes</b>	<b>5,804</b>
<b>Office Supplies and expense</b>	<b>4,492</b>
<b>Telephone</b>	<b>4,539</b>
<b>Housing</b>	<b>9,903</b>
<b>Total Management Costs</b>	<b>67,647</b>
<b>Annual Management Cost/Space</b>	<b>902</b>
<b>Gross Income</b> (including utilities & revenue from park owned mobilehomes & rental income total based on Applicant's proposed base year rent adjustment)	<b>483,907</b>
<b>Management Costs/Gross Income Ratio</b>	<b>14%</b>

The annual total management cost per space of \$902 of Valley View. This amount can be compared with a total “mean” for comparable parks of \$644 in 2009-2010 (the equivalent of \$758 in “current” year dollars) reported by the Applicant’s appraiser for the combination of “professional management”, “on-site management”, “admin/misc” in his 2012 appraisal of Valley View.<sup>94</sup>

If the Borrower Administration Fee was included within the category of management costs, the total annual management cost per space would be \$1,512.

**3. Claim for “Recovery – Unpaid Overhead Fees” (“Borrower Administration Fees”) of Past Years as part of the MNOI analysis and as a Separate Temporary Increase Claim.**

Apart from the issue of whether the Borrower Administration Fee should be considered as an operating expense for the current year for the purposes of an MNOI analysis, three other issues arise in regard to the claim for the recovery of past year’s fees within the MNOI claim and/or the separate claim for a temporary six year rent increase. The issues are:

- 1) Whether the claim for this cost has been “double-counted” in the Application,
- 2) Whether a claim can be made for expenses incurred in prior years if they were not claimed in a timely manner.

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<sup>94</sup> Neet, Real Estate Appraisal Report, Valley View Mobile Home Park, p. 40 (May 16, 2012). (The amounts for the individual categories were Professional Management - \$246, On-Site Management - \$248, Admin/Misc. - \$150.) (See Appendix E, p. E-5a)

- 3) Whether the income of Valley View was adequate to cover Borrower Administration Fees for the period November 2012 through November 2018

**i. “Double Counting” Issue**

“It appears that “Recovery – Unpaid Overhead Fees” (Borrower Administration Fees) which were incurred prior to the current year (2018), is provided for twice in the application.

- 1) In a claim for a temporary rent increase that is an addition to the amounts claimed under the Applicant’s MNOI analysis, the Applicant requests a rent increase of \$58.53/space/month for six years to recover this cost of \$52,680 on an amortized basis. (Applicant’s Attorney, “Explanation,” BP 1000 and letter from Applicant’s Attorney, Jan. 31, BP 705)

and

- 2) In the Applicant’s MNOI Analysis, line 28, “normalized” column, as an annual operating expense of \$52,680 within the Applicant’s MNOI calculations. (BP 1002, line 28)

If this amount was not included in the Applicant’s MNOI calculations, the projected increase under its MNOI analysis would be reduced by \$58.53/month/space.

In a follow up written letter to the Applicant after the Application was submitted, the City inquired as to whether the claim for the unpaid overhead fees claim was a portion of the MNOI claim or in addition to the MNOI claim. The Applicant replied that it was in addition to the MNOI claim.<sup>95</sup> However, as indicated, this expense is also included as a line item within the MNOI calculations.

Regardless of whether or not this claim for past year’s Borrower Administration Fees should be considered as an allowable operating expense in an MNOI determination or as the basis for a temporary rent increase, it must be certain that it is not counted twice.

**ii. Can a Claim be Made for Past Years’ Expenses?**

Apart from any conclusions about whether “Unpaid Overhead Fees” are a reasonable operating expense, the question emerges as to whether a rent increase should be allowed for expenses from the past years five years (prior to 2018) that were not claimed when a rent increase application could have been filed in order to present a claim taking into account this cost.

While this is a claim for prospective rent payments to cover this cost, in substance it is a claim for a retroactive rent adjustment based on the premise that past years’ rents were not adequate to cover this cost.

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<sup>95</sup> Letter from Applicant’s Attorney, BP 705.

Judicial precedent has established the principle that owners of rent controlled properties have a right to prospective rent increases in order to recover rent increases in cases in which requests for those increases were improperly denied. These increases are known as *Kavanau* rent adjustments, based on the State Supreme Court opinion setting forth this doctrine.<sup>96</sup> A *Kavanau* adjustment allows a park owner to recover through prospective rent adjustments, the rent increases that would have been permitted in the past but for an improper denial of an application of a rent increase.

The circumstances triggering the right to such adjustments occur in cases in which a mobilehome park owner has applied for a rent increase in order to obtain a fair return and has initially been denied part or all of the requested rent increase, but subsequently on appeal there is a ruling that additional rent should have been permitted.

Under these circumstances an owner has a right to recover through a future rent adjustment, the rents that could have been obtained in the past, if a rent adjustment claim had not been originally denied.

In its opinion in *Kavanau*, the Court explained the general principle authorizing consideration of past confiscatory rents in an adjustment of future rents:

An adjustment of future rents that takes into consideration past confiscatory rents is the converse of the refund that producers in price-regulated industries may have to pay if, during litigation over price levels, they charge prices that a court later determines to be excessive. [cite omitted] ...Moreover, this remedy, as opposed to an award of damages against the Rent Board, places the cost of compensating *Kavanau* roughly on those tenants who benefited from unconstitutionally low rents. ...

We think one of the costs associated with rent control that the Rent Board must consider is the cost to *Kavanau* of any confiscatory rent ceilings the Rent Board previously imposed on the apartments in question.<sup>97</sup>

The Court indicated that such recoveries are limited to cases in which an agency “miscalculation” was responsible for loss.

[past deficiency "may not be capitalized into the rate base for future years" unless "rates ... have for some time been under strictures set by an administrative agency" and the deficiency is the result of agency "miscalculation"].<sup>98</sup>

In the case of this application by Augusta, the claim for a recovery for inadequacies of revenues of five prior years is not based on any agency “miscalculation.” The claim does not appear to qualify as a *Kavanau* claim. No claim for a rent adjustment based on the alleged inadequacies was ever made as the claimed inadequacies were being incurred, consequently there were no agency “miscalculations,” and there do not appear to be any special circumstances that prevented a timely claim.

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<sup>96</sup> *Kavanau v. Santa Monica Rent Control Board*, 16 Cal.4<sup>th</sup> 741 (1997)

<sup>97</sup> *Id.* at 783-784.

<sup>98</sup> *Id.* at 783.

**iii. Whether the income of Valley View was adequate to cover Borrower Administration Fees for the period November 2012 through November 2018.**

The Applicant claims that Valley View has been operating at a negative cash flow and has been unable to cover its “corporate fees” (Borrower Administration Fee).<sup>99</sup> In contrast, the analysis of the City’s consultant Urban Futures Inc. (UFI) indicates that the overall rental income from the Park (including the income from the exempt mobilehomes) was adequate to cover the Borrower Administration Fees from 2015 through 2018. (See Agenda Report, Tab \_) As indicated, under the Bond Loan Agreement and the Trust Indenture, the obligations attributable to Valley View are secured by all of the “net operating revenues” of the park, rather than just the rents that are regulated by the Ordinance.<sup>100</sup>

**Issues Related to Other Operating Expenses**

**4. Accounting Fees**

An operating expense claim of \$3,406 is made for “accounting.”<sup>101</sup> In the Applicant’s ledger sheets, this amount of accounting costs is attributed to “audit” fees.<sup>102</sup>

It appears that these fees were related to audits required for the Bond Oversight. A letter of Jan. 4, 2018 from the Applicant to the lender sets forth payment amounts for all four parks covered by the bond. The items covered include “Monthly Oversight Agent Fee”, “Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit).<sup>103</sup>

In response to a City inquiry about this letter, the Applicant’s Attorney responded that “The expenses in the revenue payment letter are bond-related fiduciary fees .... They are not included in the MNOI application.”<sup>104</sup>

Under this circumstance, this audit fee is not included among operating expenses in this MNOI analysis. It appears to be that this accounting cost covers Valley View’s share of a cost of compliance with the bond loan conditions and that it is a cost that the Applicant intended to exclude from the MNOI application. Subsequent clarification by the Applicant may modify or confirm this conclusion.

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<sup>99</sup> See “Explanation” of Applicant’s Attorney, BP 1000

<sup>100</sup> The loan agreement states that: “Operating Revenues’ means ... all rents, income, ... and other revenues ... from the operation of the Projects, including rental income from mobile home spaces ... and all other money howsoever derived by the Borrower from the operation of the Projects.” (Article 1, Sec. 1.1) *See Appendix D, pp. D-12 – D-14.*

*(Copy of the full agreement available from the City. See footnote 2.)*

<sup>101</sup> Applicant’s MNOI Analysis, BP 1002, line 7. (*See Appendix A, p. A-2*)

<sup>102</sup> Application, BP 696

<sup>103</sup> *Appendix H, p. H-4.*

<sup>104</sup> Letter from Applicant’s Attorney, BP 984.

## 5. WMA & MHET Membership Fees

An operating expense claim of \$1,006 is made for “dues and subscriptions.”<sup>105</sup> The ledger submitted by the Applicant indicates that \$900 of this total was for the Western Mobilehome Owners Association (WMA).<sup>106</sup> and that \$105.91 of this amount was paid to the MHET (Manufactured Housing Educational Trust). This amount is excluded in this MNOI analysis. As previously noted, this type of expenditure is also excluded from the calculation of base year operating expenses. The combination of excluding this cost from both the base and current years benefits the Applicant in this case. The basis for the exclusion is set forth on page 21 of this report.

## 6. Overall Projection of Current Year (2018) Operating Expenses

The table on the next page sets forth the operating expense calculations of the Applicant and the adjustments made to those operating expense calculations which are made in this analysis.

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<sup>105</sup> Applicant’s MNOI Analysis, Operating Expenses, Line 7, “Normalized” (BP 1002)(See Appendix A, p. A-2)

<sup>106</sup> BP 698.

## Projections of Current Year (2018) Operating Expenses

(Cells with amounts which are different from Applicant's Claim are shaded. Cells with italics are subtotals.)			
LN	OPERATING EXPENSES	Applicant Projections	Baar Report Projections
1	Property Taxes	7145	7145
2	Common area electricity	7460	7460
3	Common area gas	1773	1773
4	Landscaping	14033	14033
5	Insurance	9029	9029
6	Legal	3876	3876
7	Accounting	3406	0
	Billing service	1488	1488
	Meetings & Conferences	832	832
	Dues & subscriptions	1006	0
	Licenses & fees	6021	6021
8	<i>Licenses &amp; Fees</i>	<i>9347</i>	<i>9347</i>
	Payroll	28348	28348
	Management Fee	14051	14051
9	<i>Management Expenses</i>	<i>42399</i>	<i>42399</i>
11	Payroll Taxes	5784	5784
12	Miscellaneous Supplies		
	Key Service	212	212
	Pest Control	551	551
	Signage	202	202
	Street lighting	589	589
	Vehicle Maintenance	10	10
	HVAC repairs	301	301
	Repairs	78	78
	Small tools	2208	2208
	Cleaning/janitorial	1251	1251
	Repairs & maintenance	3247	3247
	Labor	30761	30761
	Housing	9903	9903
13	<i>Repairs &amp; Maintenance</i>	<i>49313</i>	<i>49313</i>
	Postage	682	682
	Bank Charges	1451	1451
	Credit Reports	174	174
	S&P fees	745	745
	Office Supplies and expense	1440	1440
14	<i>Office Supplies and expense</i>	<i>4492</i>	<i>4492</i>
15	Telephone	4539	4539
16	Auto Expense – Travel	136	136
17	Pool Maintenance	1057	1057
18	Security	347	347
19	Street Maintenance	237	237
21	Trash	6734	6734
22	Water	3342	3342
23	Sewer	37	37
24	Cable TV	884	884
25	Amortization	153	153
26	Operating supplies	3158	3158
27	Benefits	5075	5075
28	Workers compensation/ADP fees	7005	7005
29	Recovery - Unpaid Overhead Fees	52680	0
	AC LLC Administration costs	45762	0
	Bond Interest	41965	0
	Subordinate bond interest	1128	0
	Resident relations (entertaining)	1707	1707
	Outside services	200	200
	<i>Other (Total)</i>	<i>143442</i>	<i>1907</i>
30	TOTAL OPERATING EXPENSES – APPLICATION	334203	189262

The operating expense projection for the current year in this analysis of \$189,262 provides for an increase of about 39% over the average of about \$135,000 in the operating expense projections in the Applicant's application for refinancing the bond in 2012 and the annual operating expense amounts in 2010 and 2011 reported to Independent Cities Finance Agency.<sup>107</sup> In this comparison utility costs are excluded except for common area costs in the current year. The 39% increase in operating costs from 2012 to 2018 compares with a 12.4% increase in the CPI from during this period.

## 7. Calculation of Net Operating Income in the Current Year

<b>Calculations of Current Year (2018) Net Operating Income</b>			
		<b>Calculation with Applicant's Operating Expense Projections*</b>	<b>Calculation with operating expense projections used in this analysis</b>
<b>Gross Income</b>		<b>291,220</b>	<b>291,220</b>
<b>Operating Expenses</b>		<b>334,203</b>	<b>189,262</b>
<b>Net Operating Income</b>		<b>-42,983</b>	<b>101,958</b>

\*Applicant's Calculations in MNOI Analysis, BP 1001-1003, see Appendix A, pp. A-1 – A-3).

<sup>107</sup> See Appendix E, pp. E-2 & E-6.

## **V. Calculations of Current “Net Operating Income Entitlement” and Required Rent Adjustment under MNOI Standard–**

This section sets forth calculations under the MNOI standard using the projections of base year space rent and current year operating expenses in the Application and the projections adopted in this analysis.

### **Percentage Adjustment of Base Year Net Operating Income in Order to Determine Current Year “Net Operating Income Entitlement”**

Under the MNOI standard, owners are entitled to a current net operating income which is 100.6% above the base year net operating income. This adjustment is calculated by taking into account 66.7% of the percentage increase in the CPI from 1987 to 1996<sup>108</sup> and 80% of the percentage increase in the CPI from 1996 to the date of the City’s first response to the Application (Dec. 2019)

The table below sets forth the basis for the calculation of the percentage increase in NOI over the base year level under the MNOI standard. Appendix G contains the documents setting forth the basis for this calculation. (The adjustment of 100.6% is higher than the adjustment of 92.9% projected by the Applicant.)

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<sup>108</sup> The fair return section of the ordinance states that the December 1987 CPI shall be used and that this CPI shall be 114.8 (Sec. 15.20.100.A). In turn this amount is used to provide that the NOI adjustment from the base year to 1996 shall be 26%. However, the CPI report indicates that the December 1987 CPI was actually 118.5 (Bureau of Labor Statistics, Consumer Price Index - All Items, Los Angeles-Riverside-Orange County (Series Id. CUURA421SAO)(See Appendix F)

**Calculation of Percentage Adjustment of Base Year  
NOI in Order to Provide Current Year NOI Entitlement**

66.7% of pct. increase in CPI from Dec. 1987 to Oct. 1996 (Ord. Sec. 15.20.100.A)		26.0%
CPI as of 10/28/1996 (See City Application Form, BP 27)		158.8
CPI (Dec 2017)		259.22
Pct. Increase in CPI from Oct 1996 to Dec. 2017 $((259.22/158.8)-1)*100$		63.24%
CPI (Dec 2017) - New CPI Index		100
CPI (Dec 2019) - Date Application deemed incomplete (See Admin. Rule 4.0003.H.4)		106.573
Pct. Increase in CPI Dec 2017-Dec. 2019		6.57%
Overall Pct Increase in CPI, Oct 1996-Dec 2019 $((1.6324*1.0657)-1)*100$		73.97%
80% of CPI Inc. Oct. 1996 – Dec. 2019		59.2%
Pct Increase in Net Operating Income Over Base Year (1987) Level in Order to Provide Net Operating Income Entitlement in Current Year $(1.26*1.592)$		100.6%

<b>Applicant's Calculation of Increase in Net Operating Income Over Base Year Level in Order to Provide Current Year "Net Operating Income Entitlement"</b>		
Base Year NOI with Base Rent Adjustment based on Comparable Appraisal in Neet Appraisal Report		86,888
Current NOI Entitlement		167,581
Pct Increase in Net Operating Income Over Base Year Level in Order to Provide Net Operating Income Entitlement Resulting from of Applicant's calculations.		92.9%

See Applicant's calculation in Application Form, BP 27 & Applicant's calculation of "Monthly Space Adjustment Per Ordinance" BP 1003 (See Appendix A, p. A-3)

## **Calculation of Rent Adjustment under the Maintenance of Net Operating Income (MNOI) Standard**

In this analysis, the projection of current year (2018) net operating income is \$101,958.

If the projection of base year market rent of the Applicant's appraiser (Mr. Neet) is used to calculate base year net operating income, the resulting projection of the "net operating income entitlement" would be \$166,746 and a rent increase of \$71.99 would be justified under the MNOI standard.

If the comparable base year projection of the City's appraiser (Mr. Brabant) is used to calculate base year net operating income, the resulting projection of the "net operating income entitlement" would be \$136,054 and a rent increase of \$37.88 would be justified.

The current year net operating income of \$101,958 would be adequate to provide a fair return under the MNOI standard, if the Applicant's claim of "disproportionately low" rent in the base year is not justified.

The table below sets forth the bases of the calculations of the rent adjustment required to provide a fair return under the MNOI standard. These calculations incorporate the operating expense calculations adopted in this analysis

<b>CALCULATION OF RENT INCREASE REQUIRED TO PROVIDE FAIR RETURN UNDER MAINTENANCE OF NET OPERATING INCOME (MNOI) STANDARD</b>			
	<b>Using Estimated Base Year Space Rent Residents' Recommendation</b>	<b>Using Comparable Base Year Space Rent Projected by City Appraiser</b>	<b>Using Market Base Year Space Rent Projected by Applicant's Appraiser</b>
<b><i>Base Year (1987) Rental Income, Operating Expenses, &amp; Net Operating Income</i></b>			
<b>Monthly Space Rent</b>	<b>\$144</b>	<b>\$173</b>	<b>\$190</b>
<b>Gross Rental Income</b>	<b>129,833</b>	<b>155,933</b>	<b>171,233</b>
<b>Operating Expenses</b>	<b>88,110</b>	<b>88,110</b>	<b>88,110</b>
<b>Base Year Fair Net Operating Income (NOI)</b>	<b>41,724</b>	<b>67,824</b>	<b>83,124</b>
<b><i>Current Year (2018) "Net Operating Income Entitlement"</i></b>			
<b>Current Year "Net Operating Income Entitlement" (Base Year NOI x 2.006)</b>	<b>83,697</b>	<b>136,054</b>	<b>166,746</b>
<b><i>Current Year (2018) Rental Income, Operating Expenses, &amp; Net Operating Income</i></b>			
<b>Average Monthly Space Rent</b>	<b>\$316.48</b>		
<b>Gross Rental Income</b>	<b>291,220</b>		
<b>Operating Expenses</b>	<b>189,262</b>		
<b>Current Year Net Operating Income</b>	<b>101,958</b>		
<b><i>Rent Adjustment under MNOI Standard</i></b>			
<b>Rent Increase Required to Provide Fair Return: (Current Year "Net Operating Income Entitlement" minus Current Year Net Operating Income of \$101,598)</b>	<b>None</b>	<b>34,096</b>	<b>64,788</b>
<b>Rent Increase/Space/Month</b>	<b>None</b>	<b>\$37.88</b>	<b>\$71.99</b>

**VI. Consideration of the Current “rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa.”**

As indicated, apart from providing for a fair return under the MNOI standard, the Administration Rules provide that a park owner may rebut the presumption that the MNOI standard provides a “just and reasonable return” with evidence that:

**1. The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa (Administrative Rules Sec. 4.0005.B.1**

However, the Rules do not set forth a particular formula for weighing this comparable rent factor in conjunction with consideration of other relevant factors.

The current average rent in the Valley View is \$316.48. The Park Owner’s appraisal report by John Neet concludes that current rents of “controlled market rents” in comparable mobilehome parks in Yucaipa are \$450. A rent increase of \$133.52 would be required to bring the rent up to this level. Mr. Neet concluded that the “market rent” in comparable parks in Yucaipa is \$500.<sup>109</sup> A rent increase of \$183.52 would be required to bring the rent up to this level.

The report of the City’s appraiser (Jim Brabant) concludes that comparable rents of rent controlled spaces in comparable mobilehome parks in Yucaipa is \$365. (See Tab G pg.26 of Agenda Report.) A rent increase of \$48.52 would be required to bring the rent up to this level.

**Current Comparable Rents  
Projected in Appraisal Reports**

<b>Current Average Rent in Valley View \$316.48</b>		
	<b>Appraisal Reports Current Comparable Monthly Space Rent</b>	<b>Rent Increase Required to Raise Rent to Comparable Level</b>
<b>Neet Appraisal (Applicant’s Appraiser)</b>	<b>Rent controlled and exempt spaces in comparable parks \$450</b>	<b>\$133.52</b>
	<b>Market rent In comparable parks \$500</b>	<b>\$183.52</b>
<b>Brabant Appraisal (City Appraiser)</b>	<b>Rent Controlled Spaces in Comparable Parks \$365</b>	<b>\$48.52</b>

<sup>109</sup> Neet Appraisal, BP 343

## **VII. Discussion of Applicant’s Claim for Five Year Temporary Rent Increase for Recovery of Special Rent Adjustment Application Costs**

As indicated, the Applicant claims application costs of \$67,043.86 and requests a “temporary” rent increase of \$21.13 space/month over a five year period, in order to recover this cost on an amortized basis, with an interest allowance of 7%.<sup>110</sup>

### **A. Judicial Precedent and Yucaipa’s Administrative Rules**

#### **1. Judicial Precedent**

In *Galland v. Clovis*, a case involving a mobile home park space rent increase application in Clovis, the State Supreme Court held that “reasonable” expenses associated with filing rent increase applications that should be considered in establishing allowable rents.

... the Gallands are correct that the substantial legal and administrative costs attributable to the rent review process, ... should be properly included as expenses when calculating the proper rent readjustment. Under the fair ROI method used in practice by Clovis, it may not arbitrarily exclude the reasonable expenses of seeking legitimate rent increases. Clovis argues that *Oceanside Mobilehome Park Owners' Assn. v. City of Oceanside* (1984) 157 Cal.App.3d 887, 204 Cal.Rptr. 239 stands for the proposition that a city may not be constitutionally required to include the landlords' costs of obtaining rent increases as operating expenses when calculating the proper rent levels. Clovis is correct, but only up to a point. In *City of Oceanside*, the court considered a facial challenge to an ordinance, including a challenge to a provision excluding attorney fees from operating expenses. The court correctly rejected this facial challenge. As explained above, it is the overall result of the rent-setting process, not the method employed or any particular exemption legislated, that determines whether a rent control regime is confiscatory. (Kavanau, supra, 16 Cal.4th at pp. 771-772, 66 Cal.Rptr.2d 672, 941 P.2d 851.) Thus, the exclusion of costs associated with obtaining rent increases is not per se confiscatory. On the other hand, if a rent control ordinance as applied operates to impose large and unnecessary costs on landlords, and if as a result of that imposition a landlord is only able to garner a rate of return that is deemed confiscatory, we may not ignore the confiscation simply because these costs have been classified as exempt expenses. Accordingly, these expenses must also be considered on remand when determining whether and to what extent Clovis's rent regulation has been confiscatory and whether remand for a determination of Kavanau adjustment is appropriate.<sup>111</sup>

#### **2. The Ordinance**

The ordinance provides for the recovery of reasonable professional services associated with the preparation of a special rent adjustment and it provides that recovery shall be provided through a temporary adjustment allowing for the recovering of the cost on an amortized basis over a five year period, with an interest allowance of seven percent. The applicable section states:

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<sup>110</sup> BP 999. The Applicant estimates that this amount would be increased by \$3,000 from \$21.13/space/month to \$22.33 if an appeal is filed.

<sup>111</sup> 24 Cal.3d. 1002, 1028 (2001)

15.20.116 Recovery of application costs in connection with successful approval of a rent adjustment application to the commission.

A. A park owner may seek a temporary rent adjustment to reimburse the park owner for the reasonable cost of professional services actually incurred by the park owner in preparing and presenting an application ... The park owner shall bear the burden of proof and shall provide the evidence to justify a temporary rent adjustment submitted under this section, and approval of the application will be conditioned upon the park owner's successfully obtaining approval of a rent adjustment pursuant to Section 15.20.100 of this chapter. Any temporary rent adjustment shall be amortized over a five-year period with interest at the rate of seven percent per year, ...

In this case if the Park Owner is awarded a rent increase just adequate to provide a fair return and the Park Owner could not recover the reasonable costs of obtaining a fair return, the overall result would be to reduce the return to an amount that would provide less than a fair return.

### **3. The Administrative Rules**

The Administrative Rules set forth a list of factors that shall be considered in determining the amount of allowable application costs. These factors include whether the applicant is the prevailing party and consideration of the relationship between the methodologies contained in the application and the methodology used by the Commission in determining the special rent adjustment. The applicable rule states:

Sec. 6.0004. Procedures

#### **B. Factors to Determine Reasonableness of Fees, Costs and Other Expenses.**

Any award of fees, costs and other expenses awarded for professional services under this Chapter shall be awarded only if the Park Owner demonstrates by substantial evidence that he/she is the prevailing party, that such fees, costs and other expenses for professional services were reasonably incurred and that said fees, costs and other expenses were reasonable in amount. The Commission shall consider all relevant factors, including but not limited to, the following: ...

10. The relationship of the result obtained to the expenses, fees, and other costs incurred (that is, whether professional assistance was reasonably related to the result achieved) and consistent with the purposes and intent of the Ordinance and these Rules in relation to any special rent adjustment sought under the Ordinance and these Rules, including but not limited to the amount of the Applicant's requested special rent adjustment and supporting methodologies contained in the Applicant's special rent adjustment application, the amount of the special rent adjustment granted by the Commission, the methodology used by the Commission in determining the approved special rental adjustment, and the percentage difference between the Commission-approved special rent adjustment and the amount of the Applicant's claims under YMC 15.20.100. 10.

#### 4. The Applicant's Claim for Application Costs

As indicated the Applicant's claim for application costs is \$67,043.86.<sup>112</sup> In order to recover this cost on an amortized basis over a five year period, with an interest allowance of 7%, the Applicant requests a rent surcharge of \$21.13/space/month.<sup>113</sup> The components of the claimed application costs are: legal fees of \$29,868, accounting fees of \$29,225, an appraisal fee of \$6,950, and \$1,700 for the application fee.

#### Applicant's Claim of Application Costs

<i>Type of Expense</i>	<i>Amount</i>
<b>Legal Fee</b>	<b>\$29,868*</b>
<b>Accountant Fees</b>	<b>\$29,225*</b>
<b>Appraisal Fee</b>	<b>\$6,950*</b>
<b>Application Fee</b>	<b>\$1,700</b>
<b>Total</b>	<b>\$67,043.86**</b>

\* Amounts listed in Application, See BP 46, 50 & 54.

\*\* Total claimed by Applicant, See BP 988 & 996.

The subtotals in this table add up to \$67,743.

#### 5. Discussion of Amount of Expenses Claimed for Accounting

In this case, the Applicant's claim for \$29,225 in accounting expenses in association with preparing this application is substantially above the amount claimed in the two prior cases in Yucaipa. In the *Carriage Trade Manor* case in 2017, the claim for accounting costs was \$19,382 (inflation adjusted total \$20, 738); in the *Yucaipa Village* case in 2010 the claim for accounting costs was \$17,100 (inflation adjusted total - \$20,750). In the *Grandview West Mobile Home Estates* case in 2009 the claim for accounting costs was \$8,000 (inflation adjusted total - \$9,532).<sup>114</sup>

<sup>112</sup> BP 999. The Applicant estimates that total would be increased by \$3,000 and consequently the monthly amount would increased from \$21.13/space/month to \$22.33 if an appeal is filed.

<sup>113</sup> See BP 988.

<sup>114</sup> In the *Carriage Trade Manor* case see Mobilehome Rent Review Commission Agenda Packet, July 18, 2017, Tab C, Rent Increase Application, p. 39 (CTM 000066). In the *Yucaipa Village* case see Declaration of Mark Alpert, June 29, 2011 in Mobilehome Rent Review Commission Agenda Packet, July 21, 2011, Tab D, page 757. In the *Grandview West Mobile Home Estates* case see Declaration of Mark Alpert, Nov. 12 [year not stated], Mobilehome Rent Review Commission Agenda Packet, p. \_\_) Feb. 24, 2009. (electronic copy available from the City. See footnote 2.

The Applicant's Accountant attributes to the complexity associated with accounting for the expenses of a non-profit owner – including bond interest and overhead. The declaration of the Applicant's Accountant states:

Typically and exclusively from my prior experience, mobile home parks are for profit entities ...Augusta Communities, as a non-profit organization, has financial considerations, sources of funds, and differences in organizational structure not shared with for-profit concerns. These circumstances required additional discussion and consultation with Augusta and their counsel about the type, amount and appropriateness of certain expenses to be included in the application, specifically, but not exclusively, overhead expenses and bond interest.<sup>115</sup>

If the additional expenses resulting from the services and requirements related to the non-profit status and loan of the Applicant are not considered as allowable operating expenses under the MNOI standard, this justification for the higher level of accounting costs would not be associated with a successful portion of the Applicant's claim.

The total of application costs would be \$59,306, if:

1. the inflation adjusted accounting cost in the prior case in before the Commission (in 2017) of \$20,738 is used in the calculation of allowable application costs (This amount is virtually the same as the accounting cost of \$20,750 (inflation adjusted) in the preceding case in 2010.)
2. the actual total of the three other costs listed in the preceding table (legal fee, appraisal fee, and application fee) is used to calculate the overall application cost. In making this calculation the Application Fee is adjusted to equal the actual amount of the \$1,750, as opposed to \$1,700.

#### **6. The Allocation of Application Expenses for the Purposes of Calculating a Per Space Passthrough of Costs**

The Applicant claims that all of the application expenses should be allocated to the 62 spaces covered by the Application rather than all of the spaces in the Park. The Applicant explains: "The calculation was done in this fashion because the cost is associated exclusively with rent control and only those spaces benefit from rent control and only those spaces benefit from the regulation and the cost would not be fully recovered."<sup>116</sup>

If the claimed total of application costs of \$67,043.86 was allocated by the Applicant to all 75 spaces in the park, rather than the 62 spaces covered by the application, the Applicant's claim for legal costs would have been about \$3.33/space/month lower. (\$17.70/space/month, rather than \$21.13).

If the accounting cost allowance is adjusted and the totals are recalculated as discussed above, if the cost was allocated among 62 spaces the amount/space/month would be \$18.64 and if the cost was allocated among all 75 spaces in the park the total would amount would be \$15.66/space/month.

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<sup>115</sup> Declaration of Accountant, Michael McCarthy, Application, BP 653-654.

<sup>116</sup> "Explanation of Applicant's Attorney, BP 999.

The question of whether the passthrough of application costs should be based on a pro-rata share of all the spaces in the park or only the rent controlled spaces raises issues that could have a much greater impact in other cases. The reason that the Applicant cannot passthrough the application cost to spaces that are exempt from ordinance is that the park owner elected to enter into rental agreements that provide for an exemption from the Ordinance. If all of the application costs could be allocated to spaces subject to an ordinance, the result would be that as a park owner obtained (presumably beneficial) exemptions for an increasing number of spaces in a park an increasing burden of application costs would be placed on the residents still covered by the ordinance.

To place the issue of allocation of application costs in perspective, it is essential to note that increases in rental income as a consequence of exemptions are not considered in determining overall rental income in the MNOI fair return analysis. In other words, as the “fruits” of the exemptions in terms of additional rental income realized by a park owner grow larger, if exempt spaces are not counted when calculating the application cost per space, the costs of an application on the remaining regulated rental spaces increase.

If half of the spaces in a park were exempted and all the application costs were charged to the remaining residents, the remaining residents would incur application costs that would be double what could be imposed on the residents of each space in a park with no exempt spaces.

In this case, if only one-third of the spaces in the park were impacted by this application because the other spaces had park owned mobilehomes which were exempt from rent regulation, the charge for the recovery of application costs would be about \$50/space/month, rather than \$21.13.

In cases in which only a small portion of the spaces in a park are not exempt from a rent ordinance the practical outcome of allocating all of the application costs to rent stabilized spaces could be to make opposition to the rent increase application prohibitively costly and/or uneconomic. (For example, in order to oppose an application for a \$50/space/month rent increase based on a fair return claim, residents could end up being subject to a passthrough of application costs \$50/space/month. This could occur even if the Residents opposition led the adjudicatory body to grant only half of a proposed rent increase of \$50 under an MNOI standard.)

#### **7. Passthrough of Expenses – Option to Payoff Application Cost Passthrough at the Outset Rather than as an Amortized Expense**

In regards to the allowance for a temporary rent increase to recover application costs, the Administrative Rules provide that: “the Commission shall ... calculate the amount owed as a temporary rent adjustment over a five-year period, including interest at the rate of seven percent (7%) per year, compounded monthly.” (Section 6.0004.E.2)

The Administrative Rules provide that any allowance shall include the option for individual residents of paying their whole pro-rate share in “advance.” (Section 6.0004.E.2) If a Resident elects to exercise this option, the interest cost would be avoided.

The advance payment option would save about 16% of the payments that would be required over a five year period. (For example, assuming that the amount requested by the Applicant is allowed and allocated among all 75 spaces, if the total payment over a five year period, including the interest payments, would be \$1,062 (60 months x \$17.70), the total payment in “advance,” without any interest allowance would be \$894. If both the allowance for accounting costs was adjusted and the allowable total application costs was recalculated as discussed above, the total payment over a five year period, including the interest payments, would be \$939.60 (60 months x \$15.66) and the total payment in “advance,” without any interest allowance would be \$790.75.

#### **8. Determination of the Amount of the Application Cost Passthrough in this Case**

While this discussion of application costs includes consideration of accounting costs it does not provide projections of how the factors set forth in the Administrative Rule may impact a determination of the overall allowable applicable application costs in this particular case.

Those issues may be addressed after the Commission makes a determination of the allowable increase pursuant to the MNOI standard and considers any other claims raised by the Applicant.

## **VII. Discussion of Applicant’s Claim That It Is Operating with a “Negative Cash Flow” and Cannot “Successfully Operate” Under the Current Rents**

Apart from claiming that a rent adjustment of \$234.54 is justified to under the MNOI standard, the Applicant claims that it has “*actually operated with negative cash flow*”<sup>117</sup> and that the “*property could not successfully operate if this debt obligation were disregarded under rent control.*”<sup>118</sup> The difference between an MNOI analysis and a cash flow analysis is that a cash flow analysis takes into account all costs, including debt service costs which are specifically excluded from an MNOI analysis.

The Ordinance and Administrative Rules do not contain a cash flow standard.

In regards to the Applicant’s claim of a negative cash flow the following points are noted:

### **A. It Appears that the Applicant Has Not Actually Submitted a Cash Flow Calculation in this Case, Nor a Calculation of What Rent Increase Would Eliminate a Negative Cash Flow.**

**While, the Applicant claims that it is operating at a negative cash flow (BP 996, fn.1), the application does not appear to include cash flow calculations, nor does it set forth what increase in rent would provide a breakeven cash flow in the current year (2018). Also, no annual cash flow calculations for 2013 through 2017 accompany the claim that Valley View’s income in those years was inadequate forcing the other parks under the bond loan to cover Valley View’s share of the Borrower Administration Fee.**

The Applicant’s income and expense spreadsheet includes projections of “Net Operating Income” and “Net Operating Income – Application.”

The Applicant uses its projection of “Net Operating Income – Application” “Normalized” in its MNOI fair return calculations. This projection is negative (-\$43,493)<sup>119</sup> It would not be negative if the Applicant’s claim for the recovery of past years’ Borrower Administration Fees of \$52,680/year for six years was not included as an expense.

The methodologies used by the Applicant for its “Net Operating Income – Application” and “Net Operating Income” calculations differ from the methodology that would be used to conduct a cash flow analysis.<sup>120</sup>

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<sup>117</sup> “Explanation” of Applicant’s Attorney, BP 996, fn. 1.

<sup>118</sup> Letter from Applicant’s Attorney, BP 407

<sup>119</sup> Applicant’s MNOI Analysis, BP 1003 (*See Appendix A, p.A-3*)

<sup>120</sup> The Applicant’s “Net Operating Income – Application” calculation differs from a cash flow calculation because it excludes a portion of the income of the Park, the rental income from park owned homes, and it does not include all of the debt service as an expense and it excludes the cost of maintaining the park owned mobilehomes. In contrast, a cash flow analysis would take into account all of the rental income from the Park, including the income from park owned homes which is exempt from rent control, and it would take into account all of the debt service and the expenses of maintaining the mobilehomes on the exempted spaces.

**B. Cash Flow Claims are Based on Consideration of Debt Related Costs which would be Contrary to the Exclusion of Consideration of Debt Service under the MNOI Standard in the Administrative Rules and to Judicial Precedent Regarding Consideration of Debt Costs in a Fair Return Analysis**

As noted, the Applicant's annual operating expense claim for the current year (2018) includes claims for \$41,965 in debt service. Inclusion of debt service expenses in a fair return determination would effectively nullify the exclusion of debt service expenses under the MNOI standard in the Administrative Rules. Also, as noted, it would be contrary to the judicial precedent holding that consideration of debt service costs would have no rationale basis. Inclusion of the non-profit borrower's Administration fees would provide for differing allowable rent ceilings depending on the legal and financial structure of the ownership entity.

Except in the circumstance in which an ordinance has specifically allowed for the inclusion of acquisition related debt service under the fair return standard, acquisition debt service and cash flow has not been considered or has only rarely been considered in determining allowable rents.

An opinion of the Massachusetts Supreme Judicial Court addresses the issue of whether debt service should be considered in a fair return determination. Its reasoning, although not having precedential weight, is worth noting. The Court explained:

The trial judge made his finding of confiscation "in light of the large interest factor with which [the plaintiff] is faced and which has in no degree been considered as a cost factor by the Board in determining fair net operating income in this case." This approach was erroneous. Under c. 842 a rent control board is not bound to consider the landlord's financing arrangements in setting rates, and there are sound practical reasons consistent with the intent of that chapter which support the board's policy. The rationale is particularly evident on the facts of this case, where the landlord has chosen to finance 100% of the cost of the building.

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As opposed to the Applicant's projection of "Net Operating Income – Application" "*Normalized*" as a negative amount, the Applicant's projection of "Net Operating Income" is positive - \$44,662. Applicant's MNOI Analysis, BP 1003. (*See Appendix A, p. A-3*) Unlike the calculation of "Net Operating Income – Application" "*Normalized*," the "Net Operating Income" calculation by the Applicant takes into account all of the Park income including income from park owned mobilehomes. Both the "Net Operating Income – Application," calculation and the "net operating income" calculation takes into account only a portion of the debt service. The "Net Operating Income" calculation includes "depreciation," as an expense; however, "depreciation" is not a cash flow item.

The plaintiff's debt service charges clearly would be less if he had undertaken "conservative" financing, which the trial judge found to be 70% of fair market value. They would be even less had he chosen to give a more substantial \*640 down payment from his own funds. **The plaintiff's use of 100% financing, whatever the motivation, was fundamentally a business decision within his discretion.** Given the express concern of St. 1970, c. 842, § 1, with the "substantial and increasing shortage of rental housing accommodations for families of low and moderate income and abnormally high rents," a landlord's decision to minimize or wholly eliminate his initial capital outlay cannot justify imposing higher rents on his tenants. Nor does it warrant permitting him to collect higher rents than other less heavily financed landlords. *Zussman v. Rent Control Board of Brookline*, 371 Mass. 632, 639-640, 359 N.E.2d 29 (1976) [bold added]

The Applicant indicates that the 100% financing was the outcome of a requirement for non-profit acquisitions using tax-exempt bonds, rather than a choice.<sup>121</sup> However, while this type of financing arrangement might have been required for this type of acquisition, the decision to undertake the acquisition was a business decision within its discretion.

In the course of undertaking the purchase the Applicant was on constructive notice that the City regulated mobilehome park space rents and that under the City's Administrative Rules that consideration of acquisition debt service was excluded under the MNOI standard. The Applicant notes that the purchase was for the benefit of the Residents and was supported by the Residents. But, as indicated, it appears that the Residents had neither real nor constructive notice that the purchase would trigger the bases for types of operating cost claims that a for-profit owner could not raise under the City's fair return standard

**C. A Cash Flow Analysis Prepared by Urban Futures Inc. (UFI) Indicates that in the "Present" Year (2018) and the Three Prior Years (2015-2017) the Park Has Had "Net Operating Revenues" Adequate to Cover All Loan Costs and Bond Administration Fees and therefore, Did Not Have a Negative Cash Flow**

The City retained Douglas Anderson, of Urban Futures, Inc. (UFI) to conduct a review of the adequacy of operating revenues to cover all expenses of the park. Mr. Anderson, has extensive experience in revenue analysis and the preparation of revenue reports to support bond financings

In 2000, Mr. Anderson conducted a feasibility analysis in order to determine if the revenues of Valley View were adequate to cover the operating expenses and the amounts that would be necessary to cover the tax-exempt bond. In that analysis, it concluded that the income of the park was adequate to make the non-profit bond financing financially feasible. (See Tab I pg.3 of Agenda Report.)

In order to conduct the analysis commissioned by the City in this case, Urban Futures used:

1. "Total Gross Income" and "Total Operating Expenses" data, from the "Applicant's MNOI Analysis" (BP 1001-1003), subject to adjustments.

and,

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<sup>121</sup> "Explanation", Applicant's Attorney BP 995-996.

2. data on the Applicant's on debt service related expenses that was included in submissions by Augusta to the Independent Cities Finance Authority. (See Calculations from UFI report below)

Since the bond was secured by all of the "net operating revenues" from Valley View, the Urban Futures analysis takes into account Valley View's "Total Gross Income" which includes all of the income, including the revenues from the exempt spaces and park owned mobilehomes and all expenses attributable to the current year including the cost of maintaining the park owned homes exempted from the rent regulation and it takes into account 100% of the debt service.

As the UFI report notes, the inclusion of the revenue from the park owned mobilehomes in a "net operating revenue" (cash flow) analysis is consistent with the fact that the Bond loan is secured by all of the income from the Park, rather than just the rent controlled income." The Urban Futures analysis excludes "depreciation" from the calculation of expenses in Applicant's calculation of "Net Operating Income." Depreciation is not an actual cash flow item.

The analysis by Urban Futures indicates that the revenues of Valley View were adequate to cover all operating costs and debt service and the non-profit administrative fees from 2015 through 2018 and that they were not adequate in 2013 and 2014. The calculations of Urban Futures are set forth below.

**Income & Expense Calculations in Urban Futures, Inc.  
Analysis of Valley View Net Operating Revenues and Net Revenues 2013-2018**

	2013	2014	2015	2016	2017	2018
<b>Total Gross Income</b>	392,576	412,289	455,266	467,938	487,011	480,305
<b>(Operating Revenues)*</b>						
“Total Operating Expenses” (Reported by Applicant)	361,994	375,261	415,782	410,109	452,683	435,643
⋮						
<b><u>UFI Adjustments in Order to Calculate “Operation and Maintenance Costs”</u></b>						
Less: Depreciation	(17,485)	(19,472)	(25,078)	(26,408)	(31,941)	(37,240)
Items covered by Net Operating Revenue (See below)						
Less: Bond Interest	(22,493)	(22,741)	(43,224)	(42,852)	(42,415)	(41,965)
Less: Subord. Bond Interest	(2,089)	(1,908)	(1,734)	(1,546)	(1,344)	(1,128)
Less: Borrower Administration Fees	<u>(41,871)</u>	<u>(42,542)</u>	<u>(43,091)</u>	<u>(43,650)</u>	<u>(44,526)</u>	<u>(45,762)</u>
<b>Operation and Maintenance Costs *</b>	278,056	288,598	302,655	295,653	332,457	309,548
<b>Net Operating Revenues*</b>	<u>114,520</u>	<u>123,691</u>	<u>152,611</u>	<u>172,285</u>	<u>154,554</u>	<u>170,757</u>
<b>Other Expenses:</b>						
2012 Bonds (interest and principal payments) **	90,778	90,720	90,840	90,856	90,948	91,006
Trustee Fees and other bond related fees**	3,450	3,468	3,444	3,440	3,336	3,302
Borrower Administration Fees	<u>41,871</u>	<u>42,542</u>	<u>43,091</u>	<u>43,650</u>	<u>44,526</u>	<u>45,762</u>
<b>Total other expenses***</b>	136,099	136,730	137,375	137,946	138,810	140,070
<b>Net Revenues***</b> (Net Oper. Revenues -Total Other Expenses)	(21,579)	(13,039)	15,236	34,339	15,744	30,687

\* Amounts calculated pursuant to definitions in 2012 Bonds Loan Agreement (Attachment B).

\*\* Valley View pro rata shares pursuant to annual budgets provided by Augusta for 2014, 2016, 2017, and 2018 (see: Attachment D, pages D-1 to D-4). For 2013 and 2015, Valley View pro rata shares are estimated based on actual interest and principal payments due on the 2012 Bonds.

\*\*\* Amounts calculated by UFI.

#### **D. Calculation of the Portion of the Bond Debt Service Attributable to Valley View**

Subject to the qualification that consideration of acquisition related debt service is not supported by the MNOI fair return standard in the Administrative Rules or judicial precedent, comments are made here on the Applicant's calculation of the bond debt service attributable to Valley View. The comments are relevant if a calculation of cash flow is considered.

The Applicant attributes 15% of the debt service under the 2012 bond to Valley View, on the basis that Valley View has 15% of the mobilehome spaces in the four mobilehome parks covered by the bond loan.<sup>122</sup> The Applicant then claims one-third of that 15% share in its MNOI calculation. In response to an inquiry by the City, the Bond Oversight Agent, Wesley Wolf, indicated that he was not aware of any documents governing the allocation of the bond interest among the four mobilehome parks covered by the bond loan.<sup>123</sup>

The overall share of the bond debt service, attributable to Valley View, or the one-third share of the overall debt service claimed by the Applicant in its "MNOI Analysis," would be lower if less than 15% of the debt service for the four parks covered by the bond is attributable to Valley View.

While the Applicant attributes to Valley View 15% of the debt service under the bond loan, the Applicant's financial reports to the bond authority, the Independent Cities Finance Authority, indicate that Valley View's share is about 7%. In the Applicant's audit submissions to the Independent Cities Finance Authority (ICFA) setting forth Valley View's share of the total debt service payments on the bond about 7% of the total is attributable Valley View.<sup>124</sup> Furthermore, the declaration submitted in this case, of the Executive Director of Augusta Homes, Suzanne Taylor, states "Valley View pays 7% of total debt service."<sup>125</sup>

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<sup>122</sup> See letter from Applicant's Attorney BP 706, item #5 & analysis by Michael McCarthy, BP 933 (*See Appendix H, pp. H-1 – H-2*)

<sup>123</sup> Email letter from Wolf to City, Feb. 12, 2020, (*See Appendix H, p. H-3*).

<sup>124</sup> See Appendix H, p. H-4.

<sup>125</sup> BP 1017, para. 12. (*See Appendix H, p.H-8*).

The amount of the tax-exempt bond loan was \$20,125,000 and amount of the "Subordinate Revenue Refunding Bonds was \$785,000.

Ms. Taylor's declaration also notes that Valley View actually received 23% (\$242,223) of the \$1,051,587 portion of the loan funds that were specifically earmarked for repair and replacement funds. (BP 1017, para. 12). 7% of the repair and replacement funds (\$74,852.53 out of \$1,051,587) was used for Infrastructure & Health & Safety" in Valley View. The balance (\$167,370.95) was used for "Park Owned Homes & Rehab." in Valley View. (See BP 987)

It appears that the amount used for Park Owned Homes & Rehab was obtained from a "loan" out of the bond loan allocations of the other three parks that were earmarked for repair and replacement funds and would be "reimbursed" through future allocations of costs attributed to Valley View within the financial management of the entity owning all four parks.

As discussed in Section IX of this report, park owners may obtain stand-alone capital improvement rent increases to recover capital improvement costs that are necessary to maintain the park.

This outcome of a 7% share is consistent with the fact that the appraisal reports accompanying the application to refinance the loan indicated that Valley View had approximately 6% of the appraised value and about 7% of the net operating income among the four mobilehome parks that secured the loan.<sup>126</sup> The table below includes data from the appraisal reports on the appraised values and projected net operating income of the four parks covered by the bond loan.

**Data on Allocation of Bond Debt Service Among Parks Covered by 2012 Bond Loan and Data in Appraisals Justifying Bond Loan**

	<b>Valley View</b>	<b>Hacienda</b>	<b>Villa Montclair</b>	<b>Monterey Manor</b>	<b>Valley View Pct. of Total</b>
<b>Spaces*</b>	<b>75</b>	<b>204</b>	<b>97</b>	<b>140</b>	<b>15%</b>
<b>Data in Neet Appraisals Submitted with Application for Approval of Bond Refinance in 2012*</b>					
<b>Appraised Value</b>	<b>2,200,000</b>	<b>16,100,000</b>	<b>6,600,000</b>	<b>12,000,000</b>	<b>6.0%</b>
<b>Projected Net Operating Income</b>	<b>146,805</b>	<b>870,435</b>	<b>374,088</b>	<b>649,593</b>	<b>7.2%</b>
<b>Share of Bond Interest Attributed to Valley View in Special Rent Increase Application** (in Application one-third of 15% is claimed as an operating cost)</b>					<b>15%**</b>
<b>Augusta's Monthly Transfer to Trustee to cover debt service (allocation of monthly costs by park)***</b>	<b>7,857</b>	<b>50,612</b>	<b>21,122</b>	<b>31,962</b>	<b>7.0%</b>

\* Appraisals included in Official Report submitted to Independent Cities Finance Authority during review of Bond refinancing in 2012. (Electronic copy of Official Statement available from the City. See footnote 2). Excerpt setting forth appraised values included in Appendix H, p. H-8.

\*\* Table with the basis for the 15% allocation of total bond interest set forth by Applicant's Accountant, Michael McCarthy, BP 933, included in Appendix \_ of this report.

\*\*\* Augusta Communities letter to US Bank, (Jan 4, 2018), (included in Appendix \_\_)

<sup>126</sup> Under an approach of determining an allocation of loan burdens solely based on the number of park spaces, the burdens of a single loan secured by two mobilehome parks would be equally divided among the two parks if they had the same number of spaces, without regard to differences among the parks in rent and net operating income.

## **IX. The Portion of the Bond Loan Used for Capital Improvements and Allowable Rent Increases for Future Capital Improvements**

At the time of the application by Valley View for approval of the Bond refinancing in 2012 and in this Application for a rent increase under the Ordinance, the Applicant indicated that it needed to secure additional loan funds through the 2012 bond refinancing in order to cover the costs of capital improvements.<sup>127</sup> A portion of the 2012 bond loan was designated for capital improvements in Valley View.

While obtaining bond loan funds for the purpose of undertaking capital improvements does not in itself trigger a right to additional rents, under the Ordinance expenditures for capital improvements provide a basis for obtaining rent increases. (Ordinance, Sec. 15.20.085) Under the Administrative Rules, an interest allowance is allowed as a part of the cost of recovering the amortized cost of capital improvements. If a capital improvement is not financed with a loan, an interest allowance is imputed when calculating the cost. Administrative Rules, Sec. 5.0005.

The Applicant's submissions include a cost breakdown of \$74,852.53 for investments in "Infrastructure Health and Safety" that were undertaken from 2012 through 2015.<sup>128</sup>

The Ordinance and Administrative Rules authorize a "stand-alone" type of process for obtaining rent increases to recover the costs of capital improvements, independent from the Special Rent Adjustment process under the MNOI standard. Under this stand-alone process, only the costs of the capital costs have to be submitted (as opposed to applications under the MNOI process which involve consideration of rental income and all operating expenses.)

In order to obtain a rent increase for a capital improvement the proposed improvements have to be presented to the Residents, prior to undertaking the work. Approval by a majority of the Residents is not required if the improvement is "necessary to protect the health and safety of the park." (Ordinance, Sec. 15.20.085.A.1)

**In the case of Valley View, it appears that the Park Owner could have applied for a rent increase to recover a substantial portion of the \$74,852 in capital improvement costs that were financed by the Bond, but now has lost that right because it did not follow the required procedures for obtaining such increases.**

Some of the expenditures involved maintenance of the electrical system. To the extent these expenses were part of the provision of master metered electrical services that may have been preempted by consideration of these costs in the PUC rate setting process and, therefore, could not be recovered through the Capital Improvement adjustment mechanism under Administrative Rules. (Publicly regulated rates for submetered services take into account the costs of providing for the maintenance of the utility infrastructure in a park, as well as the charges of the utility provider.)

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<sup>127</sup> See City of Yucaipa Agenda Report, July 9, 2012, Agenda Item No. 16. From: Director of Administrative Services, Subject: "Valley View Mobilehome Park Refunding Bonds.", 3<sup>rd</sup> page, pages not numbered. (*Electronic copy of Agenda report available from the City. See footnote 2.*)

<sup>128</sup> BP 987 (See Appendix I, p. I-5)

If all of the capital improvement costs were allowable as an amortized expense over a 15 year period, with an interest allowance of 7%, the monthly allowance per space would have been \$8.97; if these costs were amortized over a ten year period, the allowance would have been \$11.59. To place these totals in perspective it is noted that a significant portion of the costs are attributed to electrical costs (\$16,569.76) and that another portion of the costs are attributed to “House B” (apart from the manager’s unit.)

In addition, the Applicant has provided data on \$167,370.85 in expenditures to improve park owned mobilehomes and their spaces.<sup>129</sup> Consistent with the fact that the rents of mobilehomes are not covered by the ordinance, these expenditures would not have provided the basis for any increase of the rents of the spaces regulated by the Ordinance.

### **Recovery of the Costs of Future Capital Improvements**

Projections of future capital improvement costs in order to maintain the Park were made in 2012 in conjunction with the request for the City’s approval of the Bond refunding.<sup>130</sup> These amounts were substantial, a total of \$601,500 for years 2 through 10 and \$658,000 for years 11 through 40.

In its submissions in 2012 to the City Council, the Applicant stated that while the current rents were “sufficient to maintain existing infrastructure, ... the cash flow is not sufficient to save for system replacements overall.”<sup>131</sup>

About half of the projected capital costs were associated with gas and electricity system infrastructure. Subsequently, in 2018, the Park Owner was relieved of the costs of maintaining the gas and electricity systems serving mobilehome spaces when the provision of those services was changed from submetered by the Park Owner to direct service by the gas and electricity companies. The utility companies took over responsibility for the provision of utility infrastructure and replaced the utility delivery systems within the park “at no cost to the park.”<sup>132</sup>

**To the extent that capital improvement expenditures have not already been undertaken and are deemed “necessary” to maintain the park, they can provide the basis for capital improvement rent adjustments even if they are not approved by a majority of the Residents.**

For each \$100,000 in capital improvements that are eligible for a capital improvement rent increase, if those costs were amortized over a 15 year period, with an interest allowance of 7%, the allowable increase per space per month would be \$11.98. The intent of the stand-alone mechanism for capital improvement costs is to allow for full recovery of those costs when they are necessary.

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<sup>129</sup> BP 987

<sup>130</sup> Meterman, 2012 Physical Needs Assessment Report, Valley View, p. 12 (April 20, 2012); included in City Council Agenda Packet, July 9, 2012, Memo from Director of Administrative Services Subject: “Valley View Mobilehome Park Refunding Bonds”, Agenda Item No. 16. (*Electronic copy available from the City. See footnote 2*)

<sup>131</sup> City Council Agenda Packet, July 9, 2012, Memo from Director of Administrative Services, Subject: “Valley View Mobilehome Park Refunding Bonds”, Agenda Item No. 16. (*Electronic copy available from the City. See footnote 2.*)

<sup>132</sup> See Declaration by the Applicant’s Accountant, BP 1024.

## X. Conclusion

In resolving this case, the Commission should make determinations setting forth an outcome based on the MNOI standard and consideration of the current comparable rent standard and it should address each of the following claims of the Applicant.

### **Rights to Rent Increases Claimed by the Applicant**

<b>Applicant Claim</b>	<b>Amount of Claim /Month/Space</b>
<b>Permanent Increase MNOI Claim- Permanent Increase</b>	<b>\$234.53</b>
<b>Temporary Increase- 6 years Increase to Recover Six Years Borrower Administrative Fee</b>	<b>\$58.53</b>
<b>Temporary Increase- 5 years Increase to Recover Application Costs</b>	<b>\$21.13</b>
<b>Adjustment Based on Current Year Comparable Rents Requested to Extent Not Covered by MNOI Adjustment</b>	<b>\$133.52</b>
<b>Negative Cash Flow Claim</b>	<b>No calculation of actual cash flow in Application</b>

#### A. MNOI Claim – Permanent Increase

Three outcomes are set forth in the table below based on this income and operating expense calculations in this report. These alternate outcomes take into account the alternate claims regarding whether a base year rent adjustment is justified on the basis that base year rents were “disproportionately low,” and what rent was comparable in the base year.

<b>CALCULATION OF RENT INCREASE REQUIRED TO PROVIDE FAIR RETURN UNDER MAINTENANCE OF NET OPERATING INCOME (MNOI) STANDARD</b>			
	<b>Using Estimated Base Year Space Rent Residents' Recommendation</b>	<b>Using Comparable Base Year Space Rent Projected by City Appraiser</b>	<b>Using Market Base Year Space Rent Projected by Applicant's Appraiser</b>
<i>Base Year (1987) Rental Income, Operating Expenses, &amp; Net Operating Income</i>			
<b>Monthly Space Rent</b>	<b>\$144</b>	<b>\$173</b>	<b>\$190</b>
<b>Rent Increase/Space/Month</b>	<b>None</b>	<b>\$37.88</b>	<b>\$71.99</b>

**B. Claim Increase to Recover Prior Years' Borrower Administrative Fee**

This claim is based on the treatment of the Borrower Administrative Fee as an allowable operating expense and a claim of a right to recover these expenses for the period from October 2012 through October 2018. There are strong rationale for the exclusion of this cost from the category of "operating" expenses. Also, in regard to the claim of the inadequacy of past years' rents to cover Borrower Administration Fees in order to permit a fair return (known as a "Kavanau" claim), such claims have been limited to cases in which the claim was timely and was wrongfully denied in a prior ruling on the request. In this case, no prior claims were made for this cost.

**C. Claim for Application Costs on an Amortized Basis**

A park owner has a right to recover on an amortized basis, the reasonable costs incurred for the purpose of obtaining a fair return The Commission should take into account the factors set forth in the Ordinance in determining an allowance for application costs.

If all of the claimed application costs are allowed and they are amortized over five years in, the Applicant would be entitled to an adjustment of \$21.13 for a period of five years. If the amount of the claim is adjusted to reflect the average of accounting costs in the prior rent special rent adjustment case in Yucaipa and allocated according to the total number of spaces in the park, the allowable increase would be \$15.66.

**D. Adjustment Based on Current Year Comparable Rents**

Under the fair return standard in the Ordinance "The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa" are a relevant factor.

The Applicant claims a right to a rent increase **\$133.52** based on this standard, to the extent that this amount is not covered by a rent increase pursuant to the MNOI standard.

The City’s appraiser concluded that the current comparable rent in Yucaipa is **\$48.52** above the current average rent.

**Projections of Comparable Rent as of Jan. 1, 2019**

<b>Source:</b>	<b>Comparable Rent Jan 1, 2019</b>	<b>Increase over “Current Year” (2018) Rent</b>
<b>Appraisal by Applicant’s Appraiser Of “Controlled Market Rent”</b>	<b>\$450</b>	<b>\$133.52</b>
<b>Appraisal by Applicant’s Appraiser of “Market Rental Value”</b>	<b>\$500</b>	<b>\$183.52</b>
<b>Appraisal by City’s Appraiser of Comparable Spaces subject to Ordinance</b>	<b>\$365</b>	<b>\$48.52</b>

The Ordinance does not set forth how this factor should be weighed relative to the outcome under the maintenance of net operating income standard that is applicable in a fair return case.

**E. The Applicant’s Negative Cash Flow Claim**

While the Applicant claims that it is locked into a negative cash flow under the current rent levels, it appears that it has not actually provided cash flow calculations.

The analysis by the bond financing specialist retained by the City concludes that the overall revenues derived from Valley View, including the revenues from park owned mobilehomes which are exempted from the rent regulation, are adequate to cover its operating costs, debt service, and share of Borrower Administration Fees.

Cash flow analyses take into account debt service, contrary to the exclusion of “debt service” as a factor under the MNOI standard and judicial precedent holding that differences in allowable rents based on financing arrangements has “no rational basis.”

**F. Allowance for Capital Improvement Costs**

Apart from rights to petition for rent adjustments based on the maintenance of net operating income fair return standard in the Ordinance, park owners have a right to petition for rent increases to cover the costs of capital improvements, on an amortized basis with an interest allowance. These adjustments could cover the substantial capital improvement costs that are anticipated in the coming years.

## **Appendix A**

### **Applicant's Maintenance of Net Operating Income MNOI Analysis (Spreadsheet)**



VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

	1997	2013	2014	2015	2016	2017	2018	Adm'n	Nonadmed	GA #	Base Year	Base Year
<b>LN OPERATING EXPENSES</b>												
1 Property taxes	2,413	4,485	5,089	6,072	6,480	6,913	7,074	71	7,748	5108		
2 Common area electricity	4,403	5,943	7,212	7,138	7,014	6,992	7,460	114	212	5168		
3 Common area gas	1,195	2,165	1,818	1,623	1,765	1,776	1,460	41	510	5172		
4 Landscaping	6,070	7,617	11,213	7,388	3,719	8,227	14,193	182	202	5175		
5 Insurance	1,277	3,310	3,433	4,080	6,242	6,816	6,035	16	589	5176		
6 Legal	201	8,312	1,653	12,434	3,025	2,970	6,526	16	10	5179		
7 Accounting	308	1,150	3,697	3,143	3,180	3,311	3,409	78	168	5187		
8 Licenses & fees	398	1,422	1,422	1,477	1,488	1,487	1,487	78	78	5188		
9 Management expenses	1,300	12,718	9,049	9,089	9,456	9,892	6,621	114	212	5190		
10 Owner performance fee	1,816	17,319	21,155	18,697	14,822	23,140	28,324	114	510	5192		
11 Payroll taxes	5,918	19,944	18,105	19,504	19,324	22,332	22,332	(7,711)	14,561	5288		
12 Miscellaneous supplies	4,892	5,020	5,326	5,443	6,692	6,784	6,784	114	212	5198		
13 Repairs & maintenance	30,211	25,553	25,260	14,178	14,646	11,902	4,789	1,535	49,314	6020		
14 Office supplies and expense	1,204	2,426	1,930	1,439	1,439	1,678	1,440	34	78	6035		
15 Telephone	1,709	1,599	1,900	1,813	4,462	4,538	4,538	102	1,028	6045		
16 P&G expense - Travel	213	55	55	31	31	31	31	31	31	6046		
17 Fuel/maintenance	213	55	55	31	31	31	31	31	31	6047		
18 Street maintenance	213	55	55	31	31	31	31	31	31	6048		
19 Security	213	55	55	31	31	31	31	31	31	6049		
20 Street lighting	213	55	55	31	31	31	31	31	31	6050		
21 Water	19,706	20,107	20,573	21,172	22,003	22,210	22,210	(17,470)	6,714	6051		
22 Sewer	17,843	18,284	17,168	18,392	16,877	16,877	16,877	(15,459)	3,342	6052		
23 Cable TV	34,812	35,765	35,265	30,287	35,265	35,265	35,265	(38,228)	3,342	6053		
24 Operating supplies	308	153	153	153	153	153	153	153	153	6054		
25 Advertising	3,285	2,777	3,954	1,802	3,379	4,294	4,294	(1,136)	153	6055		
26 Benefits	5,851	2,193	3,914	4,323	4,356	5,075	5,075	5,075	5,075	6056		
27 Worker compensation/POP fees	716	6,391	7,728	7,705	9,041	7,005	7,005	7,005	7,005	6057		
28 Other	1,172	57,742	68,132	68,132	68,132	68,132	68,132	68,132	68,132	6058		
<b>29 TOTAL OPERATING EXPENSES - APPLICATION</b>	84,345	258,279	303,452	318,857	333,870	338,571	353,595	307,793	48,280	5203		

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A-2

C:\Users\emc\My Documents\MyReports\Financial\Year Analysis (version 1)



## **Appendix B**

### **Valley View Base Year (1987) Income and Expense Report**

# Park 1987

income	rents		131 368	08
	utilities		43 637	13
				21
expenses	interest		17 507	07
	repair + maintenance		30 210	62
	supplies		12 533	69
	insurance		6 567	88
	disposal		3 626	40
	sewer service, close out sess.pool system		10 000	00
	sess.pool service		440	00
	property tax		5 740	50
	license + permits		398	00
	advertising		715	75
	payroll		5 516	06
	payroll tax		653	70
	entertaining 80%		455	62
	W.A.A. (western wildlife home) dues		972	00
	accounting		930	00
	convention + seminars W.A.A.		3 413	74
	legal fees		1 477	00
	utilities		36 382	96
	donations			
				100.00
			88.36%	
			11.64%	
6-1-1973	Cady	2 662.51		
	Courier pickups	2 358.14		
			total	4100
			15% tax	311.6
				988.4
			total	17631
			15306	
			1987	

JUN 26 2010

**HAVEN MANAGEMENT SERVICES**  
 1910 ARCHIBALD AVENUE, SUITE 1, ONTARIO, CA 91761

(909) 930-9750  
 FAX: (909) 930-9498

## **Appendix C**

**Excerpts from Request for City Approval of Acquisition  
of Valley View by Augusta Homes & Tax-Exempt Bond Financing,  
including Income, Expense, & Net Operating Income Projections  
(from Yucaipa Redevelopment Agency Agenda Packet, May 22, 2000)**

**YUCAIPA REDEVELOPMENT AGENCY  
AGENDA REPORT**

**TO:** Honorable Chairman and Board Members  
**FROM:** John McMains, Deputy Executive Director *JM*  
**FOR:** Redevelopment Agency Meeting of May 22, 2000  
**SUBJECT:** Valley View Mobile Home Park Conversion Proposal

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**RECOMMENDATION:**

That the Board of Directors:

- 1) Conceptually approve Redevelopment Agency participation in the conversion of Valley View Mobile Home Park to non-profit ownership; and
- 2) Conceptually approve Redevelopment Agency participation in financing the acquisition of Valley View Mobile Home Park by the issuance of non-recourse tax-exempt bonds; and
- 3) Authorize the expenditure of up to \$55,000 in Low and Moderate Income Housing Funds for completion of the financing package, which may require a loan of \$15,000 from the RDA capital improvement fund; and
- 4) Adopt the findings as contained in the staff report.

**BACKGROUND:**

In September of 1995, representatives of the Yucaipa Mobile Home Residents Association (YMRA) approached the City Council/RDA with a request to investigate the feasibility of establishing programs to facilitate the conversion of mobile home parks to some form of resident or non-profit ownership. The Council/Agency responded by subsequently adopting a set of guidelines establishing a mobile home park conversion program within the City of Yucaipa. These guidelines are to be used in evaluating a proposed transaction and to determine what level of assistance, if any, would be provided by the City or Agency. It was also recognized that due to the complexity of the process involved in converting a mobile home park to resident or non-profit ownership, it would be necessary to partly rely on the expertise offered by the consulting firms that specialize in these types of projects. In February of 1998, the Agency completed its first conversion project with the acquisition of the 217 space Eldorado Palms Mobile Home Estates by the Caritas Corporation.

**DISCUSSION:**

In the proposal currently being reviewed for the 77 space Valley View park, the steps necessary to pursue the conversion project are outlined in the correspondence dated October 28, 1999, that was received from the Westridge Group (see attached correspondence). The proposal calls for the purchase of the park by Augusta Homes, which is designated by the Internal Revenue Service as a 501(c)(3) non-profit corporation. There appears to be strong support from the residents to pursue this purchase, and contingent upon the proposal's compliance with the City's adopted mobile home park conversion criteria, this proposal seems to have a good chance of being successful. When completed, this transaction would assure that the park would provide 46 affordable housing units during the life of the bond issue, which is consistent with the goals and obligations of the Redevelopment Agency. In addition, as indicated in the most recent correspondence from the Westridge Group, the park would be permanently designated as a 55 and older seniors park.

The next step in the conversion process entails the preparation and review of the preliminary Official Statement. However, unlike the previous project, the Agency is being asked to cover \$50,000 of the costs associated with the project in order to create an adequate capital improvement reserve fund and to partially cover the costs of issuance (see 3-15-00 correspondence). The acquisition costs will primarily be financed by the issuance of tax-exempt bonds; although a grant from the Agency will be needed to fund a small portion of the transaction. The funds committed by the Agency are restricted funds that only can be used for the acquisition of low and moderate income housing, and transactions such as this are compatible with this objective. The Agency's share of the cost for this project is approximately 3%, and staff has included an additional \$5,000 to retain an independent expert to review this information and provide an opinion on the feasibility of the transaction. Staff would not be prepared to return this matter to the Agency Board until such time as our expert indicated that the proposal would be successful.

Assuming that we receive a favorable response from our oversight consultant, the next and final step would be the TEFRA hearing to approve the issuance of the tax-exempt bonds. The cost of issuing the bonds to purchase Valley View also would be included in the bond proceeds, and neither the Agency nor the City would assume any liability for bond repayment. This situation is possible because the Agency would issue "non-recourse" bonds, which means that the purchaser of the park is obligated to cover the debt service, with the park itself becoming the security for the debt. In effect, the monthly rent payments of the residents generate the cash flow that is used by Augusta Homes to make the bond payments. This type of a structure is fairly common in these transactions, and because the buyer is a non-profit, monthly revenues can never exceed the operating budget of the park, which in most cases, will become highly stable and eliminate the possibility of large increases in monthly rental rates.

October 28, 1999

Mr. John McMains  
Community Development Director  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA. 92399

RE: Valley View Mobilehome Park

Dear Mr. McMains:

I have summarized below the proposed project for Valley View and the steps necessary to pursue such a program.

### Project

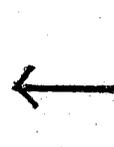
We are proposing the sale of Valley View Mobilehome Park ("Valley View") to a 501c3 non-profit housing corporation. Valley View consists of 77 spaces plus a detached house in a high quality, well-managed older persons park.

We are suggesting that Augusta Homes serve as the non-profit buyer. Augusta is a local non-profit based in Upland.

### Benefits

The sale of Valley View to a non-profit corporation will accomplish several major objectives for the residents and the City of Yucaipa.

- Valley View will be permanently removed from any future rent control disputes. A recorded Regulatory Agreement will provide that rent increases will be per the rent control ordinance, even if the ordinance is later nullified.
- The project will be accomplished at a limited cost to the Agency. The Agency will make a grant to the project and will serve as issuer of tax-exempt debt, but will not take any liability for repayment of the debt.



THE WESTRIDGE GROUP, L.L.C.  
1835 NEWPORT BOULEVARD, SUITE D-250 ♦ COSTA MESA, CALIFORNIA ♦ 92627  
TELEPHONE: 949/515-5100 ♦ FACSIMILE: 949/515-5101

- Residents can have a larger voice in rules, budget matters, etc. Residents will have the benefits of ownership without the responsibilities.
- 75 units will be assured of remaining in the City's affordable housing stock.
- Some units will be specifically restricted in such a manner as to allow the Agency to count these toward inclusionary and/or replacement housing requirements. We estimate that approximately 40 units will be restricted, subject to the results of our income survey.
- The City will not be the owner of the property and need not be involved in management.

### **Project Finance**

- The Agency would provide a grant of \$50,000. This grant would fund a capital improvement reserve and assist with the costs of bond issuance.
- The Agency would issue tax-exempt bonds on behalf of the non-profit sufficient to pay the purchase price, create a reserve account for improvements and cover costs of issuance. The Seller has agreed to carry back a tax-exempt senior bond in the amount of \$1,100,000, 30-years fully-amortizing, bearing interest at 5% per year. The balance of the funds needed would be in the form of a subordinate bond sold through Kinsell, Newcomb & DeDios, the proposed underwriter.
- The Non-profit Corporation would repay the bond issues out of MHP cash flow. The Agency would not assume any liability for bond repayment. ] ←

Our analysis of the cash flows and a bond proforma indicates that the financing is feasible.

### **Project Conditions**

**Affordability:** the non-profit owner will enter into covenants with the Agency that will assure the units remain affordable during the life of the bond issue.

# **WESTRIDGE**

March 15, 2000

Mr. Greg Franklin  
City of Yucaipa  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

Dear Mr. Franklin:

The Westridge Group is pleased to submit this Conversion Impact Report for the Valley View Mobile Home Park project in the City of Yucaipa. Westridge has been actively working with the City of Yucaipa, Augusta Homes and the park owner to facilitate the purchase of Valley View Mobile Home Park in the City of Yucaipa. Westridge and Augusta have met with residents of Valley View to discuss the purchase of the park. Following the meeting, the residents conducted an election to determine the level of support for the project. The results of the election indicated overwhelming approval for non-profit ownership.

Augusta Homes is a non-profit 501(c)(3) housing corporation which has the single goal of purchasing and operating mobilehome parks to create long-term affordable housing opportunities. The park is currently owned and operated as a for-profit business. Augusta proposes to purchase the park and continue to operate it as a mobilehome park.

By transferring ownership of the park to a non-profit corporation, several key benefits can be achieved that otherwise may not be possible. Resident committees will be established to review rents, leases, and maintenance activities. Residents will see the operating statements of the park and will have a better understanding of how rents are established, why rent increases may be required in the future, and what capital improvements are necessary. The residents will have an opportunity to participate in neighborhood decisions. Finally, Augusta Homes will agree that the park will remain a 55 and older community.

As proposed, the project will be financed through the issuance of tax-exempt bonds, which will fund the acquisition of the park and the initial capital improvement and deferred maintenance program. The financing, as well as a grant from the city in the amount of \$50,000 will also pay all costs of issuance.

THE WESTRIDGE GROUP, L.L.C.  
1835 NEWPORT BOULEVARD, SUITE D-250 ♦ COSTA MESA, CALIFORNIA ♦ 92627  
TELEPHONE: 949/515-5100 ♦ FACSIMILE: 949/515-5101

Mr. Greg Franklin

March 15, 2000

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The tax-exempt bonds will be repaid solely from the revenue generated from the park and will not be a financial obligation of the City or Agency.

Several financial aspects of the proposed financing will also benefit the residents. Revenue generated from the park will remain within the project, and reserve accounts will be established to fund the park's maintenance, capital improvement replacement and debt service requirements. As owner of the park, Augusta will receive a fixed, per space fee to cover administrative overhead. No profit incentive exists which can drive up rents and reduce park maintenance. This financing structure will serve to secure the financial and physical well being of the park over the long term.

In accordance with Federal tax law, Augusta intends to reserve 16 spaces for very-low income households. Space rents for these spaces will be restricted in accordance with State redevelopment law. In addition, Augusta intends to voluntarily reserve another 30 units for low-income households. Rent increases, if assessed, will be in line with those permitted under the City of Yucaipa's rent control ordinance. These restrictions will be memorialized in a regulatory agreement with the City's redevelopment agency.

Very-low income households earn 50% or less of area median income. Low-income households earn more than 50% but not more than 80% of area median income. Moderate-income households earn between 80% and 120% of area median income.

The City of Yucaipa's Mobilehome Park Conversion Policy and Guidelines requires the submittal of a conversion impact report for the City Council's consideration "prior to the conversion of a mobilehome park or trailer park or any part thereof to resident ownership, any other use or to a vacant use...". While it is clear that the non-profit acquisition of the park maintains the use of the park as rental property for mobilehome residency, this report is submitted in the spirit of the guidelines which were intended to protect mobilehome park residents from unreasonable physical or economic dislocation resulting from the closure of a park for another land use or from an ill-conceived resident condominium conversion.

Westridge has completed its preliminary feasibility study, which shows that the project meets the guidelines set forth by the City for participation in mobilehome

Mr. Greg Franklin

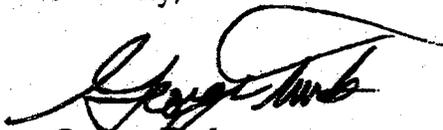
March 15, 2000

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park projects and the project is financeable through the use of tax-exempt bonds. The feasibility study is addressed in Item 9 of the Conversion Impact Report and is incorporated into the report as Schedule C.

It has been a pleasure to work with Augusta and the residents of Valley View on this affordable housing project, and we look forward to answering any questions you may have regarding this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "George Turk", with a large, sweeping flourish extending to the right.

George Turk  
President

CONVERSION IMPACT REPORT  
Valley View Mobilehome Park, Yucaipa

1. Buyer: Augusta Homes  
925 Westridge Court  
Upland, CA 90786  
(909) 981-0192  
  
Seller: Arnold and Leopoldine Hockenmaier  
  
Preparer: The Westridge Group  
  
Project Advisor: The Westridge Group
2. The current property use is a 77-space mobilehome park. This use will not change.
3. The project timetable is attached as Schedule A.
4. Number of Spaces: 77  
Number of Spaces Occupied: 72  
Number of Occupants Displaced: None  
Monthly rent charged: See Schedule B
5. The name and mailing address of the residents is listed of Schedule B.
6. 40% of the spaces are occupied by singlewides, with the rest being occupied by doublewides. The approximate age of the homes in the park is 30 years.
7. Phase I environmental report is in the process of being completed.
8. Not applicable. Augusta Homes is purchasing the entire mobilehome park. The residents will not be purchasing their individual spaces. However, in a poll of residents, they voted to direct Augusta to proceed with the purchase.
9. A. Permanent financing shall be provided by two series of tax-exempt bonds, plus possibly a small taxable series. The Seller will carry back a Senior Series of \$1,100,000, bearing interest at 5%, fully amortized over 30

years. The bond underwriter will sell a subordinate series in the approximate amount of \$550,000. The bonds will include all funds necessary to acquire the park, establish a capital improvement fund and pay all costs of issuance and due diligence studies.

B. Not applicable. Individual residents will not be purchasing their spaces.

10. See Schedule C.

11. Not applicable. Augusta Homes is purchasing the entire park. August Homes will receive a 501(c)(3) property tax exemption.

12. Augusta will contract with a professional management company experienced in the management of mobilehome parks. The Management Company will operate the park in accordance with the regulatory agreement executed by Augusta and the City. Projected space rents for all spaces will not exceed what they would have been absent the non-profit acquisition.



13. The Physical Needs Assessment/Engineering Study is attached as Schedule D.

14. Not applicable. No residents will be relocated as a result of the sale to a non-profit owner. On the contrary, it is expected that the long term rent stability offered by the non-profit will make it easier for residents to remain in the park or, if they desire to leave for personal reasons, to sell their home.

# VALLEY VIEW MOBILEHOME PARK CONVERSION IMPACT REPORT

## Table of Contents

1. Schedule A - Project Timetable/Summary
2. Schedule B - Resident Addresses and Space Rents
3. Schedule C - Operating Budget and Feasibility Study
4. Schedule D - Physical Needs Assessment/Engineering Study
5. Schedule E - Appraisal

**VALLEY VIEW MOBILE HOME PARK  
OPERATING STATEMENT  
10-YEAR CASH FLOW**

ANNUAL INCREASE IN RENTS	1.84%
ANNUAL INCREASES IN EXPENSES	2.00%
ANNUAL INCREASES IN PROPERTY TAXES	2.00%
NUMBER OF SPACES	77
NUMBER OF SPACES OCCUPIED	72
1989 AVERAGE RENT PER SPACE (W/O UTILITIES)	\$ 200.00

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
<b>INCOME:</b>										
RENTAL INCOME	196,923	200,546	204,236	207,994	211,821	215,719	219,688	223,730	227,847	232,040
UTILITY INCOME	74,876	76,476	78,005	79,565	81,156	82,780	84,435	86,124	87,846	89,603
OTHER INCOME	3,838	3,913	3,981	4,071	4,152	4,235	4,320	4,408	4,494	4,584
<b>TOTAL</b>	<b>275,735</b>	<b>280,935</b>	<b>286,232</b>	<b>291,630</b>	<b>297,130</b>	<b>302,734</b>	<b>308,443</b>	<b>314,281</b>	<b>320,188</b>	<b>326,227</b>

<b>EXPENSES:</b>										
ACCOUNTING	4,500	4,580	4,682	4,775	4,871	4,968	5,068	5,169	5,272	5,378
ADVERTISING	150	153	156	159	162	166	169	172	176	179
AUTO	521	531	542	553	564	575	587	598	610	623
INSURANCE - PROPERTY	5,000	5,100	5,202	5,308	5,412	5,520	5,631	5,743	5,858	5,975
LANDSCAPE	950	989	988	1,008	1,028	1,049	1,070	1,091	1,113	1,135
LEGAL AND PROFESSIONAL	1,510	1,540	1,571	1,602	1,634	1,667	1,701	1,735	1,769	1,805
LICENSES AND PERMITS	3,616	3,688	3,762	3,837	3,914	3,992	4,072	4,154	4,237	4,321
MANAGEMENT FEE-5%	13,787	14,047	14,312	14,582	14,857	15,137	15,422	15,713	16,009	16,311
MISCELLANEOUS	100	102	104	106	108	110	113	115	117	120
OFFICE, GENERAL & ADMINISTRATIVE	2,160	2,203	2,247	2,292	2,338	2,385	2,433	2,481	2,531	2,581
POOL & SPA	26	27	27	28	28	29	29	30	30	31
PROPERTY TAXES	6,300	6,426	6,555	6,686	6,819	6,956	7,095	7,237	7,381	7,529
REPAIR, MAINTENANCE & SUPPLIES	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902
ON SITE MANAGEMENT	18,000	18,360	18,727	19,102	19,484	19,873	20,271	20,676	21,090	21,512
TELEPHONE	833	850	867	884	902	920	938	957	976	996
UTILITIES	61,123	62,345	63,582	64,864	66,192	67,485	68,834	70,211	71,615	73,048
<b>TOTAL</b>	<b>138,576</b>	<b>141,332</b>	<b>144,142</b>	<b>147,009</b>	<b>149,932</b>	<b>152,914</b>	<b>155,955</b>	<b>159,056</b>	<b>162,220</b>	<b>165,446</b>

<b>NET OPERATING INCOME</b>	<b>137,159</b>	<b>139,603</b>	<b>142,090</b>	<b>144,622</b>	<b>147,198</b>	<b>149,820</b>	<b>152,488</b>	<b>155,204</b>	<b>157,968</b>	<b>160,781</b>
<b>DEBT SERVICE</b>										
SERIES A BOND	70,860	70,860	70,860	70,860	70,860	70,860	70,860	70,860	70,860	70,860
SERIES B BOND	42,863	42,863	42,863	42,863	42,863	42,863	42,863	42,863	42,863	42,863
RESERVE FUND EARNINGS	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
<b>TOTAL</b>	<b>110,723</b>									
<b>DEBT COVERAGE</b>										
SENIOR	1.94	1.97	2.01	2.04	2.08	2.11	2.15	2.19	2.23	2.27
OVERALL	1.24	1.28	1.28	1.31	1.33	1.35	1.38	1.40	1.43	1.45
<b>AVAILABLE FOR NON-PROFIT ADMIN., RESERVES, REPLACEMENTS TRUSTEE AND OVERSIGHT AGENT</b>	<b>26,436</b>	<b>26,880</b>	<b>31,367</b>	<b>33,899</b>	<b>36,475</b>	<b>39,097</b>	<b>41,765</b>	<b>44,481</b>	<b>47,245</b>	<b>50,058</b>



# Haynie & Company

(a professional corporation)

Certified Public Accountants and Management Consultants

410 Campus Drive, Newport Beach, California 92660-2119 TEL (949) 724-1880 FAX (949) 724-1889

The Westridge Group, L.L.C.  
Costa Mesa, California

We have compiled the accompanying statements of cash receipts and disbursements of Valley View Mobile Home Park (a trust) for the two years ended December 31, 1997, 1998 and the ten months ending October 31, 1999, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying statements of cash receipts and disbursements and, accordingly, do not express an opinion or any other form of assurance on them.

We have compiled the accompanying forecasted statements of cash receipts and disbursements of Valley View Mobile Home Park for ten years, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of a forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying statements or assumptions. Furthermore, there will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

*Haynie + Company*

November 15, 1999  
Newport Beach, California



**VALLEY VIEW MOBILE HOME PARK**  
Notes to Financial Statements and Summary of  
Significant Forecast Assumptions

**3. SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS (CONTINUED)**

Onsite management

Onsite management costs historically consist of monthly payments to the onsite manager, as well as payroll taxes and workers' compensation insurance. For purposes of this forecast, the assumption is made that the Park will continue to require property management services from the managers which is estimated to cost approximately \$18,000 in year one.

Management fees

From January 1997 through August 1999, the Park did not retain a management company. Starting in September 1999, the Park retained a management company. The forecast assumes that the Park will continue to use a management company and will be retained for a fee of 5% of gross receipts. This fee will include all of the necessary bookkeeping services for the Park.

Interest expense and principal payments

The purpose of this forecast is to provide the purchaser with information with respect to the annual net cash flows generated from Valley View Mobile Home Park. The net cash flows will be used to fund the debt service requirements generated in the acquisition of the Park. Accordingly, interest expense and principal payments have been excluded during the forecast period as the amount and terms of the new debt have not yet been determined. ←

Repairs and maintenance

Historically repairs and maintenance of the park included certain non-recurring costs. Accordingly, for year 1 of the forecast, repairs and maintenance is anticipated to be \$20,000. For years 2 through 10 it is increased at a rate of 2%. Capital improvement expenses that may be required in the future are not included within the scope of this engagement. It is our understanding that the city has commissioned engineering reports to address the need of establishing improvement reserves as appropriate.

January 26, 2000

Mr. George Turk, President  
The Westridge Group, L.L.C.  
1835 Newport Blvd., Suite D-250  
Costa Mesa, CA 92627

Re: Valley View Mobile Home Park, 12995 6<sup>th</sup> Street, Yucaipa, CA 92399

Mr. Turk:

As requested and authorized, I have inspected and appraised the captioned property for the purposes of formulating and expressing my opinion of its market value as defined herein. The interests appraised are those of the **fee simple** estate. As a result of my investigation and analysis, it is my conclusion that the market value of the subject property, as of January 5, 2000 (the date of last inspection), and subject to the assumptions, certification, and limiting conditions stated herein, is

**ONE MILLION FIVE HUNDRED THOUSAND DOLLARS**  
**\$1,500,000**

This appraisal has been made in conformity with the Standards of Professional Practice and Code of Ethics of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable state and federal government regulations.

The scope of the appraisal is defined as *complete*. This letter is part of the attached *summary report* which contains short descriptions of the subject property, factual data, and my analysis of that data upon which the value conclusion is predicated. Please refer to the limiting conditions, certification, and assumptions contained on the following pages. The client is the person to whom this letter is addressed, and this appraisal may not be used or relied on by anyone other than the client, for any purpose whatsoever, without the express written consent of the undersigned.

Respectfully submitted,



John P. Neet, MAI

California General Appraisal Certificate No. AG00349

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED HOUSING COMMUNITIES AND RV PARKS  
15181 GRAND AVENUE, P.O. BOX 1379, LAKE ELSINORE, CA 92531  
(909) 678-5639 FAX (909) 678-3164  
WWW.JOHNNEET.COM jpneet@inland.net

property. Based on this analysis, the appropriate OAR concluded for the subject is 9.25%. This is included in the Income Capitalization Summary shown below.

**Reconstructed Operating Statement & Capitalization**

<b>Gross Potential Income:</b>		
Rent Collections:	\$2,775.14 Per Space	\$213,686
Utility Submetering:	\$1,025.97 Per Space	\$79,000
Other Income:	\$45.45 Per Space	\$3,500
Total Income, All Sources		<u>\$296,186</u>
Less Vacancy/Collection Loss:	7.00%	\$14,958
<b>Effective Gross Income:</b>		<u><b>\$281,228</b></u>
<b>Expenses:</b>		
Real Estate Taxes		\$16,614
Direct Assessments		\$4,115
Professional Management	4.50%	\$12,655
On-Site Management	\$250.00 Per Space	\$19,250
Insurance	\$77.92 Per Space	\$6,000
Total Utilities Expense	\$714.29 Per Space	\$55,000
Repairs & Maintenance	\$250 Per Space	\$19,250
Administrative/Miscellaneous	\$100 Per Space	\$7,700
Reserves	\$30 Per Space	\$2,310
Total Expenses		<u>\$142,894</u>
		
<b>Net Operating Income:</b>		<u>\$138,334</u>
<b>Overall Capitalization Rate:</b>		<u>9.25%</u>
<b>Indicated Value:</b>	\$1,495,500 rounded to	<u><b>\$1,500,000</b></u>

**Sales Comparison Approach**

The following sales were considered in the valuation of the subject.

## **Appendix D**

**Excerpts from 2000 & 2012 Bond Loan Agreement & "Trust Indenture" Containing Definitions of "Operating & Maintenance" Expenses and Setting Forth Sources of Coverage of Loan Costs and Borrower Administration Fees**

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**LOAN AGREEMENT**

by and among

**YUCAIPA REDEVELOPMENT AGENCY,  
as Agency**

and

**UNION BANK OF CALIFORNIA, N.A.,  
as Trustee**

and

**AUGUSTA HOMES VILLA MONTCLAIR CORPORATION,  
as Borrower**

**Dated as of October 1, 2000**

Relating to

**\$1,100,000  
Yucaipa Redevelopment Agency  
Mobile Home Park Revenue Bond  
(Valley View)  
Series 2000A**

and

**\$505,000  
Yucaipa Redevelopment Agency  
Mobile Home Park Subordinate Revenue Bonds  
(Valley View)  
Series 2000B**

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## LOAN AGREEMENT

THIS LOAN AGREEMENT (this "Agreement"), dated as of October 1, 2000, is by and among the Yucaipa Redevelopment Agency, a political subdivision of the State of California, duly organized under the laws of the State of California (the "Agency"), Augusta Homes Villa Montclair Corporation, a California nonprofit public benefit corporation (the "Borrower"), Union Bank of California, N.A., a national banking association, as trustee (the "Trustee").

For and in consideration of the mutual agreements hereinafter contained, the parties hereto agree as follows:

### ARTICLE 1

#### DEFINITIONS AND INTERPRETATION

Section 1.1. Definitions. The following words and terms as used in this Agreement shall have the following meanings. In addition, the capitalized terms used but not defined in this Agreement shall have the meanings specified in the Indenture and the Regulatory Agreement, as they may be supplemented or amended from time to time.

"Act of Bankruptcy" means any proceeding instituted under Title 11 of the United States Code, entitled "Bankruptcy" as in effect now and in the future, or any successor statute, or other applicable insolvency law by or against the Borrower.

"Administration Agreement" means the Administration Agreement dated as of the date hereof among the Borrower, the Agency and the Program Administrator.

"Coverage Requirement Certificate" means the certificate filed by the Borrower as required by Section 6.16 hereof.

"Event of Default" means any of the events described as an event of default in Section 7.1 hereof.

"Indenture" means the Indenture of Trust, dated as of the date hereof, by and between the Agency and the Trustee.

"Net Operating Revenues" means Operating Revenues, less the Operation and Maintenance Costs during such fiscal year or period.

→ "Operating Revenues" means, for any fiscal year or other period, all rents, income, receipts and other revenues derived by the Borrower arising from the operation of the Project, including rental income from mobile home spaces, determined in accordance with Generally Accepted Accounting Principles and all other money howsoever derived by the Borrower from the operation of the Project or arising from the Project, but not including resident security deposits.

"Operation and Maintenance Costs" means, for any fiscal year or other period, the reasonable and necessary costs and expenses of operating the common areas of the Project and of managing and repairing and other expenses necessary to maintain and preserve the common areas of the Project in good repair and working order, calculated in accordance with Generally Accepted Accounting Principles, including but not limited to (a) utility services supplied to the common areas of the

Project, which may include, without limitation, janitor service, security, power, gas, telephone, light, heating, water and all other utility services, (b) compensation to the management agent, salaries and wages of employees, payments to employee retirement systems, fees of auditors, accountants, attorneys or engineers, and (c) all other reasonable and necessary costs of the Borrower or charges required to be paid by it related to the operation and maintenance of the common areas of the Project, including, but not limited to, costs of insurance and property taxes, if any, but excluding in all cases (i) depreciation, replacement and obsolescence charges or reserves therefor, (ii) amortization of intangibles or other bookkeeping entries of a similar nature, (iii) costs of capital additions, replacements, betterments, extensions or improvements to the common areas of the Project, which under Generally Accepted Accounting Principles are chargeable to a capital account or to a reserve for depreciation, (iv) debt service on the Loan, and (v) the amount deposited in the Administration Fund.

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Section 1.2. Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

Section 1.3. Recitals, Titles and Headings. The terms and phrases used in the recitals of this Agreement have been included for convenience of reference only, and the meaning, construction and interpretation of all such terms and phrases for purposes of this Agreement shall be determined by references to Section 1.1 hereof. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

## ARTICLE 2

### REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations of the Agency. The Agency makes the following representations:

(a) The Agency is a redevelopment agency duly organized and existing under the Constitution and laws of the State.

(b) The Agency has full legal right, power and authority under the laws of the State and has taken all official actions necessary (i) to enter into this Agreement, the Regulatory Agreement and the Indenture, (ii) to issue, execute and deliver the Bonds, (iii) to perform its obligations hereunder and thereunder and (iv) to consummate all other transactions on its part contemplated by this Agreement and such other documents, including, without limitation, the loaning of the proceeds of the Bonds to the Borrower.

(c) This Agreement has been duly executed and delivered by the Agency and constitutes a valid and binding obligation of the Agency, enforceable against the Agency in accordance with its terms, except as limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights of creditors generally and equitable principals. Upon the

forth herein and in the Indenture, the Loan in an amount equal to the principal amount of the Bonds and agrees that the proceeds of the Loan shall be applied and disbursed in accordance with the Indenture and the written instructions of the Agency provided to the Trustee on the Closing Date and when the Trustee acknowledges receipt of the proceeds of the Bonds and the conditions specified in Section 3.2 hereof and in Section 2.2 of the Indenture have been satisfied.

## ARTICLE 5

### REPAYMENT OF THE LOAN

Section 5.1. Loan Repayment. The Loan shall be evidenced by the AIT Note which shall be executed by the Borrower in the form attached hereto as Exhibit A. The Borrower agrees to pay to the Trustee, on behalf of the Agency, the principal of, premium (if any) and interest on the Loan at the times, in the manner, in the amount and at the rates of interest provided in the AIT Note, and this Agreement. To secure its obligations to repay the Loan, the Borrower will grant the Agency a security interest in the Project pursuant to the terms of the AIT Deed of Trust and the Seller Deed of Trust and will take all actions necessary to perfect such security interest. In order to satisfy its obligations under this Section 5.1 and Section 5.2, the Borrower agrees to pay to the Trustee not later than the thirteenth (13th) day of each month, commencing October 13, 2000, all Net Operating Revenues from the prior month, and not otherwise remitted in the prior month. Any Net Operating Revenues received by the Borrower after the 13th day of each month shall be transferred to the Trustee on the 13th day of the immediately following calendar month.

To secure its obligations hereunder, the Borrower hereby pledges the Operating Revenues (including the Revenues) to the Trustee, as assignee of the Agency hereunder. The Borrower shall provide to the Agency and the Trustee the name, location and account numbers of any accounts into which Operating Revenues will be deposited. Notwithstanding the foregoing, so long as the Borrower has Net Operating Revenues that are at least equal to said month's portion of items (a) through (h) of Section 5.7 of the Indenture, then the Borrower may retain from Net Operating Revenues for such month the Administration Fee for such month.

(a) The Borrower agrees to pay, in repayment of the Loan, all Net Operating Revenues for the immediately preceding calendar month resulting from operating the Project to the Trustee for the account of the Agency until the principal of, premium (if any) and interest on the Bonds shall have been paid or provision for payment shall have been made in accordance with the Indenture, in federal or other immediately available funds at the corporate trust office designated by the Trustee, on the thirteenth (13th) day of each month to cause the Trustee to pay the amount equal to (i) the interest on the Bonds which will become due on each Interest Payment Date and (ii) the principal of and redemption premium, if any, on the Bonds which will become due (whether at maturity, by prior redemption or otherwise) on each Interest Payment Date. In addition, the Borrower agrees to repay the principal of the Loan, plus interest accrued thereon until the date fixed for redemption of the Bonds to be redeemed with such repayment, in the amounts and at the times specified in Section 5.3 hereof.

In the event the Net Operating Revenues deposited with the Trustee in any two consecutive month period are less than 90% of the amount set forth in the annual budget described in Section 6.6 hereof, the Borrower shall, concurrently with its transfer of the amount to the Trustee, provide notice of a written explanation for the variance to the Agency and the Oversight Agent and, upon written request of the Oversight Agent, the Borrower shall submit a written report within 30 days with

recommendations to the Agency and the Oversight Agent with respect to the ability of the Borrower and its recommendations as to how to stay within the amounts contemplated in the final annual budget. The Oversight Agent shall review the Borrower's written recommendations and submit any comments to the Borrower. The Oversight Agent shall notify the Agency in the event the Borrower shall not comply substantially with the recommendations submitted by the Borrower (and as commented on by the Oversight Agent). In such event, the Agency, based on such advice as it may deem appropriate, may, shall direct the Borrower to remove the manager of the Project (the "Project Manager") and approve a new Project Manager acceptable to the Agency.

In the event the Net Operating Revenues deposited in the succeeding month are less than 90% of the amount set forth in the annual budget, then the Oversight Agent shall notify the Agency and the Trustee and, thereafter: (a) upon written order of the Agency determined in its discretion based on the advice of the Oversight Agent and such other information as the Agency may determine to be appropriate, all Operating Revenues of the Project shall be deposited with and held by the Trustee and the Trustee shall deposit the budgeted Operation and Maintenance Costs, as contemplated in the annual budget, as directed in writing by the Agency or the Oversight Agent on behalf of the Agency, in a depository account to be established by the Trustee for the benefit of the Borrower's operation and maintenance of the Project; and (b) the Agency, based on such advice of the Oversight Agent as it may deem appropriate, shall have the right to direct the Borrower to remove the Project Manager and approve a new Project Manager acceptable to the Agency. Upon receipt by the Trustee of a certificate from the Oversight Agent which certifies that Net Operating Revenues in a subsequent month are either (i) at least equal to 90% or more of the amount set forth in the annual budget described in Section 6.6 hereof or (ii) equal or greater than the amount needed to make all payments on the Bonds for the immediately preceding month, the Trustee shall no longer be required to hold the Operating Revenues as set forth in this Section 5.1(a) and shall take all necessary action to transfer the Operating Revenues to another financial institution as directed in writing by the Borrower.

(b) The Borrower further agrees to pay or cause to be paid all taxes and assessments, general or special, including, without limitation, all ad valorem taxes, concerning or in any way related to the Project, or any part thereof, and any other governmental charges and impositions whatsoever, foreseen or unforeseen, and all utility and other charges and assessments; provided, however, that the Borrower reserves the right to contest in good faith the legality of any tax or governmental charge concerning or in any way related to the Project.

(c) The Borrower further agrees to timely pay the premiums or other amounts required to be paid to maintain the insurance required by Sections 6.18, 6.19 and 6.20 hereof.

(d) The Borrower further agrees to pay, until the principal of and interest on all Outstanding Bonds shall have been fully paid, to the Trustee for deposit in the accounts of the Administration Fund established by the Indenture such amounts as the Trustee may from time to time request for deposit into the General Account of the Administration Fund the fees and ordinary expenses of the Trustee, the annual fees and expenses of the Oversight Agent as provided in the Administration Agreement, and into the Borrower Administration Fee Account of the Administration Fund the Administration Fee, all as provided in the Indenture; provided that the Trustee fees and expenses incurred in connection with the enforcement of the Regulatory Agreement and reasonable compensation or reimbursement for extraordinary services, indemnification, and expenses of the Trustee, as required by Section 8.5 of the Indenture shall be paid upon demand of the Trustee. The Borrower agrees to pay the cost of any rebate analyst in connection with the calculation of rebate

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**INDENTURE OF TRUST**

**by and between the**

**YUCAIPA REDEVELOPMENT AGENCY,  
as Agency**

**and**

**UNION BANK OF CALIFORNIA, N.A.,  
as Trustee**

**Dated as of October 1, 2000**

**Relating to:**

**\$1,100,000  
Yucaipa Redevelopment Agency  
Mobile Home Park Revenue Bond  
(Valley View)  
Series 2000A**

**and**

**\$505,000  
Yucaipa Redevelopment Agency  
Mobile Home Park Subordinate Revenue Bonds  
(Valley View)  
Series 2000B**

All Prepayments and Net Proceeds with respect to the Loan shall be separately identified by the Borrower to the Trustee, shall be deposited in the Series A Bond Redemption Fund for the benefit of the Owner of the Series A Bond and, to the extent permitted to be applied as Residual Net Proceeds or Residual Prepayments pursuant to Section 5.12, shall be transferred and deposited in the Series B Bonds Redemption Fund for the benefit of the Holders of Series B Bonds.

Section 5.7 Revenue Fund. The Revenue Fund shall be held by the Trustee for the benefit of the Series A Bond, except to the extent of the application of Residual Revenues for the benefit of the Series B Bonds pursuant to paragraphs (d) and (f) below.

All interest and other income from time to time received from the deposit of moneys in the Revenue Fund shall be retained in such fund and applied pursuant to this Section 5.7. On or before the third Business Day preceding the 15th day of each month, the Trustee shall provide a written notice to the Agency and the Oversight Agent as to the amount deposited in the Revenue Fund and the deposit requirements for each of the Funds set forth in this Section 5.7. In the event that the amount deposited in the Revenue Fund shall be insufficient to satisfy the required deposit in the Series A Bond Debt Service Fund and/or the Series B Bonds Debt Service Fund, the Trustee shall include such fact in its notice to the Agency. On the Business Day preceding the fifteenth day of each month (but only on the 15th day of the last calendar month of each fiscal year in the case of clauses (l) below), the Trustee shall withdraw from the Revenue Fund and transfer to the following funds the amounts indicated in the following tabulation, in the following order of priority, or so much thereof as remains after first making all prior transfers:

(a) into the Series A Bond Debt Service Fund an amount equal to the interest on and principal of the Series A Bond coming due on the next Interest Payment Date excluding the Deferred Interest Amount but including interest, if any, on all Deferred Interest Amounts;

(b) [reserved]

(c) into the Rebate Fund, the amount, if any, required to be deposited therein pursuant to Section 5.13 hereof;

(d) into the Series B Bonds Debt Service Fund, an amount equal to one-sixth of the interest due on the Series B Bonds on the next Interest Payment Date, an amount equal to one-twelfth of the principal or mandatory sinking fund payment due on the Series B Bonds on the next Principal Payment Date, and an amount due on the next redemption date on the Series B Bonds to be redeemed (other than pursuant to mandatory sinking fund redemption); provided that such payments may be net of accrued interest on investments of funds held under this Indenture;

(e) into the General Account of the Administration Fund, (i) the amount, if any, necessary to pay or provide for one-twelfth of the ordinary fees and expenses of the Fiduciaries, including expenses in connection with the purchase or redemption of any Bonds, all as provided and contemplated in the annual budget filed by the Borrower pursuant to the Loan Agreement and specified by the Borrower in writing to the Trustee, and (ii) an amount equal to one-twelfth of the Program Administrator Fee and other Fees and Charges, if any, all as provided and contemplated in the annual budget filed by the Borrower pursuant to the Loan Agreement and specified by the Borrower in writing to the Trustee (any fees and expenses of the Fiduciaries, Oversight Agent or Program Administrator above and beyond the amount contemplated in the annual budget filed by the Borrower pursuant to the Loan Agreement shall be paid from the Surplus Fund); provided that the

Program Administrator Fee and the annual fee to be paid to the Trustee shall not begin to be collected until October 1, 2001;

(f) into the Series B Bonds Debt Service Reserve Fund, the amount, if any, to increase the balance therein to the Series B Bonds Debt Service Reserve Requirement;

(g) [reserved];

(h) into the Borrower Administration Fee Account of the Administration Fund an amount equal to the Administration Fee, which Administration Fee is authorized hereunder, plus an amount equal to the sum of all previous insufficiencies in the payment of the Administration Fee, less any amounts already paid to or retained by the Borrower in respect of the Administration Fee pursuant to the last sentence of this Section 5.7; and

(i) into the Repair and Replacement Fund, the amount necessary, if any, to bring the amount on deposit therein up to \$30,000;

(j) [reserved]

(k) [reserved]

(l) only on the 15th day of the last calendar month of each fiscal year, after making all of the foregoing transfers, into the Surplus Fund, the amount, if any, remaining in the Revenue Fund.

Notwithstanding the foregoing, so long as the Borrower has monthly Net Operating Revenues that are at least equal to said month's portion of items (a) through (h) of this Section 5.7, then the Borrower may retain from Net Operating Income for such month the Administration Fee for such month and shall notify the Trustee in writing of the amount so retained.

#### Section 5.8 Series A Bond Debt Service Fund.

(a) The Series A Bond Debt Service Fund shall be held by the Trustee for the benefit of the Series A Bond. The Trustee shall withdraw from the Series A Bond Debt Service Fund, on or prior to each Interest Payment Date, an amount equal to the unpaid interest, including interest, if any, on all Deferred Interest Amounts, due on the Series A Bond on that date and shall cause it to be applied to the payment of such interest when due.

(b) If the withdrawals required under subsection (a) of this Section on the same and every prior Interest Payment Date have been made, the Trustee shall withdraw from the Series A Bond Debt Service Fund, on or prior to the Principal Payment Date for the Series A Bond, an amount equal to the Principal Amount and all Deferred Interest Amounts of the Outstanding Series A Bond, and shall cause it to be applied to the payment of the principal of the Series A Bond when due and the aggregate of all Deferred Interest Amounts.

(c) Each withdrawal from the Series A Bond Debt Service Fund under subsections (a) and (b) of this Section shall be made on or immediately prior to the Interest Payment Date or Principal Payment Date to which it relates, and the amount so withdrawn shall be deemed to be part of the Series A Bond Debt Service Fund until such Interest Payment Date or Principal Payment Date.

(c) All interest and other income from time to time received from the deposit and investment of moneys in the Series A Bond Redemption Fund shall be transferred upon receipt to the Revenue Fund.

(d) To the extent Prepayment or Net Proceeds remain after giving effect to the redemption or purchase of the Outstanding Series A Bond pursuant to (a) above, such amounts shall be transferred to the Series B Bonds Redemption Fund for application thereunder.

(e) No amount shall be withdrawn or transferred from or paid out of the Series A Bond Redemption Fund except as provided in this Section.

Section 5.13 Rebate Fund.

(a) The Rebate Fund shall be administered in accordance with the provision of Section 7.14 hereof. The Rebate Fund shall not be subject to the lien or encumbrance of this Indenture and shall be held in trust by the Trustee for the benefit of the United States of America. The amounts deposited in the Rebate Fund shall be subject to the claim of no other person, including that of the Trustee and Bondowners. Moneys transferred to the Rebate Fund pursuant to Section 5.20 and Section 7.14 hereof shall be used for no other purpose than to make payments to the United States Treasury, at the time and manner and in the amount and as more fully provided in Section 7.14 hereof.

(b) The Trustee shall be deemed conclusively to have complied with the provisions of this Indenture and the Tax Certificate with respect to Rebatable Arbitrage if it follows the directions of the Borrower, and the Trustee shall have no independent responsibility to, or liability resulting from its failure to, enforce compliance by the Borrower or the Agency with the Tax Certificate or the provisions of this Indenture and the Tax Certificate with respect to Rebatable Arbitrage.

Section 5.14 Administration Fund.

(a) The Trustee shall establish the Administration Fund and establish therein the General Account and the Borrower Administration Fee Account to be administered as provided in this Indenture. Moneys deposited in the Accounts of the Administration Fund pursuant to Section 5.7(e) and (h) shall be held therein in segregated Accounts until disbursed for the purposes hereafter provided.

(b) Moneys deposited in the General Account of the Administration Fund shall be applied by the Trustee, from time to time, as directed by a certificate of a Borrower Representative, with a copy to the Agency, to the payment of ordinary fees and expenses of Fiduciaries, including expenses of purchase or redemption of Bonds. Any fees and expenses of the Fiduciaries above and beyond the amount contemplated in the final annual budget prepared by the Borrower shall be paid from the Surplus Fund, or if the Surplus Fund is insufficient, shall be paid by the Borrower.

(c) Moneys deposited in the Borrower Administration Fee Account of the Administration Fund shall be applied by the Trustee, on a monthly basis, to the payment of the Administration Fee; provided that if insufficient funds are on deposit in the Borrower Administration Fee Account of the Administration Fund to pay the Administration Fee, the Trustee shall apply the funds on deposit to pay the Administration Fee and all insufficiencies shall be reimbursed to the Borrower when amounts

on deposit in the Borrower Administration Fee Account is in excess of the current Administration Fee.

(d) [reserved]

(e) All interest and other income from time to time received from the deposit and investment of moneys in the Accounts of the Administration Fund shall be transferred upon receipt to the Revenue Fund.

(f) No amount shall be withdrawn or transferred from or paid out of the Administration Fund except as provided in this Section 5.14.

**Section 5.15 Repair and Replacement Fund.** The Trustee shall establish and hold the Repair and Replacement Fund for the financial benefit of the Project and shall deposit therein such amounts specified in Section 5.4(b)(iii). Moneys deposited in the Repair and Replacement Fund pursuant to Section 5.4(b)(iii) shall be held therein segregated from other funds held by the Trustee until disbursed for the purposes hereafter provided. Disbursements from the Repair and Replacement Fund shall be made upon the written request of the Borrower for the purpose of funding initial improvements to the Project and effecting the items set forth in Exhibit C to the Loan Agreement or for any other purpose for the benefit of the Project in accordance with the annual budget filed by the Borrower pursuant to the Loan Agreement or for such other similar purposes which the Oversight Agent shall reasonably direct. Disbursements from the Repair and Replacement Fund which are not included in the annual budget and Exhibit C of the Loan Agreement shall be subject to the Oversight Agent's approval. Moneys in the Repair and Replacement Fund shall be disbursed upon the written request of the Borrower and the Oversight Agent in accordance with the provisions of Section 6.22 of the Loan Agreement.

Section 5.16 [reserved].

**Section 5.17 Series B Bonds Debt Service Fund.**

(1) The Series B Bonds Debt Service Fund shall be held by the Trustee for the benefit of the Series B Bonds. The Trustee shall withdraw from the Series B Bonds Debt Service Fund, on or prior to each Interest Payment Date, an amount equal to the unpaid interest due on the Series B Bonds on that date and shall cause it to be applied to the payment of such interest when due.

(2) If the withdrawals required under subsection (1) of this Section on the same and every prior Interest Payment Date have been made, the Trustee shall withdraw from the Series B Bonds Debt Service Fund, on or prior to each Principal Payment Date, an amount equal to the Principal Amount of the Outstanding Series B Bonds, if any, maturing on that date and shall cause it to be applied to the payment of the principal of the Series B Bonds when due.

(3) Each withdrawal from the Series B Bonds Debt Service Fund under subsection (1) and (2) of this Section shall be made on or immediately prior to the Interest Payment Date or Principal Payment Date to which it relates, and the amount so withdrawn shall be deemed to be part of the Series B Bonds Debt Service Fund until such Interest Payment Date or Principal Payment Date.

**LOAN AGREEMENT**

by and among the

**INDEPENDENT CITIES FINANCE AUTHORITY,**

as Authority

and

**U.S. BANK NATIONAL ASSOCIATION,**

as Trustee

and

**AUGUSTA COMMUNITIES LLC,**

as Borrower

Dated as of Augusta 1, 2012

Relating to:

**\$20,125,000**

**Independent Cities Finance Authority  
Mobile Home Park Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012A**

and

**\$785,000**

**Independent Cities Finance Authority  
Mobile Home Park Subordinate Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012B (Federally Taxable)**

## LOAN AGREEMENT

THIS LOAN AGREEMENT (this "Agreement"), dated as of August 1, 2012, is by and among the Independent Cities Finance Authority, a joint powers authority organized and existing under the laws of the State of California (the "Authority"), Augusta Communities LLC, a California limited liability company (the "Borrower"), and U.S. Bank National Association, a national banking association, as trustee (the "Trustee").

For and in consideration of the mutual agreements hereinafter contained, the parties hereto agree as follows:

### ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 Definitions. The following words and terms as used in this Agreement shall have the following meanings. In addition, the capitalized terms used but not defined in this Agreement shall have the meanings specified in the Indenture and the Regulatory Agreements, as they may be supplemented or amended from time to time.

"Act of Bankruptcy" means any proceeding instituted under Title 11 of the United States Code, entitled "Bankruptcy" as in effect now and in the future, or any successor statute, or other applicable insolvency law by or against the Borrower.

"Authority Annual Fee" shall have the meaning set forth in the Indenture.

"Coverage Requirement Certificate" means the certificate filed by the Borrower as required by Section 6.16 hereof.

"Event of Default" means any of the events described as an event of default in Section 7.1 hereof.

"Indenture" means the Indenture of Trust, dated as of the date hereof, by and between the Authority and the Trustee.

→ "Net Operating Revenues" means Operating Revenues, less the Operation and Maintenance Costs during such fiscal year or period.

→ "Operating Revenues" means, for any fiscal year or other period, all rents, income, receipts and other revenues derived by the Borrower arising from the operation of the Projects, including rental income from mobile home spaces and rental assistance provided to project tenants, determined in accordance with Generally Accepted Accounting Principles, interest earnings in funds held by the Trustee and all other money howsoever derived by the Borrower from the operation of the Projects or arising from the Projects, but not including resident security deposits.

→ "Operation and Maintenance Costs" means, for any fiscal year or other period, the reasonable and necessary costs and expenses of operating the common areas of the Property and Improvements and of managing and repairing and other expenses necessary to maintain and

→ "Operation and Maintenance Costs" means, for any fiscal year or other period, the reasonable and necessary costs and expenses of operating the common areas of the Property and Improvements and of managing and repairing and other expenses necessary to maintain and preserve the common areas of the Property and Improvements in good repair and working order, calculated in accordance with Generally Accepted Accounting Principles, including but not limited to (a) utility services supplied to the common areas of the Property and Improvements, which may include, without limitation, janitor service, security, power, gas, telephone, light, heating, water and all other utility services, (b) compensation to the property management agents, salaries and wages of employees, payments to employee retirement systems, fees of auditors, accountants, attorneys or engineers providing services related to the operation and management of the Property and Improvements, (c) monthly deposits to the Repair and Replacement Fund pursuant to Section 5.7(i) of the Indenture, and (d) all other reasonable and necessary costs of the Borrower or charges required to be paid by it related to the operation and maintenance of the common areas of the Property and Improvements, including, but not limited to, costs of insurance and property taxes, if any, but excluding in all cases (i) depreciation, replacement and obsolescence charges or reserves therefor, (ii) amortization of intangibles or other bookkeeping entries of a similar nature, (iii) costs of capital additions, replacements, betterments, extensions or improvements to the common areas of the Property and Improvements, which under Generally Accepted Accounting Principles are chargeable to a capital account or to a reserve for depreciation, (iv) debt service on the Loan, (v) the amount deposited in the Administration Fund, (vi) expenses paid from the Repair and Replacement Fund, Surplus Fund or other Project reserves and (vii) fees and expenses of the Trustee, Oversight Agent and Rebate Analyst, and attorneys, non profit consultants, arbitrage consultants, financial advisors and accountants who provide services on a regular basis to the Borrower.

"Project Manager" means the manager of the Projects under a management agreement entered into by the Borrower and such Project Manager.

1.2 Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

1.3 Recitals, Titles and Headings. The terms and phrases used in the recitals of this Agreement have been included for convenience of reference only, and the meaning, construction and interpretation of all such terms and phrases for purposes of this Agreement shall be determined by references to Section 1.1 hereof. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

## ARTICLE 2 REPRESENTATIONS AND WARRANTIES

2.1 Representations of the Authority. The Authority makes the following representations:

Loan at the times, in the manner, in the amount and at the rates of interest provided in the Note and this Agreement. To secure its obligations to repay the Loan, the Borrower will grant the Authority a security interest in the Projects pursuant to the terms of the Deed of Trust and will take all actions necessary to perfect such security interest. In order to satisfy its obligations under this Section 5.1 and Section 5.2, the Borrower agrees to pay to the Trustee not later than the thirteenth (13th) day of each month, commencing August 13, 2012, all budgeted Net Operating Revenues from the prior month, and not otherwise remitted in the prior month. Any budgeted Net Operating Revenues received by the Borrower after the 13th day of each month shall be transferred to the Trustee on the 13th day of the immediately following calendar month.

To secure its obligations hereunder, the Borrower hereby pledges the Operating Revenues (including the Revenues) to the Trustee, as assignee of the Authority hereunder. The Borrower shall provide to the Authority and the Trustee the name, location and account numbers of any accounts into which Operating Revenues will be deposited and will provide appropriate notice to the applicable financial institution of the security interest therein of the Trustee on behalf of the Bondholders. Notwithstanding the foregoing, so long as the Borrower has Net Operating Revenues that are at least equal to said month's portion of items (a) through (g) of Section 5.7 of the Indenture, then the Borrower may retain from Net Operating Revenues for such month the Borrower Administration Fee for such month.

(a) The Borrower agrees to pay, in repayment of the Loan, all budgeted Net Operating Revenues for the immediately preceding calendar month resulting from operating the Projects to the Trustee for the account of the Authority until the principal of, premium (if any) and interest on the Bonds shall have been paid or provision for payment shall have been made in accordance with the Indenture, in federal or other immediately available funds at the corporate trust office designated by the Trustee, on the fifteenth (15th) day of each month to cause the Trustee to pay the amount equal to (i) the interest on the Bonds which will become due on each Interest Payment Date and (ii) the principal of and redemption premium, if any, on the Bonds which will become due (whether at maturity, by prior redemption or otherwise) on each Principal Payment Date. The Borrower may remit such funds net of accrued interest on investments on the funds and accounts held under the Indenture. In addition, the Borrower agrees to repay the principal of the Loan, plus interest accrued thereon until the date fixed for redemption of the Bonds to be redeemed with such repayment, in the amounts and at the times specified in Section 5.3 hereof.

In the event the Net Operating Revenues deposited with the Trustee in any two consecutive month period are less than 90% of the amount set forth in the annual budget described in Section 6.6 hereof, the Borrower shall, concurrently with its transfer of the amount to the Trustee, provide notice of a written explanation for the variance to the Authority and the Oversight Agent and, upon written request of the Oversight Agent, the Borrower shall submit a written report within 30 days with recommendations to the Authority and the Oversight Agent with respect to the ability of the Borrower and its recommendations as to how to stay within the amounts contemplated in the final annual budget. The Oversight Agent shall review the Borrower's written recommendations and submit any comments to the Borrower. The Oversight Agent shall notify the Authority in the event the Borrower shall not comply substantially with the recommendations submitted by the Borrower (and as commented on by the Oversight Agent). In such event, the Authority, based on such advice as it may deem appropriate, may

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INDENTURE OF TRUST

by and between the

INDEPENDENT CITIES FINANCE AUTHORITY, as Authority

and

U.S. BANK NATIONAL ASSOCIATION, as Trustee

Dated as of August 1, 2012

Relating to:

\$20,125,000

Independent Cities Finance Authority  
Mobile Home Park Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012A

and

\$785,000

Independent Cities Finance Authority  
Mobile Home Park Subordinate Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012B (Federally Taxable)

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"Bond" or "Bonds" shall mean the Series A Bonds and the Series B Bonds, authorized and issued pursuant to this Indenture.

"Bond Counsel" shall mean (i) Ballard Spahr LLP, or (ii) any nationally recognized law firm specializing in the area of tax-exempt municipal finance acceptable to the Authority.

"Bondowner" or "Owner" or "Owner of Bonds" or any similar term (when used with respect to Bonds) shall mean the registered owner of any Outstanding Bond or Bonds.

"Bond Register" shall mean the registration books of the Trustee with respect to the Bonds.

"Bond Year" shall mean a twelve-month period ending on July 15, except that the first Bond Year shall begin on the date on which the Bonds are initially delivered and end on the next succeeding July 15.

"Borrower" shall mean Augusta Communities LLC, a California limited liability company, and permitted successors and assigns.

→ "Borrower Administration Fee" shall mean an amount equal to \$23,310.00 per month (\$9,180.00 for the Hacienda Project, \$6,300.00 for the Monterey Manor Project, \$4,365.00 for the Villa Montclair Project and \$3,465.00 for the Valley View Project), such amount to be adjusted annually on July 15, commencing July 15, 2013, to reflect 100% of any increase in the Consumer Price Index All Urban Consumers for the California CMSA in which the Projects are located (base year 1982-1984=100), published by the United States Department of Labor, Bureau of Labor Statistics ("BLS"). If the base is changed, the CPI used shall be converted according to the conversion factor provided by the BLS.

"Borrower Representative" shall mean the person or persons at the time designated by the Borrower to act on the behalf of the Borrower by written certificate furnished to the Oversight Agent, Authority Program Administrator and the Trustee containing the specimen signatures of such person or persons and signed by the Borrower Representative. Such certificate may designate an alternate or alternates.

"Business Day" shall mean a day, other than a Saturday, Sunday, legal holiday or day on which the New York Stock Exchange is closed, on which banking institutions are not closed in the State of California, or in any state in which the Principal Office of the Trustee is located.

"Cities" shall mean the City of Yucaipa, California, and the City of Montclair, California.

"Closing Date" shall mean August 7, 2012, being the date when the Bonds were delivered to the Underwriter.

"Code" shall mean the Internal Revenue Code of 1986, as amended, and the regulations in effect thereunder.

"Continuing Disclosure Agreement" shall mean that certain Continuing Disclosure Agreement between the Borrower and the Dissemination Agent named therein dated the Closing

thirteenth (13<sup>th</sup>) day of each month. The Trustee shall be accountable only for moneys actually so deposited or held. All Net Operating Revenues shall be deposited for credit to the Revenue Fund to be held by the Trustee. All Prepayments and Net Proceeds with respect to the Loan shall be separately identified by the Borrower to the Trustee, shall be deposited, first in the Series A Bonds Redemption Fund for the benefit of the Owners of Series A Bonds, and then, to the extent permitted to be applied as Subordinate Residual Net Proceeds or Subordinate Residual Prepayments pursuant to Section 5.15, shall be deposited in the Series B Bonds Redemption Fund for the benefit of the Holders of the Series B Bonds.

**Section 5.7 Revenue Fund.** The Revenue Fund shall be held by the Trustee for the benefit of the Series A Bonds, except to the extent of the application of Subordinate Residual Revenues for the benefit of the Series B Bonds pursuant to paragraphs (d) and (e) below.

All interest and other income from time to time received from the deposit of moneys in the Revenue Fund shall be retained in such fund and applied pursuant to this Section 5.7. On or before the third Business Day preceding the 15<sup>th</sup> day of each month, the Trustee shall provide a written notice or electronic notice to the Authority and the Oversight Agent of the amount deposited in the Revenue Fund. On the Business Day preceding the fifteenth day of each month (except as otherwise set forth below), the Trustee shall withdraw from the Revenue Fund and transfer to the following funds the amounts indicated in the following tabulation, in the following order of priority, or so much thereof as remains after first making all prior transfers:

(a) into the Series A Bonds Debt Service Fund, (i) commencing on the Business Day preceding August 15, 2012, an amount equal to one-fourth of the interest due on the Series A Bonds on November 15, 2012, and thereafter, an amount equal to one-sixth of the interest due on the Series A Bonds on the next Interest Payment Date, (ii) commencing on the Business Day preceding August 15, 2012, an amount equal to one-tenth of the principal due, if any, on the Series A Bonds on May 15, 2013, and thereafter, an amount equal to one-twelfth of the principal coming due, if any, on the Series A Bonds on the next Principal Payment Date, (iii) commencing on the Business Day preceding August 15, 2012, an amount equal to one-tenth of the mandatory sinking fund payment due on the Series A Bonds on May 15, 2013, and thereafter, an amount equal to one-twelfth of the mandatory sinking fund payment due on the Series A Bonds on the next Principal Payment Date and (iv) an amount due on the next redemption date on the Series A Bonds to be redeemed (other than pursuant to mandatory sinking fund redemption), provided that such payments may be net of accrued interest on investments of funds held under this Indenture;

(b) into the Series A Bonds Debt Service Reserve Fund, the amount, if any, needed to increase the balance therein to the Series A Bonds Debt Service Reserve Fund Requirement;

(c) into the Rebate Fund, the amount, if any, required to be deposited therein pursuant to Section 5.11 hereof;

(d) into the Series B Bonds Debt Service Fund, (i) commencing on the Business Day preceding August 15, 2012, an amount equal to one-fourth of the interest due on the Series B Bonds on November 15, 2012, and thereafter, an amount equal to one-sixth of the interest due on the Series B Bonds on the next Interest Payment Date, (ii) commencing on the Business Day preceding August 15, 2012, an amount equal to one-tenth of the principal due, if any, on the

Series B Bonds on May 15, 2013, and thereafter, an amount equal to one-twelfth of the principal coming due, if any, on the Series B Bonds on the next Principal Payment Date, (iii) commencing on the Business Day preceding August 15, 2012, an amount equal to one-tenth of the targeted mandatory sinking fund payment due on the Series B Bonds on May 15, 2013, and thereafter, an amount equal to one-twelfth of the targeted mandatory sinking fund payment due on the Series B Bonds on the next Principal Payment Date and (iv) an amount due, if any, on the next redemption date on the Series B Bonds to be redeemed (other than pursuant to mandatory sinking fund redemption), provided that such payments may be net of accrued interest on investments of funds held under this Indenture;

(e) into the Series B Bonds Debt Service Reserve Fund, the amount, if any, needed to increase the balance therein to the Series B Bonds Debt Service Reserve Fund Requirement;

(f) into the General Account of the Administration Fund, (i) commencing on the Business Day preceding August 15, 2012, the amount, if any, necessary to pay or provide for one-twelfth of the Trustee Fee, including expenses in connection with the purchase or redemption of any Bonds, all as provided and contemplated in the annual budget filed by the Borrower pursuant to the Loan Agreement and specified by the Borrower in writing to the Trustee, (ii) commencing on the Business Day preceding May 15, 2013, an amount equal to one-twelfth of the Oversight Agent Fee, and (iii) commencing on the Business Day preceding August 15, 2012, an amount equal to one-twelfth of the other Fees and Charges, if any, all as provided and contemplated in the annual budget filed by the Borrower pursuant to the Loan Agreement and specified by the Borrower in writing to the Trustee (any fees and expenses of the Fiduciaries above and beyond the amount contemplated in the annual budget filed by the Borrower pursuant to the Loan Agreement shall be paid from the Surplus Fund);

(g) commencing on the Business Day preceding May 15, 2013, into the General Account of the Administration Fund, an amount equal to one-twelfth of the Authority Annual Fee;

→ (h) into the Borrower Administration Fee Account of the Administration Fund an amount equal to the Borrower Administration Fee as such amount is set forth in writing from the Borrower to the Trustee, which Borrower Administration Fee is authorized hereunder, plus any amounts for previous periods not paid to the Borrower. Any such amounts so deposited to be paid to the Borrower, on the last day of each month;

(i) annually, into the Unrestricted Account of the Repair and Replacement Fund, the amount, if any, necessary to bring the aggregate amount on deposit in the Repair and Replacement Fund (including the Restricted Account therein) to \$150,000; and

(j) only on the 15th day of the last calendar month of each Bond Year, after making all of the foregoing transfers, into the Surplus Fund, the amount, if any, remaining in the Revenue Fund.

Notwithstanding the foregoing, so long as the Borrower has monthly Net Operating Revenues that are at least equal to said month's portion of items (a) through (g) of this Section 5.7, then the Borrower may retain from Net Operating Revenues for such month the Borrower

(b) Accrued interest on purchased Series A Bonds shall be paid from the Series A Bonds Debt Service Fund.

(c) All interest and other income from time to time received from the deposit and investment of moneys in the Series A Bonds Redemption Fund shall be transferred upon receipt to the Revenue Fund.

(d) To the extent Prepayment or Net Proceeds remain after giving effect to the redemption or purchase of all Outstanding Series A Bonds pursuant to (a) above, such amounts shall be transferred to the Series B Bonds Redemption Fund for application thereunder.

(e) No amount shall be withdrawn or transferred from or paid out of the Series A Bonds Redemption Fund except as provided in this Section.

Section 5.11 Rebate Fund.

(a) The Rebate Fund shall be administered in accordance with the provision of Section 7.14 hereof. The Rebate Fund shall not be subject to the lien or encumbrance of this Indenture and shall be held in trust by the Trustee for the benefit of the United States of America. The amounts deposited in the Rebate Fund shall be subject to the claim of no other person, including that of the Trustee and Bondowners. Moneys transferred to the Rebate Fund pursuant to Section 7.14 hereof shall be used for no other purpose than to make payments to the United States Treasury, at the time and manner and in the amount and as more fully provided in Section 7.14 hereof.

(b) The Trustee shall be deemed conclusively to have complied with the provisions of this Indenture and the Tax Certificate with respect to Rebateable Arbitrage if it follows the directions of the Borrower, and the Trustee shall have no independent responsibility to, or liability resulting from its failure to, enforce compliance by the Borrower or the Authority with the Tax Certificate or the provisions of this Indenture and the Tax Certificate with respect to Rebateable Arbitrage.

Section 5.12 Administration Fund.

→ (a) The Trustee shall establish the Administration Fund and establish therein the General Account and the Borrower Administration Fee Account to be administered as provided in this Indenture. Moneys deposited in the Accounts of the Administration Fund pursuant to Section 5.7, shall be held therein in segregated Accounts as provided below until disbursed for the purposes hereafter provided.

(b) \$0 shall be deposited into the General Account of the Administration Fund on the Closing Date. Moneys deposited in the General Account of the Administration Fund shall be applied by the Trustee to the payment of the Oversight Agent Fee and the Authority Annual Fee which are payable in quarterly installments on each January 15, April 15, July 15 and October 15 beginning July 15, 2013. Moneys deposited in the General Account of the Administration Fund shall be applied by the Trustee to the payment of the Trustee Fee which is payable annually in advance beginning July 15, 2013. Moneys deposited in the General Account of the Administration Fund shall be applied by the Trustee to the payment of ordinary fees and

**Appendix E**

**Income and Expense Reports Submitted by Applicant to the Independent Cities  
Finance Authority (ICFA)**

NEW ISSUE (BOOK-ENTRY ONLY)

Ratings: Series A Bonds: S&P "A-"  
Subordinate Series B Bonds: Unrated  
(See "Ratings" herein.)

In the opinion of Bond Counsel to the Authority, based on existing laws, regulations, rulings and court decisions and assuming, among other matters, the accuracy of certain certifications and compliance with certain covenants, interest on the Series A Bonds is excludable from gross income for federal income tax purposes. Interest on the Series A Bonds is not a specific preference item for purposes of the federal individual and corporate alternative minimum taxes but such interest is included in adjusted current earnings in computing the federal alternative minimum taxes imposed on certain corporations. Interest on the Subordinate Series B Bonds is taxable as ordinary income for federal income tax purposes. Bond Counsel is also of the opinion based on existing laws of the State of California as enacted and construed that interest on the Series A Bonds and the Subordinate Series B Bonds is exempt from State of California personal income taxes. Bond Counsel expresses no opinion regarding any other tax consequences relating to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds. See "TAX MATTERS" herein.

\$20,125,000

\$785,000

INDEPENDENT CITIES FINANCE AUTHORITY MOBILE HOME  
PARK REVENUE REFUNDING BONDS (AUGUSTA  
COMMUNITIES MOBILE HOME PARK POOL) SERIES 2012A

INDEPENDENT CITIES FINANCE AUTHORITY MOBILE HOME  
PARK SUBORDINATE REVENUE REFUNDING BONDS  
(AUGUSTA COMMUNITIES MOBILE HOME PARK POOL)  
SERIES 2012B (FEDERALLY TAXABLE)

Dated: Date of Delivery

Due: As shown on inside page

The Bonds, defined below, are being issued pursuant to an Indenture of Trust, dated as of August 1, 2012 (the "Indenture"), between the Independent Cities Finance Authority (the "Authority") and U.S. Bank National Association, as trustee (the "Trustee"). The Series A Bonds and the Subordinate Series B Bonds are collectively referred to herein as the "Bonds." The proceeds of the Bonds are to be used to fund a loan to Augusta Communities LLC, a California limited liability company (the "Borrower"), to (i) refund certain revenue bonds previously issued by the City of Montclair Redevelopment Agency (the "Montclair RDA") to finance the acquisition and renovation of certain real property constituting the Hacienda Mobile Home Park located in the City of Montclair, California (the "Hacienda Project"), (ii) refund certain revenue bonds previously issued by the Montclair RDA to finance the acquisition and renovation of certain real property constituting the Monterey Manor Mobile Home Estates located in the City of Montclair, California (the "Monterey Manor Project"), (iii) refund certain revenue bonds previously issued by the Montclair RDA to finance the acquisition and renovation of certain real property constituting the Villa Montclair Mobile Home Park located in the City of Montclair, California (the "Villa Montclair Project"), (iv) refund certain revenue bonds previously issued by the Yucaipa Redevelopment Agency to finance the acquisition and renovation of certain real property constituting the Valley View Mobile Home Park located in the City of Yucaipa, California (the "Valley View Project" and, collectively with the Hacienda Project, the Monterey Manor Project and the Villa Montclair Project, the "Projects"), (v) fund the Series A Bonds Debt Service Reserve Fund and the Subordinate Series B Bonds Debt Service Reserve Fund, (vi) fund the Restricted Account of the Repair and Replacement Fund and (vii) make deposits to the Cost of Issuance Fund established under the Indenture.

The Bonds will be delivered in fully registered form only and, when issued, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository of the Bonds. Ownership interests in the Bonds may be purchased in denominations of \$5,000, or any integral multiple thereof, in book-entry form only as described herein. Upon receipt of payments of principal of, premium, if any, and interest on the Bonds, DTC will in turn remit such principal, premium, if any, and interest to the participants in DTC (as described herein) for subsequent disbursement to the beneficial owners of the applicable series of Bonds. Interest on the Bonds is payable semiannually on May 15 and November 15 of each year, commencing November 15, 2012.

The Bonds are subject to optional, mandatory and special redemption prior to their respective maturity dates as described herein.

The Subordinate Series B Bonds may be deemed to have been redeemed and canceled with no payment being made to the owners thereof in certain circumstances as described herein.

The Bonds are special limited obligations of the Authority, payable solely from Pledged Revenues and secured as to the payment of the interest on and the principal of the Bonds in accordance with their terms and the terms of the Indenture from Pledged Revenues and other funds and first lien deeds of trust on the Projects, all as provided therefor in the Indenture. The Series A Bonds are senior to the Subordinate Series B Bonds. The Subordinate Series B Bonds are payable from, and secured by, the Subordinate Series B Bonds Trust Estate.

Pledged Revenues consist of Revenues, except for amounts on deposit in the Unrestricted Account of the Repair and Replacement Fund, the Administration Fund and the Rebate Fund created under the Indenture. Revenues consist of Operating Revenues, Prepayments, the proceeds of certain insurance required to be maintained under the Loan Agreement, the amounts of the funds and accounts held by the Trustee under the Indenture, all proceeds of rental interruption insurance policies, if any, required to be maintained under the Loan Agreement, any proceeds derived from the exercise of remedies under the Deeds of Trust and any additional property that may be subjected to the lien of the Indenture by the Authority, all as more fully set forth in the Indenture.

This cover page contains certain information for general reference only. It is not intended as a summary of this transaction. Investors are advised to read the entire Official Statement to obtain information essential to making an informed investment decision with respect to the Bonds.

**Maturity Schedule**

**PLEASE SEE THE INSIDE COVER HEREOF**

The Bonds are offered when, as and if executed and delivered, subject to the approval as to their legality of Ballard Spahr LLP, Bond Counsel to the Authority, and certain other conditions. Certain legal matters will be passed upon for the Authority by Best Best & Krieger LLP, Los Angeles, California, Authority Counsel, and Ballard Spahr LLP, as Bond Counsel to the Authority, and for the Borrower by Goldfarb & Lipman LLP, Oakland, California. It is anticipated that the Bonds will be available for delivery through the facilities of DTC in New York, New York on or about August 7, 2012.

KINSELL, NEWCOMB  DE DIOS, INC.  
INVESTMENT BANKING

The date of this Official Statement is July 24, 2012.



**Table 8**  
**Valley View Project**  
**Summary of Historical Operating Results**  
**For Two Years ended December 31, 2010 and December 31, 2011**

	Year Ending December 31, 2010	Year Ending December 31, 2011
<b>Income:</b>		
Rental Income	241,722	236,351
Utility Income	119,648	123,047
Other Income	14,249	14,270
<b>Total Rental Income:</b>	<b>375,619</b>	<b>373,669</b>
<b>Expenses:</b>		
Payroll & Mgt Housing	44,758	49,435
Utilities Expense	117,586	118,421
Repairs and Maintenance	22,281	17,380
Insurance	4,781	4,172
Property Taxes	6,744	6,390
License/Fee/Permits	9,661	6,819
Acctng/Eng/Legal/Collections	25,143	6,681
Management Fees	16,968	17,220
Advertising & Promotion	14,368	652
General and Administrative	5,728	6,895
<b>Total Expenses:</b>	<b>268,018</b>	<b>234,066</b>
<b>Net Operating Income:</b>	<b>107,601</b>	<b>139,603</b>

Source: Borrower

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## Projected Operating Results

Set forth below is a table which projects income and expenses for the Projects and provides estimated Bonds debt service coverage for the next five years.

**Table 13**  
**Projected Operating Results**

<u>Year</u>	1	2	3	4	5
<b>Revenue</b>					
Rental Income	3,070,343	3,131,750	3,194,385	3,258,273	3,323,438
Vacancies	(69,011)	(70,392)	(71,800)	(73,236)	(74,700)
Concessions/Discounted Rent	(19,066)	(19,447)	(19,836)	(20,233)	(20,638)
Net Delinquencies/Write off	(10,346)	(10,553)	(10,764)	(10,979)	(11,199)
Management Housing	(60,359)	(61,566)	(62,798)	(64,053)	(65,335)
Rental Income/Sale of Home	21,700	22,134	22,577	23,028	23,489
Utilities Electric	165,974	169,293	172,679	176,133	179,656
Utilities Gas Oil	115,744	118,059	120,420	122,828	125,285
Utilities Water	154,459	157,548	160,699	163,913	167,191
Utilities Sewer	117,888	120,246	122,651	125,104	127,606
Utilities Garbage	133,828	136,505	139,235	142,019	144,860
Parking/Storage	19,302	19,688	20,082	20,483	20,893
Laundry/Vending	1,480	1,510	1,540	1,571	1,602
Late Charge and NSF Fee	10,490	10,700	10,914	11,132	11,355
Misc. Income	6,855	6,992	7,132	7,275	7,420
Rental Income/Sale of a Home	2,687	2,741	2,796	2,851	2,908
<b>Total Revenues</b>	<b>3,661,968</b>	<b>3,735,207</b>	<b>3,809,911</b>	<b>3,886,109</b>	<b>3,963,831</b>
<b>Expenses</b>					
Payroll Expenses	364,958	372,257	379,702	387,296	395,042
Utility Expenses	668,649	682,022	695,662	709,576	723,767
Total Repairs & Maintenance	257,557	262,708	267,962	273,322	278,788
Total Insurance Tax & License	79,861	81,458	83,087	84,749	86,444
Total Outside Service	193,081	196,943	200,881	204,899	208,997
Resident Relations, Advertising and Promotion	23,860	24,337	24,824	25,320	25,827
General & Administrative	38,914	39,692	40,486	41,296	42,122
Above the line R & R (S & P)	87,714	87,714	87,714	87,714	87,714
<b>Total Expenses</b>	<b>1,714,594</b>	<b>1,747,132</b>	<b>1,780,320</b>	<b>1,814,172</b>	<b>1,848,702</b>
<b>Net Operating Income</b>	<b>1,947,373</b>	<b>1,988,075</b>	<b>2,029,591</b>	<b>2,071,937</b>	<b>2,115,130</b>
Series A Debt Service Reserve Earnings					
Total revenues available	1,947,373	1,988,075	2,029,591	2,071,937	2,115,130
Series 2012 A Debt Service	1,184,599	1,186,105	1,185,405	1,183,880	1,185,030
Series A Coverage	1.64	1.68	1.71	1.75	1.78
Taxable Tail Debt Service Earnings	0	0	0	0	0
Taxable Tail Debt Service	104,856	101,113	102,663	103,925	104,900
Coverage Series A and Series B	1.51	1.54	1.58	1.61	1.64

Cashflows after Series A and Series B Debt Service	657,918	700,858	741,523	784,132	825,200
Trustee	0	2,500	2,500	2,500	2,500
Program Administrator/Oversight	0	16,000	16,000	16,000	16,000
ICFA Audit Fee	0	7,000	7,000	7,000	7,000
Rating Agency Fee	0	5,000	5,000	5,000	5,000
Cashflows after Debt Service and Fees	657,918	670,358	711,023	753,632	794,700
All In Coverage (Series A and B Debt Service and Fees)	1.51	1.52	1.55	1.59	1.62
City Loans (MM + VM + HM)	152,064	152,065	152,066	152,067	152,068
Issuer Fee		25,444	25,013	24,569	24,113
→ Asset Management Fee 518 spaces @ \$45/space	279,720	285,314	291,021	296,841	302,778
Cashflow prior to Repair and Replacement	226,134	207,534	242,924	280,155	315,741
Beginning Balance of Repair and Replacement	2,187,750	1,387,750	1,302,750	1,216,475	1,128,906
Estimated R & R Expenditures (Below the line)	800,000	85,000	86,275	87,569	88,883
Balance after Expenditures	1,387,750	1,302,750	1,216,475	1,128,906	1,040,023
Replenish R & R to \$150,000	0	0	0	0	0
<b>Cashflows</b>	<b>226,134</b>	<b>207,534</b>	<b>242,924</b>	<b>280,155</b>	<b>315,741</b>

Year 1 is based on audited December 2011 financial statements

Source: Kinsell, Newcomb & De Dios, Inc.

The projected operating results in the table above were prepared by the Underwriter based on financial information provided by the Borrower. Neither the Authority nor the Underwriter have verified such financial information or the underlying assumptions and no assurance can be given as to the accuracy of such information or as to the ability of the Projects to achieve the projected operating levels assumed thereby.

### Oversight Agent

The Authority has engaged Wolf & Company Inc. ("Wolf") to serve as the Oversight Agent under the Indenture, the Loan Agreement and the Regulatory Agreements. Wolf is a housing, financial and insurance advisory firm that provides services to state and local governments, insurance companies, mortgage bankers, investment bankers and institutional investors in the areas of affordable housing programs, with a specialized emphasis on program administration, compliance and oversight agent services.

Wolf is the Oversight Agent on twenty six (26) mobile home parks backed by revenue bonds in California. Wolf provides administration/oversight agent duties for the City of La Verne, the City of Rohnert Park and for Independent Cities Finance Authority parks located in the City of Capitola, City of Fresno, City of Brea, City of Lancaster (2), City of Vista (2), City of Hermosa Beach, City of Morgan Hill, City of Palm Springs, City of Rohnert Park, City of Salinas, County of San Mateo, City of San Juan Capistrano, City of Santa Rosa, City of Yucaipa (2) and California Municipal Finance Authority parks located in the City of Garden Grove (2), City of Lancaster, City of Newcastle, City of Palmdale, City of Vacaville and the City of Yucaipa. Wolf is also the program administrator/compliance agent on the County of San Bernardino's 1997, 1999, 2000, 2001, 2002 Single Family Mortgage Revenue Bond Programs and the Downey Regional Medical Center Series 2012.

The Oversight Agent will have general oversight responsibility, including monitoring the Borrower's performance under the Loan Agreement and the Regulatory Agreements.

# JOHN P. NEET, MAI

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED HOUSING COMMUNITIES AND RV PARKS

May 18<sup>th</sup>, 2012

Ms. Suzanne Taylor  
Augusta Communities  
400 North Mountain Avenue  
Upland, CA, 91786

Re: Valley View Mobile Home Park, 12995 6<sup>th</sup> Street, Yucaipa, CA 92399

Ms. Taylor:

As requested and authorized by the letter of engagement dated March 15<sup>th</sup>, 2012, I have appraised the captioned property for the purposes of expressing my opinion of its market value as defined herein. The interests appraised are those of the **Fee Simple** estate.

As a result of my investigation and analysis, it is my conclusion that the market value of the subject property, as of May 16<sup>th</sup>, 2012, and subject to the assumptions, certification, and limiting conditions stated herein, was

**TWO MILLION ONE HUNDRED THOUSAND DOLLARS**  
**\$2,100,000**

Further, I have estimated the "value in use" to a non-profit 501C3 corporation based on the parameters used by this market sector. Based on this analysis, the value in use under these considerations is estimated, as of the same date and subject to similar considerations, to be

**TWO MILLION TWO HUNDRED THOUSAND DOLLARS**  
**\$2,200,000**

This appraisal and report is intended to comply with the following standards and agreements:

- The Scope of Work agreement between the appraiser and the client
- The Standards of Professional Practice and Code of Ethics of the Appraisal Institute
- The Uniform Standards of Professional Appraisal Practice (USPAP)

This letter is part of the attached *summary report* which contains descriptions of the subject property, factual data, and my analysis of that data upon which the value conclusion is predicated in line with the scope of work agreed to. A summary of the scope of work is included on Page 4. Please refer to the limiting conditions, certification, and assumptions contained on Pages 8 through 12. The purpose, function, and intended use of this appraisal are described on Page 4.

Respectfully submitted,



John P. Neet, MAI

California General Appraisal Certificate No. AG003494; Certified through 3/14/2014

26845 JEFFERSON AVENUE, SUITE A  
(951) 461-7755-VOICE  
(951) 346-3558-FAX

MURRIETA, CA 92562  
www.johnneet.com  
appraisals@johnneet.com

**Operating Expense Analysis**

The estimate of expenses is derived from a variety of sources, including a review of expense statements from comparable projects, historical data maintained in my files, and historical information provided to the appraisers by the subject's management.<sup>9</sup> Much of the comparison made with other sources of data is based on a cost per unit analysis, as compared to a percentage of collected income basis. The latter is not considered as reliable as the former for several reasons: 1) Operating expenses are predominantly fixed and not subject to fluctuation based on rental income, and properties with higher rents typically have lower costs as a percentage of income; 2) operating expenses are not significantly affected by occupancy levels; and 3) market participants have a strong tendency not to utilize percentage based comparisons. Likewise, total expense ratios have limited applicability for these reasons as well as the complicating factors of submetered or provided utilities, which distorts the total ratio due to the significant cost of utilities and the high level of reimbursements where applicable.

The following table provides expense comparable data from 10 mobile home parks from 2009 and 2010, the most recent years for which a full year of data is available. This data is unfiltered, that is it has not been adjusted to delete items that are not considered in my projections for the subject (expensed capital expenditures, higher than typical payroll expenses, use or lack of use of professional management services, etc.). The data does demonstrate the significant variability from project to project, and indicates the need to rely on multiple sources of data and analysis to support projections of future expense for the subject.

<b>COMPARABLE EXPENSE DATA SUMMARY</b>										
No. Units	296	185	144	33	148	119	196	470	531	74
<b>2009</b>										
Taxes	\$193	\$342	\$181	\$610	\$383	\$218	\$237	\$101	\$240	\$371
Prof. Mgmt.	\$370	\$231	\$183	Owner	\$247	\$241	Owner	Owner	\$240	\$200
On-Site Mgmt.	\$208	\$306	\$91	Owner	\$267	\$329	\$242	\$166	\$143	\$350
Insurance	\$62	\$64	\$34	\$85	\$63	\$74	\$46	\$49	\$70	\$100
Repairs/Maint.	\$417	\$263	\$224	\$430	\$204	\$338	\$706	\$612	\$708	\$320
Admin./Misc.	\$125	\$380	\$129	\$44	\$115	\$194	\$76	\$147	\$70	\$198
<b>2010</b>										
Taxes	\$196	\$302	\$201	\$619	\$397	\$245	\$266	\$107	\$877	\$373
Prof. Mgmt.	\$370	\$250	\$180	Owner	\$247	\$238	Owner	Owner	\$244	\$198
On-Site Mgmt.	\$206	\$217	\$110	Owner	\$255	\$333	\$256	\$193	\$135	\$376
Insurance	\$65	\$57	\$32	\$85	\$54	\$61	\$38	\$51	\$68	\$89
Repairs/Maint.	\$393	\$182	\$177	\$147	\$361	\$464	\$881	\$637	\$522	\$314
Admin./Misc.	\$153	\$462	\$129	\$48	\$100	\$237	\$51	\$153	\$84	\$172
<b>2 Year Average</b>										
Taxes	\$195	\$322	\$191	\$615	\$390	\$232	\$252	\$104	\$559	\$372
Prof. Mgmt.	\$370	\$241	\$182		\$247	\$240			\$242	\$199
On-Site Mgmt.	\$207	\$262	\$241		\$261	\$331	\$249	\$180	\$139	\$363
Insurance	\$64	\$61	\$33	\$85	\$59	\$68	\$42	\$50	\$69	\$95
Repairs/Maint.	\$400	\$223	\$377	\$289	\$283	\$401	\$794	\$625	\$615	\$317
Admin./Misc.	\$139	\$421	\$100	\$46	\$108	\$216	\$64	\$150	\$77	\$185
<b>Analysis of Sample-2 Year Average</b>										
	Low Value		High Value		Mean		Median		Mean-80% Conf.	
Taxes	\$104		\$615		\$323		\$287		\$314	
Prof. Mgmt.	\$182		\$370		\$246		\$241		\$234	
On-Site Mgmt.	\$139		\$363		\$248		\$249		\$247	
Insurance	\$33		\$95		\$62		\$62		\$62	
Repairs/Maint.	\$223		\$794		\$432		\$388		\$413	
Admin./Misc.	\$46		\$421		\$150		\$123		\$130	

<sup>9</sup> The reader should be aware that there are no reliable institutional data sources that report statistics on operating expenses for this property type such as exist for other, more commonly held investment properties, such as BOMA for office buildings and similar source for other property types.

rent control ordinance, which does not allow rents to existing tenants to keep up with inflation and offers no potential for recovery of rental income on turnover.

Based on my analysis of the above data and its relation to the income stream and the physical characteristics of the subject, an appropriate capitalization rate of 7.25% is estimated.

The Reconstructed Operating Statement and Capitalization of the subjects estimated net operating income is shown below.

**Reconstructed Operating Statement and Capitalization of Income**

<b>Gross Potential Income:</b>				
MH Space Rental Income	\$287	Per Space Per Mo.	91.8%	\$258,350
Other Unit Income	\$958	Per Unit Per Month	8.2%	\$22,980
<b>Income Subject to Vacancy/Collection Loss Allowance:</b>				<b>\$281,330</b>
<b>Less Vacancy/Collection Loss:</b>		7.25%		<b>\$20,396</b>
<b>Effective Gross Income (Subtotal):</b>				<b>\$260,933</b>
<b>Effective Gross Income Projections:</b>				
<b>Utility/Service Income</b>				
Submetered Electricity Inc.	\$455	Per Unit (Total)	12.4%	\$35,000
Submetered Gas Inc.	\$377	Per Unit (Total)	10.3%	\$29,000
Submetered Water Inc.	\$169	Per Unit (Total)	4.6%	\$13,000
Sewer Pass Through Inc.	\$430	Per Unit (Total)	11.8%	\$33,100
Trash Pass Through Inc.	\$195	Per Unit (Total)	5.3%	\$15,000
Storage Income	\$88	Per Unit (Total)	2.4%	\$6,800
Laundry Income	\$1	Per Unit (Total)	0.0%	\$75
Other Income	\$104	Per Unit (Total)	2.8%	\$8,000
<b>Subtotal:</b>				<b>\$139,975</b>
<b>Effective Gross Income (All Sources):</b>				<b>\$400,908</b>
<b>Projected Expenses:</b>				
Taxes	\$327.90	Per Unit		\$25,248
Direct Assessments	\$69.86	Per Unit		\$5,379
Professional Management	6.00%	of Rent EGI		\$15,656
On-Site Mgmt./Service Payroll	\$400.00	Per Unit		\$30,800
Insurance	\$60.00	Per Unit		\$4,620
<b>Utilities Expense</b>				
Electricity Expense	\$416	Per Unit		\$32,000
Natural Gas Expense	\$240	Per Unit		\$18,500
Water Expense	\$214	Per Unit		\$16,500
Sewer Expense	\$429	Per Unit		\$33,000
Trash Expense	\$240	Per Unit		\$18,500
<b>Total Utility Expenses</b>	<b>\$1,539</b>	<b>Per Unit</b>		<b>\$118,500</b>
Repairs/Maintenance	\$450	Per Unit		\$34,650
Administrative/Misc.	\$200	Per Unit		\$15,400
Reserves	\$50	Per Unit		\$3,850
<b>Total Expenses:</b>	<b>\$3,300</b>	<b>Per Unit</b>	<b>\$1,761 /U W/O Utilities</b>	<b>\$254,103</b>
<b>Net Operating Income:</b>				<b>\$146,805</b>
<b>Overall Capitalization Rate:</b>				<b>7.00%</b>
<b>Indicated Value:</b>	<b>\$2,097,217</b>	<b>rounded to</b>		<b>\$2,100,000</b>
<b>Indicated Value Per Unit:</b>				<b>\$27,273</b>

**Appendix 2 - Use Value to 501C3 Non-Profit Corporation**

A current market trend that is gaining in significance in California is market participation by non-profit corporations who purchase mobile home parks to assist local government to help maintain the supply of affordable housing in the community. Several non-profit groups are currently participating in this market, and the number of parks purchased has become a significant part of the mobile home park purchase market. Local government agencies assist the non-profit by granting concessions, providing subsidies, and government bond financing. Further, the non-profit agency is typically exempt from many real estate taxes (but not direct assessments), with the reduction based on the number of park residents who meet certain income qualification standards. Since these agencies are by definition non-profit, the manner in which these market participants value the parks becomes a significant consideration in the valuation of this product.

This value is intended to indicate the price that a non-profit 501c3 corporation would pay by simulating the analysis that is used by these purchasers to determine price. The non-profit reports slightly different operating expenses than do typical investors. The non-profit does not pay the full amount of real estate taxes that would be charged following a Proposition 13 sale adjustment (typically), but does usually pay all direct assessments. In addition, management fees tend to be higher, and typically include a fee to the non-profit for its costs in managing the program and overseeing the professional management of the park. These changes are noted in the NOI calculations shown below.

The method of processing this into an indication of the price that the non-profit is willing to pay is based upon debt coverage, not income capitalization. The debt coverage ratio is reported to range from a low of 1.05 to 1.30, as reported by the analysts for several non-profits who were interviewed. I have used 1.20 in this analysis.

The supportable debt is based on approximate current terms for this type of a purchase money mortgage (35 year amortization, 5.5% blended interest cost). There are additional expenses associated with the purchase and bond issuance that are usually added to the purchase price. These costs include bond counsel fees, underwriting fees, due diligence costs, third party reports (appraisal, environmental, title, engineering, etc.) that must be deducted from the bond amount to reach a purchase price that the non-profit can afford to pay. These costs typically range from \$100,000 to \$300,000 depending on the size and complexity of the property and the price. I have used a mid-range estimate for analysis.

The restated operating statement and debt calculations are shown below:

Effective Gross Income (All Sources):	(From Income Projections)		\$400,908
Total Expenses:	(From Income Projections)		\$254,103
<u>Net Operating Income to Investor Owner</u>			<u>\$146,805</u>
Less: Non-Profit Management & Oversight Fee (\$200/U)			(\$23,100)
Add: Property Tax Reduction-Estimated Credit:	75.0%		<u>\$18,936</u>
<u>NOI to 501C3 Corporation</u>			<u>\$142,641</u>
Projected Debt Coverage Ratio		1.2	
NOI Available for Debt Repayment		\$118,868	
Projected Interest Rate on Bonds		4.50%	
Amortization Period (Years)		35	
Mortgage Constant		0.05727045	
Supportable Debt		\$2,490,664	
Less Transaction Costs		<u>\$300,000</u>	
<b>Indicated Value in Use to Non-Profit 501C3 Corporation</b>		\$2,190,664	rounded to <b>\$2,200,000</b>

February 28, 2014

Debbie Smith  
C/O Independent Cities Finance Authority  
P.O. Box 6740  
Lancaster, California 93539

RE: Independent Cities Finance Authority (ICFA) Mobile Home Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012 Oversight Agent Report for Month of February 2014

Dear Mrs. Smith:

**Confirmation of Augusta Communities December Deposit to Trustee**

The Trustee has received funds in the amount of \$111,367 from Augusta Communities for the February deposit. I have attached a copy of the Trustee receipt notification for February 2014 and a copy of the Budget summary.

**4th Quarter Un-audited Financial Statements and Rental activity for the period ending 12/31/13 per Loan Agreement Section 6.6.**

Augusta Communities' has provided its quarterly un-audited financial statements and activity for the period ending 12/31/13. All the parks are on plan and meet the required coverage. The report indicates no major concerns and is attached.

**Quarterly Inspection.**

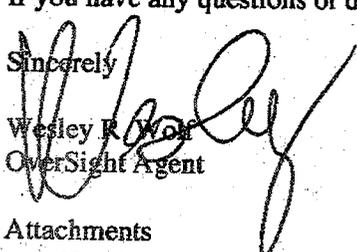
A physical inspection of the Valley View Mobile Home Park was conducted during this quarter. No major concerns were noted. The park is well maintained.

**Regulatory Agreement Section 5 (g) per 142 (d) of the Internal Revenue Code.**

Augusta Communities has filed the Annual Certification (Form 8703) with the U.S. Treasury (copies attached).

If you have any questions or desire additional information, please do not hesitate to contact me.

Sincerely

  
Wesley R. Wolf  
OverSight Agent

Attachments

Cc: Newcomb Williams Financial Group., Cities of Montclair and Yucaipa, CA., Standard & Poor's and Bond Investors.

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vwm)**  
**December 2013**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
Space Rental Income:									
Scheduled Gross Rental Income	21,733.26	21,733.00	0.26	0.00	261,016.12	260,724.00	292.12	0.11	260,724.00
Vacancies/COC's	-1,652.07	-1,480.00	-192.07	13.16	-22,158.55	-17,520.00	-4,638.55	26.48	-17,520.00
Concessions/Discounted Rent	0.00	0.00	0.00	0	-266.01	0.00	-266.01	0	0.00
Rent Credits	0.00	-150.00	150.00	-100.0	0.00	-1,800.00	1,800.00	-100.0	-1,800.00
Management Housing	-1,571.65	-1,625.00	53.35	-3.28	-19,278.30	-19,500.00	221.70	-1.14	-19,500.00
Write-Off	0.00	-500.00	500.00	-100.0	-4,550.84	-8,000.00	3,449.16	-24.15	-6,000.00
Net Delinquencies/Writeoff	-789.74	0.00	-789.74	0	-5,122.58	0.00	-5,122.58	0	0.00
<b>Total Space Rental Income</b>	<b>17,718.80</b>	<b>17,998.00</b>	<b>-278.20</b>	<b>-1.55</b>	<b>209,637.74</b>	<b>215,904.00</b>	<b>-6,266.26</b>	<b>-2.90</b>	<b>215,904.00</b>
Other Rental Income:									
Coach Rental Income	829.21	0.00	829.21	0	3,929.32	0.00	3,929.32	0	0.00
Apartment Rental Income	2,165.00	1,915.00	250.00	13.05	25,632.72	22,980.00	2,652.72	11.54	22,980.00
Net Delinquencies/Vacancy	0.00	-100.00	100.00	-100.0	-1,719.56	-1,200.00	-519.56	43.30	-1,200.00
<b>Total Other Rental Income</b>	<b>2,994.21</b>	<b>1,815.00</b>	<b>1,179.21</b>	<b>64.97</b>	<b>27,842.48</b>	<b>21,780.00</b>	<b>6,062.48</b>	<b>27.84</b>	<b>21,780.00</b>
Utility Income:									
Electric	2,310.31	2,500.00	-189.69	-7.59	31,837.95	33,350.00	-1,512.05	-4.53	33,350.00
Gas/Oil	2,188.21	2,200.00	-11.79	-0.54	24,279.24	22,200.00	2,079.24	9.37	22,200.00
Trash	1,312.52	1,309.00	3.52	0.27	16,068.04	15,708.00	360.04	2.29	15,708.00
Water	1,199.81	1,050.00	149.81	14.27	14,579.29	13,058.00	1,521.29	12.48	13,058.00
Sewer	2,911.40	2,880.00	31.40	1.09	34,849.32	34,560.00	289.32	0.84	34,560.00
<b>Total Utility Income</b>	<b>9,922.25</b>	<b>9,939.00</b>	<b>-16.75</b>	<b>-0.17</b>	<b>121,713.84</b>	<b>118,868.00</b>	<b>2,845.84</b>	<b>2.39</b>	<b>118,868.00</b>
Miscellaneous Income:									
Late/NSF Fees	75.00	75.00	0.00	0.00	2,075.00	900.00	1,175.00	130.5	900.00
Laundry/Vending Machine	0.00	5.00	-5.00	-100.0	478.63	60.00	418.63	897.7	60.00
Parking/Storage	341.00	525.00	-184.00	-35.05	5,430.99	6,300.00	-869.01	-13.78	6,300.00
Miscellaneous	530.48	550.00	-19.52	-3.55	5,477.22	6,600.00	-1,122.78	-1.68	6,600.00
<b>Total Miscellaneous Income</b>	<b>946.48</b>	<b>1,155.00</b>	<b>-208.52</b>	<b>-18.05</b>	<b>14,461.84</b>	<b>13,860.00</b>	<b>601.84</b>	<b>4.34</b>	<b>13,860.00</b>
Other Income:									
Interest Income	0.00	0.00	0.00	0	55.05	208.00	-152.95	-73.53	208.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>55.05</b>	<b>208.00</b>	<b>-152.95</b>	<b>-73.53</b>	<b>208.00</b>
Sales Income:									
Sale of Assets	0.00	0.00	0.00	0	2,115.34	2,680.00	-564.66	-21.07	2,680.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00	0	2,115.34	2,680.00	-564.66	-21.07	2,680.00
<b>Total Income</b>	<b>31,582.74</b>	<b>30,907.00</b>	<b>675.74</b>	<b>2.19</b>	<b>375,826.29</b>	<b>373,300.00</b>	<b>2,526.29</b>	<b>0.68</b>	<b>373,300.00</b>
<b>EXPENSES:</b>									
Payroll Expenses:									
Manager/Assistant Manager	1,338.46	1,425.00	-86.54	-6.07	17,315.26	17,100.00	215.26	-1.26	17,100.00
Maintenance/Office	1,929.60	2,077.00	-147.40	-7.10	25,113.20	24,924.00	189.20	-0.76	24,924.00
Bonus	450.00	300.00	-150.00	-50.00	450.00	300.00	-150.00	-50.00	300.00
Payroll Tax Expense	344.13	437.00	-92.87	-21.25	4,502.21	4,870.00	-367.79	-7.55	4,870.00
Insurance/Other Benefits	0.00	150.00	150.00	100.0	0.00	1,800.00	1,800.00	100.0	1,800.00
Worker's Comp/ADP Fees	545.15	490.00	-55.15	-11.25	5,851.49	5,462.00	389.49	-7.13	5,462.00
<b>Total Payroll Expense</b>	<b>4,607.34</b>	<b>4,879.00</b>	<b>-271.66</b>	<b>-5.57</b>	<b>53,232.15</b>	<b>54,456.00</b>	<b>1,223.85</b>	<b>2.25</b>	<b>54,456.00</b>
Utility Expense:									
Electric	2,422.32	2,750.00	-327.68	-11.92	29,818.77	31,550.00	1,731.23	5.48	31,550.00
Gas/Oil	2,312.75	2,100.00	-212.75	-10.13	16,862.45	14,900.00	1,962.45	-13.17	14,900.00
Trash	1,661.95	1,637.00	-24.95	-1.52	19,765.88	19,644.00	121.88	-0.62	19,644.00
Water	1,386.22	1,350.00	-36.22	-2.68	17,942.97	16,700.00	1,242.97	-7.44	16,700.00
Sewer	2,950.85	2,880.00	-70.85	-2.46	34,911.65	34,560.00	351.65	-1.02	34,560.00
<b>Total Utility Expense</b>	<b>10,734.09</b>	<b>10,717.00</b>	<b>-17.09</b>	<b>-0.16</b>	<b>119,302.73</b>	<b>117,354.00</b>	<b>1,948.73</b>	<b>-1.66</b>	<b>117,354.00</b>
Repairs & Maintenance:									
Bldg. Repair/Maintenance	0.00	100.00	100.00	100.0	2,932.95	1,200.00	1,732.95	-144.4	1,200.00
Bldg./Coach Rental Expense	0.00	100.00	100.00	100.0	547.61	1,200.00	652.39	54.37	1,200.00
Cleaning/Janitorial	31.62	40.00	-8.38	-20.95	647.09	480.00	167.09	-34.61	480.00
Elec. System Repair/Maintenance	0.00	150.00	150.00	100.0	1,269.00	1,800.00	531.00	-29.50	1,800.00
Equipment Expense	99.00	30.00	-69.00	-230.0	143.76	360.00	216.24	60.07	360.00
Furnishings/Appliances	0.00	30.00	30.00	100.0	359.61	360.00	0.39	0.11	360.00

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2013**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Gas System Repair/Maintenance	0.00	150.00	150.00	100.0	344.60	1,800.00	1,455.50	80.86	1,800.00
Heating/Air Conditioning	0.00	50.00	50.00	100.0	286.81	600.00	313.19	52.20	600.00
Landscaping	21.52	200.00	178.48	89.24	7,617.26	2,400.00	-5,217.26	-217.3	2,400.00
Locks/Keys	0.00	15.00	15.00	100.0	71.96	180.00	108.04	60.02	180.00
Maintenance Supplies	117.36	90.00	-27.36	-30.40	3,255.47	1,080.00	-2,175.47	-201.4	1,080.00
Pest Control	0.00	10.00	10.00	100.0	1,268.58	120.00	-1,148.58	-957.1	120.00
Pool/Spa/Fountain	0.00	100.00	100.00	100.0	2,133.96	1,200.00	-933.96	-77.82	1,200.00
Sewer System Repair/Maintenance	0.00	150.00	150.00	100.0	810.00	1,800.00	990.00	55.00	1,800.00
Signage	192.01	15.00	-177.01	-1,180	225.92	180.00	-45.92	-25.51	180.00
Street Lighting	0.00	150.00	150.00	100.0	1,563.48	1,800.00	236.52	13.14	1,800.00
Street Repairs	0.00	0.00	0.00	0	243.95	0.00	-243.95	0	0.00
Street Sweeping	0.00	100.00	100.00	100.0	0.00	1,200.00	1,200.00	100.0	1,200.00
Vehicles	0.00	50.00	50.00	100.0	436.84	600.00	163.16	27.19	600.00
Walls/Fences/Gates	0.00	50.00	50.00	100.0	0.00	600.00	600.00	100.0	600.00
Water System Repairs/Maintenance	0.00	100.00	100.00	100.0	177.64	1,200.00	1,022.36	85.20	1,200.00
<b>Total Repairs &amp; Maintenance</b>	<b>461.51</b>	<b>1,680.00</b>	<b>1,218.49</b>	<b>72.53</b>	<b>24,336.29</b>	<b>20,160.00</b>	<b>-4,176.29</b>	<b>-20.72</b>	<b>20,160.00</b>
<b>Insurance, Tax &amp; License:</b>									
Insurance	497.71	330.00	-167.71	-50.82	3,816.26	3,960.00	143.74	3.63	3,960.00
Property Tax	2,337.30	2,800.00	462.70	16.53	4,385.54	5,600.00	1,214.36	21.69	5,600.00
Licenses/Fees/Permits	305.00	1,140.00	835.00	73.25	10,582.16	7,342.00	-3,240.16	-44.13	7,342.00
<b>Total Insurance, Tax &amp; License</b>	<b>3,140.01</b>	<b>4,270.00</b>	<b>1,129.99</b>	<b>26.46</b>	<b>18,784.06</b>	<b>16,902.00</b>	<b>-1,882.08</b>	<b>-11.14</b>	<b>16,902.00</b>
<b>Outside Services:</b>									
Legal/Collections	2,303.06	300.00	-2,003.06	-667.6	8,311.69	3,600.00	-4,711.69	-130.8	3,600.00
Management Fees	1,487.00	1,487.00	0.00	0.00	19,844.00	17,844.00	-1,800.00	-10.09	17,844.00
Patrol/Alarm	86.85	40.00	-46.85	-117.1	347.40	480.00	132.60	27.63	480.00
Personnel Expenses	0.00	15.00	15.00	100.0	0.00	180.00	180.00	100.0	180.00
Other Outside Services	128.60	40.00	-88.60	-221.5	278.60	480.00	201.40	41.96	480.00
<b>Total Outside Services</b>	<b>4,005.53</b>	<b>1,882.00</b>	<b>-2,123.53</b>	<b>-112.8</b>	<b>28,581.83</b>	<b>22,584.00</b>	<b>-5,997.83</b>	<b>-26.56</b>	<b>22,584.00</b>
<b>Advertising &amp; Promotion:</b>									
Resident Relations	45.00	75.00	30.00	40.00	580.00	900.00	320.00	35.56	900.00
<b>Total Advertising &amp; Promotion:</b>	<b>45.00</b>	<b>75.00</b>	<b>30.00</b>	<b>40.00</b>	<b>580.00</b>	<b>900.00</b>	<b>320.00</b>	<b>35.56</b>	<b>900.00</b>
<b>General &amp; Administrative:</b>									
Billing Service	118.50	120.00	1.50	1.25	1,422.00	1,440.00	18.00	1.25	1,440.00
Dues/Subscriptions	0.00	10.00	10.00	100.0	119.35	120.00	0.65	0.54	120.00
Education/Seminars	0.00	0.00	0.00	0	355.00	0.00	-355.00	0	0.00
Office Expense	55.41	160.00	104.59	65.37	1,303.57	1,920.00	616.43	32.11	1,920.00
Postage/Messenger Service	41.34	75.00	33.66	44.88	695.85	900.00	204.15	22.68	900.00
Service Charges-Bank	635.81	60.00	-575.81	-959.3	1,303.70	720.00	-583.70	-81.07	720.00
Telephone/Answering/Internet	138.22	135.00	-3.22	-2.33	1,708.05	1,620.00	-88.05	-5.44	1,620.00
Title Search/Credit Report	9.90	15.00	5.10	34.00	271.05	180.00	-91.05	-50.58	180.00
<b>Total General &amp; Administrative</b>	<b>998.98</b>	<b>575.00</b>	<b>-423.98</b>	<b>-73.74</b>	<b>7,178.67</b>	<b>6,900.00</b>	<b>-278.67</b>	<b>-4.04</b>	<b>6,900.00</b>
<b>Total Operating Expenses</b>	<b>23,992.46</b>	<b>24,078.00</b>	<b>85.54</b>	<b>0.36</b>	<b>251,995.46</b>	<b>239,256.00</b>	<b>-12,739.46</b>	<b>-5.32</b>	<b>239,256.00</b>
<b>Net Operating Income</b>	<b>7,590.28</b>	<b>6,829.00</b>	<b>761.28</b>	<b>11.15</b>	<b>123,830.84</b>	<b>134,044.00</b>	<b>-10,213.16</b>	<b>-7.62</b>	<b>134,044.00</b>
<b>Non-Operating Expenses:</b>									
Bond Services Fee	0.00	0.00	0.00	0	1,150.00	0.00	-1,150.00	0	0.00
S & P Fee	0.00	29.00	29.00	100.0	350.00	348.00	-2.00	-0.57	348.00
Deposit with Trustee	7,844.00	7,826.00	-18.00	-0.23	102,393.00	102,122.00	-271.00	-0.27	102,122.00
<b>Total Non-Operating Expenses</b>	<b>7,844.00</b>	<b>7,855.00</b>	<b>11.00</b>	<b>0.14</b>	<b>103,893.00</b>	<b>102,470.00</b>	<b>-1,423.00</b>	<b>-1.39</b>	<b>102,470.00</b>
<b>Net Profit/Loss</b>	<b>-253.72</b>	<b>-1,026.00</b>	<b>772.28</b>	<b>-75.27</b>	<b>19,937.84</b>	<b>31,574.00</b>	<b>-11,636.16</b>	<b>-36.85</b>	<b>31,574.00</b>

March 31, 2015

Debbie Smith  
C/O Independent Cities Finance Authority  
P.O. Box 6740  
Lancaster, California 93539

RE: Independent Cities Finance Authority (ICFA) Mobile Home Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012 Oversight Agent Report for Month of March 2015

Dear Mrs. Smith:

**Confirmation of Augusta Communities December Deposit to Trustee**

The Trustee has received funds in the amount of \$111,437 from Augusta Communities for the March deposit. I have attached a copy of the Trustee receipt notification for March 2015 and a copy of the 2015 Budget summary.

**Quarterly Inspection.**

A physical inspection of the (3) Montclair Mobile Home Parks and Yucaipa Mobile Home Park were conducted during this quarter. No major concerns were noted. The parks are well maintained.

**Regulatory Agreement Section 5 (g) per 142 (d) of the Internal Revenue Code.**

Augusta Communities has filed the Annual Certification (Form 8703) with the U.S. Treasury (copies attached). All the parks meet the 20-50 test.

**4th Quarter Un-audited Financial Statements and Rental activity for the period ending 12/31/14 per Loan Agreement Section 6.6.**

Augusta Communities' has provided its quarterly un-audited financial statements and activity report for the period ending 12/31/14. All the parks are on plan and meet the required coverage. The reports indicate no major concerns and are attached.

**Repair and Replacement Fund-Requisition Numbers 2015-2**

\$52,099.60 has been charged to the 2012 Restricted Repair and Replacement account for the month of March. A copy of the R & R Fund Requisition is attached for your review.

**Budget Comparison (Cash)  
Valley View Mobile Home Park - (203vvm)  
December 2014**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
<b>Space Rental Income:</b>									
Scheduled Gross Rental Income	22,065.09	22,054.00	11.09	0.05	264,436.84	264,584.00	-147.16	-0.06	264,584.00
Vacancies/COC's	-2,212.58	-1,850.00	-562.58	34.10	-33,350.56	-19,800.00	-13,550.56	68.59	-18,800.00
Concessions/Discounted Rent	0.00	0.00	0.00	0	-443.91	0.00	-443.91	0	0.00
Management Housing	-1,075.53	-1,625.00	549.47	-33.81	-19,057.67	-19,500.00	442.33	-2.27	-19,500.00
Write-Off	-0.70	-600.00	599.30	-99.88	-59.70	-7,200.00	7,140.30	-59.70	-7,200.00
Net Delinquencies/Writesoff	-314.21	0.00	-314.21	0	8,310.34	0.00	8,310.34	0	0.00
<b>Total Space Rental Income</b>	<b>18,462.07</b>	<b>18,179.00</b>	<b>283.07</b>	<b>1.56</b>	<b>219,806.34</b>	<b>218,084.00</b>	<b>1,722.34</b>	<b>0.79</b>	<b>218,084.00</b>
<b>Other Rental Income:</b>									
Coach Rental Income	1,125.09	565.00	560.09	99.13	11,639.04	6,770.00	4,869.04	71.92	6,770.00
House/Apt Rental Income	2,165.00	2,200.00	-35.00	-1.59	25,980.00	26,155.00	-175.00	-0.67	26,155.00
Net Delinquencies Rentals	-284.17	-400.00	115.83	-28.96	-3,031.97	-4,800.00	1,768.03	-36.83	-4,800.00
<b>Total Other Rental Income</b>	<b>3,005.92</b>	<b>2,365.00</b>	<b>640.92</b>	<b>27.10</b>	<b>34,587.07</b>	<b>28,125.00</b>	<b>6,462.07</b>	<b>22.98</b>	<b>28,125.00</b>
<b>Utility Income:</b>									
Electric	2,344.80	2,200.00	144.80	6.57	34,968.28	31,600.00	3,368.28	10.66	31,600.00
Gas/Oil	1,764.07	1,650.00	114.07	6.91	22,645.06	22,650.00	195.06	0.86	22,650.00
Trash	1,328.79	1,309.00	20.79	1.59	15,974.41	15,708.00	266.41	1.70	15,708.00
Water	1,278.01	1,200.00	78.01	6.50	15,411.70	14,150.00	1,261.70	8.92	14,150.00
Sewer	3,022.25	2,890.00	142.25	4.94	35,797.70	34,580.00	1,217.70	3.58	34,580.00
<b>Total Utility Income</b>	<b>9,738.72</b>	<b>9,239.00</b>	<b>499.72</b>	<b>5.41</b>	<b>124,897.15</b>	<b>118,668.00</b>	<b>6,229.15</b>	<b>5.33</b>	<b>118,668.00</b>
<b>Miscellaneous Income:</b>									
Late/NSF Fees	50.00	100.00	-50.00	-50.00	1,240.00	1,200.00	40.00	3.33	1,200.00
Laundry/Vending Machine	0.00	20.00	-20.00	-100.0	466.20	240.00	226.20	94.25	240.00
Parking/Storage	230.00	450.00	-220.00	-48.89	5,063.07	5,400.00	-336.93	-6.24	5,400.00
Miscellaneous	502.81	537.00	-34.19	-6.37	7,502.00	8,444.00	-1,058.00	-12.42	8,444.00
<b>Total Miscellaneous Income</b>	<b>782.81</b>	<b>1,107.00</b>	<b>-324.19</b>	<b>-29.29</b>	<b>14,271.27</b>	<b>13,284.00</b>	<b>987.27</b>	<b>7.43</b>	<b>13,284.00</b>
<b>Total Income</b>	<b>31,989.52</b>	<b>30,890.00</b>	<b>1,099.52</b>	<b>3.56</b>	<b>393,680.83</b>	<b>378,161.00</b>	<b>15,499.83</b>	<b>4.10</b>	<b>378,161.00</b>
<b>EXPENSES:</b>									
<b>Payroll Expenses:</b>									
Manager/Assistant Manager	4,689.93	1,475.00	-3,214.93	-217.9	21,155.48	17,700.00	-3,455.46	-19.52	17,700.00
Maintenance/Office	2,170.00	2,153.00	-17.00	-0.79	25,959.80	25,836.00	-123.80	-0.48	25,836.00
Bonus	300.00	500.00	-200.00	-40.00	300.00	500.00	-200.00	-40.00	500.00
Payroll Tax Expense	855.99	475.00	-380.99	-80.21	5,020.17	5,062.00	-41.83	-0.83	5,062.00
Insurance/Other Benefits	312.99	200.00	-112.99	-56.49	2,190.23	2,400.00	-209.77	-8.74	2,400.00
Worker's Comp/ADP Fees	817.85	533.00	-284.85	-53.44	6,580.61	5,681.00	-899.61	-16.01	6,681.00
<b>Total Payroll Expense</b>	<b>9,146.66</b>	<b>5,336.00</b>	<b>-3,810.66</b>	<b>-71.41</b>	<b>61,216.27</b>	<b>57,179.00</b>	<b>-4,037.27</b>	<b>-7.06</b>	<b>57,179.00</b>
<b>Utility Expense:</b>									
Electric	2,504.89	2,100.00	-404.89	-19.27	34,974.65	29,650.00	-5,324.65	-17.96	29,650.00
Gas/Oil	1,344.67	1,800.00	455.13	25.29	14,023.55	16,400.00	2,376.45	14.49	16,400.00
Trash	1,694.82	1,837.00	-142.18	-7.74	20,107.75	19,844.00	-263.75	-1.33	19,844.00
Water	1,385.85	1,550.00	164.15	10.59	19,264.23	17,800.00	-1,464.23	-8.23	17,800.00
Sewer	3,022.08	2,880.00	-142.08	-4.93	35,796.35	34,580.00	-1,216.35	-3.49	34,580.00
Cable TV	0.00	0.00	0.00	0	103.63	0.00	-103.63	0	0.00
<b>Total Utility Expense</b>	<b>8,952.30</b>	<b>9,967.00</b>	<b>-1,014.70</b>	<b>-10.17</b>	<b>124,240.06</b>	<b>118,054.00</b>	<b>-6,186.06</b>	<b>-5.24</b>	<b>118,054.00</b>
<b>Repairs &amp; Maintenance:</b>									
Bldg. Repair/Maintenance	0.00	300.00	300.00	100.0	731.89	3,600.00	2,868.11	79.67	3,600.00
Bldg./Coach Rental Expense	322.29	350.00	27.71	7.92	3,327.81	4,200.00	872.19	20.77	4,200.00
Cleaning/Janitorial	59.37	45.00	-14.37	-31.93	488.34	540.00	51.66	9.57	640.00
Elec. System Repair/Maintenance	0.00	200.00	200.00	100.0	555.89	2,400.00	1,844.11	76.85	2,400.00
Equipment Expense	0.00	30.00	30.00	100.0	1,118.31	360.00	-758.31	-210.9	360.00
Furnishings/Appliances	0.00	75.00	75.00	100.0	0.00	900.00	900.00	100.0	900.00
Gas System Repair/Maintenance	0.00	150.00	150.00	100.0	3,171.80	1,500.00	-1,671.80	-111.45	1,500.00
Heating/Air Conditioning	89.00	75.00	-14.00	-18.67	89.00	900.00	811.00	90.11	900.00
Landscaping	109.57	300.00	190.43	63.48	11,213.03	3,600.00	-7,613.03	-211.4	3,600.00
Locks/Keys	0.00	15.00	15.00	100.0	68.46	180.00	111.54	62.00	180.00
Maintenance Supplies	124.50	250.00	125.50	50.20	2,778.67	3,000.00	221.33	7.38	3,000.00
Pest Control	0.00	250.00	250.00	100.0	44.91	3,000.00	2,955.09	98.50	3,000.00
Pool/Spa/Fountain	470.43	150.00	-320.43	-213.6	1,417.70	1,600.00	182.30	11.40	1,600.00
Sewer System Repair/Maintenance	350.00	100.00	-250.00	-250.0	1,028.00	1,200.00	172.00	14.33	1,200.00
Signage	0.00	15.00	15.00	100.0	1,326.04	180.00	-1,146.04	-63.67	180.00

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2014**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Street Lighting	0.00	75.00	75.00	100.0	1,579.54	900.00	-679.54	-75.50	900.00
Street Repairs	0.00	25.00	25.00	100.0	0.00	300.00	300.00	100.0	300.00
Street Sweeping	0.00	50.00	50.00	100.0	0.00	600.00	600.00	100.0	600.00
Vehicles	0.00	100.00	100.00	100.0	320.40	1,200.00	879.60	73.30	1,200.00
Walls/Fences/Gates	0.00	50.00	50.00	100.0	0.00	600.00	600.00	100.0	600.00
Water System Repairs/Maintenance	0.00	100.00	100.00	100.0	1,104.93	1,200.00	95.67	7.97	1,200.00
<b>Total Repairs &amp; Maintenance</b>	<b>1,524.16</b>	<b>2,705.00</b>	<b>1,180.84</b>	<b>43.65</b>	<b>30,381.51</b>	<b>32,460.00</b>	<b>2,078.49</b>	<b>6.40</b>	<b>32,460.00</b>
<b>Insurance, Tax &amp; License:</b>									
Insurance	528.89	280.00	-248.89	-88.89	3,432.93	3,185.00	-247.93	-7.76	3,185.00
Property Tax	2,789.86	2,400.00	-389.86	-16.24	5,089.58	4,800.00	-289.58	-6.01	4,800.00
Licenses/Fees/Permits	1,140.00	0.00	-1,140.00	0	8,307.60	7,241.00	-1,066.60	-14.73	7,241.00
<b>Total Insurance, Tax &amp; License</b>	<b>4,458.75</b>	<b>2,680.00</b>	<b>-1,778.75</b>	<b>-66.37</b>	<b>16,829.11</b>	<b>15,226.00</b>	<b>-1,603.11</b>	<b>-10.53</b>	<b>15,226.00</b>
<b>Outside Services:</b>									
Legal/Collections	60.00	450.00	390.00	86.67	1,582.81	5,400.00	3,817.19	71.06	5,400.00
Management Fees	1,509.00	1,509.00	0.00	0.00	18,108.00	18,108.00	0.00	0.00	18,108.00
Patrol/Alarm	88.85	35.00	-53.85	-151.00	347.40	420.00	72.60	17.29	420.00
Personnel Expenses	100.00	0.00	-100.00	0	100.00	0.00	-100.00	0	0.00
Other Outside Services	60.00	30.00	-30.00	-100.0	335.00	360.00	-25.00	-6.94	360.00
<b>Total Outside Services</b>	<b>1,815.85</b>	<b>2,024.00</b>	<b>208.15</b>	<b>10.28</b>	<b>20,563.01</b>	<b>24,288.00</b>	<b>3,724.99</b>	<b>15.33</b>	<b>24,288.00</b>
<b>Advertising &amp; Promotion:</b>									
Advertising	48.20	0.00	-48.20	0	119.60	0.00	-119.60	0	0.00
Resident Relations	103.29	60.00	-43.29	-72.15	1,287.75	960.00	-327.75	-34.14	960.00
<b>Total Advertising &amp; Promotion</b>	<b>151.49</b>	<b>60.00</b>	<b>-91.49</b>	<b>-51.88</b>	<b>1,407.35</b>	<b>960.00</b>	<b>-447.35</b>	<b>-46.60</b>	<b>960.00</b>
<b>General &amp; Administrative:</b>									
Billing Service	118.50	120.00	1.50	1.25	1,422.00	1,440.00	18.00	1.25	1,440.00
Dues/Subscriptions	0.00	10.00	10.00	100.0	119.35	120.00	0.65	0.54	120.00
Education/Seminars	0.00	30.00	30.00	100.0	0.00	360.00	360.00	100.0	360.00
Office Expense	102.16	120.00	17.84	14.87	2,428.43	1,440.00	-988.43	-68.64	1,440.00
Postage/Messenger Service	53.10	70.00	16.90	24.14	790.15	840.00	49.85	5.93	840.00
Service Charges-Bank	28.60	60.00	31.40	52.33	452.74	720.00	267.26	37.12	720.00
Telephone/Answering/Internet	139.39	135.00	-4.39	-3.25	1,690.42	1,620.00	-70.42	-4.35	1,620.00
Title Search/Credit Report	0.00	20.00	20.00	100.0	89.10	240.00	150.90	62.88	240.00
Travel/Mileage/Allowance	0.00	0.00	0.00	0	54.60	0.00	-54.60	0	0.00
<b>Total General &amp; Administrative</b>	<b>441.75</b>	<b>585.00</b>	<b>143.25</b>	<b>24.49</b>	<b>7,046.79</b>	<b>6,780.00</b>	<b>-266.79</b>	<b>-3.93</b>	<b>6,780.00</b>
<b>Total Operating Expenses</b>	<b>27,490.96</b>	<b>23,357.00</b>	<b>-4,133.96</b>	<b>-17.70</b>	<b>261,774.11</b>	<b>254,947.00</b>	<b>-6,827.11</b>	<b>-2.68</b>	<b>254,947.00</b>
<b>Net Operating Income</b>	<b>4,498.56</b>	<b>7,533.00</b>	<b>-3,034.44</b>	<b>-40.28</b>	<b>131,886.72</b>	<b>123,214.00</b>	<b>8,672.72</b>	<b>7.04</b>	<b>123,214.00</b>
<b>Non-Operating Income:</b>									
Transfers - Augusta	119,279.60	-7,800.00	127,079.60	-1,629	74,635.40	-93,575.00	168,210.40	-179.7	-93,575.00
<b>Total Other Income</b>	<b>119,279.60</b>	<b>-7,800.00</b>	<b>127,079.60</b>	<b>-1,629</b>	<b>74,635.40</b>	<b>-93,575.00</b>	<b>168,210.40</b>	<b>-179.7</b>	<b>-93,575.00</b>
<b>Non-Operating Expenses:</b>									
S & P Fee	0.00	29.00	29.00	100.0	744.68	348.00	-396.68	-113.9	348.00
Audit Fees	3,188.13	0.00	-3,188.13	0	3,696.72	5,000.00	1,303.28	26.07	5,000.00
Depreciation Expense	19,472.01	0.00	-19,472.01	0	19,472.01	0.00	-19,472.01	0	0.00
Amortization Expense	153.14	0.00	-153.14	0	153.14	0.00	-153.14	0	0.00
Non-Park Interest Expense	-95.65	0.00	95.65	0	-95.65	0.00	95.65	0	0.00
<b>Total Non-Operating Expenses</b>	<b>22,717.73</b>	<b>29.00</b>	<b>-22,688.73</b>	<b>-78.23</b>	<b>23,671.00</b>	<b>5,348.00</b>	<b>-18,323.00</b>	<b>-348.2</b>	<b>5,348.00</b>
<b>Net Profit/Loss</b>	<b>101,060.43</b>	<b>-296.00</b>	<b>101,356.43</b>	<b>-34.24</b>	<b>182,551.12</b>	<b>24,291.00</b>	<b>158,260.12</b>	<b>651.5</b>	<b>24,291.00</b>

February 29, 2016

Debbie Smith  
C/O Independent Cities Finance Authority  
P.O. Box 6740  
Lancaster, California 93539

RE: Independent Cities Finance Authority (ICFA) Mobile Home Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012 Oversight Agent Report for Month of February 2016

Dear Mrs. Smith:

**Confirmation of Augusta Communities Deposit to Trustee**

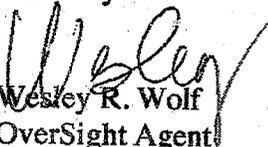
The Trustee has received funds in the amount of \$111,388 from Augusta Communities for the February deposit. I have attached a copy of the Trustee receipt notification for February and the budget summary for 2016.

**4th Quarter Un-audited Financial Statements and Rental activity for the period ending 12/31/15 per Loan Agreement Section 6.6.**

Augusta Communities' has provided its quarterly un-audited financial statements and activity report for the period ending 12/31/15. All the parks are on plan and meet the required coverage. The reports indicate no major concerns and are attached.

If you have any questions or desire additional information, please do not hesitate to contact me.

Sincerely

  
Wesley R. Wolf  
OverSight Agent

Attachments

Cc: Newcomb Williams Financial Group, Cities of Montclair and Yucaipa, CA., Standard & Poor's and Bond Investors.

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2015**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
<b>Space Rental Income:</b>									
Scheduled Gross Rental Income	20,389.86	20,536.00	-146.14	-0.71	244,810.63	245,916.00	-1,105.37	-0.45	245,916.00
Vacancies/COC's	-1,030.95	-1,488.00	457.05	-30.72	-12,205.12	-17,820.00	5,614.88	-31.51	-17,820.00
Management Housing	-852.42	-1,095.00	232.58	-21.24	-11,178.47	-13,140.00	1,961.53	-14.93	-13,140.00
Write-Off	-903.13	-400.00	-503.13	125.78	-3,266.43	-4,800.00	1,533.57	-31.95	-4,800.00
Net Delinquencies/Writeoff	-413.70	0.00	-413.70	0	-1,266.67	0.00	-1,266.67	0	0.00
<b>Total Space Rental Income</b>	<b>17,179.66</b>	<b>17,553.00</b>	<b>-373.34</b>	<b>-2.13</b>	<b>216,893.94</b>	<b>210,156.00</b>	<b>6,737.94</b>	<b>3.21</b>	<b>210,156.00</b>
<b>Other Rental Income:</b>									
Coach Rental Income	4,549.00	4,550.00	-1.00	-0.02	52,952.28	54,600.00	-1,647.72	-3.02	54,600.00
House/Apt Rental Income	2,165.00	2,165.00	0.00	0.00	25,980.00	25,980.00	0.00	0.00	25,980.00
Concessions/Discounted Rent	0.00	0.00	0.00	0	-1,874.50	0.00	-1,874.50	0	0.00
Vacant Rentals	0.00	0.00	0.00	0	-4,130.34	0.00	-4,130.34	0	0.00
Rental Write Off	0.00	0.00	0.00	0	-901.52	0.00	-901.52	0	0.00
Net Delinquencies Rentals	0.00	-1,007.00	1,007.00	-100.0	-1,117.34	-12,084.00	10,966.66	-90.75	-12,084.00
<b>Total Other Rental Income</b>	<b>6,714.00</b>	<b>5,708.00</b>	<b>1,006.00</b>	<b>17.62</b>	<b>70,908.58</b>	<b>68,495.00</b>	<b>2,413.58</b>	<b>3.52</b>	<b>68,495.00</b>
<b>Utility Income:</b>									
Electric	2,926.13	2,706.00	220.13	8.13	35,107.21	32,472.00	2,635.21	8.12	32,472.00
Gas/Oil	1,846.21	1,951.00	-104.79	-5.37	22,156.94	23,412.00	-1,255.06	-5.36	23,412.00
Trash	1,393.70	1,329.00	64.70	4.87	16,349.57	15,948.00	401.57	2.52	15,948.00
Water	1,148.34	1,255.00	-106.66	-8.50	13,983.16	15,060.00	-1,076.84	-7.15	15,060.00
Sewer	3,022.25	2,943.00	79.25	2.69	36,286.62	35,316.00	970.62	2.75	35,316.00
<b>Total Utility Income</b>	<b>10,336.63</b>	<b>10,184.00</b>	<b>152.63</b>	<b>1.50</b>	<b>123,883.50</b>	<b>122,208.00</b>	<b>1,675.50</b>	<b>1.37</b>	<b>122,208.00</b>
<b>Miscellaneous Income:</b>									
Late/NSF Fees	25.00	125.00	-100.00	-80.00	985.00	1,500.00	-515.00	-34.33	1,500.00
Laundry/Vending Machine	0.00	40.00	-40.00	-100.0	733.29	480.00	253.29	52.77	480.00
Parking/Storage	48.90	460.00	-411.10	-89.37	3,282.90	5,520.00	-2,237.10	-40.53	5,520.00
Miscellaneous	434.00	502.00	-68.00	-13.55	6,083.91	6,024.00	59.91	0.99	6,024.00
<b>Total Miscellaneous Income</b>	<b>507.90</b>	<b>1,127.00</b>	<b>-619.10</b>	<b>-54.93</b>	<b>11,085.10</b>	<b>13,524.00</b>	<b>-2,438.90</b>	<b>-18.03</b>	<b>13,524.00</b>
<b>Other Income:</b>									
Interest Income	0.00	5.00	-5.00	-100.0	0.00	60.00	-60.00	-100.0	60.00
<b>Total Other Income</b>	<b>0.00</b>	<b>5.00</b>	<b>-5.00</b>	<b>-100.0</b>	<b>0.00</b>	<b>60.00</b>	<b>-60.00</b>	<b>-100.0</b>	<b>60.00</b>
<b>Sales Income:</b>									
Cost of Sales	534.00	0.00	534.00	0	0.00	0.00	0.00	0	0.00
<b>Gain/Loss on Sale of Assets</b>	<b>534.00</b>	<b>0.00</b>	<b>534.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
<b>Total Income</b>	<b>35,272.19</b>	<b>34,577.00</b>	<b>695.19</b>	<b>2.01</b>	<b>422,771.12</b>	<b>414,444.00</b>	<b>8,327.12</b>	<b>2.01</b>	<b>414,444.00</b>
<b>EXPENSES:</b>									
<b>Payroll Expenses:</b>									
Manager/Assistant Manager	2,020.71	2,184.00	163.29	7.48	18,596.76	26,208.00	7,611.24	29.04	26,208.00
Maintenance/Office	4,957.71	2,188.00	-2,769.71	-126.5	38,576.21	26,256.00	-12,320.21	-46.92	26,256.00
Overtime	0.00	78.00	78.00	100.00	85.50	936.00	850.50	90.87	936.00
Bonus	525.00	500.00	-25.00	-5.00	525.00	500.00	-25.00	-5.00	500.00
Payroll Tax Expense	661.88	508.00	-173.88	-34.23	6,326.16	6,096.00	-230.16	-3.78	6,096.00
Insurance/Other Benefits	264.89	200.00	-64.89	-32.45	3,813.78	2,400.00	-1,413.78	-58.91	2,400.00
Worker's Comp/ADP Fees	1,024.76	600.00	-424.76	-70.79	7,724.68	7,200.00	-524.68	-7.29	7,200.00
<b>Total Payroll Expense</b>	<b>9,474.95</b>	<b>6,258.00</b>	<b>-3,216.95</b>	<b>-51.41</b>	<b>75,648.09</b>	<b>69,596.00</b>	<b>-6,052.09</b>	<b>-8.70</b>	<b>69,596.00</b>
<b>Utility Expense:</b>									
Electric	2,966.71	2,727.00	-239.71	-8.79	34,606.45	32,724.00	-1,882.45	-5.75	32,724.00
Gas/Oil	2,325.79	1,291.00	-1,064.79	-84.44	14,836.40	15,132.00	295.60	1.95	15,132.00
Trash	1,741.78	1,695.00	-46.78	-2.76	20,572.64	20,340.00	-232.64	-1.14	20,340.00
Water	1,375.75	1,598.00	222.25	13.91	17,167.60	19,176.00	2,008.40	10.47	19,176.00
Sewer	3,022.08	3,010.00	-12.08	-0.40	36,264.96	36,120.00	-144.96	-0.40	36,120.00
Cable TV	137.37	45.00	-92.37	-205.2	755.40	540.00	-215.40	-39.89	540.00
<b>Total Utility Expense</b>	<b>11,569.48</b>	<b>10,336.00</b>	<b>-1,233.48</b>	<b>-11.93</b>	<b>124,203.45</b>	<b>124,032.00</b>	<b>-171.45</b>	<b>-0.14</b>	<b>124,032.00</b>

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2015**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>Repairs &amp; Maintenance:</b>									
Bldg. Repair/Maintenance	302.67	200.00	-102.67	-51.34	2,134.80	2,400.00	265.20	11.05	2,400.00
Bldg./Coach Rental Expense	1,970.62	600.00	-1,370.62	-228.4	4,306.62	7,200.00	2,893.38	40.19	7,200.00
Cleaning/Janitorial	207.30	45.00	-162.30	-360.6	545.45	540.00	-5.45	-1.01	540.00
Elec. System Repair/Maintenance	328.50	200.00	-128.50	-64.25	328.50	2,400.00	2,071.50	86.31	2,400.00
Equipment Expense	0.00	75.00	75.00	100.00	330.54	900.00	569.46	63.27	900.00
Furnishings/Appliances	0.00	75.00	75.00	100.00	0.00	900.00	900.00	100.00	900.00
Gas System Repair/Maintenance	49.50	150.00	100.50	67.00	449.00	1,800.00	1,351.00	75.06	1,800.00
Heating/Air Conditioning	777.00	75.00	-702.00	-936.0	1,137.58	900.00	-237.58	-26.40	900.00
Landscaping	165.00	500.00	335.00	67.00	7,368.89	6,000.00	-1,368.89	-23.15	6,000.00
Locks/Keys	0.00	5.00	5.00	100.00	70.58	60.00	-10.58	-17.63	60.00
Maintenance Supplies	130.13	250.00	119.87	47.95	3,554.34	3,000.00	-554.34	-18.48	3,000.00
Pest Control	0.00	75.00	75.00	100.00	259.26	900.00	640.74	71.19	900.00
Pool/Spa/Fountain	0.00	150.00	150.00	100.00	298.41	1,800.00	1,501.59	83.42	1,800.00
Sewer System Repair/Maintenan	0.00	100.00	100.00	100.00	1,886.00	1,200.00	-686.00	-57.17	1,200.00
Signage	0.00	25.00	25.00	100.00	92.03	300.00	207.97	69.32	300.00
Street Lighting	274.95	175.00	-99.95	-57.11	274.95	2,100.00	1,825.05	86.91	2,100.00
Street Repairs	0.00	500.00	500.00	100.00	21.68	6,000.00	5,978.32	99.64	6,000.00
Vehicles	0.00	25.00	25.00	100.00	736.00	300.00	-436.00	-145.3	300.00
Walls/Fences/Gates	0.00	25.00	25.00	100.00	1,205.08	300.00	-905.08	-302.0	300.00
Water System Repairs/Maintenan	130.00	150.00	20.00	13.33	159.96	1,800.00	1,640.04	91.11	1,800.00
Mgr/Asst. Mgr Homes	0.00	0.00	0.00	0	135.00	0.00	-135.00	0	0.00
<b>Total Repairs &amp; Maintenance</b>	<b>4,335.67</b>	<b>3,400.00</b>	<b>-935.67</b>	<b>-27.52</b>	<b>25,315.67</b>	<b>40,800.00</b>	<b>15,484.33</b>	<b>37.95</b>	<b>40,800.00</b>
<b>Insurance, Tax &amp; License:</b>									
Insurance	287.50	340.00	52.50	15.44	4,095.33	4,080.00	-15.33	-0.38	4,080.00
Property Tax	3,283.21	397.00	-2,886.21	-727.0	6,073.05	4,764.00	-1,309.05	-27.48	4,764.00
Licenses/Fees/Permits	1,140.00	75.00	-1,065.00	-1,420	4,923.10	7,605.00	2,681.90	35.26	7,605.00
<b>Total Insurance, Tax &amp; License</b>	<b>4,710.71</b>	<b>812.00</b>	<b>-3,898.71</b>	<b>-480.1</b>	<b>15,091.48</b>	<b>16,449.00</b>	<b>1,357.52</b>	<b>8.25</b>	<b>16,449.00</b>
<b>Outside Services:</b>									
Legal/Collections	1,402.48	450.00	-952.48	-211.6	12,434.30	20,400.00	7,965.70	39.05	20,400.00
Management Fees	1,527.00	1,527.00	0.00	0.00	18,324.00	18,324.00	0.00	0.00	18,324.00
Patrol/Alarm	86.85	35.00	-51.85	-148.1	432.40	420.00	-12.40	-2.95	420.00
Other Outside Services	0.00	30.00	30.00	100.00	575.00	360.00	-215.00	-59.72	360.00
<b>Total Outside Services</b>	<b>3,016.33</b>	<b>2,042.00</b>	<b>-974.33</b>	<b>-47.71</b>	<b>31,765.70</b>	<b>39,504.00</b>	<b>7,738.30</b>	<b>19.59</b>	<b>39,504.00</b>
<b>Advertising &amp; Promotion:</b>									
Advertising	0.00	0.00	0.00	0	104.50	0.00	-104.50	0	0.00
Resident Relations	245.52	80.00	-165.52	-206.9	1,254.40	980.00	-294.40	-30.67	960.00
<b>Total Advertising &amp; Promotion</b>	<b>245.52</b>	<b>80.00</b>	<b>-165.52</b>	<b>-206.9</b>	<b>1,358.90</b>	<b>980.00</b>	<b>-398.90</b>	<b>-41.55</b>	<b>960.00</b>
<b>General &amp; Administrative:</b>									
Billing Service	124.00	120.00	-4.00	-3.33	1,477.00	1,440.00	-37.00	-2.57	1,440.00
Dues/Subscriptions	0.00	10.00	10.00	100.00	119.35	120.00	0.65	0.54	120.00
Education/Seminars	0.00	30.00	30.00	100.00	179.00	360.00	181.00	50.28	360.00
Office Expense	9.85	150.00	140.35	93.57	1,930.17	1,800.00	-130.17	-7.23	1,800.00
Postage/Messenger Service	87.72	70.00	-17.72	-25.31	748.33	840.00	91.67	10.91	840.00
Service Charges-Bank	108.51	95.00	-13.51	-14.22	640.53	1,140.00	499.47	43.81	1,140.00
Telephone/Answering/Internet	293.66	167.00	-126.66	-75.84	1,900.18	2,004.00	103.82	5.18	2,004.00
Title Search/Credit Report	753.00	20.00	-733.00	-3,665	990.50	220.00	-770.50	-350.2	220.00
Travel/Mileage/Allowance	0.00	6.00	6.00	100.00	30.80	72.00	41.20	57.22	72.00
<b>Total General &amp; Administrative</b>	<b>1,376.54</b>	<b>668.00</b>	<b>-708.54</b>	<b>-106.0</b>	<b>8,015.96</b>	<b>7,996.00</b>	<b>-19.96</b>	<b>-0.25</b>	<b>7,996.00</b>
<b>Total Operating Expenses</b>	<b>34,729.20</b>	<b>23,595.00</b>	<b>-11,133.20</b>	<b>-47.18</b>	<b>261,399.25</b>	<b>299,337.00</b>	<b>17,937.75</b>	<b>5.99</b>	<b>299,337.00</b>
<b>Net Operating Income</b>	<b>542.99</b>	<b>10,981.00</b>	<b>-10,438.01</b>	<b>-95.08</b>	<b>141,371.87</b>	<b>115,107.00</b>	<b>26,264.87</b>	<b>22.82</b>	<b>115,107.00</b>
<b>Non-Operating Income:</b>									
Transfers - Augusta	-19,919.64	-7,845.00	-12,074.64	153.92	-86,905.78	-94,155.00	37,249.22	-39.56	-94,155.00
<b>Total Other Income</b>	<b>-19,919.64</b>	<b>-7,845.00</b>	<b>-12,074.64</b>	<b>153.92</b>	<b>-86,905.78</b>	<b>-94,155.00</b>	<b>37,249.22</b>	<b>-39.56</b>	<b>-94,155.00</b>
<b>Non-Operating Expenses:</b>									

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2015**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>S &amp; P Fee</b>	0.00	29.00	29.00	100.00	750.00	348.00	-402.00	-115.5	348.00
<b>Audit Fees</b>	3,142.95	0.00	-3,142.95	0	3,142.95	5,235.00	2,092.05	39.96	5,235.00
<b>Amortization Expense</b>	25,231.15	0.00	-25,231.15	0	25,231.15	0.00	-25,231.15	0	0.00
<b>Non-Park Interest Expense</b>	-109.37	0.00	109.37	0	-109.37	0.00	109.37	0	0.00
<b>Interest Expense-Debt Service</b>	-12,815.00	1,165.00	13,980.00	1,200.	0.00	13,980.00	13,980.00	100.00	13,980.00
<b>Total Non-Operating Expenses</b>	15,449.73	1,194.00	-14,255.73	-1,193	29,014.73	19,563.00	-9,451.73	-48.31	19,563.00
<b>Net Profit/Loss</b>	-34,826.38	1,942.00	-36,768.38	-1,893	55,451.36	1,389.00	54,062.36	3,892.	1,389.00

March 31, 2017

Debbie Smith  
C/O Independent Cities Finance Authority (ICFA)  
P.O. Box 6740  
Lancaster, California 93539

RE: Independent Cities Finance Authority (ICFA) Mobile Home Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012 Oversight Agent Report for Month of March 2017

Dear Mrs. Smith:

**Confirmation of Augusta Communities Deposit to Trustee**

The Trustee has received funds in the amount of \$111,568 from Augusta Communities for the March deposit. I have attached a copy of the Trustee receipt notification for March and the budget summary for 2017.

**4th Quarter Un-audited Financial Statements and Rental activity for the period ending 12/31/16 per Loan Agreement Section 6.6.**

Augusta Communities' has provided its quarterly un-audited financial statements and activity report for the period ending 12/31/16. All the parks are on plan and meet the required coverage. The reports indicate no major concerns and are attached.

**Quarterly Inspection.**

A physical inspection of the (3) Montclair Mobile Home Parks and Yucaipa Mobile Home Park were conducted during this quarter. No major concerns were noted. The parks are well maintained.

**Regulatory Agreement Section 5 (g) per 142 (d) of the Internal Revenue Code.**

Augusta Communities has filed the Annual Certification (Form 8703) with the U.S. Treasury (copies attached). All the parks meet the 20-50 test.

**Rebate Arbitrage Report**

We are please to advise that the Arbitrage Report for the period ending 12/31/2016 has been prepared and no dollars will be due the U.S. Treasury. A copy of the report is attached.

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2016**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
<b>Space Rental Income:</b>									
Scheduled Gross Rental Income	19,899.97	20,594.00	-694.03	-3.37	242,126.26	246,924.00	-4,797.74	-1.94	246,924.00
Vacancies/COC's	-1,094.30	-1,193.00	98.70	-8.27	-12,631.99	-14,304.00	1,672.01	-11.69	-14,304.00
Management Housing	-1,322.68	-828.00	-494.68	59.74	-14,649.21	-9,936.00	-4,713.21	47.44	-9,936.00
Write-Off	0.30	-400.00	400.30	-100.0	-2,335.03	-4,800.00	2,464.97	-51.35	-4,800.00
Net Delinquencies/Writeoff	-1,378.42	0.00	-1,378.42	0	-743.44	0.00	-743.44	0	0.00
<b>Total Space Rental Income</b>	<b>16,104.87</b>	<b>18,173.00</b>	<b>-2,068.13</b>	<b>-11.38</b>	<b>211,766.59</b>	<b>217,884.00</b>	<b>-6,117.41</b>	<b>-2.81</b>	<b>217,884.00</b>
<b>Other Rental Income:</b>									
Coach Rental Income	4,654.00	4,549.00	105.00	2.31	56,012.09	54,588.00	1,424.09	2.61	54,588.00
RV Rental Income	601.52	0.00	601.52	0	3,556.42	0.00	3,556.42	0	0.00
RV Vacant	0.00	0.00	0.00	0	-609.58	0.00	-609.58	0	0.00
House/Apt Rental Income	2,180.00	2,164.00	16.00	0.74	26,450.59	25,988.00	462.59	1.86	25,988.00
Concessions/Discounted Rent	0.00	-78.00	78.00	-100.0	0.00	-936.00	936.00	-100.0	-936.00
Vacant Rentals	-833.90	-758.00	-75.90	10.01	-4,289.90	-9,096.00	4,806.10	-52.84	-9,096.00
Rental Write Off	0.00	-408.00	408.00	-100.0	0.00	-4,896.00	4,896.00	-100.0	-4,896.00
Net Delinquencies Rentals	-0.65	0.00	-0.65	0	-996.72	0.00	-996.72	0	0.00
<b>Total Other Rental Income</b>	<b>6,600.97</b>	<b>5,469.00</b>	<b>1,131.97</b>	<b>20.70</b>	<b>80,122.90</b>	<b>85,528.00</b>	<b>-5,405.10</b>	<b>-6.32</b>	<b>85,528.00</b>
<b>Utility Income:</b>									
Electric	2,418.99	2,908.00	-489.01	-16.82	38,238.44	34,896.00	3,342.44	9.58	34,896.00
Gas/Oil	1,257.58	1,838.00	-580.42	-31.58	21,739.79	22,056.00	-316.21	-1.43	22,056.00
Trash	1,513.05	1,412.00	101.05	7.16	17,095.70	16,944.00	151.70	0.90	16,944.00
Water	1,149.15	1,257.00	-107.85	-8.58	14,142.19	15,084.00	-941.81	-6.24	15,084.00
Sewer	3,022.25	3,021.00	1.25	0.04	36,295.72	36,252.00	43.72	0.12	36,252.00
Cable TV	100.00	0.00	100.00	0	100.00	0.00	100.00	0	0.00
<b>Total Utility Income</b>	<b>9,461.02</b>	<b>10,436.00</b>	<b>-974.98</b>	<b>-9.34</b>	<b>127,611.84</b>	<b>125,232.00</b>	<b>2,379.84</b>	<b>1.90</b>	<b>125,232.00</b>
<b>Miscellaneous Income:</b>									
Late/NSF Fees	0.00	100.00	-100.00	-100.0	930.00	1,200.00	-270.00	-22.50	1,200.00
Laundry/Vending Machine	0.00	38.00	-38.00	-100.0	877.99	456.00	421.99	92.54	456.00
Parking/Storage	240.00	342.00	-102.00	-29.82	1,997.86	4,104.00	-2,106.14	-51.32	4,104.00
Miscellaneous	-4,686.87	503.00	-5,189.87	-1,031	0.00	6,036.00	-6,036.00	-100.0	6,036.00
<b>Total Miscellaneous Income</b>	<b>-4,446.87</b>	<b>983.00</b>	<b>-5,429.87</b>	<b>-552.3</b>	<b>3,805.85</b>	<b>11,796.00</b>	<b>-7,990.15</b>	<b>-67.74</b>	<b>11,796.00</b>
<b>Other Income:</b>									
Tenant Services	4,130.15	0.00	4,130.15	0	4,130.15	0.00	4,130.15	0	0.00
<b>Total Other Income</b>	<b>4,130.15</b>	<b>0.00</b>	<b>4,130.15</b>	<b>0</b>	<b>4,130.15</b>	<b>0.00</b>	<b>4,130.15</b>	<b>0</b>	<b>0.00</b>
<b>Sales Income:</b>									
Sale of Assets	2,494.00	0.00	2,494.00	0	2,494.00	0.00	2,494.00	0	0.00
Cost of Sales	0.00	0.00	0.00	0	-2,494.00	0.00	-2,494.00	0	0.00
<b>Gain/Loss on Sale of Assets</b>	<b>2,494.00</b>	<b>0.00</b>	<b>2,494.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
<b>Total Income</b>	<b>34,344.14</b>	<b>35,061.00</b>	<b>-716.86</b>	<b>-2.04</b>	<b>427,437.33</b>	<b>420,540.00</b>	<b>6,897.33</b>	<b>1.64</b>	<b>420,540.00</b>
<b>EXPENSES:</b>									
<b>Payroll Expenses:</b>									
Manager/Assistant Manager	1,488.00	1,790.00	302.00	16.87	14,821.20	21,480.00	6,658.80	31.00	21,480.00
Maintenance/Office	4,256.40	3,005.00	-1,251.40	-41.64	39,624.09	36,060.00	3,564.09	9.88	36,060.00
Bonus	650.00	700.00	50.00	7.14	850.00	700.00	150.00	21.43	700.00
Payroll Tax Expense	474.90	604.00	129.10	21.37	5,443.23	6,401.00	957.77	14.96	6,401.00
Insurance/Other Benefits	298.35	338.00	39.65	11.73	4,322.93	4,056.00	266.93	6.58	4,056.00
Worker's Comp/ADP Fees	860.99	742.00	-118.99	-16.04	7,404.88	7,859.00	454.12	5.78	7,859.00
<b>Total Payroll Expense</b>	<b>8,028.64</b>	<b>7,179.00</b>	<b>-849.64</b>	<b>-11.84</b>	<b>72,266.33</b>	<b>76,556.00</b>	<b>-4,289.67</b>	<b>-5.60</b>	<b>76,556.00</b>
<b>Utility Expense:</b>									
Electric	2,452.11	2,890.00	437.89	15.15	34,013.03	34,680.00	666.97	1.92	34,680.00
Gas/Oil	1,283.00	1,183.00	-100.00	-8.45	13,614.12	14,196.00	581.88	4.10	14,196.00
Trash	1,890.85	1,742.00	-148.85	-8.54	21,172.34	20,904.00	268.34	1.28	20,904.00
Water	2,634.78	1,566.00	-1,068.78	-68.25	18,361.53	18,792.00	430.47	2.29	18,792.00

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2016**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Sewer	6,044.16	3,016.00	-3,028.16	-100.4	39,287.04	36,192.00	-3,095.04	-8.55	36,192.00
Cable TV	73.04	45.00	-28.04	-62.31	842.63	540.00	-302.63	-56.04	540.00
<b>Total Utility Expense</b>	<b>14,377.94</b>	<b>10,442.00</b>	<b>-3,935.94</b>	<b>-37.69</b>	<b>127,290.69</b>	<b>125,304.00</b>	<b>-1,986.69</b>	<b>-1.59</b>	<b>125,304.00</b>
<b>Repairs &amp; Maintenance:</b>									
Bldg. Repair/Maintenance	3,010.43	200.00	-2,810.43	-1,405	3,913.43	2,400.00	-1,513.43	-63.06	2,400.00
Bldg./Coach Rental Expense	842.50	400.00	-442.50	-110.6	2,404.00	4,800.00	2,396.00	49.92	4,800.00
Cleaning/Janitorial	435.54	45.00	-390.54	-867.8	1,117.46	540.00	-577.46	-106.9	540.00
Elec. System Repair/Maintenance	0.00	200.00	200.00	100.00	779.06	2,400.00	1,620.94	67.54	2,400.00
Equipment Expense	225.49	100.00	-125.49	-125.4	950.34	1,200.00	249.66	20.81	1,200.00
Furnishings/Appliances	0.00	75.00	75.00	100.00	834.76	900.00	65.24	7.25	900.00
Gas System Repair/Maintenance	49.50	150.00	100.50	67.00	697.70	1,800.00	1,102.30	61.24	1,800.00
Heating/Air Conditioning	0.00	75.00	75.00	100.00	475.59	900.00	424.41	47.16	900.00
Landscaping	53.34	500.00	446.66	89.33	2,178.57	6,000.00	3,821.43	63.69	6,000.00
Locks/Keys	0.00	10.00	10.00	100.00	56.14	120.00	63.86	53.22	120.00
Maintenance Supplies	40.00	300.00	260.00	86.67	1,809.37	3,600.00	1,790.63	49.74	3,600.00
Pest Control	0.00	75.00	75.00	100.00	1,484.36	900.00	-584.36	-64.93	900.00
Pool/Spa/Fountain	19.98	150.00	130.02	86.68	836.16	1,800.00	963.84	53.55	1,800.00
Sewer System Repair/Maintenan	0.00	120.00	120.00	100.00	170.00	1,440.00	1,270.00	88.19	1,440.00
Signage	0.00	50.00	50.00	100.00	586.60	600.00	13.40	2.23	600.00
Street Lighting	0.00	58.00	58.00	100.00	1,549.90	696.00	-853.90	-122.6	696.00
Street Repairs	0.00	70.00	70.00	100.00	0.00	840.00	840.00	100.00	840.00
Vehicles	0.00	50.00	50.00	100.00	30.00	600.00	570.00	95.00	600.00
Walls/Fences/Gates	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
Water System Repairs/Maintenan	0.00	150.00	150.00	100.00	879.84	1,800.00	920.16	51.12	1,800.00
<b>Total Repairs &amp; Maintenance</b>	<b>4,676.78</b>	<b>2,803.00</b>	<b>-1,873.78</b>	<b>-66.85</b>	<b>20,753.28</b>	<b>33,636.00</b>	<b>12,882.72</b>	<b>38.30</b>	<b>33,636.00</b>
<b>Insurance, Tax &amp; License:</b>									
Insurance	1,051.94	333.00	-718.94	-215.9	4,341.59	3,996.00	-345.59	-8.65	3,996.00
Property Tax	3,197.00	471.00	-2,726.00	-578.7	6,480.15	5,652.00	-828.15	-14.65	5,652.00
License/Fees/Permits	1,588.00	633.00	-955.00	-150.8	5,862.06	7,596.00	1,733.94	22.83	7,596.00
<b>Total Insurance, Tax &amp; License</b>	<b>5,836.94</b>	<b>1,437.00</b>	<b>-4,399.94</b>	<b>-306.1</b>	<b>16,683.80</b>	<b>17,244.00</b>	<b>560.20</b>	<b>3.25</b>	<b>17,244.00</b>
<b>Outside Services:</b>									
Legal/Collections	1,886.50	583.00	-1,303.50	-223.5	3,025.42	6,996.00	3,970.58	56.76	6,996.00
Management Fees	1,542.00	1,542.00	0.00	0.00	18,504.00	18,504.00	0.00	0.00	18,504.00
Patrol/Alarm	86.85	35.00	-51.85	-148.1	347.40	420.00	72.60	17.29	420.00
Personnel Expenses	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
Other Outside Services	0.00	50.00	50.00	100.00	45.00	600.00	555.00	92.50	600.00
<b>Total Outside Services</b>	<b>3,515.35</b>	<b>2,220.00</b>	<b>-1,295.35</b>	<b>-58.35</b>	<b>21,921.82</b>	<b>26,640.00</b>	<b>4,718.18</b>	<b>17.71</b>	<b>26,640.00</b>
<b>Advertising &amp; Promotion:</b>									
Advertising	0.00	17.00	17.00	100.00	0.00	204.00	204.00	100.00	204.00
Resident Relations	0.00	117.00	117.00	100.00	1,467.18	1,404.00	-63.18	-4.50	1,404.00
<b>Total Advertising &amp; Promotion</b>	<b>0.00</b>	<b>134.00</b>	<b>134.00</b>	<b>100.00</b>	<b>1,467.18</b>	<b>1,608.00</b>	<b>140.82</b>	<b>8.76</b>	<b>1,608.00</b>
<b>General &amp; Administrative:</b>									
Billing Service	124.00	121.00	-3.00	-2.48	1,488.00	1,452.00	-36.00	-2.48	1,452.00
Dues/Subscriptions	0.00	10.00	10.00	100.00	1,016.20	120.00	-896.20	-746.8	120.00
Education/Seminars	69.00	20.00	-49.00	-245.0	279.00	240.00	-39.00	-16.25	240.00
Office Expense	14.58	150.00	135.42	90.28	1,439.06	1,800.00	360.94	20.05	1,800.00
Postage/Messenger Service	105.06	50.00	-55.06	-110.1	650.62	600.00	-50.62	-8.44	600.00
Service Charges-Bank	120.51	20.00	-100.51	-502.5	1,389.19	240.00	-1,149.19	-478.8	240.00
Telephone/Answering/Internet	151.72	150.00	-1.72	-1.15	1,812.93	1,800.00	-12.93	-0.72	1,800.00
Title Search/Credit Report	24.00	18.00	-6.00	-33.33	324.00	216.00	-108.00	-50.00	216.00
Travel/Mileage/Allowance	0.00	6.00	6.00	100.00	0.00	72.00	72.00	100.00	72.00
<b>Total General &amp; Administrative</b>	<b>608.87</b>	<b>545.00</b>	<b>-63.87</b>	<b>-11.72</b>	<b>8,399.00</b>	<b>6,540.00</b>	<b>-1,859.00</b>	<b>-28.43</b>	<b>6,540.00</b>
<b>Total Operating Expenses</b>	<b>37,044.52</b>	<b>24,760.00</b>	<b>-12,284.52</b>	<b>-49.61</b>	<b>268,782.10</b>	<b>287,528.00</b>	<b>18,745.90</b>	<b>6.52</b>	<b>287,528.00</b>
<b>Net Operating Income</b>	<b>-2,700.38</b>	<b>10,301.00</b>	<b>-13,001.38</b>	<b>-126.2</b>	<b>158,655.23</b>	<b>133,012.00</b>	<b>25,643.23</b>	<b>19.28</b>	<b>133,012.00</b>
<b>Non-Operating Income:</b>									
Transfers - Augusta	145,698.06	-7,858.00	153,556.06	-1,954	49,647.77	-94,231.00	143,878.77	-152.6	-94,231.00

**Budget Comparison (Cash)**  
**Valley View Mobile Home Park - (203vvm)**  
**December 2016**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>Total Other Income</b>	145,698.06	-7,858.00	153,556.06	-1,954	49,647.77	-94,231.00	143,878.77	-152.6	-94,231.00
<b>Non-Operating Expenses:</b>									
S & P Fee	0.00	0.00	0.00	0	744.68	350.00	-394.68	-112.7	350.00
Audit Fees	3,180.09	0.00	-3,180.09	0	3,180.09	4,100.00	919.91	22.44	4,100.00
Depreciation Expense	26,407.54	0.00	-26,407.54	0	26,407.54	0.00	-26,407.54	0	0.00
Amortization Expense	153.14	0.00	-153.14	0	153.14	0.00	-153.14	0	0.00
Non-Park Interest Expense	115,874.58	0.00	-115,874.58	0	115,874.58	0.00	-115,874.58	0	0.00
Interest Expense-Debt Service	0.00	1,165.00	1,165.00	100.00	0.00	13,980.00	13,980.00	100.00	13,980.00
<b>Total Non-Operating Expenses</b>	145,615.35	1,165.00	-144,450.35	-12.39	146,360.03	18,430.00	-127,930.03	-694.1	18,430.00
<b>Net Profit/Loss</b>	-2,817.67	1,278.00	-3,895.67	-304.8	61,942.97	20,351.00	41,591.97	204.37	20,351.00

March 31, 2018

Debbie Smith  
C/O Independent Cities Finance Authority (ICFA)  
P.O. Box 6740  
Lancaster, California 93539

RE: Independent Cities Finance Authority (ICFA) Mobile Home Park  
Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool)  
Series 2012 Oversight Agent Report for Month of March 2018

Dear Mrs. Smith:

**Confirmation of Augusta Communities Deposit to Trustee**

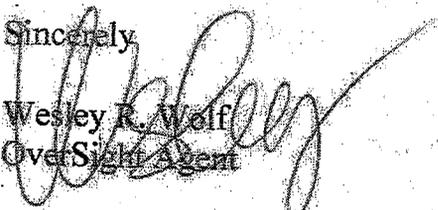
The Trustee has received funds from Augusta Communities for the March revenue deposit. I have attached a copy of the Trustee receipt notification for March, the budget summary for 2018 and March Trust Account Transfers Report for your review.

**Regulatory Agreement Section 5 (g) per 142 (d) of the Internal Revenue Code.**

Augusta Communities has filed the Annual Certification (Form 8703) with the U.S. Treasury (copies attached) for 2017. All four parks meet the 20-50 test.

If you have any questions or desire additional information, please do not hesitate to contact me.

Sincerely,

  
Wesley R. Wolf  
Oversight Agent

Attachments

Cc: Newcomb Williams Financial Group, Cities of Montclair and Yucaipa, CA., Standard & Poor's and Bond Investors.

ACLC  
2018 Budget

*OK*

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2018 BUDGET
Number of Spaces	510	510	510	510	510	508	508	508	508	508	508	508	
Projected Occupancy	500	500	500	500	500	500	500	500	500	500	500	500	
Management Spaces	5	5	5	5	5	5	5	5	5	5	5	5	
Vacant Spaces / Coaches	3	3	3	3	3	3	3	3	3	3	3	3	
Average Rent	\$ 506.65	\$ 507.65	\$ 508.16	\$ 508.52	\$ 508.93	\$ 509.68	\$ 510.09	\$ 510.66	\$ 511.14	\$ 511.50	\$ 511.89	\$ 512.28	

Operating Revenue

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2018 BUDGET
Sched. Gross Rental Income	277,011	277,378	277,686	277,937	278,199	278,740	278,983	279,368	279,594	279,609	280,075	280,314	3,344,693
Vacancy	(2,026)	(2,033)	(2,035)	(2,036)	(2,039)	(2,041)	(2,043)	(2,045)	(2,048)	(2,048)	(2,049)	(2,052)	(24,497)
Concessions	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(1,390)	(16,680)
Rebates	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(1,800)
Management Housing	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(3,625)	(43,500)
Write Off	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(1,360)	(16,320)
Net Change in Delinquencies	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-
PQH Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Space Rental Income	268,458	268,820	269,125	269,376	269,635	270,174	270,415	270,798	270,821	271,036	271,501	271,737	3,241,896

Other Rental Income:

Coach Rental Income	8,079	8,079	8,079	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	98,037
Apartment Rental Income	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	26,160
RV Space Rental	876	876	876	876	876	876	876	876	876	876	876	876	10,512
RV Space Vacant	(292)	(292)	(292)	(292)	(292)	(292)	(292)	(292)	(292)	(292)	(292)	(292)	(3,504)
Concessions/Discount	(80)	(80)	(80)	(80)	(80)	(80)	(80)	(80)	(80)	(80)	(80)	(80)	(960)
Vacant Rentals	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)	(12,800)
Rental Write Off	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(1,200)
Net Delinquencies/Vacancies	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(1,200)
Total Other Rental Income	8,963	8,963	8,963	9,084	9,084	9,084	9,084	9,084	9,084	9,084	9,084	9,084	115,045

Utility Income:

Electric	7,000	9,900	7,800	6,900	6,800	7,900	8,700	16,300	17,200	13,000	10,400	6,900	118,000
Gas / Oil	6,200	9,800	7,800	5,700	3,800	3,400	3,400	3,000	2,500	3,000	3,300	3,000	54,900
Trash	13,155	13,155	13,155	13,155	13,155	13,155	13,155	13,155	13,155	13,155	13,155	13,155	157,860
Water	15,750	16,750	16,750	16,650	17,950	17,550	17,350	17,650	17,250	17,250	17,250	16,450	204,600
Sewer	14,775	14,775	14,775	14,775	14,775	14,775	14,775	14,775	14,775	14,775	14,775	14,775	177,300
Cable TV	340	340	340	340	340	340	340	340	340	340	340	340	4,080
Total Utility Income	57,220	64,720	60,620	57,520	56,620	57,120	57,720	65,220	65,220	61,520	59,220	54,020	716,740









## Appendix F

### Consumer Price Index Tables

## CPI for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUURS49ASA0

Not Seasonally Adjusted

Series: All items in Los Angeles-Long Beach-Anaheim,  
 Title: CA, all urban consumers, not seasonally adjusted  
 Area: Los Angeles-Long Beach-Anaheim, CA  
 Item: All items  
 Base: 1982-84=100  
 Period:  
 Years: 1985 to 2020

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1985	105.9	106.3	106.5	106.9	108.0	108.1	108.8	109.6	109.6	110.4	110.0	110.4	108.4
1986	110.6	110.5	111.1	110.6	111.5	112.1	112.0	112.0	113.3	113.8	113.0	112.7	111.9
1987	113.4	114.7	115.5	116.0	116.8	116.5	116.5	117.3	118.0	118.6	118.2	118.5	116.7
1988	118.9	119.7	120.6	121.1	122.0	122.0	122.1	122.6	123.4	124.0	124.1	124.2	122.1
1989	124.6	125.5	126.2	127.2	128.3	128.7	129.0	128.9	130.1	130.0	130.0	130.6	128.3
1990	132.1	133.6	134.5	134.2	134.6	135.0	135.6	136.3	137.7	138.7	138.9	139.2	135.9
1991	140.0	139.9	139.7	140.7	140.8	140.8	141.5	141.7	142.6	142.9	143.5	143.1	141.4
1992	144.3	144.9	145.5	145.8	146.0	146.2	146.7	146.9	147.4	148.4	148.2	148.2	146.5
1993	149.2	150.0	149.8	149.9	150.1	149.7	149.8	149.9	150.2	150.9	151.6	151.9	150.3
1994	152.2	152.2	152.5	152.0	151.4	151.3	151.7	152.0	152.7	153.4	152.9	153.4	152.3
1995	154.3	154.5	154.6	154.7	155.1	154.8	154.5	154.4	154.6	155.2	154.4	154.6	154.6
1996	155.7	156.2	157.3	157.7	157.5	156.7	157.6	157.3	158.2	158.8	158.4	158.3	157.5
1997	159.1	159.2	159.8	159.9	159.5	159.4	159.5	159.7	160.5	161.1	160.7	161.2	160.0
1998	161.0	161.1	161.4	161.8	162.3	162.2	162.1	162.6	162.6	163.2	163.4	163.5	162.3
1999	164.2	164.6	165.0	166.6	166.2	165.4	165.8	166.3	167.2	167.2	167.1	167.3	166.1
2000	167.9	169.3	170.7	170.6	171.1	171.0	171.7	172.2	173.3	173.8	173.5	173.5	171.6
2001	174.2	175.4	176.2	176.6	177.5	178.9	178.3	178.4	178.8	178.3	178.1	177.1	177.3
2002	178.9	180.1	181.1	182.2	182.6	181.9	182.2	183.0	183.4	183.7	184.0	183.7	182.2
2003	185.2	186.5	188.2	187.6	186.4	186.3	186.3	186.9	188.2	187.8	187.1	187.0	187.0
2004	188.5	190.1	191.5	191.9	193.3	193.7	193.4	193.1	194.5	196.3	196.9	195.2	193.2
2005	195.4	197.4	199.2	201.1	201.5	200.7	201.4	203.1	205.8	206.9	205.6	203.9	201.8
2006	206.0	207.5	208.5	210.5	212.4	211.1	211.4	211.9	212.9	211.4	211.1	210.6	210.4
2007	212.584	214.760	216.500	217.845	218.596	217.273	217.454	217.330	217.697	218.696	219.943	219.373	217.338
2008	220.918	221.431	223.606	224.625	226.651	229.033	229.886	228.484	227.449	226.159	222.229	219.620	225.008
2009	220.719	221.439	221.376	221.693	222.522	223.906	224.010	224.507	225.226	225.264	224.317	223.643	223.219
2010	224.610	224.620	225.483	225.916	226.438	225.877	225.991	226.373	226.048	226.794	225.941	226.639	225.894
2011	228.652	229.729	232.241	233.319	233.367	232.328	231.303	231.833	233.022	233.049	232.731	231.567	231.928
2012	233.441	234.537	236.941	236.866	237.032	236.025	235.776	237.222	238.104	240.111	237.675	236.042	236.648
2013	238.015	239.753	239.995	239.043	239.346	239.223	238.920	239.219	239.611	239.940	238.677	238.742	239.207
2014	239.857	241.059	242.491	242.437	243.362	243.528	243.727	243.556	243.623	243.341	241.753	240.475	242.434
2015	239.724	241.297	243.738	243.569	246.093	245.459	247.066	246.328	245.431	245.812	245.711	245.357	244.632
2016	247.155	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246
2017	252.373	253.815	254.525	254.971	255.674	255.275	256.023	256.739	257.890	258.883	259.135	259.220	256.210
2018	261.235	263.012	264.158	265.095	266.148	265.522	266.007	266.665	268.032	269.482	268.560	267.631	265.962
2019	269.468	269.608	271.311	273.945	274.479	274.380	274.682	274.579	276.054	278.075	277.239	275.553	274.114
2020	277.755												

**CPI for All Urban Consumers (CPI-U)  
Original Data Value**

Series Id: CUURS49CSA0  
 Not Seasonally Adjusted  
 Series Title: All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted  
 Area: Riverside-San Bernardino-Ontario, CA  
 Item: All items  
 Base Period: DECEMBER 2017=100  
 Years: 2017 to 2020

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2017													
2018	100.916		101.897		102.929		103.139		103.241		103.616	100.000	102.732
2019	103.991		104.749		105.959		105.816		106.412		106.573		105.697
2020	107.143												

## **Appendix G**

### **Documentation of Bases for Calculation of Percentage Adjustment of Base Period Net Operating Income in Order to Determine Current Year "Net Operating Income Entitlement"**

**Calculation of Percentage Adjustment of Base Year  
NOI in Order to Provide Current Year NOI Entitlement**

<b>66.7% of pct. increase in CPI from Dec. 1987 to Oct. 1996 (Ord. Sec. 15.20.100.A)</b>		<b>26.0%</b>
<b>CPI as of 10/28/1996 (See City Application Form, BP 27)</b>		<b>158.8</b>
<b>CPI (Dec 2017)</b>		<b>259.22</b>
<b>Pct. Increase in CPI from Oct 1996 to Dec. 2017 <math>((259.22/158.8)-1)*100</math></b>		<b>63.24%</b>
<b>CPI (Dec 2017) - New CPI Index</b>		<b>100</b>
<b>CPI (Dec 2019) - Date Application deemed incomplete (See Admin. Rule 4.0003.H.4)</b>		<b>106.573</b>
<b>Pct. Increase in CPI Dec 2017-Dec. 2019</b>		<b>6.57%</b>
<b>Overall Pct Increase in CPI, Oct 1996-Dec. 2019 <math>((1.6324*1.0657)-1)*100</math></b>		<b>73.97%</b>
<b>80% of CPI Inc. Oct. 1996 – Dec. 2019</b>		<b>59.2%</b>
<b>Pct Increase in Net Operating Income Over Base Year Level in Order to Provide Net Operating Income Entitlement in Current Year <math>(1.26*1.592)</math></b>		<b>100.6%</b>

<b>Applicant's Calculation of Increase in Net Operating Income Over Base Year Level in Order to Provide Current Year Net Operating Income Entitlement (See Application Form Calculation BP 27 &amp; BP 1003 ("Monthly Space Adjustment Per Ordinance"))</b>		
<b>Base Year NOI with Base Rent Adjustment based on Comparable Appraisal in Neet Appraisal Report</b>		<b>86,888</b>
<b>Current NOI Entitlement</b>		<b>167,581</b>
<b>Pct Increase in Net Operating Income Over Base Year Level in Order to Provide Net Operating Income Entitlement Resulting from of Applicant's calculations.</b>		<b>92.9%</b>

**Application By Park Owner  
to the Yucaipa Mobilehome Rent Review Commission  
For**

P.18

**Rent Increase Based on Maintenance of Net  
Operating Income/Fair Return Standard**

SECTION X CALCULATION OF CURRENT NOI ENTITLEMENT PURSUANT TO MAINTENANCE OF NET OPERATING INCOME STANDARD

Under the fair return standard a fair return is defined as the base year net operating income adjusted by 66.67% of the percentage increase in the CPI from any base year prior to 1996 and 80% of the percentage increase in the CPI from either 1996 or a base year subsequent to 1996 until the current year.<sup>11</sup>

The applicable CPI is the CPI for All Urban Consumers All-Items for Los Angeles-Riverside County-Orange County (Bureau of Labor Statistics, CPI, Series Id (CUURA421SAO).

**A. If the Base Year is 1987**

Step A. Determine what the Park's NOI Entitlement would have been as of 10/28/96.

→ \$ \_\_\_\_\_ X 1.26<sup>12</sup> = \$ \_\_\_\_\_

Base Year NOI  
(Section IX)

NOI Entitlement as of  
10/28/96

Step B. Determine the Percentage Increase in the CPI since 10/28/96. (as of 10/28/96 the CPI = 158.8)

( \_\_\_\_\_ / 158.8 ) - 1 = \_\_\_\_\_ %

Current CPI

Percent Increase in CPI

Step C. Calculate 80% of the Percentage Increase in the CPI since 10/28/96.

.8 X \_\_\_\_\_ = \_\_\_\_\_

Percent Increase in CPI (Outcome of Step B)

Step D. Determine the Park's Current NOI Entitlement by adjusting the NOI Entitlement as of 10/28/96 by 80% of the percentage increase in the CPI since 10/28/96.

\$ \_\_\_\_\_ X (1 + \_\_\_\_\_) = \$ \_\_\_\_\_

NOI Entitlement as of  
10/28/96  
(Calculated in Step A)

80% of CPI Since  
1996  
(Calculated in Step C)

Current NOI Entitlement

<sup>9</sup> Total Gross Income figure is from Section V-C, line 22

<sup>10</sup> Total Operating Expenses figure is from Section VI-A, line 30

<sup>11</sup> Ordinance Sec. 15.20.100.A.

<sup>12</sup> From 1987 to 10/28/96 the CPI increased by 38.3%; 66.67% of this amount is 26%.

**4.0003. MAINTENANCE OF NET OPERATING INCOME (MNOI) APPLICATION**

**A. Base Year CPI**

1. 1987 CPI. Except as otherwise provided in subsection (2), for the purposes of calculating rent adjustments under the provisions of this Chapter, the December 31, 1987 Consumer Price Index figure is 114.8.

2. If a park has received a special rent adjustment since 1987, the "base year CPI" shall be as defined in YMC Section 15.20.100(A)(2) for purposes of calculating the new special rent adjustment application under the provisions of this Chapter.

**B. "Current" CPI.** For the purposes of calculating rent adjustments under the provisions of this Chapter, the "Current" CPI shall be determined as follows: Staff shall be responsible for determining the "Current CPI". For purposes of this provision, CPI shall be determined as follows:

1. If the RA determined that the application was complete, the "Current" CPI shall be the CPI last reported as of the date the application is declared complete.

2. If the RA determined that the application was incomplete, the "Current CPI" shall be the CPI last reported as of the date that the rent administrator mailed written notification to the park owner and residents that the application is incomplete due to the park owner's failure to submit all necessary information and/or documentation by the final deadline required by YMC Section 15.20.105(C).

**C. Leased Spaces, Vacant Spaces and Calculation of the NOI Adjustment.** Except as otherwise provided in Section 4.0003(H) of these Rules, when calculating the MNOI adjustment or MNOI rent adjustment based on readjusted Base Year NOI pursuant to YMC 15.20.100, the park's NOI shall be calculated for all spaces in the park, including month-to-month spaces, vacant spaces, and all spaces subject to long-term leases as defined in the California Mobilehome Residency Law (Civil Code Sections 798 et seq.). However, only those spaces, which are month-to-month spaces shall receive a rental increase, based upon a prorated allocation of the MNOI adjustment among all spaces in the park. Exempt leased spaces shall continue to be regulated by the provisions of their leases. Vacant spaces shall continue to be assigned the last rent in effect prior to the vacancy, as modified by any annual adjustment approved by the City during any such vacancy pursuant to YMC 15.20.050.

**D. Definitions.** For purposes of space rent adjustment proceedings, the following definitions shall be used:

1. "Net Operating Income" or "NOI" means Gross Income less Operating Expenses.
2. "Gross Income" is defined as follows:
  - a. Gross rents, computed as gross rental income, plus
  - b. Interest from rental deposits, unless directly paid by the park owner to the tenants (interest shall be computed at the rate of 5 ½ % per annum of all deposits unless such deposits earn greater interest), plus
  - c. Late fees, fees collected for services and amenities not included in space rent, including, but not limited to, fees for recreational vehicle storage, cable TV, security, use of recreational facilities, income from coin operated facilities, collections for utility service only if

4. The 1987 CPI shall then be subtracted from the current CPI, and the difference shall be multiplied by 100. The product shall then be divided by the 1987 CPI to identify the percentage change in the CPI. The percentage change in the CPI shall then be multiplied by 66.67% from December 31, 1987 to October 28, 1996 and 80% of the increase in the CPI from October 29, 1996 to the date that the application is declared complete, (or from October 29, 1996 to the date that the RA mailed written notification to the park owner and residents that the application is incomplete due to the park owner's failure to submit all necessary information and/or documentation by the final deadline required by Section 15.20.105(C) of the Ordinance), and the resulting sum shall be known as the "CPI increase." The CPI increase shall then be multiplied by the 1987 NOI (or adjusted NOI, where applicable). The product of this calculation shall then be added to the 1987 NOI. The sum shall be known as the "Current MNOI Entitlement." In cases in which there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the CPI increase shall be multiplied by the 1987 rented space NOI, and the resulting sum shall be known as the "Current MNOI entitlement per rented space."

5. The current NOI shall then be subtracted from the current MNOI entitlement. The positive difference is the amount of the maximum allowed NOI adjustment for the park or ("the park's MNOI adjustment"). If the difference is negative, then the park owner is not entitled to an MNOI adjustment.

a. In the event that there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the current NOI per rented space shall be subtracted from the current MNOI entitlement per rented space. The positive difference is the maximum allowed MNOI adjustment per rented space. If the difference is negative, then the park owner is not entitled to an MNOI adjustment for each rented space.

6. Except as otherwise provided in Subdivision (a) of this Subsection (6), the park's MNOI adjustment shall be allocated among all spaces in the park, including month-to-month, vacant and leased spaces, provided that, no adjustment shall be added to any space rent for a space currently exempt from rent control pursuant to the California Mobilehome Residency Law (Civil Code Section 798, et seq.), and no adjustment shall be added to any vacant space. A prorated amount of the park's MNOI adjustment shall be allocated to the individual regulated spaces. To allocate the MNOI adjustment to regulated spaces, the allocation should be made by multiplying the park's MNOI adjustment calculated pursuant to Section 4.0003(H)(5), above, by a fraction which is the number of regulated rental months divided by the total annual rental months for the park.

Exempt leased spaces shall continue to pay the space rent required pursuant to their individual leases. Vacant spaces shall continue to be assigned the space rent that was in effect immediately preceding the vacancy, or the most recent annual adjustment approved by the City for that vacant space under the YMC and these Administrative Rules.

a. Rent Adjustment upon Changed Vacancy Rate. In the event that there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the following provisions shall govern the allocation of the rent adjustment. The MNOI adjustment per rented space calculated in Section 4.0003(H)(5)(a), above, shall be the maximum rent adjustment imposed on each month-to-month space. Vacant spaces shall continue to be assigned the space rent that was in effect immediately preceding the vacancy, or the most recent annual adjustment approved by the City for that vacant space under YMC Section 15.20.050(C) and these Administrative Rules.

CPI-All Urban Consumers  
Original Data Value

Series Id: CUURA421SA0  
 Not Seasonally Adjusted  
 Series Title: All items in Los Angeles-Riverside-Orange  
 Area: Los Angeles-Riverside-Orange County, CA  
 Item: All items  
 Base Period: 1982-84=100  
 Years: 1980 to 2017

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1980	78.7	80.4	81.7	82.8	84.3	84.7	84.2	83.7	84.5	85.5	86.5	87.6	83.7
1981	87.8	88.5	89.1	89.9	90.5	90.7	92.1	93.0	94.5	95.2	95.3	95.5	91.9
1982	96.7	96.6	96.9	97.0	97.2	98.2	97.9	97.9	97.5	98.0	97.6	96.6	97.3
1983	96.7	97.1	97.2	98.0	98.8	99.4	99.7	99.9	100.3	100.5	100.4	100.8	99.1
1984	101.2	101.6	101.8	102.5	103.4	103.4	103.5	104.5	105.0	105.5	105.5	105.3	103.6
1985	105.9	106.3	106.5	106.9	108.0	108.1	108.8	109.6	109.6	110.4	110.0	110.4	108.4
1986	110.6	110.5	111.1	110.6	111.5	112.1	112.0	112.0	113.3	113.8	113.0	112.7	111.9
1987	113.4	114.7	115.5	116.0	116.8	116.5	116.5	117.3	118.0	118.6	118.2	118.5	116.7
1988	118.9	119.7	120.6	121.1	122.0	122.0	122.1	122.6	123.4	124.0	124.1	124.2	122.1
1989	124.6	125.5	126.2	127.2	128.3	128.7	129.0	128.9	130.1	130.0	130.0	130.6	128.3
1990	132.1	133.6	134.5	134.2	134.6	135.0	135.6	136.3	137.7	138.7	138.9	139.2	135.9
1991	140.0	139.9	139.7	140.7	140.8	140.8	141.5	141.7	142.6	142.9	143.5	143.1	141.4
1992	144.3	144.9	145.5	145.8	146.0	146.2	146.7	146.9	147.4	148.4	148.2	148.2	146.5
1993	149.2	150.0	149.8	149.9	150.1	149.7	149.8	149.9	150.2	150.9	151.6	151.9	150.3
1994	152.2	152.2	152.5	152.0	151.4	151.3	151.7	152.0	152.7	153.4	152.9	153.4	152.3
1995	154.3	154.5	154.6	154.7	155.1	154.8	154.5	154.4	154.6	155.2	154.4	154.6	154.6
1996	155.7	156.2	157.3	157.7	157.5	156.7	157.6	157.3	158.2	158.8	158.4	158.3	157.5
1997	159.1	159.2	159.8	159.9	159.5	159.4	159.5	159.7	160.5	161.1	160.7	161.2	160.0
1998	161.0	161.1	161.4	161.8	162.3	162.2	162.1	162.6	162.6	163.2	163.4	163.5	162.3
1999	164.2	164.6	165.0	166.6	166.2	165.4	165.8	166.3	167.2	167.2	167.1	167.3	166.1
2000	167.9	169.3	170.7	170.6	171.1	171.0	171.7	172.2	173.3	173.8	173.5	173.5	171.6
2001	174.2	175.4	176.2	176.6	177.5	178.9	178.3	178.4	178.8	178.3	178.1	177.1	177.3
2002	178.9	180.1	181.1	182.2	182.6	181.9	182.2	183.0	183.4	183.7	184.0	183.7	182.2
2003	185.2	186.5	188.2	187.6	186.4	186.3	186.3	186.9	188.2	187.8	187.1	187.0	187.0
2004	188.5	190.1	191.5	191.9	193.3	193.7	193.4	193.1	194.5	196.3	196.9	195.2	193.2
2005	195.4	197.4	199.2	201.1	201.5	200.7	201.4	203.1	205.8	206.9	205.6	203.9	201.8
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2013	238.015	239.753	239.995	239.043	239.346	239.223	238.920	239.219	239.611	239.940	238.677	238.742	239.207
2014	239.857	241.059	242.491	242.437	243.362	243.528	243.727	243.556	243.623	243.341	241.753	240.475	242.434
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2016	247.155	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246
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**CPI for All Urban Consumers (CPI-U)  
Original Data Value**

**Series Id:** CUURS49CSA0  
**Not Seasonally Adjusted**  
**Series Title:** All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted  
**Area:** Riverside-San Bernardino-Ontario, CA  
**Item:** All items  
**Base Period:** DECEMBER 2017=100  
**Years:** 2017 to 2020

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2017												100.000	
2018	100.916		101.897		102.929		103.139		103.241		103.616		102.732
2019	103.991		104.749		105.959		105.816		106.412		106.573		105.697
2020	107.143												

## Appendix H

### Documents Relating to Share of Appraised Value and Bond Debt Attributable to Valley View

GREGORY BEAM &amp; ASSOCIATES, INC.

Jennifer Crawford

January 31, 2020

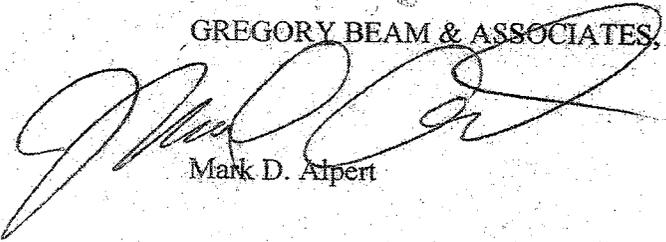
Page 2

5. Valley View has been allocated 15 percent of bond by this analysis, based on the percentage of spaces in relation to all those covered by the bond. See attached analysis of McCarthy which shows the calculation. (Attachment 4, BN 932)
6. The 2012 A&B Loan Agreement dated August 1, 2012 is attached as Attachment # 5 (BN 934)
7. Attached is the Maturity Schedule with interest rate for the 2012 A&B Bonds (See Attachment # 6)

We hope that with this extensive submission, the Application will be set for hearing. Of course, we will be available at the hearing to address additional questions, but if the City believes any additional information is needed before the hearing, please let us know at your earliest convenience.

Sincerely,

GREGORY BEAM &amp; ASSOCIATES, INC.

  
Mark D. Alpert

MDA:sb

**Augusta Homes**  
**Transaction Report**  
January 2013 - December 2018

		5/47 mat.	35 yrs	Bond A - Allocation to park books started in 2016									
		5/22 mat.	10 yrs	Bond B Taxable Subordinate Bond Used for COI (Cost of Issuance) - Fees									
Transaction Type	Num	Name	Memo/Description	Account	Split Spaces	Amount	Balance	Hacienda	Villa M	Monterey	Valley View	Valley View Total By Year	Allocation
7017 Non-Park Interest Expense					516	100%		204	97	140	75		33%
Corporate ADLLC								40%	19%	27%	15%		
05/31/2013	Journal Entry	209	Debt Service Interest Payment Bond B May 2013	7017 Non-Park Interest Expense	-Split-	22,568.75	22,568.75	8,922.53	4,242.58	6,123.30	3,280.34		2013
05/31/2013	Journal Entry	209	May 15, 2013 Debt Service Payment Interest A	7017 Non-Park Interest Expense	-Split-	452,977.50	475,546.25	179,084.13	85,152.75	122,900.87	65,839.75	68,827.58	22,943
11/30/2013	Journal Entry	264	Payment debt service due 5-15-13 interest	7017 Non-Park Interest Expense	-Split-	450,552.50	926,098.75	8,126.89	3,864.26	5,577.28	2,987.83	6,266.17	2,089
11/30/2013	Journal Entry	264	debt service due 5-15-13 interest	7017 Non-Park Interest Expense	-Split-	20,556.25	946,655.00	8,126.89	3,864.26	5,577.28	2,987.83		
12/31/2013	Journal Entry	298	to true up accrued interest at year end	7017 Non-Park Interest Expense	-Split-	-51,834.74	894,820.26						
05/31/2014	Journal Entry	369	Interest Payment 5-15-14	7017 Non-Park Interest Expense	-Split-	450,552.50	1,345,372.76	178,125.41	84,596.88	122,242.93	65,487.28		2014
05/31/2014	Journal Entry	369	interest debt service bond b due 5-15-14	7017 Non-Park Interest Expense	-Split-	20,556.25	1,365,929.01	8,126.89	3,864.26	5,577.28	2,987.83	68,224.38	22,741
11/30/2014	Journal Entry	443	Debt Service Payment 11-15-14 Interest	7017 Non-Park Interest Expense	-Split-	447,702.50	1,813,631.51	7,444.91	3,539.98	5,109.25	2,737.10		1,908
11/30/2014	Journal Entry	443	Debt Service Due 11-15-14 Interest	7017 Non-Park Interest Expense	-Split-	18,831.25	1,832,462.76	7,444.91	3,539.98	5,109.25	2,737.10		
12/31/2014	Journal Entry	1461	Tue-up accrued interest	7017 Non-Park Interest Expense	-Split-	-440.83	1,832,021.93						
05/31/2015	Journal Entry	533	5/15 Interest Payment Bond A	7017 Non-Park Interest Expense	-Split-	447,702.50	2,279,724.43	176,998.66	84,161.13	121,469.67	65,073.04		2015
05/31/2015	Journal Entry	533	5/15 Debt Service Payment Bond B Int	7017 Non-Park Interest Expense	-Split-	18,831.25	2,298,555.68	7,444.91	3,539.98	5,109.25	2,737.10	129,671.88	43,224
11/30/2015	Journal Entry	595	Interest Payment Due November 15 2015	7017 Non-Park Interest Expense	-Split-	444,440.00	2,742,995.68	175,708.84	83,547.83	120,584.50	64,598.84	5,202.98	1,734
11/30/2015	Journal Entry	595	Interest Payment Ser B 11/15/15	7017 Non-Park Interest Expense	-Split-	16,962.50	2,759,958.18	6,706.10	3,188.69	4,602.23	2,465.48		
12/31/2015	Journal Entry	620	To true up accrued interest	7017 Non-Park Interest Expense	-Split-	-477.54	2,759,480.64						
05/31/2016	Journal Entry	633	Interest Payment 5-15-16 bond B	7017 Non-Park Interest Expense	-Split-	16,962.50	2,776,443.14	6,706.10	3,188.69	4,602.23	2,465.48		2016
05/31/2016	Journal Entry	683	Interest Payment 5-15-16	7017 Non-Park Interest Expense	-Split-	444,440.00	3,220,883.14	175,708.84	83,547.83	120,584.50	64,598.84	128,554.51	42,852
10/31/2016	Journal Entry	750	To record park activity for Oct	7017 Non-Park Interest Expense	-Split-	1,816.59	3,222,699.73					4,538.44	1,546
11/30/2016	Journal Entry	772	Interest Payment 11-15-16	7017 Non-Park Interest Expense	-Split-	14,960.00	3,237,669.73	5,910.47	2,810.37	4,056.20	2,172.97		
11/30/2016	Journal Entry	772	11-15-16 Interest Payment	7017 Non-Park Interest Expense	-Split-	440,015.00	3,677,684.73	173,959.42	82,716.00	119,583.91	63,955.67		
12/31/2016	Journal Entry	794	Accrued Interest	7017 Non-Park Interest Expense	-Split-	-514.33	3,677,150.40						
12/31/2016	Journal Entry	794	Accrued Interest	7017 Non-Park Interest Expense	-Split-	659.54	3,677,809.94						
12/31/2016	Journal Entry	797	To allocate interest expense	7017 Non-Park Interest Expense	-Split-	-884,455.00	2,793,354.94						2017
05/31/2017	Journal Entry	868	Interest Payment Due 5/15/17	7017 Non-Park Interest Expense	-Split-	440,015.00	3,233,369.94	173,959.42	82,716.00	119,583.91	63,955.67	127,246.37	42,415
05/31/2017	Journal Entry	868	Interest Due 5-15-17	7017 Non-Park Interest Expense	-Split-	14,960.00	3,248,319.94	5,910.47	2,810.37	4,056.20	2,172.97	4,032.52	1,344
11/30/2017	Journal Entry	963	Ser B Interest Payment	7017 Non-Park Interest Expense	-Split-	12,793.75	3,261,113.69	5,057.99	2,406.03	3,471.17	1,859.56		
11/30/2017	Journal Entry	963	Debt Service A Interest Payment	7017 Non-Park Interest Expense	-Split-	435,440.00	3,696,553.69	172,150.70	81,955.97	118,142.64	63,290.70		
12/31/2017	Journal Entry	988	To allocate interest expense	7017 Non-Park Interest Expense	-Split-	-975,465.00	2,822,830.58						
12/31/2017	Journal Entry	988	Accrued Interest	7017 Non-Park Interest Expense	-Split-	-539.16	2,822,291.42						
12/31/2017	Journal Entry	992-	Tue up interest	7017 Non-Park Interest Expense	-Split-	-89.58	2,822,201.84						
05/31/2018	Journal Entry	1071	5-15-18 Ser A Interest Payment	7017 Non-Park Interest Expense	-Split-	435,440.00	448,233.75	172,150.70	81,955.97	118,142.64	63,290.70	125,894.62	41,965
05/31/2018	Journal Entry	1071	5-15-18 Ser B Interest Payment	7017 Non-Park Interest Expense	-Split-	12,793.75	12,793.75	5,057.99	2,406.03	3,471.17	1,859.56	3,894.81	1,128
11/30/2018	Journal Entry	1135	Debt Service Payment 11/15/18 Interest Payment	7017 Non-Park Interest Expense	-Split-	10,483.75	460,372.98	4,148.89	1,972.86	2,847.14	1,525.25		
11/30/2018	Journal Entry	1135	Debt Service Payment 11/15/18 Interest Payment	7017 Non-Park Interest Expense	-Split-	430,715.00	891,087.98	170,282.87	80,967.74	116,880.66	62,803.92		
12/31/2018	Journal Entry	1165	To allocate interest expense	7017 Non-Park Interest Expense	-Split-	-866,165.00	24,932.98						
12/31/2018	Journal Entry	1165	Accrued Interest	7017 Non-Park Interest Expense	-Split-	-613.30	24,319.68						

**From:** Wesley Wolf <wesley@wolfco.net>  
**Sent:** Wednesday, February 12, 2020 4:39 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>  
**Cc:** Mark Alpert <malpert@beamlaw.net>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>  
**Subject:** Re: Request for Information pertaining to Valley View MHP  
**Importance:** High

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On Feb 12, 2020, at 7:56 AM, Jennifer Crawford <jcrawford@yucaipa.org> wrote:

Mr. Wolf-

The City of Yucaipa is requesting the following information/documentation pertaining to Valley View Mobilehome Park (located in Yucaipa, CA) in regards to their Bond.

1. How do you allocate the administration (oversight) fees and debt service among the parks covered by the Bond. **OSA section 3.2 provides for an annual fee of \$16,000 or \$4,000 per quarter (\$1,000 per park x 4). We are not responsible for the allocation of debt payment dollars.**
2. Do you have documents that reflect that allocation?" **Attached OSA Agreement regarding the administration fees-Section 3.2.**
3. Are there any documents that set forth how the bond interest and management fees (oversight costs) should be allocated among the different mobilehome parks that are included in the bond? **Not to my knowledge.**

Also, Greg Franklin has retired from the City of Yucaipa and at this time I am your POC.

Thank you,

Jennifer Crawford

<image001.jpg>

Assistant City Manager

34272 Yucaipa Boulevard

Yucaipa, CA 92399

jcrawford@yucaipa.org

(909) 797-2489, ext. 236

(909) 255-4655 - cell



**AUGUSTA  
COMMUNITIES**

augustacommunities.org

400 N Mountain Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

January 4, 2018

Benjamin Saarion  
US BANK CORPORATE TRUST SERVICES  
60 Livingston Ave.  
St. Paul, MN 55107

Re: ICFA Mobile Home Park Revenue Refunding Bonds Series 2012A & 2012B

Dear Mr. Saarion:

The monthly revenue payment for the project referenced above is as follows:

	Year 6 11/15/2017	Year 7 11/15/2018
	11/15/2017	11/15/2018
	5/15/2018	5/15/2019
<b><u>Bond Year Debt Service</u></b>		
Total Annual Series 2012A Principal	\$315,000.00	\$325,000.00
Total Annual Series 2012A Interest	<u>\$870,880.00</u>	<u>\$861,430.00</u>
Total Series 20012A Debt Service	\$1,185,880.00	\$1,186,430.00
Annual Series 2012B-T Principal	\$80,000.00	\$85,000.00
Annual Series 2012B-T Interest	\$25,587.50	\$20,987.50
Total Annual Series 2012B-T Debt Service	<u>\$105,587.50</u>	<u>\$105,987.50</u>
<b>TOTAL ANNUAL SERIES 2012A &amp; 2012 B-T DEBT SERVICE</b>	<u>\$1,291,467.50</u>	<u>\$1,292,417.50</u>
<b><u>Monthly Revenue Payment Calculation (due to Trustee by 10th of each month)</u></b>		
Monthly Principal Transfer Series 2012A	\$26,250.00	\$27,083.33
Monthly Interest Transfer Series 2012A	\$72,573.33	\$71,785.83
Monthly Principal Transfer Series 2012B-T	\$6,666.67	\$7,083.33
Monthly Interest Transfer Series 2012B-T	<u>\$2,132.29</u>	<u>\$1,748.96</u>
Total Monthly Principal and Interest Payment	\$107,622.29	\$107,701.45
Monthly Trustee Fee (\$1,000)	\$83.33	\$83.33
Monthly Deposit to RRF (until RRF balance >\$150,000)	\$0.00	\$0.00
Monthly Oversight Agent Fee (\$16,000)	\$1,333.33	\$1,333.33
Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit)	\$2,511.98	\$2,469.27
Less: Estimated monthly interest earnings on DSR Funds	<u>\$0.00</u>	<u>\$0.00</u>
Total RRF Deposit & Fees Payment	\$3,928.65	\$3,885.94
<b>TOTAL MONTHLY REVENUE PAYMENT</b>	<u>\$111,550.94</u>	<u>\$111,587.40</u>
<b><u>Parks Transfer to Trustee (rounded)</u></b>		
Villa Montclair	\$21,122.00	\$21,129.00
Valley View	\$7,857.00	\$7,859.00
Monterey Manor	\$31,962.00	\$31,972.00
Hacienda	\$50,612.00	\$50,629.00
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<u>\$111,550.94</u>	<u>\$111,587.40</u>
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<u>\$111,550.94</u>	<u>\$111,587.40</u>



*HOK*

Sincerely,

*Christine Summerville*  
Christine Summerville  
Program Manager

cc: Wes Wolf, Wolf & Company  
Mary Ann Juback, HMS  
John Davis, HMS  
Ash Almurdaah, US Bank

## Declaration of Suzanne Taylor

I, Suzanne Taylor, declare:

1. I am the founder of Augusta Homes, a non-profit 501(c)3 housing organization established in 1998, and currently serves as its Executive Director. I have over thirty years of public and private sector experience in economic development, redevelopment, housing, finance, non-profit development, project management and public outreach. I was a leader on the team that developed the non-profit ownership model for manufactured housing that is today's industry standard. Augusta Homes owns and operates six manufactured housing communities, including Valley View in Yucaipa, and is the asset manager for two communities owned by the City of La Habra. In total, Augusta Homes and its affiliated housing and service organizations serve over 1,100 lower income households. I am also President of ACG, a consulting firm that supports the manufactured housing industry and provides federal and state housing compliance services. Before forming ACG, I worked in redevelopment and housing for the City of Claremont, the City of Colton and for GRC-Copenhaver, a consulting firm that worked with local governments on redevelopment and financing, land use planning, and housing development. As a speaker and participant at numerous affordable housing forums, I often collaborate with manufactured housing policy advocates, homeowners, community members, and government representatives to preserve and expand manufactured housing communities as an important and sustainable source of safe and affordable housing. I have personal knowledge of the facts set forth in this declaration and could and would testify competently to those facts if called upon at time of trial.
2. I have reviewed the submissions of the Residents' Attorney and Mr. Sargent. My declaration addresses and responds to some of the comments and claims. One of the primary claims made is that the financial issues facing Valley View are a result of Valley View refinancing with new bonds in 2012. In reality, Valley View had not been paying its nonprofit asset management fees (referred to as Borrower Administrative Fee in the bond documents and in this application) for years before the 2012 bond refinance. Considering this obligation, Valley View had a negative cash flow of \$25,200 in 2009, \$33,790 in 2010 and \$15,627 in 2011. The 2012 bond financing improved the situation by reducing annual bond payments by roughly \$10,000, while also raising capital for necessary expenditures. The letters we wrote to the City in October 2010 and July 2011, attached as Exhibits 1 & 2, are two of several written before the refinance, which discuss the financial problems and the need for a rent increase to address them.
3. Mr. Sargent makes certain observations regarding tax exemptions and benefits of operating as a non-profit. The relevance of these observations is not clear. For example, he points out that Augusta is exempt from state and federal taxes. Augusta has not claimed these taxes as an expense. It has filed for property tax exemption every year since 2000. Unfortunately, some Valley View residents refuse to provide income certification required to participate in the program and this is the primary reason Valley View does not have 100% property tax relief.

not sure why Mr. Sargent would argue that space rents from one affordable housing community should be used to pay the fees and expenses of a another community.

11. Mr. Sargent's supposition that Valley View netted \$1,500,000 following the refinancing of the project is factually incorrect. One cannot simply subtract one bond amount from another and conclude the remainder is a net proceed free to be used without restrictions. It is not. All bond proceeds were distributed by the Trustee and have been accounted for and documented.
12. The refunding resulted in \$1,051,587 in repair and replacement funds for the benefit of all four affordable housing communities participating in the 2012 bond issue. Valley View benefited from 23% of the total amount. In comparison, Valley View's pays 7% of total debt service. ←
13. See Bates #704 for a repair and replacement projects completed since 2012.
14. The 2012 refinancing resulted in an annual bond payment savings of approximately \$10,000 to Valley View and funded \$242,223 in improvement projects in the park. The decreased bond payment amount was a positive step, but not large enough to offset the loss of revenue and increase of costs related to vacancies, which were on the increase. Increasing vacancy and decreasing net operating income was a topic discussed in the numerous public hearings, in meetings with City officials, and at resident meetings prior to 2012.
15. Mr. Sargent implies that Augusta believed that Valley View was in a strong financial position for 18 years and that the residents and City officials are surprised to learn otherwise. This is a fabrication. As noted above, Augusta has communicated openly about the park's financial and operating plans in dozens of letters, emails, flyers, presentations, council meetings, rent control commission hearings and minutes of meetings since it purchased the park in 2000. Park residents have been kept apprised. Augusta holds regular meetings at the park's clubhouse where proposed budgets, financial summaries, annual audits, capital improvement updates and minutes of meetings are presented to the residents. Budgets, quarterly financial statements and annual audits are also posted on Augusta's website.
16. Valley View is owned by Augusta Communities LLC. Augusta Communities LLC has not acquired any new properties since 2002. Villa del Arroyo Moorpark LLC, a related entity, purchased a community in 2016, which was financed with tax-exempt bonds as a stand-alone project.
17. Mr. Sargent's "presumption" that increasing total debt (or "borrowing too much money") motivated a Special Rent Adjustment nine full years later is not supported by the facts. As noted earlier, the 2000 debt was restructured to reduce bond payments and fund capital needs. Annual bond payments decreased—not increased. The refinancing improved cash flow to the park and funded capital improvements. Valley View was not in the financial position to refinance its own debt, or to save money for capital improvements, so it was fortuitous it was able to participate in the 2012 pool.
18. Cash flow in 2000-2011 was, in fact, sufficient to make the bond payments on the 2000 bonds and to meet debt coverage requirements every year, with the exception of one

*In the opinion of Bond Counsel to the Authority, based on existing laws, regulations, rulings and court decisions and assuming, among other matters, the accuracy of certain certifications and compliance with certain covenants, interest on the Series A Bonds is excludable from gross income for federal income tax purposes. Interest on the Series A Bonds is not a specific preference item for purposes of the federal individual and corporate alternative minimum taxes but such interest is included in adjusted current earnings in computing the federal alternative minimum taxes imposed on certain corporations. Interest on the Subordinate Series B Bonds is taxable as ordinary income for federal income tax purposes. Bond Counsel is also of the opinion based on existing laws of the State of California as enacted and construed that interest on the Series A Bonds and the Subordinate Series B Bonds is exempt from State of California personal income taxes. Bond Counsel expresses no opinion regarding any other tax consequences relating to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds. See "TAX MATTERS" herein.*

\$20,125,000

\$785,000

**INDEPENDENT CITIES FINANCE AUTHORITY MOBILE HOME  
 PARK REVENUE REFUNDING BONDS (AUGUSTA  
 COMMUNITIES MOBILE HOME PARK POOL) SERIES 2012A**

**INDEPENDENT CITIES FINANCE AUTHORITY MOBILE HOME  
 PARK SUBORDINATE REVENUE REFUNDING BONDS  
 (AUGUSTA COMMUNITIES MOBILE HOME PARK POOL)  
 SERIES 2012B (FEDERALLY TAXABLE)**

**Dated: Date of Delivery****Due: As shown on inside page**

The Bonds, defined below, are being issued pursuant to an Indenture of Trust, dated as of August 1, 2012 (the "Indenture"), between the Independent Cities Finance Authority (the "Authority") and U.S. Bank National Association, as trustee (the "Trustee"). The Series A Bonds and the Subordinate Series B Bonds are collectively referred to herein as the "Bonds." The proceeds of the Bonds are to be used to fund a loan to Augusta Communities LLC, a California limited liability company (the "Borrower"), to (i) refund certain revenue bonds previously issued by the City of Montclair Redevelopment Agency (the "Montclair RDA") to finance the acquisition and renovation of certain real property constituting the Hacienda Mobile Home Park located in the City of Montclair, California (the "Hacienda Project"), (ii) refund certain revenue bonds previously issued by the Montclair RDA to finance the acquisition and renovation of certain real property constituting the Monterey Manor Mobile Home Estates located in the City of Montclair, California (the "Monterey Manor Project"), (iii) refund certain revenue bonds previously issued by the Montclair RDA to finance the acquisition and renovation of certain real property constituting the Villa Montclair Mobile Home Park located in the City of Montclair, California (the "Villa Montclair Project"), (iv) refund certain revenue bonds previously issued by the Yucaipa Redevelopment Agency to finance the acquisition and renovation of certain real property constituting the Valley View Mobile Home Park located in the City of Yucaipa, California (the "Valley View Project" and, collectively with the Hacienda Project, the Monterey Manor Project and the Villa Montclair Project, the "Projects"), (v) fund the Series A Bonds Debt Service Reserve Fund and the Subordinate Series B Bonds Debt Service Reserve Fund, (vi) fund the Restricted Account of the Repair and Replacement Fund and (vii) make deposits to the Cost of Issuance Fund established under the Indenture.

The Bonds will be delivered in fully registered form only and, when issued, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository of the Bonds. Ownership interests in the Bonds may be purchased in denominations of \$5,000, or any integral multiple thereof, in book-entry form only as described herein. Upon receipt of payments of principal of, premium, if any, and interest on the Bonds, DTC will in turn remit such principal, premium, if any, and interest to the participants in DTC (as described herein) for subsequent disbursement to the beneficial owners of the applicable series of Bonds. Interest on the Bonds is payable semiannually on May 15 and November 15 of each year, commencing November 15, 2012.

The Bonds are subject to optional, mandatory and special redemption prior to their respective maturity dates as described herein.

The Subordinate Series B Bonds may be deemed to have been redeemed and canceled with no payment being made to the owners thereof in certain circumstances as described herein.

The Bonds are special limited obligations of the Authority, payable solely from Pledged Revenues and secured as to the payment of the interest on and the principal of the Bonds in accordance with their terms and the terms of the Indenture from Pledged Revenues and other funds and first lien deeds of trust on the Projects, all as provided therefor in the Indenture. The Series A Bonds are senior to the Subordinate Series B Bonds. The Subordinate Series B Bonds are payable from, and secured by, the Subordinate Series B Bonds Trust Estate.

Pledged Revenues consist of Revenues, except for amounts on deposit in the Unrestricted Account of the Repair and Replacement Fund, the Administration Fund and the Rebate Fund created under the Indenture. Revenues consist of Operating Revenues, Prepayments, the proceeds of certain insurance required to be maintained under the Loan Agreement, the amounts of the funds and accounts held by the Trustee under the Indenture, all proceeds of rental interruption insurance policies, if any, required to be maintained under the Loan Agreement, any proceeds derived from the exercise of remedies under the Deeds of Trust and any additional property that may be subjected to the lien of the Indenture by the Authority, all as more fully set forth in the Indenture.

This cover page contains certain information for general reference only. It is not intended as a summary of this transaction. Investors are advised to read the entire Official Statement to obtain information essential to making an informed investment decision with respect to the Bonds.

**Maturity Schedule****PLEASE SEE THE INSIDE COVER HEREOF**

The Bonds are offered when, as and if executed and delivered, subject to the approval as to their legality of Ballard Spahr LLP, Bond Counsel to the Authority, and certain other conditions. Certain legal matters will be passed upon for the Authority by Best Best & Krieger LLP, Los Angeles, California, Authority Counsel, and Ballard Spahr LLP, as Bond Counsel to the Authority, and for the Borrower by Goldfarb & Lipman LLP, Oakland, California. It is anticipated that the Bonds will be available for delivery through the facilities of DTC in New York, New York on or about August 7, 2012.

**KINSELL, NEWCOMB & DE DIOS, INC.**  
 INVESTMENT BANKING

→ The date of this Official Statement is July 24, 2012.

## **The Loan Agreement and the Note**

Pursuant to the Loan Agreement, the Authority will make the Loan for the benefit of the Borrower in an amount equal to the aggregate principal amount of the Bonds. The Borrower's obligation to repay the Loan will be evidenced by the Note. The Borrower is obligated under the Loan Agreement, notwithstanding the schedule of payments under the Loan Agreement and the Note, to make such payments at such times as shall be sufficient, when added to the amounts otherwise available under the Indenture, to pay the principal and premium, if any, of and interest on the Bonds when due, whether at maturity, by optional or mandatory redemption or by acceleration.

Under the Loan Agreement the Borrower agrees to pay, in repayment of the Loan, all Net Operating Revenues for the immediately preceding calendar month to the Trustee until the principal of, premium (if any) and interest on the Bonds shall have been paid or provision for payment shall have been made in accordance with the Indenture. As security for the repayment of the Loan, the Borrower grants the Authority a security interest in the Projects pursuant to the terms of the Deeds of Trust relating to the Projects. See "THE LOAN AGREEMENT" herein.

The Hacienda Project has been appraised by John P. Neet, MAI as of May 16, 2012 at a market value of \$14,500,000. Further, the appraisal estimates the "value in use" of the Hacienda Project to a 501(c)(3) non-profit corporation to be \$16,100,000.

The Monterey Manor Project has been appraised by John P. Neet, MAI as of May 16, 2012 at a market value of \$10,800,000. Further, the appraisal estimates the "value in use" of the Monterey Manor Project to a 501(c)(3) non-profit corporation to be \$12,000,000.

The Villa Montclair Project has been appraised by John P. Neet, MAI as of May 16, 2012 at a market value of \$5,800,000. Further, the appraisal estimates the "value in use" of the Villa Montclair Project to a 501(c)(3) non-profit corporation to be \$6,600,000.

The Valley View Project has been appraised by John P. Neet, MAI as of May 16, 2012 at a market value of \$2,100,000. Further, the appraisal estimates the "value in use" of the Valley View Project to a 501(c)(3) non-profit corporation to be \$2,200,000.

The aggregate appraised market value of the Projects is \$33,200,000, which is more than the aggregate initial principal amount of the Series A Bonds and the Subordinate Series B Bonds (see "THE PROJECTS" and "APPENDIX D—Appraisals" herein).

### **Borrower Obligations Non-Recourse**

None of the Borrower's members, officers, employees or agents has or is intended to have any liabilities under or in respect of the Loan Agreement, the Indenture, the Note, the Deeds of Trust, the Regulatory Agreements, or any of the other documents or transactions contemplated by any of them. See "RISK FACTORS."

### **Reserve Fund**

For discussions of the reserve funds, see "THE INDENTURE—Series A Bonds Debt Service Reserve Fund" and "THE INDENTURE—Subordinate Series B Bonds Debt Service Reserve Fund." The moneys held in the Series A Bonds Debt Service Reserve Fund and the Subordinate Series B Bonds Debt Service Reserve Fund may be invested in a guaranteed investment contract or other investment which

## **Appendix I**

### **Documents Setting Forth Capital Improvement Allocations & Expenditures**

**CITY OF YUCAIPA  
AGENDA REPORT**

**TO:** Honorable Mayor and City Council  
**FROM:** Greg Franklin, Director of Administrative Services *DW for GAF*  
**FOR:** City Council Meeting of July 9, 2012  
**SUBJECT:** Valley View Mobilehome Park Refunding Bonds

---

**RECOMMENDATION:**

That City Council conduct a Public Hearing and adopt Resolution No. 2012-46, approving the issuance of refunding bonds by the Independent Cities Finance Authority with respect to the Valley View Mobilehome Park.

**DISCUSSION:**

In October 2000, the Yucaipa Redevelopment Agency issued mobilehome park revenue bonds. The bonds were issued for the sole purpose of loaning the bond proceeds to Augusta Homes, a California nonprofit public benefit corporation, in order to finance the acquisition and rehabilitation of the Valley View Mobilehome Park (Valley View). Valley View is located at 12995 6<sup>th</sup> Street, within the limits of the City of Yucaipa. As part of the original park acquisition transaction, Augusta Homes agreed to certain affordability covenants and maintenance restrictions for the benefit of the City of Yucaipa and the park's residents.

Augusta Homes is in the process of transferring ownership of Valley View to Augusta Communities LLC. Augusta Communities LLC is a non-profit limited liability company established to expand opportunities available to residents and groups to obtain adequate housing at affordable housing costs to: lessen the burdens of government; to combat community blight and deterioration; to relieve the poor and distressed; and to promote social welfare by acquiring, constructing, rehabilitating and providing decent, safe and sanitary housing for persons and families of low to moderate income levels who are in need of a suitable place to live.

Augusta Communities LLC is proposing to consolidate the ownership of four mobilehome parks, currently owned by two affiliated non-profit organizations that share a common Board of Directors. The consolidation will take advantage of reduced interest rates and a new payoff term which will result in a lower debt service and improve cash flow for all of the projects. The

City Council Agenda  
Meeting of July 9, 2012  
Valley View Mobilehome Park Refunding Bonds

per month. Rent increases are controlled by the City of Yucaipa's rent control ordinance. Valley View has submitted the 2012 Physical Needs Study that was prepared as required under the original Loan Agreement with the City of Yucaipa. The study indicates that the park needs approximately \$1.2 million in capital improvements over the next forty years, including the replacement of the Public Utilities Commission (PUC) regulated and non-regulated utility systems. According to the report, the water, gas and both the 35 and 50 amp electrical systems are nearing the end of their useful life. In addition, Augusta has expressed further concern that it is difficult to find a replacement home to occupy a vacant space in older parks with 35 amp electrical services, because newer modern homes require 100 amp services, resulting in the park's decline over time.

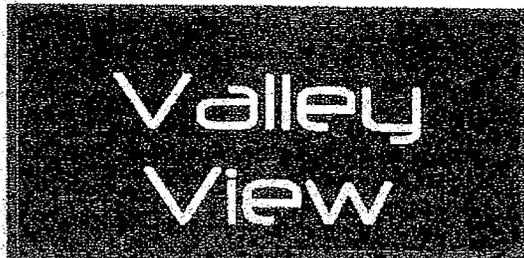
Augusta Communities has stated that the cash flow generated from the park space rents is sufficient to maintain existing infrastructure, but the cash flow is not sufficient to save for system replacements overall. Augusta Communities has also stated that because the net operating income generated by the space rents is insufficient to support a new loan on the property individually, and because public programs that once were in place to support affordable housing projects are no longer being funded, the only way it believes it can gain timely access to capital, sufficient to begin to address the current capital needs of the property, is to participate in the proposed pooled financing with its other properties located in other communities.

Over the past several years, Augusta Communities has corresponded with the residents regarding the financial position of the park. Recently, Augusta held a park meeting to discuss the capital improvement needs in the park and the proposed refinancing. Augusta Communities is also planning additional meetings with park residents for the engineer to present and explain the 2012 Physical Needs Study in greater detail, to review future detailed engineering plans and to develop an implementation plan, including a discussion of a possible project schedule.

On June 27, 2012, the Board of Directors of Augusta Communities committed to allocating \$300,000 to \$600,000 to make improvements to the Valley View Mobile Home Park from the bond proceeds. The precise improvements will be dependent upon the final engineering plan and construction schedule. The priorities identified by their Board included projects that improve the health and safety of residents and emergency repairs with future improvements to be prioritized pending resident input. All capital projects financed with proceeds generated from the refinancing must be spent within three years of the date the bonds are issued.

Although not the subject of this Council Action, Augusta Communities wishes to be "up front" about the need to consider a future rent increase application(s) through the City's rent control process, given that their rents have lagged behind those of other (non-profit) parks in the community, and that they believe are inadequate to fully support the required Capital Improvement Program over time.

2012  
PHYSICAL NEEDS ASSESSMENT REPORT



Address:

12895 6<sup>th</sup> Street  
Yucaipa, CA 92389

Prepared for:

Augusta Homes  
400 N. Mountain Ave.  
Upland, CA 91786

Prepared by:

METERMAN, INC.  
UTILITIES PRO



#729180 Licenses A-General Engineering, #C-10, C-18, C-36, General Engineering A  
40485 Murrieta Hot Springs Rd., PMB#367  
Murrieta, CA 92563

(951) 672-6909, (951) 672-6910 Fax

April 20, 2012

### ESTIMATED COST SUMMARY

Description	Immediate Year 1	Middle Years (2-10)	Long Term Years (11-40)
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**Sites:**

1	Asphalt re-paving and slurry seal coat		\$60,000.00	\$100,000.00
2	Sewer system hydro-jet	\$750.00	\$10,000.00	\$40,000.00
3	Replacement of water distribution system		\$150,000.00	\$100,000.00
4	Electrical Preventative Maintenance (PM)	\$7,000.00	\$10,000.00	\$18,000.00
5	Replacement of electrical system (sp. 1-74)		\$200,000.00	\$180,000.00
6	Replacement of gas system (sp. 1-74)		\$100,000.00	\$150,000.00

**Buildings:**

6	Paint exterior (all buildings)		\$8,000.00	28,000.00
7	Clubhouse building appliances		\$10,000.00	
8	Repainting all clubhouse interiors		\$10,500.00	\$22,000.00
9	Replace all flooring		\$8,000.00	\$20,000.00
10	Pool deckwork and coping		\$35,000.00	

<b>Estimated Total Costs</b>	<b>\$7,750.00</b>	<b>\$601,500.00</b>	<b>\$658,000.00</b>
	YEAR (1)	YEARS (2-10)	YEARS (11-40)

**% RRF Allocation (based on park contribution to revenue payment)**

Villa Montclair	199,112	19%
Valley View	74,062	7%
Monterey Manor	301,297	29%
Hacienda	477,116	45%
<b>RRF TOTAL FUNDING</b>	<b>1,051,587</b>	<b>100%</b>

**Completed Expenditures from Bond Proceeds (3-Yr Deadline)**

	Audited 2012	Audited 2013	Audited 2014	Audited 2015	2012-2015	Allocation	Balance
Villa Montclair		11,412	47,012	33,089	91,513	199,112	107,599
Valley View	25,871	35,780	99,804	80,769	242,225	74,062	-168,162
Monterey Manor		84,640	21,408	97,839	203,887	301,297	97,410
Hacienda		143,045	63,655	212,606	419,307	477,116	57,810
<b>TOTAL</b>	<b>25,871</b>	<b>274,877</b>	<b>231,878</b>	<b>424,304</b>	<b>956,930</b>	<b>1,051,587</b>	<b>94,657</b>

**RRF Reimbursements Approved through OA****Infrastructure & Health & Safety****2012**

House B & Mgr. Unit  
Landry Room Roof

16,376.00  
2,595.00

(1) P 54 boxes and lighting repair \$3,786 - vacant lots and resident occupied spaces - pedestal & lighting unrelated to distribution system

(2) underground fault repair and system maintenance to electric distribution system \$5,833.76 - entire park

(3) permits and inspection \$484

**2013**

Electric system  
electric system preventative  
House B

6,466.00  
10,103.76  
3,334.91

preliminary design study for replacement electrical system (prior to conversion program)

inspection, permits, 6 p-54 boxes, electrical improvements related to underground fault by #29 (1-3)

rental home (not a mobilehome) - repairs and renovations

**2014**

VV Clubhouse  
CASP  
pool heater

3,965.00  
12,056.50  
3,100.00

**2015**

Lighting  
Cameras

15,000.00  
1,855.36

**TOTAL**

**14,852.53**

**Park Owned Homes & Rehab****2012**

Space 4 POH

6,900.00

**2013**

Space 53 POH  
Space 4 POH  
Space 26 POH

8,615.00  
4,032.01  
3,227.94

**2014**

Roofing sp 4  
Roofing sp 26  
Space 2&3 POH

960.00  
3,835.10  
75,887.28

**2015**

Space 2&3 POH  
Rehab Sp 3,53 & 67 POH  
Asphalt POH spaces  
Space 2&3 POH  
Space 2&3 POH  
Space 26 POH Kitchen

28,184.60  
22,240.00  
6,325.00  
1,644.62  
869.40  
4,650.00

**TOTAL**

**167,376.95**

**Response of Michael E. McCarthy, CFE CPA to Resident's Brief and Deane F. Sargent Report**

is a separate business which was established through a substantial investment. It is unreasonable and invalid to compare the base year operations in which there were 75 rental spaces to the current year operations which has 62 rental spaces and 13 park owned homes for the purposes of maintaining the same NOI. The additional investment in the home rental business was made with the expectation that it would result in an increased NOI or increased cash flow.

**Deane Sargent's Report**

**Page 2, bullet 2:** As Ms. Taylor stated in her response, property taxes have been mitigated to the extent of the resident's cooperation with management to do so. Property tax expense might be eliminated if all the residents cooperated. Also, in the calculations, property taxes in the base year have been adjusted for such mitigation to enhance comparison to the subject year.

**Page 5, Item #6:** With the replacement of the electrical and gas system in 2018, gas and electricity will be directly billed to the homes. There will no longer be any differential billing (which Sargent inaccurately describes as profit), as the sub-metered billing no longer occurs.

**Page 7:** As discussed in the Resident's section, use of 1987 data for the base year is mandated by the Administrative Rules if such data is available. The applicant is not allowed to use a substitute for this data unless it is not available. We used the best available information for 1987. A detailed profit and loss statement for 1987 prepared by a bookkeeper or accountant would have been ideal, but something like that was not available.

We also made thoughtful and appropriate adjustments to the base year to enhance comparability. Among the adjustments made were inclusion of expert analysis of base year fair market rent, property tax adjustment for the NPO status of the applicant, base year adjustments for pass-through water and sewage expense, and base year common area electricity and gas expense.

**Page 8:** The discussion of the "utility income" is like driving using only using your rear-view mirror: The road in front of you is ignored. As discussed above in the comment for pg. 5 #6, the 2018 project completely changes the revenue and expense landscape for gas and electricity.

- 1) The replacement of the old system with the new is hardly a "Discontinuance or Reduction of a Service or Amenity". Electricity and gas continue to be supplied to the spaces under a system where the tenants are billed directly by the utility, which is commonly – not uniquely – the case for utility customers.
  - a. Utility delivery systems that were reaching the end of their useful lives were replaced by superior modern systems at no cost to the park. ←
    - i. The original 30-amp electric system is no longer permitted by code.
    - ii. The replacement system is a 100-amp system which allows the homeowners to power modern appliances and air conditioners that were not possible before.
    - iii. The park itself also receives separate metering for common area use.
- 2) Applying the 2017 differential of \$14,088 to the comparison year ignores the fact that the differential no longer exists. This is a simplistic approach.

**Appendix J**

**Maintenance of Net Operating Income (MNOI) Standard –Explanation and Judicial Approval**

## The Maintenance of Net Operating Income (MNOI) Standard – Explanation & Rationale

Under an MNOI fair return standard, park owners have a right to rent increases which cover increases in operating costs and provide for an increase in net operating income based on the percentage increase in the CPI since a base year. The following hypothetical illustrates the operation of the MNOI standard.

The hypothetical example below illustrates how an MNOI standard would work under a standard which defines a fair return as the base period net operating income adjusted by 70% of the percentage increase in the NOI since the base year

In this example, the during a period in which the CPI increased by 50%, rents increased by 40%, a net operating income increased from \$300,000 in the base year to \$375,000, a 25% increase. The rent increase would be adequate to cover operating cost increases, but would not permit adequate growth in net operating income (an increase of 35% over the base year level). Through an individual rent adjustment petition (with adequate documentation of income and operating expenses) the owner would be able to obtain an additional rent increase. The allowable increase would be \$40,000 in order to raise the net operating income to a level that is 35% above the base year net operating income.

### Illustration of MNOI Standard Hypothetical Case

	CPI	Gross Income	Operating Expenses	Net Operating Income	Fair Return Allowable Rent Increase
<b>Base Year</b>	100	\$500,000	\$200,000	\$300,000	
<b>Current Year</b>	150	\$700,000	\$325,000	\$375,000	
<b>Current Year Net Operating Income Entitlement (Base Year NOI Adjusted by 35% (70% of 50% increase in CPI))</b>				\$405,000	
<b>Allowable Fair Return Rent Adjustment in order Provide Current NOI Entitlement - (\$405,000-375,000)</b>					\$40,000

This formula provides for growth in net operating income, which is the portion of rental income that is available to cover debt service and provide cash flow.

One rationale for the MNOI approach is that it provides all owners with the right to an equal rate of growth in NOI above a base year level regardless of their particular investment (purchase price) and financing arrangements. Under an MNOI standard, fair rents are determined on the basis of increases in operating expenses and the inflation rate (Consumer Price Index). It becomes the investor's task to determine what investment and financing arrangements make sense in light of the growth in net operating income permitted under the MNOI standard. (In some senses the position of an investor in a rent controlled mobilehome park is similar to the position of a land developer who would be expected to consider the applicable zoning restrictions when deciding how much to invest in a land purchase, rather than to expect that a zoning commission would adjust the allowable use on the basis of the price the developer paid for the land and/or the financing costs of the purchase.)

Advantages of the MNOI standard are: 1) it does not require subjective determinations of the value of a property or of what rate of return is fair, 2) it cannot be manipulated through financing arrangements, 3) it encourages property maintenance, because it insures that landlords can obtain rent increases which are adequate to cover reasonable increases in operating expenses over base year operating expense levels regardless of profit levels, 4) it is not circular, in the sense that increased purchase prices do not justify increases in rent.

The MNOI standard may be distinguished from a Rate of Return on Investment standard in critical aspects. Rate of Return on Investment is a standard tool for real estate investment analysis. However, its use as a fair return standard in the context of a price regulation is circular.<sup>1</sup> Under such a standard, the investor may set the allowable return by determining the amount of the investment. Furthermore, the task of determining what *rate* is reasonable becomes subjective, with opinions about a fair rate ranging from 5% to 10% and debates among experts over whether the capitalization rate or some other rate should be used.

### **The MNOI Standard Prevents Confiscatory Results**

While the Courts have repeatedly indicated that no particular type of fair return formula is required, they have also repeatedly held that freezing net operating income is confiscatory.<sup>2</sup> In order to determine whether the net operating income has been frozen or reduced or has increased an MNOI standard must be used. None of the other types of fair return standards compare past and present levels of net operating income.<sup>3</sup>

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<sup>1</sup> For discussion of return on investment standards see Baar, "Fair Return under Mobilehome Park Space Rent Controls: Conceptual and Practical Approaches," 29 *Real Property Law Reporter* 333, 335-339 (Sept. 2006, California Continuing Education of the Bar (CEB)) and Baar, "Guidelines for Drafting Rent Control Laws: Lessons of a Decade", 35 *Rutgers Law Review* 723, 781-817 (1983).

<sup>2</sup> *Fisher v. City of Berkeley*, 37 Cal.3d. 644, 683 (1984) and cases cited therein.

<sup>3</sup> For example, under a rate of return on investment standard, even though net operating income has declined since the adoption of the regulation, the current net operating income may provide a fair return because it is above the rate that is deemed fair.

## Judicial Acceptance and Praise of the MNOI Standard

In several cases California appellate courts have approved the MNOI standard (*Oceanside Mobilehome Park Owners' Ass'n v. City Oceanside* (1983)<sup>4</sup> and *Baker v. City of Santa Monica* (1985)<sup>5</sup>) In *Oceanside* the Court found that the standard was reasonable because it allowed an owner to maintain prior levels of profit.<sup>6</sup> In 1993, the Court of Appeal commented: "The maintenance-NOI approach has been praised by commentators for both its fairness and ease of administration. ..."<sup>7</sup>

In *Rainbow Disposal v. Mobilehome Park Rental Review Board* (1995) the Court of Appeal concluded that the MNOI formula is a "fairly constructed formula" which provides a "just and reasonable" return on ... investment."

**[The] MNOI approach adopted by the Board is a "fairly constructed formula" which provided Rainbow a sufficiently "just and reasonable" return on its investment. ... The Board was not obliged to reject ...[the] MNOI analysis just because an historical cost/book value formula using Rainbow's actual cost of acquisition and a 10 percent rate of return would have yielded a higher rent increase.<sup>8</sup>**

In 2013, in *Colony Cove v. City of Carson*, a Court of Appeal explained the rationale for an MNOI standard.

**The MNOI approach does not focus on how much the owner chose to pay for a rent-controlled property or how the purchase was financed. That fact does not render it constitutionally invalid. In *Donohue v. Santa Paula West Mobile Home Park*, where the rent control ordinance permitted adjustments to " 'maintain net operating income' " and specifically excluded from consideration " '[m]ortgage principal [and] interest payments,' " the court rejected the owner's facial challenge to the ordinance: "Numerous courts ... have acknowledged that the [MNOI] approach is constitutionally valid ... ," even though it ignores "certain expenses incurred by landlords" in determining NOI, including "land acquisition costs ... ." (*Donohue v. Santa Paula West Mobile Home Park*, supra, 47 Cal.App.4th at p. 1178; see *Rainbow Disposal Co. v. Escondido Mobilehome Rent Review Bd.*, supra, 64 Cal.App.4th at p. 1172 [rent board need not reject MNOI merely because formula using owner's actual cost of acquisition yielded higher rent increase].) Indeed, the MNOI standard has been praised by courts and commentators for "its fairness and ease of administration" (*Palomar Mobilehome Park Assn. v. Mobile Home Rent Review Com.*, supra, 16 Cal.App.4th at p. 486), because it " 'recognizes that in the rental housing market, ratios of rental income to value, equity, and gross income vary substantially among buildings. Therefore, rather than designating a particular rate of return as fair, [MNOI] standards pursue the best available option, which is to preserve prior [net operating income] levels' " (*H.N. & Frances C. Berger Foundation v.***

<sup>4</sup> 157 Cal.App.3d.887 (1984).

<sup>5</sup> 181 Cal.App.3d. 972 (1986).

<sup>6</sup> 157 Cal.App.3d.887, 902-905 (1984).

<sup>7</sup> *Palomar Mobilehome Park Assn. v. Mobile Home Rent Review Com.*, 16 Cal.App.4th 481, 486 (1993)

<sup>8</sup> 64 Cal. App.4<sup>th</sup> 1159, 1172 (1998)

City of Escondido (2005) 127 Cal.App.4th 1, 9 [25 Cal. Rptr. 3d 19]). The advantage of the MNOI approach over other methods of determining fair rent was further explained in *Oceanside Mobilehome Park Owners' Assn. v. City of Oceanside*, where the court stated: " 'Use of a return on value standard would thoroughly undermine 220 Cal. App. 4th 840, \*868; ...rent control, since the use of uncontrolled income potential to determine value would result in the same rents as ... would be charged in the absence of regulation. Value (and hence rents) would increase in a never-ending spiral.' " (*Oceanside Mobilehome Park Owners' Assn. v. City of Oceanside*, supra, 157 Cal.App.3d at pp. 899-900, quoting *Cotati Alliance for Better Housing v. City of Cotati*, supra, 148 Cal.App.3d at p. 287.) ....

Use of the MNOI formula " ' "avoids the necessity of having to undertake the administratively difficult (if not impossible) task of calculating equity and/or fair market value.["] ' " (*Oceanside Mobilehome Park Owners' Assn. v. City of Oceanside*, supra, 157 Cal.App.3d at p. 903.) Instead, it "permits park owners to obtain a just and reasonable return under general marketing conditions in any given year" and "reflect[s] the tenant's interest by giving the park owner an incentive to incur all reasonable expenses for maintenance and services." (Id. at pp. 902-903.)<sup>9</sup>

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<sup>9</sup> 220 Cal. App. 4th 849, 869-870 (2013)

## **Appendix K**

### **Judicial Precedent Re: Exclusion of Debt Service in Fair Return Cases**

## Precedent Regarding of Consideration of Debt Service Interest in Setting Allowable Rent Increases

The general judicial doctrine regarding fair return, which has been frequently reiterated in California appellate decisions, has been that: “[r]ent control agencies are not obliged by either the state or federal Constitution to fix rents by application of any particular method or formula.”<sup>1</sup> However, in three cases the California Court of Appeal has held that consideration of debt service in a rent setting process has no rational basis.<sup>2</sup>

In *Palomar Mobilehome Park Ass'n v. Mobile Home Rent Review Commission* [of San Marcos] in 1993, the Court stated:

Assume two identical parks both purchased at the same time for \$1 million each. Park A is purchased for cash; Park B is heavily financed. Under Palomar's approach, calculating return based on total historic cost and treating interest payments as typical business expenses would mean that Park A would show a considerably higher operating income than Park B. Assuming a constant rate of return, the owners of Park B would be entitled to charge higher rents than the owners of Park A. We see no reason why this should be the case.<sup>3</sup>

In a subsequent opinion, the same Court of Appeal reaffirmed its conclusion in regard to the treatment of debt service expenses. “We have previously rejected the notion that permissible rental rates based on a fair rate of return can vary depending solely on the fortuity of how the acquisition was financed.”<sup>4</sup>

In 2013, a California Court of Appeal again affirmed the view that tying rents to individual owners' financing arrangements has no rational basis.

Apart from the inequities that would result from permitting a party who financed its purchase of rent-controlled property to obtain higher rents than a party who paid all cash, there are additional reasons for disregarding debt service. ...debt service arrangements could easily be manipulated for the purpose of obtaining larger rent increases, by applying for an increase based on servicing a high interest loan and then refinancing at a lower interest rate or paying off the loan after the increase was granted. Alternatively, an owner might periodically tap the equity in a valuable piece of rental property, thus increasing the debt load. In any event, we discern no rational basis for tying rents to the vagaries of individual owners' financing arrangements.<sup>5</sup>

<sup>1</sup> E.g., *Kavanau v. Santa Monica Rent Control Board*, 16 Cal. 4th 761, 768 (1997) (citing *Carson Mobilehome Park Owners' Assn. v. City of Carson* (1983) 35 Cal.3d 184, 191)

<sup>2</sup> 16 Cal.App. 4th 481, 488 (1993)

<sup>3</sup> *Id.*, at 489.

<sup>4</sup> *Westwinds Mobile Home Park v. Mobilehome Park Rental Review Bd.*, 30 Cal.App.4th 84, 94 (1994)

<sup>5</sup> *Colony Cove Properties v. City of Carson*, 220 Cal.App. 840,871 (2013), Courts in other states have reached similar conclusions. When considering the constitutionality of an apartment rent control ordinance, the New Jersey Supreme concluded that: “Similarly circumstanced landlords ... must be treated alike. Discrimination based upon the age of mortgages serves no legitimate purpose.” *Helmsley v. Borough of Fort Lee*, 394 A.2d. 65, 80-81 (1978).

While the foregoing precedent holds that debt service should not be considered, in two cases around 1990, a California Court of Appeal carved out an exception to this rule. The Court held that mobilehome park owners have a vested right to have their debt service considered if the debt service was an allowable expense under the fair return standard in effect at the time the property was purchased.<sup>6</sup> In *Palacio de Anza v. Palm Springs Rent Review Commission*, the Court concluded that the guidelines in effect when the mobilehome park was purchased created vested rights.

[the guidelines]... created land-use property rights which became vested ... when the financing of the ... purchase was undertaken in reliance on the existing rent-control laws. In this sense, [the park owner] enjoys a situation or status analogous to that of one who had established the right to pursue a nonconforming use on land following a zoning change.<sup>7</sup>

In a subsequent case, in 1991, the same court reaffirmed this conclusion.<sup>8</sup>

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<sup>6</sup> *Palacio de Anza v. Palm Springs Rent Review Com.*, 209 Cal.App.3d. 116 (1989)

<sup>7</sup> *Palacio, Id.*, 209 Cal. App.3d at 120.

<sup>8</sup> *El Dorado Palm Springs, Ltd.v. Rent Review Com.*, 230 Cal.App.3d. 335 (1991).

## Appendix L

### Author's Resume

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## CURRICULUM VITAE

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**Kenneth Calvin Baar**  
**Urban Planner & Attorney**  
kenbaar@aol.com

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### **Summary of Experience – Mobile Home Park Policies**

#### **Projects:**

Consultant to California cities and counties on mobilehome park policies, drafting of rent ordinances, preparation of fair return reports and expert testimony in mobilehome park rent stabilization cases, and/or mobilehome park market studies (1985-2020)

#### ***Mobilehome park market studies:***

Ceres, El Monte, Fremont, Los Angeles, Marina, Modesto, Montclair, Palmdale, Riverbank, Visalia

#### ***Fair Return Reports and Expert Testimony in Fair Return in Fair Return Cases in Mobilehome Park Rent Stabilization Cases:***

Azusa, Calimesa, Capitola, Carpinteria, Carson, Chula Vista, Escondido, Humboldt County, Oceanside, Palmdale, Salinas, San Luis Obispo County, San Marcos, Santa Cruz County, Santa Rosa, Simi Valley, Thousand Oaks, Vallejo, Ventura, Ventura County, Watsonville, Vallejo, Yucaipa

#### ***Consulting on Drafting Mobile Home Park Rent Legislation:***

Carson, Citrus Heights, Cotati, El Monte, Fresno, Healdsburg, Milpitas, Modesto, Oceanside, Palm Desert, Perris, Riverbank, Santee, Sonoma, Vallejo

#### **Publications:**

Publications in law journals on rent control legislation, fair return issues, and mobilehome park policies have been cited in numerous California Court of Appeal and Supreme Court opinions and in supreme court opinions of five states (Colorado, Maryland, Massachusetts, New Mexico, New Jersey, Washington)

Baar, "Fair Return under Mobilehome Park Space Rent Controls: Conceptual and Practical Approaches," 29 Real Property Law Reporter 333 (Sept. 2006, California Continuing Education of the Bar (CEB))

"The Right to Sell the 'Im'mobile Manufactured Home in Its Rent Controlled Space in the 'Im'mobile Home Park: Valid Regulation or Unconstitutional Taking?"; Urban Lawyer Vol. 24, 107-171 (Winter 1992, American Bar Ass'n)

"Guidelines for Drafting Rent Control Laws: Lessons of a Decade", Rutgers Law Review, Vol. 35, 723-885 (1983)

**Education:**

B.A., 1969, Wesleyan University, Middletown, Conn. Major: Government

J.D., 1973, Hastings College of Law, Univ. of California, San Francisco, Ca.

M.A., 1982, Urban Planning, University of California at Los Angeles

Ph.D., 1989, Urban Planning, University of California at Los Angeles  
(Dissertation topic: "Explaining Crises in Rental Housing Construction:  
Myth and Schizophrenia in Policy Analysis")

**Foreign Languages:** French and Italian

**Teaching:**

Instructor, San Francisco State University, Urban Studies Program (1983-1984)

Visiting Professor (Fulbright Scholar), Budapest University of Economic Sciences (Sept.  
1991- June 1993)

Visiting Assistant Professor, Urban Planning Department, School of Architecture, Planning,  
and Preservation, Columbia University, New York (1994 - 1995) (courses: planning law,  
introduction to housing, comparative housing)

Visiting Professor (Fulbright Scholar), Technical University, Tirana, Albania  
(Introduction to urban planning) (2002-2003)

**Projects**

Studies of Performance of Rental Housing Investments commissioned by the City of Los  
Angeles (2009) and San Jose (2016) (in association with the Economic Roundtable, Los  
Angeles)

Study of Development Impact Fees for the City of Los Angeles (in association with Economic  
Roundtable, Los Angeles) (2009-2010)

Consultant to California cities drafting of apartment rent control ordinances and/or  
regulations. San Jose, Oakland, Santa Monica, Cotati, East Palo Alto.

Consultant to Takoma Park, Maryland, Drafting Rent Stabilization ordinance and Rent  
Petition Analyst (2006-2019)

Institute of Transportation and Development Policy (New York City), Study on European  
policies governing location of shopping malls (2001-2002)

Consultant to World Bank (Budapest office), Studies on municipal contracting out of public  
services, policies for the provision for the provision of district heating, and land use policies in  
Hungary (1998-1999)

Urban Institute, U.S. Aid for International Development (A.I.D.) funded technical assistance, Hungarian Subnational Development Project (1998 & 1999)

Consultant, Institute for Transportation and Development Policy, to East European Organizations on Transportation Policies (1997-98)

U.S.A.I.D. funded technical assistance to Albanian Ministry of Construction (Sept. 1993-March 1994)

Consultant, East European Real Property Foundation, (U.S. A.I.D. funded), development of education and training in Hungary (July 1993)

Study of Hungarian Land Use Regulations (1992, publication and technical assistance sponsored by Urban Institute, Wash. D.C.)

Report for Hungarian Ministry of Justice, Comparison of Landlord-Tenant Law in France, United States, and Hungary (1992, funded by Urban Institute, Wash. D.C.)

Consultant, City of Santa Monica, Cal., Incentive Housing Program

Consultant, State of New Jersey Attorney General and Public Advocate, on fair return standards under state statute regulating evictions of senior citizens from condominiums

Studies of Impacts of Local Regulations on Housing Supply, Cities of Santa Monica and Fremont, Cal.

Preparation of a Guide for New Jersey Rent Control Boards on Fair Return Standards and Landlord Hardship Applications (National Housing Law Project, 1981)

Research and Writing Articles on Inequalities in Property Tax Assessments (Legal Services Corporation, Washington, D.C., 1982-83)

Preparation of apartment operating cost studies for the cities of Berkeley, Santa Monica, and San Jose, California)

## Publications

### Articles

Baar, "Fair Return under Mobilehome Park Space Rent Controls: Conceptual and Practical Approaches", 29 Real Property Law Reporter 333 (Sept. 2006, California Continuing Education of the Bar (CEB))

"Legislative Tools for Preserving Town Centres and Halting the Spread of Hypermarkets and Malls Outside of Cities" published in Etudes Foncières (Land Studies) No. 102, pp. 28-34 (March-April 2003, Paris, translated into French); also published in Falu, Varos, es Regio (Village, Town, and Region), issue no. 2, pp. 11-22 (2003), (Budapest, translated into Hungarian)

"Contracting Out Local Public Services in a Transition Economy," Review of Central and Eastern European Law, Vol. 25, No. 4, 493-512, September 2000, (Leiden, Netherlands)

"Contracting Out Municipal Services: Transparency, Procurement, and Price Setting Issues", Hungarian Public Administration, Vol. 49, No. 3, May 1999 (translated into Hungarian)

"Laws Protecting Mobilehome Park Residents", Land Use and Zoning Digest Vol. 49, 3-7 (Nov. 1997, American Planning Association)

"The Anti-Apartment Movement in the U.S. and the Role of Land Use Regulations in Creating Housing Segregation", Netherlands Journal of Housing and the Built Environment, Vol. 11, no.4, 359-380 (1996)

"La resistance au logement collectif", Etudes Foncières, Vol. 67, 44-48, (June 1995, Paris, Association des Etudes Foncières)

and

"Il Movimento Contro Gli Edifici Multifamiliari Negli Stati Uniti", Storia Urbana, Vol 66, 189-212 (1994, Milan, Italy)

(translated versions of "The National Movement to Halt the Spread of Multi-family Housing (1890-1926)", Journal of the American Planning Association, Vol. 58, no. 1, 39-48, Dec. 1991)

"Impacto del precio del suelo y de las normas sobre su uso en el precio y la distribucion de las viviendas en USA", La Vivienda, no. 23, 43-51 (1993, National Mortgage Bank of Spain) ["The Impact of Land Costs and Land Regulations on the Cost and Distribution of Housing in the United States"]

"A Teruletrendezes Dilemmái a Demokratikus Piaccgazdaságon", Ter es Tarsadalom, Vol.6, no. 1-2, 89-99 (1992, Budapest) ["Dilemmas of Land Use Planning in a Democracy with a Market Economy", Space and Society]

"The Right to Sell the 'Im'mobile Manufactured Home in Its Rent Controlled Space in the 'Im'mobile Home Park: Valid Regulation or Unconstitutional Taking?", Urban Lawyer Vol. 24, 107-171 (Winter 1992, American Bar Ass'n)

"The National Movement to Halt the Spread of Multi-family Housing (1890-1926)", Journal of the American Planning Association Vol. 58, no. 1, 39-48 (Dec. 1991)

"El Control de Alquileres en Estados Unidos" Estudios Territoriales , Vol. 35, 183-99 (1991, Madrid) ["Rent Control in the United States"]

"Would the Abolition of Rent Controls Restore a Free Market?", Brooklyn Law Review, Vol. 54, 1231-8 (1989)

"A Choice of Issues" (Introduction to articles on the impact of rent controls on the property tax base), Property Tax Journal Vol. 6, no. 1, 1-6 (March 1987, International Ass'n of Assessing Officers).

"Facts and Fallacies in the Rental Housing Market", Western City, Vol. 62, no.9, 47 (Sept. 1986, California League of Cities)

"California Rent Controls: Rent Increase Standards and Fair Return", Real Property Law Reporter, Vol. 8, no. 5, 97-104 (July 1985, California Continuing Education of the Bar)

"Rent Control: An Issue Marked by Heated Politics, Complex Choices and a Contradictory Legal History", Western City, Vol. 60 (June 1984)

"Rent Controls and the Property Tax Base: The Political-Economic Relationship", Property Tax Journal Vol. 3, no. 1, 1-20 (March 1984)

"Il Dibattito Sul Controllo Degli Affitti Negli Stati Uniti", Bolletino Daest (Sept. 1984, University of Venice) ["The Debate Over Rent Controls in the United States"]

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Capitola

Castle MHP (2000)

Carpinteria,

Vista de Santa Barbara (2002)

Carson,

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Park Villa (2004)

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Vista del Loma (2006)

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Colony Cove (2008)

Colony Cove (2009)

Colony Cove (2011)

Laco (2011)

Colony Cove (2012)

Chula Vista,

Bayscene MHP (2006)

Escondido,

Carefree Ranch (1995)  
Town and Country (1995)  
Westwinds (1995)  
Lake Bernardo (1996)  
Valley Parkway (1997)  
Mobilepark West (1997)  
Eastwood Meadows (1997)  
Ponderosa (1997)  
Casa de Amigos (1997)  
Town and Country (1999)  
Greencrest (1999)  
Casa de Amigos (2001)  
Town and Country (2002)  
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Palmdale,

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San Luis Obispo County,

Oak Terrace (2008)

San Marcos,

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Rancho San Marcos (2010)

Santa Rosa,

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Vallejo,

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Ventura,  
Stardust (2003)

Ventura County  
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Portola Heights (2001)  
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Valley Breeze (2008)  
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Fremont (1991)  
Montclair (1998)  
Modesto (2007)  
Ceres (2008)  
Palmdale (2008)  
Riverbank (2008)  
Marina (2009)  
Visalia (2009)  
Los Angeles (2011)  
El Monte (2015)

City of Yucaipa  
Valley View Mobile Home Park

Review of Historical Operating Revenues  
With regards to the Special Adjustment  
Application for Rent Increase submitted by  
Augusta Homes

June 26, 2020

Prepared by:  
Urban Futures, Inc.  
17821 E. 17<sup>th</sup> Street, Suite 245  
Tustin, CA 92780

Urban Futures, Inc. (UFI) has been providing municipal advisory services for over 48 years. UFI has provided municipal advisory services to California cities, counties, special districts, schools, community colleges, and non-profits. UFI is one of the top municipal advisory firms in the State, having led more transactions than any other firm over the past three years by assisting our California municipal clients in the completion of over 300 bond transactions.

UFI is registered as an Independent Registered Municipal Advisor (IRMA) with the Municipal Securities Rulemaking Board (MSRB) and the Securities and Exchange Commission (SEC). All UFI municipal advisors, including support staff, hold a Series 50 municipal advisor registration.

**Doug Anderson, *Director***

Mr. Anderson joined UFI's Public Finance Group in 1985. He specializes in enterprise and special district revenue financings and has provided financial advisory services on over \$2 billion of tax-exempt and taxable bond issues, including mobile home park revenue bond issues. He has expertise in revenue analysis and the preparation of revenue reports to support bond financings, and also provides support to clients with regards to the various annual reports and special reports required on a post-bond issuance basis.



Mr. Anderson also works with many redevelopment Successor Agencies in the State. He has been involved with redevelopment activities for over 30 years, including redevelopment project area formation, tax increment analysis and redevelopment bond financing, and helping agencies through the redevelopment dissolution process that commenced in 2012. Mr. Anderson prepares the Redevelopment Obligation Payment Schedules for several agencies, to obtain the annual funding necessary to repay outstanding debt obligations.

## MEMORANDUM

TO: Jennifer Crawford, Assistant City Manager  
City of Yucaipa

FROM: Douglas P. Anderson, Director – Public Finance Group  
Urban Futures, Inc.

DATE: June 26, 2020

SUBJECT: Valley View Mobile Home Park  
Special Adjustment Application for Rent Increase

### Background

The owner of Valley View Mobile Home Park (the “Park”) in Yucaipa is Augusta Communities, LLC (“Augusta”). Augusta has submitted a Special Adjustment Application (“Application”) dated October 31, 2019 for a rent increase to the City of Yucaipa Rent Review Commission (“Commission”) pursuant to the Rent Stabilization Ordinance and accompanying administrative rules.

The acquisition of the Park by Augusta was financed through the issuance of tax-exempt bonds in 2000, which were subsequently refunded (refinanced) with bonds issued in 2012 (the “2012 Bonds”). The repayment of the 2012 Bonds is secured by the net operating revenues from a total of four (4) mobile home parks, including Valley View.

Urban Futures, Inc. (“UFI”) has been retained by the City of Yucaipa (the “City”) to review the determination of operating revenues of the Park, and the adequacy of such operating revenues to cover all expenses of the Park.

### Application

In the Application, Augusta is requesting a permanent increase of \$150 per month for the 62 units at the Park subject to rent control (an additional 13 spaces have park-owned homes exempt from rent control).

Augusta is also requesting two separate temporary space rent increases: one in the amount of \$21.13 per month for five years to recover the costs of preparing the Application; and another temporary increase of \$58.53 per month for six years, to

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recover a claimed deficiency with regards to the payment to Augusta of Valley View's share of Borrower Administrative Fees (a defined term in the Trust Indenture for the 2012 Bonds) in the amount of approximately \$266,773.

As further explained in Note 20 on the worksheet accompanying the Application, the repayment of the Park's share of Borrower Administrative Fees due to Augusta (as computed by Augusta) will occur over a six year repayment period with an interest component based on long term Treasury Bill rates (stated at 2.83%), which results in a total recovery amount of \$316,081 (See: Attachment C, page C-3).

### Legal Documents – 2012 Bonds

The Trust Indenture for the 2012 Bonds is a legal document which sets forth the terms and conditions for the repayment of the 2012 Bonds, the duties of the Trustee bank (U.S. Bank N.A.), and the various accounts which will be held by the Trustee bank with regards to the 2012 Bonds.

The Trust Indenture also includes definitions of capitalized terms used in the Trust Indenture, including Borrower Administrative Fees<sup>1</sup>. The Trust Indenture provides that Borrower Administrative Fees shall be \$23,310 per month. A further breakdown by park is included. Valley View's share of the Fee amount is \$3,465 per month, and is subject to annual CPI increases. For 2018, Valley View's share of the Fee amount has increased to \$3,814 per month (\$45,762 for the year).

The Loan Agreement for the 2012 Bonds sets forth the obligation of Augusta to repay annual debt service amounts to the Independent Cities Finance Authority (the issuer of the 2012 Bonds) from Net Operating Revenues of the Projects. Operating Revenues include all rents, income, and other revenue derived from the operation of the parks, and "...all other money howsoever derived..." by Augusta from the operation of the parks. Net Operating Revenues<sup>2</sup> is defined as Operating Revenues, less the Operation and Maintenance Costs in a given fiscal year.

UFI has prepared a restated historical summary of Net Operating Revenues, attached as Exhibit A. This summary is based on the definitions in the Loan Agreement of Operating Revenues, Operation and Maintenance Costs, and Net Operating Revenues<sup>3</sup>, and further based on the "Maintenance of Net Operating Income" worksheet provided by Augusta in the Special Rent Adjustment Application<sup>4</sup>

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<sup>1</sup> See: Attachment A, page A-2, definition of Borrower Administration Fees from the Trust Indenture for the 2012 Bonds.

<sup>2</sup> See: Attachment B, definition of Operating Revenues, Operation and Maintenance Costs, and Net Operating Revenues from the Loan Agreement for the 2012 Bonds.

<sup>3</sup> See: Attachment B.

<sup>4</sup> See: Attachment C, Applicant's Maintenance of Net Operating Income worksheet.

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## Analysis

The Applicant indicates that the Park's annual operating revenues have not covered any of its share of the annual Borrower Administration Fees during the period 2013 through 2018, resulting in a combined shortfall of \$266,773<sup>5</sup>.

However, the attached Exhibit A prepared by UFI shows that the annual operating revenues of the Park have covered all expenses (including its share of Borrower Administrative Fees) from 2015 through 2018.

For 2013 and 2014 the net revenue amounts are negative (\$21,579 and \$13,039, respectively), resulting in a combined shortfall amount of \$34,618 for those two years. Since all bond debt service amounts have been paid, it is presumed that shortfall would apply to Valley View's share of Borrower Administrative Fees due to Augusta.

In UFI's analysis, after determining the Net Operating Revenues as defined in the Loan Agreement, further deductions are made for the Park's share of debt service payments on the 2012 Bonds, Trustee fees and other bond related fees, and the Borrower Administration Fees. After deducting these items from Net Operating Revenues, a "net revenue" amount is determined.

The main reason for the difference between the computed shortfall amounts in UFI's analysis and the applicant's analysis is that the Application uses an adjusted Net Operating Income that does not take into account "rental income – park-owned homes" and "rental income – park-owned house/apt." while UFI's analysis takes into account all revenues and expenses from all of the units in the Park.

The payment of the Park's share of Borrower Administration Fees is provided for in the legal documents of the 2012 Bonds. It is my opinion that the Net Operating Revenues should also be determined pursuant to the legal documents for the 2012 Bonds as the repayment of the 2012 Bonds is secured by all the Net Operating Revenues from the Park, rather than only the rent controlled revenues.

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<sup>5</sup> See: Attachment C.

**Valley View Mobile Home Park**

**Exhibit A**

Historical Net Operating Revenues - 2013 through 2018

(Based on MNOL worksheets provided by Augusta, with adjustments by Urban Futures, Inc. to conform to Loan Agmt. Definitions for 2012 Bonds)

	2013	2014	2015	2016	2017	2018
Total Gross Income	\$ 392,576	\$ 412,289	\$ 455,266	\$ 467,938	\$ 487,011	\$ 480,305
<b>(Operating Revenues)*</b>						
Total Operating Expenses (Application)	\$ 361,994	\$ 375,261	\$ 415,782	\$ 410,109	\$ 452,683	\$ 435,643
UFI Adjustments:						
Less: Depreciation	(17,485)	(19,472)	(25,078)	(26,408)	(31,941)	(37,240)
Items covered by Net Operating Revenue (see: below)						
Less: Bond Interest	(22,493)	(22,741)	(43,224)	(42,852)	(42,415)	(41,965)
Less: Subord. Bond Interest	(2,089)	(1,908)	(1,734)	(1,546)	(1,344)	(1,128)
Less: Borrower Administration Fees	(41,871)	(42,542)	(43,091)	(43,650)	(44,526)	(45,762)
<b>Operation and Maintenance Costs *</b>	\$ 278,056	\$ 288,598	\$ 302,655	\$ 295,653	\$ 332,457	\$ 309,548
<b>Net Operating Revenues*</b>	<u>\$ 114,520</u>	<u>\$ 123,691</u>	<u>\$ 152,611</u>	<u>\$ 172,285</u>	<u>\$ 154,554</u>	<u>\$ 170,757</u>
2012 Bonds interest and principal payments **	\$ 90,778	\$ 90,720	\$ 90,840	\$ 90,856	\$ 90,948	\$ 91,006
Trustee Fees and other bond related fees**	3,450	3,468	3,444	3,440	3,336	3,302
Borrower Administration Fees	<u>41,871</u>	<u>42,542</u>	<u>43,091</u>	<u>43,650</u>	<u>44,526</u>	<u>45,762</u>
Total other expenses***	\$ 136,099	\$ 136,730	\$ 137,375	\$ 137,946	\$ 138,810	\$ 140,070
<b>Net Revenues***</b>	\$ (21,579)	\$ (13,039)	\$ 15,236	\$ 34,339	\$ 15,744	\$ 30,687

\* Amounts calculated pursuant to definitions in 2012 Bonds Loan Agreement (Attachment B).

\*\* Valley View pro rata shares pursuant to annual budgets provided by Augusta for 2014, 2016, 2017, and 2018 (see: Attachment D, pages D-1 to D-4). For 2013 and 2015, Valley View pro rata shares are estimated based on actual interest and principal payments due on the 2012 Bonds.

\*\*\* Amounts calculated by UFI.

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INDENTURE OF TRUST

by and between the

INDEPENDENT CITIES FINANCE AUTHORITY, as Authority

and

U.S. BANK NATIONAL ASSOCIATION, as Trustee

Dated as of August 1, 2012

Relating to:

\$20,125,000

Independent Cities Finance Authority  
Mobile Home Park Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012A

and

\$785,000

Independent Cities Finance Authority  
Mobile Home Park Subordinate Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012B (Federally Taxable)

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“Bond” or “Bonds” shall mean the Series A Bonds and the Series B Bonds, authorized and issued pursuant to this Indenture.

“Bond Counsel” shall mean (i) Ballard Spahr LLP, or (ii) any nationally recognized law firm specializing in the area of tax-exempt municipal finance acceptable to the Authority.

“Bondowner” or “Owner” or “Owner of Bonds” or any similar term (when used with respect to Bonds) shall mean the registered owner of any Outstanding Bond or Bonds.

“Bond Register” shall mean the registration books of the Trustee with respect to the Bonds.

“Bond Year” shall mean a twelve-month period ending on July 15, except that the first Bond Year shall begin on the date on which the Bonds are initially delivered and end on the next succeeding July 15.

“Borrower” shall mean Augusta Communities LLC, a California limited liability company, and permitted successors and assigns.

“**Borrower Administration Fee**” shall mean an amount equal to \$23,310.00 per month (\$9,180.00 for the Hacienda Project, \$6,300.00 for the Monterey Manor Project, \$4,365.00 for the Villa Montclair Project and \$3,465.00 for the Valley View Project), such amount to be adjusted annually on July 15, commencing July 15, 2013, to reflect 100% of any increase in the Consumer Price Index All Urban Consumers for the California CMSA in which the Projects are located (base year 1982-1984=100), published by the United States Department of Labor, Bureau of Labor Statistics (“BLS”). If the base is changed, the CPI used shall be converted according to the conversion factor provided by the BLS.

“Borrower Representative” shall mean the person or persons at the time designated by the Borrower to act on the behalf of the Borrower by written certificate furnished to the Oversight Agent, Authority Program Administrator and the Trustee containing the specimen signatures of such person or persons and signed by the Borrower Representative. Such certificate may designate an alternate or alternates.

“Business Day” shall mean a day, other than a Saturday, Sunday, legal holiday or day on which the New York Stock Exchange is closed, on which banking institutions are not closed in the State of California, or in any state in which the Principal Office of the Trustee is located.

“Cities” shall mean the City of Yucaipa, California, and the City of Montclair, California.

“Closing Date” shall mean August 7, 2012, being the date when the Bonds were delivered to the Underwriter.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the regulations in effect thereunder.

“Continuing Disclosure Agreement” shall mean that certain Continuing Disclosure Agreement between the Borrower and the Dissemination Agent named therein dated the Closing

**LOAN AGREEMENT**

by and among the

**INDEPENDENT CITIES FINANCE AUTHORITY,**

as Authority

and

**U.S. BANK NATIONAL ASSOCIATION,**

as Trustee

and

**AUGUSTA COMMUNITIES LLC,**

as Borrower

Dated as of Augusta 1, 2012

Relating to:

\$20,125,000

Independent Cities Finance Authority  
Mobile Home Park Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012A

and

\$785,000

Independent Cities Finance Authority  
Mobile Home Park Subordinate Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012B (Federally Taxable)

## LOAN AGREEMENT

THIS LOAN AGREEMENT (this "Agreement"), dated as of August 1, 2012, is by and among the Independent Cities Finance Authority, a joint powers authority organized and existing under the laws of the State of California (the "Authority"), Augusta Communities LLC, a California limited liability company (the "Borrower"), and U.S. Bank National Association, a national banking association, as trustee (the "Trustee").

For and in consideration of the mutual agreements hereinafter contained, the parties hereto agree as follows:

### ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 **Definitions.** The following words and terms as used in this Agreement shall have the following meanings. In addition, the capitalized terms used but not defined in this Agreement shall have the meanings specified in the Indenture and the Regulatory Agreements, as they may be supplemented or amended from time to time.

"Act of Bankruptcy" means any proceeding instituted under Title 11 of the United States Code, entitled "Bankruptcy" as in effect now and in the future, or any successor statute, or other applicable insolvency law by or against the Borrower.

"Authority Annual Fee" shall have the meaning set forth in the Indenture.

"Coverage Requirement Certificate" means the certificate filed by the Borrower as required by Section 6.16 hereof.

"Event of Default" means any of the events described as an event of default in Section 7.1 hereof.

"Indenture" means the Indenture of Trust, dated as of the date hereof, by and between the Authority and the Trustee.

**"Net Operating Revenues"** means Operating Revenues, less the Operation and Maintenance Costs during such fiscal year or period.

**"Operating Revenues"** means, for any fiscal year or other period, all rents, income, receipts and other revenues derived by the Borrower arising from the operation of the Projects, including rental income from mobile home spaces and rental assistance provided to project tenants, determined in accordance with Generally Accepted Accounting Principles, interest earnings in funds held by the Trustee and all other money howsoever derived by the Borrower from the operation of the Projects or arising from the Projects, but not including resident security deposits.

**"Operation and Maintenance Costs"** means, for any fiscal year or other period, the reasonable and necessary costs and expenses of operating the common areas of the Property and Improvements and of managing and repairing and other expenses necessary to maintain and

preserve the common areas of the Property and Improvements in good repair and working order, calculated in accordance with Generally Accepted Accounting Principles, including but not limited to (a) utility services supplied to the common areas of the Property and Improvements, which may include, without limitation, janitor service, security, power, gas, telephone, light, heating, water and all other utility services, (b) compensation to the property management agents, salaries and wages of employees, payments to employee retirement systems, fees of auditors, accountants, attorneys or engineers providing services related to the operation and management of the Property and Improvements, (c) monthly deposits to the Repair and Replacement Fund pursuant to Section 5.7(i) of the Indenture, and (d) all other reasonable and necessary costs of the Borrower or charges required to be paid by it related to the operation and maintenance of the common areas of the Property and Improvements, including, but not limited to, costs of insurance and property taxes, if any, but excluding in all cases (i) depreciation, replacement and obsolescence charges or reserves therefor, (ii) amortization of intangibles or other bookkeeping entries of a similar nature, (iii) costs of capital additions, replacements, betterments, extensions or improvements to the common areas of the Property and Improvements, which under Generally Accepted Accounting Principles are chargeable to a capital account or to a reserve for depreciation, (iv) debt service on the Loan, (v) the amount deposited in the Administration Fund, (vi) expenses paid from the Repair and Replacement Fund, Surplus Fund or other Project reserves and (vii) fees and expenses of the Trustee, Oversight Agent and Rebate Analyst, and attorneys, non profit consultants, arbitrage consultants, financial advisors and accountants who provide services on a regular basis to the Borrower.

“Project Manager” means the manager of the Projects under a management agreement entered into by the Borrower and such Project Manager.

1.2 Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

1.3 Recitals, Titles and Headings. The terms and phrases used in the recitals of this Agreement have been included for convenience of reference only, and the meaning, construction and interpretation of all such terms and phrases for purposes of this Agreement shall be determined by references to Section 1.1 hereof. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

## ARTICLE 2 REPRESENTATIONS AND WARRANTIES

2.1 Representations of the Authority. The Authority makes the following representations:

VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

Step 1: Determine Base Year: 1987  
Step 2: Determine Base Year Net Operating Income (NOI) - Adjust for Inflation

REVENUE	1987	1987
Market Rental Value - 1987	\$ 190	
Months	75	
RV storage	\$ 233	\$ 171,233
<b>ADD:</b>		
1987 Expenses as reported by prior owner	\$ (67,484)	
Property Taxes adjusted for NPO status of current	\$ (2,113)	
Estimated water pass through in base year	\$ (9,040)	
Common area electric	\$ (4,903)	
Common area gas	\$ (1,195)	\$ (84,345)
<b>NET OPERATING INCOME - BASE YEAR</b>		<b>\$ 86,888</b>
Year	CP-U*	% Change
1987	114,800	
2017	256,210	141,410 123.179%
Base	100,000	
2019	104,998	4,998 4.998%
		128.177% * 1 X 228.177%

\*1987 Net Operating Income Adjusted for Actual Inflation to 2019 **\$ 198,259**  
\*\*2019 actual inflation adjusted to 1987  
\*\*\*Ordinance requires Dec 1987 index of 114.8 be used even though current tables indicate the index is 118.5 for 1287

Step 3: Calculate Current Year NOI Adjust as Necessary to "Normalize"

	1987	2013	2014	2015	2016	2017	2018	Adjusts	Normalized
<b>GROSS INCOME</b>									
LN RC Base - Avg Rent per City of Yuculpa	\$ 190,000	\$ 289,500	\$ 293,340	\$ 296,030	\$ 297,775	\$ 302,980	\$ 307,250	2,895%	\$ 316,480
1 Combined total for all space tents	\$ 171,000	\$ 260,640	\$ 264,000	\$ 266,427	\$ 267,975	\$ 272,682	\$ 276,831	8,001%	\$ 284,832 (1)
2 Rent adjustment granted in prior hearing									
3 Late fees		2,075	1,240	985	930	1,621	1,265		1,265
4 Fees collected for services not in space rent									
5 Security deposits									
6 Interest on security deposits									
7 Use of recreational facility									
8 Laundry & other coin operated									
9 RV Storage		479	466	733	878	325	318	3,602%	318
10 Pass through paramedic fees - 1987									
11 Pass through paramedic fees - 2004		4,004	4,015	3,898	3,569	3,384	3,229	8,801%	3,229
12 Pass through rent control fees			2,028	1,488	1,520	1,883	2,339	8,001%	2,339
13 Pass through weights and measures fees									
14 Vacancies/Concessions/Discounts		(22,427)	(33,824)	(12,509)	(12,631)	(14,345)	(3,602)	3,602%	(1,295) (10)
15 Write-offs		(5,674)	8,251	(4,533)	(3,078)	(1,651)	945	(2,140)	(1,295) (10)
16 Water		14,679	15,412	13,983	14,142	14,803	15,435	(15,435)	(15,435) (9)
17 Sewer		34,849	35,798	35,287	35,286	36,293	36,228	(36,228)	(36,228) (9)
18 Trash		16,088	15,974	16,350	17,096	18,170	17,416	(17,416)	(17,416) (9)
19 Cable TV					100	(958)			
20 Miscellaneous			1,462	900		(937)			
21 <b>TOTAL GROSS INCOME - APPLICATION</b>	171,233	308,617	319,889	327,094	327,837	333,604	350,896	(99,676)	291,220
Electricity		31,838	34,968	35,107	38,238	41,528	5,764	(5,764)	4044
Gas		24,279	22,845	22,157	21,740	22,416	11,930	(11,930)	4045
Rental income - park-owned coaches		3,929	11,639	52,952	56,012	67,509	93,945	(93,945)	4031
Rental income - park-owned houses/apt		25,980	25,980	25,980	26,451	27,215	25,245	(25,245)	4033
RV rental		(1,720)	(1,720)	(1,720)	2,947	8,041	7,337	(7,337)	4032, 4032-001
Delinquencies - park-owned units		(1,720)	(1,720)	(1,720)	(5,287)	(13,302)	(14,812)	(14,812)	4037, 4038, 4039
<b>TOTAL GROSS INCOME</b>	171,233	392,576	412,289	455,266	467,938	487,011	480,305	(189,085)	291,220

Base Year Property Tax Projection		Base Year Water Cost Projection	
1987 Assessed Value*	\$ 257,461	Rates in 1987	
Parcel 0319-151-02-0-000	90%	Charge for first dwelling unit per month	\$ 10.00
Not-for-profit assessment adjustment	\$ 23,746	Charge per additional dwelling units per month	\$ 7.50
Adjusted assessed value	\$ 12,954	Charges per water unit	\$ 0.562
Parcel 0319-151-02-0-003	\$ 38,700	Less than 3,000 cubic feet	\$ 0.700
General tax levy @ 1%	1%	More than 3,000 cubic feet	\$ 565.00
Water service assessment	\$ 257	Number of dwelling units	
Number of spaces	75	Charge based on dwelling units	
Paramedic assessment	\$ 24	Change based on usage	
Yuculpa Vector Control	\$ 10	Average usage	275
Estimated annual property tax - base year	\$ 2,113 A	Less than 3,000 cubic feet	29 \$ 0.562 \$
		More than 3,000 cubic feet	246 \$ 0.700 \$
		Average monthly billing	172,025
		Months	753
		Estimated annual water expense in the base year	12
			<b>9,040 D</b>

Base Year Common Area Electricity and Gas Expense									
	Common Area	2013	2014	2015	2016	2017	2018	All	Years
Electricity	2.28%	2.73%	2.63%	2.69%	2.69%	2.70%	2.69%	2.69%	2.69%
Gas	0.34%	0.69%	0.70%	0.72%	0.65%	0.65%	0.64%	0.64%	0.70%
% of Space rent on Line 1									
Base Year	2.69%	0.72%	0.65%	0.65%	0.65%	0.65%	0.64%	0.64%	0.70%
Space Rent	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000
Common Expense	1,583 B	1,583 B	1,583 B	1,583 B	1,583 B	1,583 B	1,583 B	1,583 B	1,583 B
Base Year	1,195 C	1,195 C	1,195 C	1,195 C	1,195 C	1,195 C	1,195 C	1,195 C	1,195 C

\*Per San Bernardino County Office of the Assessor

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VALLEY VIEW MOBILE HOME PARK  
MAINTENANCE OF NET OPERATING INCOME  
2019

LN	OPERATING EXPENSES	1987	2013	2014	2015	2016	2017	2018	Admits	Normalized	G/L #	Base Year	Base Year
1	Property taxes	2,113	4,386	5,089	6,073	6,480	5,913	7,074	71	7,145	5202		
2	Common area electricity	4,503	5,943	7,212	7,136	7,014	7,597	7,460	71	7,460	5202		
3	Common area gas	1,985	2,186	1,818	1,923	1,775	1,778	1,773	177	1,773	5168		
4	Landscapeing	6,570	3,816	3,433	4,090	6,234	8,045	9,029	14,033	14,033	5201		
5	Insurance	1,477	8,312	1,563	12,434	3,025	2,674	5,929	(2,053)	3,876	5227		
6	Legal	930	1,150	3,697	3,143	3,180	3,313	3,406	(2,053)	3,406	7003-007		
7	Accounting		1,422	1,422	1,477	1,488	1,488	1,488	(327)	1,488	6001		
	Billing service		355	100	179	1,057	1,057	1,159	(327)	832	5230-010		
	Meetings & conferences		119	119	119	1,016	1,058	1,006		1,006	6005		
	Dues & subscriptions		388	10,582	8,308	4,923	5,862	6,021		6,021	5203		
8	Licenses & fees	1,390	12,478	9,949	6,898	8,645	9,205	9,674	(327)	9,347	5102		
	Payroll		17,315	21,155	18,597	14,822	23,540	28,348	(7,771)	28,348	5228		
9	Management expenses	5,516	19,644	18,108	18,324	18,504	20,132	22,332	(7,771)	14,561			
10	Owner performed labor	5,516	36,959	39,263	36,921	33,326	43,672	50,680	(7,771)	42,909			
11	Payroll taxes	654	4,502	5,020	6,329	5,443	6,692	5,784		5,784	5108		
12	Miscellaneous supplies		72	88	71	56	482	98	114	212	5169		
	Key service		1,269	45	259	1,484	128	41	510	551	5172		
	Paint control		226	1,326	92	587	20	182	202	202	5175		
	Signage		1,563	1,579	275	1,550	804	589	10	589	5176		
	Street lighting		437	320	736	30	30	10	10	10	5179		
	Vehicle maintenance		287	89	1,138	476	295	133	168	301	5167		
	HVAC repairs		503	1,118	331	1,785	755	4,085	(1,877)	78	5180-5186		
	Repairs		647	488	545	1,117	1,918	719	532	2,208	5162		
	Small tools		2,933	732	2,135	3,913	4,418	1,410	1,410	3,247	5159		
	Cleaning/janitorial		25,563	26,260	36,987	40,274	43,049	30,761	1,837	30,761	5103-5104-5105		
	Repairs & maintenance		19,278	11,058	11,178	14,649	11,407	9,903		9,903	4017		
	Labor		30,211	52,778	51,103	57,088	65,921	63,489	1,555	49,314	6020		
	Housing		696	1,304	748	681	716	682		682	6025		
	Paintage		271	88	991	324	646	174		1,451	6045		
	Bank charges		350	745	750	745	745	745		174	7003-004		
	Credit reports		1,304	2,428	1,930	1,439	1,678	1,440		1,440	5015		
	SEP fees		12,534	3,925	4,585	5,850	4,528	5,201	4,482	4,482	6040		
	Office supplies and expense		1,708	1,689	1,800	1,813	4,492	4,539		4,539	6030		
14	Telephone	3,414	1,419	319	289	835	905	1,431	102	1,381	5173		
15	Auto expense - Travel		347	347	432	347	884	347	(374)	1,097	5229		
16	Auto expense - Travel		244	22	22	237	237	237		237	5177		
17	Pool maintenance		3,628	19,766	20,107	20,573	21,172	22,803	24,210	(17,476)	5146		
18	Security	9,040	17,943	19,284	17,168	18,362	16,928	18,777	(15,435)	3,342	5147		
19	Street sweeping		34,912	35,785	36,265	39,287	36,285	36,285	(36,228)	37	5148		
20	Trash		306	104	786	843	828	884	884	884	5149		
21	Water		3,255	2,177	3,554	1,809	3,370	4,284	(1,136)	3,158	7033		
22	Cable TV		5,851	6,191	7,729	7,405	8,041	7,005		7,005	5109		
23	Amortization		716	120	105						5110		
24	Operating supplies										5301		
25	Benefits										5303		
26	Worker compensation/ADP fees										5240		
27	Advertising												
28	Recovery - Borrower admin fee		41,871	42,542	43,091	43,650	44,626	45,762	52,680	52,680			
	AC LLC administrative costs		22,943	22,741	43,224	42,892	42,415	41,965		41,965			
	Bond interest		2,088	1,908	1,734	1,546	1,344	1,128	(4,400)	1,128			
	Student loan bond interest		456	580	1,254	1,467	1,780	200		200			
	Resident relations		275	535	575	45	300	200		200			
	Outside services		1,172	67,762	69,135	69,983	69,560	90,366	95,162	143,442			
29	Other	84,345	298,279	303,462	336,955	333,670	356,570	355,506	(30,793)	334,713			
30	TOTAL OPERATING EXPENSES - APPLICATION												

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	1987	2013	2014	2015	2016	2017	2018	Adpts	Normalized
Electricity		28,820	34,975	34,606	34,013	36,176	10,437	(10,437)	-
Gas		16,852	14,024	14,535	13,614	13,680	9,566	(9,566)	(2)
Billing service		548	3,328	4,307	2,404	14,316	12,894	(12,894)	(2)
Part-owned maintenance		17,485	19,472	25,075	26,408	31,944	37,240	(37,240)	(8)
Depreciation									
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 63,705</b>	<b>\$ 71,799</b>	<b>\$ 78,523</b>	<b>\$ 86,645</b>	<b>\$ 100,172</b>	<b>\$ 145,543</b>	<b>\$ (100,930)</b>	<b>\$ (34,713)</b>
<b>NET OPERATING INCOME - APPLICATION</b>		<b>\$ 86,888</b>	<b>\$ 103,328</b>	<b>\$ 16,427</b>	<b>\$ (9,951)</b>	<b>\$ (5,833)</b>	<b>\$ (14,510)</b>	<b>\$ (28,953)</b>	<b>\$ (43,493)</b>
<b>NET OPERATING INCOME</b>		<b>\$ 86,888</b>	<b>\$ 30,582</b>	<b>\$ 37,028</b>	<b>\$ 39,484</b>	<b>\$ 57,829</b>	<b>\$ 34,328</b>	<b>\$ 44,652</b>	<b>\$ (43,493)</b>
	50.7%	7.8%	9.0%	8.7%	12.4%	7.0%	9.3%		-14.9%

Step 4: Calculate NOI Maintenance Amount for the Current Year, and Monthly Rent Adjustment

	Base Year NOI Adjusted for Inflation	Normalized Rent from Step 3	RECONCILIATION
Base Year NOI Adjusted for Inflation	\$ 198,259	\$ 284,832	
Current Year Net Operating Loss	(43,493)	241,752	
Difference - NNOI Rent Adjustment	241,752	526,584	
Divided by Number of Spaces	75	6,388	
Divided by Number of Months	12	532,972	
Recommended Monthly Increase per Space to Maintain Base Year NOI Adjusted for Inflation	\$ 288.61	334,713	
		198,259	
		(43,493)	
		241,752	
		75	
		12	
		\$ 266.61	

Summary of Adjustments

- Calculated as 75 spaces times average base rent per City of Yuccipa
- Gas and electric income and expense are eliminated
- Park owned income and expenses are excluded
- 1% increase for 2019
- Based on actual for 2018, 21% and 13% of electricity and gas expense, respectively, for 2013 - 2017
- Common area trash, water and sewer are estimated as the excess of expense paid over revenue collected
- 2017 reduced \$1,800 for purchase of golf cart
- Depreciation is eliminated as a non-cash item
- Eliminated as pass through to tenants
- 3-year average to smooth fluctuations
- WMA dues included starting in 2016
- Adjusted to 5% of Gross Income as required by the Ordinance
- Bond fee amortization
- Parent organization, Augusta Communities, LLC administrative costs allocated to this park
- 1/3 of interest on bonds used to purchase the park by the non-profit owner
- 1/3 of interest on bonds used to pay cost-of-issuance fees on purchase bonds by the non-profit owner
- Changed to outside landscaping contract which eliminated 2nd maintenance man hours - Actual in 2018, and expected going forward
- Reduced by amount to paint two residents' homes
- Actual amount reconciled for allocations among other Augusta Homes properties

MONTHLY SPACE ADJUSTMENT PER ORDINANCE

Step A	\$ 86,888	X	1.25	=	\$ 109,479
Base Year NOI					NOI Entitlement as of 10/28/96
Step B1	256.21	+	158.81	-1	= 61.3%
CPI Through 2017					
Step B2	105.00	+	100	-1	= 5.0%
CPI 2018 - 2019					Percent Increase in CPI
Step C	0.8	X	66.3%	=	0.53071479
					Percent Increase in CPI Since 1986 (Outcome of Step B)
Step D	\$ 109,479	X	(1+ 0.530714)	=	\$ 167,581
NOI Entitlement					Less Park NOI CY
as of 10/28/96					\$ 43,493
From Step A					Park NOI Adjustment
Divided by Number of Spaces					\$ 211,074
Divided by Number of Months					75
Monthly Space Adjustment					\$ 234.53

[20] Recovery - Borrower admin fee (formerly mislabeled Recovery - Unpaid Overhead Fees)

Incurrd, but unpaid fees 8/12 - 12/18	\$ 266,773
Long term Treasury Bill rate	2.83%
Monthly/ recovery period (months)	72
Total amount to recover	\$316,081
Recovery period (years)	6
Divided by 6 years	\$52,680
Per space per month	\$55.53

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**AUGUSTA  
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augustacommunities.org

300 Watermain Avenue, Suite 202 • Augusta, Georgia 31704  
T • 706-731-8150 F • 706-751-9130

May 6, 2014

ASHRAF ALMURDAAH  
US BANK CORPORATE TRUST SERVICES  
633 W 5th St 24th Floor  
Mail Code LM-CA-T24T  
Los Angeles, CA 90071

Re: ICFA Mobile Home Park Revenue Refunding Bonds Series 2012A & 2012B

Dear Mr. Almurdaah:

The monthly revenue payment for the project referenced above is as follows:

	<b>Year 3</b>
1st Semi Annual Payment Due	<b>11/15/2014</b>
2nd Semi Annual Payment Due	<b>5/15/2015</b>
<b><u>Bond Year Debt Service</u></b>	
Total Annual Series 2012A Principal	\$290,000.00
Total Annual Series 2012A Interest	\$895,405.00
Total Series 20012A Debt Service	\$1,185,405.00
Annual Series 2012B-T Principal	\$65,000.00
Annual Series 2012B-T Interest	\$37,662.50
Total Annual Series 2012B-T Debt Service	\$102,662.50
<b>TOTAL ANNUAL SERIES 2012A &amp; 2012 B-T DEBT SERVICE</b>	<b><u>\$1,288,067.50</u></b>
<b><u>Monthly Revenue Payment Calculation (due to Trustee by 10th of each month)</u></b>	
Monthly Principal Transfer Series 2012A	\$24,166.67
Monthly Interest Transfer Series 2012A	\$74,617.08
Monthly Principal Transfer Series 2012B-T	\$5,416.67
Monthly Interest Transfer Series 2012B-T	\$3,138.54
Total Monthly Principal and Interest Payment	\$107,338.96
Monthly Trustee Fee (\$1,000)	\$83.33
Monthly Deposit to RRF (until RRF balance >\$150,000)	\$0.00
Monthly Oversight Agent Fee (\$16,000)	\$1,333.33
Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit)	\$2,679.38
Less: Estimated monthly Interest Earnings on DSR Funds	\$0.00
Total RRF Deposit & Fees Payment	\$4,096.04
<b>TOTAL MONTHLY REVENUE PAYMENT</b>	<b><u>\$111,435.00</u></b>
<b><u>Parks Transfer to Trustee (rounded)</u></b>	
Villa Montclair	\$21,100.00
<b>Valley View</b>	<b><u>\$7,849.00</u></b>
Monterey Manor	\$31,928.00
Hacienda	\$50,560.00
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<b><u>\$111,437.00</u></b>

*Kak  
Dec 2014*

Sincerely,

  
Suzanne Taylor  
Executive Director

cc: Wes Wolf, Wolf & Company  
Mary Ann Juback, HMS  
John Davis, HMS



**AUGUSTA  
COMMUNITIES**

augustacommunities.org

408 El Montclair Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

December 30, 2016

ASHRAF ALMURDAAH  
US BANK CORPORATE TRUST SERVICES  
633 W 5th St 24th Floor  
Mail Code LM-CA-T24T  
Los Angeles, CA 90071

Re: ICFA Mobile Home Park Revenue Refunding Bonds Series 2012A & 2012B

Dear Mr. Almurdaah:

The monthly revenue payment for the project referenced above is as follows:

	Year 5 11/15/2016	Year 6 11/15/2017
1st Semi Annual Payment Due	5/15/2017	5/15/2018
2nd Semi Annual Payment Due		
<b><u>Bond Year Debt Service</u></b>		
Total Annual Series 2012A Principal	\$105,000.00	\$315,000.00
Total Annual Series 2012A Interest	\$880,030.00	\$870,880.00
Total Series 20012A Debt Service	\$1,185,030.00	\$1,185,880.00
Annual Series 2012B-T Principal	\$75,000.00	\$80,000.00
Annual Series 2012B-T Interest	\$29,900.00	\$25,587.50
Total Annual Series 2012B-T Debt Service	\$104,900.00	\$105,587.50
<b>TOTAL ANNUAL SERIES 2012A &amp; 2012 B-T DEBT SERVICE</b>	<b>\$1,289,930.00</b>	<b>\$1,291,467.50</b>
<b><u>Monthly Revenue Payment Calculation (due to Trustee by 10th of each month)</u></b>		
Monthly Principal Transfer Series 2012A	\$25,416.67	\$26,250.00
Monthly Interest Transfer Series 2012A	\$73,335.83	\$72,573.33
Monthly Principal Transfer Series 2012B-T	\$6,250.00	\$6,666.67
Monthly Interest Transfer Series 2012B-T	\$2,491.67	\$2,132.29
Total Monthly Principal and Interest Payment	\$107,494.17	\$107,622.29
Monthly Trustee Fee (\$1,000)	\$83.33	\$83.33
Monthly Deposit to RRF (until RRF balance >\$150,000)	\$0.00	\$0.00
Monthly Oversight Agent Fee (\$16,000)	\$1,333.33	\$1,333.33
Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit)	\$2,654.30	\$2,628.41
Less: Estimated monthly Interest Earnings on DSR Funds	\$0.00	\$0.00
Total RRF Deposit & Fees Payment	\$4,070.96	\$4,045.08
<b>TOTAL MONTHLY REVENUE PAYMENT</b>	<b>\$111,565.13</b>	<b>\$111,667.37</b>
<b><u>Parks Transfer to Trustee (rounded)</u></b>		
Villa Montclair	\$21,125.00	\$21,144.00
Valley View	\$7,858.00	\$7,865.00
Monterey Manor	\$31,966.00	\$31,995.00
Hacienda	\$50,619.00	\$50,665.00
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<b>\$111,568.00</b>	<b>\$111,669.00</b>

Sincerely,

Christine Summerville  
Program Manager

cc: Wes Wolf, Wolf & Company  
Mary Ann Juback, HMS  
John Davis, HMS  
Benjamin Saaron, US Bank



**AUGUSTA  
COMMUNITIES**

augustacommunities.org

400 N. Mountain Avenue, Suite 205 • Upland, California 91786  
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January 4, 2018

Benjamin Saarion  
US BANK CORPORATE TRUST SERVICES  
60 Livingston Ave.  
St. Paul, MN 55107

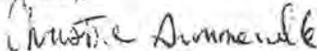
Re: ICFA Mobile Home Park Revenue Refunding Bonds Series 2012A & 2012B

Dear Mr. Saarion:

The monthly revenue payment for the project referenced above is as follows:

	Year 6	Year 7
	11/15/2017	11/15/2018
	5/15/2018	5/15/2019
<b>Bond Year Debt Service</b>		
Total Annual Series 2012A Principal	\$315,000.00	\$325,000.00
Total Annual Series 2012A Interest	<u>\$870,880.00</u>	<u>\$861,430.00</u>
Total Series 20012A Debt Service	\$1,185,880.00	\$1,186,430.00
Annual Series 2012B-T Principal	\$80,000.00	\$85,000.00
Annual Series 2012B-T Interest	\$25,587.50	\$20,987.50
Total Annual Series 2012B-T Debt Service	<u>\$105,587.50</u>	<u>\$105,987.50</u>
<b>TOTAL ANNUAL SERIES 2012A &amp; 2012 B-T DEBT SERVICE</b>	<u>\$1,291,467.50</u>	<u>\$1,292,417.50</u>
<b>Monthly Revenue Payment Calculation (due to Trustee by 10th of each month)</b>		
Monthly Principal Transfer Series 2012A	\$26,250.00	\$27,083.33
Monthly Interest Transfer Series 2012A	\$72,573.33	\$71,785.83
Monthly Principal Transfer Series 2012B-T	\$6,666.67	\$7,083.33
Monthly Interest Transfer Series 2012B-T	<u>\$2,132.29</u>	<u>\$1,748.96</u>
Total Monthly Principal and Interest Payment	\$107,622.29	\$107,701.46
Monthly Trustee Fee (\$1,000)	\$83.33	\$83.33
Monthly Deposit to RRF (until RRF balance >\$150,000)	\$0.00	\$0.00
Monthly Oversight Agent Fee (\$16,000)	\$1,333.33	\$1,333.33
Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit)	\$2,511.98	\$2,469.27
Less: Estimated monthly Interest Earnings on DSR Funds	<u>\$0.00</u>	<u>\$0.00</u>
Total RRF Deposit & Fees Payment	\$3,928.65	\$3,885.94
<b>TOTAL MONTHLY REVENUE PAYMENT</b>	<u>\$111,550.94</u>	<u>\$111,587.40</u>
<b>Parks Transfer to Trustee (rounded)</b>		
Villa Montclair	\$21,122.00	\$21,129.00
Valley View	<u>\$7,857.00</u>	\$7,859.00
Monterey Manor	\$31,962.00	\$31,972.00
Hacienda	\$50,612.00	\$50,629.00
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<u>\$111,550.94</u>	<u>\$111,587.40</u>
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<u>\$111,553.00</u>	<u>\$111,589.00</u>

Sincerely,

  
Christine Summerville  
Program Manager

cc: Wes Wolf, Wolf & Company  
Mary Ann Juback, HMS  
John Davis, HMS  
Ash Almurdaah, US Bank



**AUGUSTA**  
COMMUNITIES

augustacommunities.org

400 N Mountain Avenue, Suite 205 • Upland, California 91786  
T • 909-981-0192 F • 909-981-9130

January 10, 2019

Benjamin Saaron  
US BANK CORPORATE TRUST SERVICES  
60 Livingston Ave.  
St. Paul, MN 55107

Re: ICFA Mobile Home Park Revenue Refunding Bonds Series 2012A & 2012B

Dear Mr. Saaron:

	2019 Jan-May Year 7	2019 June-Dec Year 8
The monthly revenue payment for the project referenced above is as follows:		
1st Semi Annual Payment Due	11/15/2018	11/15/2019
2nd Semi Annual Payment Due	5/15/2019	5/15/2020
<b><u>Bond Year Debt Service</u></b>		
Total Annual Series 2012A Principal	\$325,000.00	\$335,000.00
Total Annual Series 2012A Interest	<u>\$861,430.00</u>	<u>\$851,355.00</u>
Total Series 20012A Debt Service	\$1,186,430.00	\$1,186,355.00
Annual Series 2012B-T Principal	\$85,000.00	\$85,000.00
Annual Series 2012B-T Interest	\$20,987.50	\$16,100.00
Total Annual Series 2012B-T Debt Service	<u>\$105,987.50</u>	<u>\$101,100.00</u>
<b>TOTAL ANNUAL SERIES 2012A &amp; 2012 B-T DEBT SERVICE</b>	<u>\$1,292,417.50</u>	<u>\$1,287,455.00</u>
<b><u>Monthly Revenue Payment Calculation (due to Trustee by 10th of each month)</u></b>		
Monthly Principal Transfer Series 2012A	\$27,083.33	\$27,916.67
Monthly Interest Transfer Series 2012A	\$71,785.83	\$70,946.25
Monthly Principal Transfer Series 2012B-T	\$7,083.33	\$7,083.33
Monthly Interest Transfer Series 2012B-T	<u>\$1,748.96</u>	<u>\$1,341.67</u>
Total Monthly Principal and Interest Payment	\$107,701.46	\$107,287.92
Monthly Trustee Fee (\$1,000)	\$83.33	\$83.33
Monthly Deposit to RRF (until RRF balance >\$150,000)	\$0.00	\$0.00
Monthly Oversight Agent Fee (\$16,000)	\$1,333.33	\$1,333.33
Monthly ICFA Fee (.00125 of outstanding principal plus \$7,000 annual audit)	\$2,469.27	\$2,469.27
Less: Estimated monthly Interest Earnings on DSR Funds	<u>\$0.00</u>	<u>\$0.00</u>
Total RRF Deposit & Fees Payment	\$3,885.94	\$3,885.94
<b>TOTAL MONTHLY REVENUE PAYMENT</b>	<u>\$111,587.40</u>	<u>\$111,173.85</u>
<b><u>Parks Transfer to Trustee (rounded)</u></b>		
Villa Montclair	\$21,129.00	\$21,051.00
<b>Valley View</b>	<u>\$7,859.00</u>	\$7,830.00
Monterey Manor	\$31,972.00	\$31,854.00
Hacienda	\$50,629.00	\$50,441.00
<b>TOTAL MONTHLY PARK TRANSFER TO TRUSTEE</b>	<u>\$111,589.00</u>	<u>\$111,176.00</u>

Sincerely,

*Christine Summerville*  
Christine Summerville  
Program Manager

cc: Wes Wolf, Wolf & Company  
Mary Ann Juback, HMS  
John Davis, HMS  
Ash Almurdaah, US Bank

*OK Dec 19*  
*W*

**TAB J**

## Kim Everts

---

**From:** Jennifer Crawford  
**Sent:** Tuesday, January 7, 2020 10:08 AM  
**To:** Mark Alpert; Don Lincoln (dlincoln@dlincolnlaw.com)  
**Cc:** Kim Everts; Suzanne Taylor; Diane Elmore; Tammy Vaughan; Dustin Gray  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application  
**Attachments:** RRF Allocation & Expenditures (1).pdf

**Importance:** High

Mark-

Question 29 asked for “a detailed description and expenditure amount on what the intercompany loans were spent on that were generated from the Independent Cities Finance Authority refunding bonds.”

While Ms. Taylor did provide some information in her correspondence with Mr. Franklin, we request that you provide additional clarifying information in your formal response to the December 9, 2019 letter,

For example, in the correspondence Ms. Taylor states that “\$242,223 of bond proceeds was spent in Valley View.” The attached spreadsheet indicates that \$74,062 of the \$242,223 was Valley View’s “Allocation” and the “Balance” was -\$168,162. Is the -\$168,162 the “intercompany loan”?

The attached spreadsheet identifies how \$242,223 was spent in general terms only (*e.g.* the largest amounts were identified as being spent on “Rental Homes/rehabs” and “rehabs.”) Please explain what is meant by the terms “Rental Homes/rehabs” and “rehabs.” Please also identify which Park spaces were affected by these “rehabs.” Were any of these “rehabs” for Homes or mobile homes owned by the Park?

Is there any separate record showing how the \$ \$74,062 “allocated” to Valley View was spent? Is there any separate record showing how the other \$168,162 was spent?

How was Valley View’s “Allocation” of \$74,062 calculated? Was it based on Valley View's NOI?

Jennifer Crawford



Deputy City Manager  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399  
jcrawford@yucaipa.org  
(909) 797-2489, ext. 236  
(909) 255-4655 - cell

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Monday, January 6, 2020 2:35 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>  
**Cc:** Kim Everts <keverts@Yucaipa.org>; Suzanne Taylor <staylor@augustacommunities.org>; Diane Elmore <rocks2oldies@yahoo.com>; Tammy Vaughan <tvaughan@Yucaipa.org>  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Jennifer, Kim, and Don,

We have one more clarification question. We are not sure we understand question 29 from the December 9, 2019 letter. I thought it referred to the expenditures made as part of a recent refinancing of the bond obligations. I know there has been some correspondence with Greg Franklin of the City in relation to those expenditures and a schedule showing how the funds were spent was provided. Are you requesting we provide this information as part of our response to the December 9, 2019 letter? Or is this referring to something else? I appreciate any clarification you can provide.

Thank you,

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)  
(714) 299- 6081 (cell)

---

**From:** Jennifer Crawford [<mailto:jcrawford@yucaipa.org>]  
**Sent:** Monday, January 6, 2020 9:50 AM  
**To:** Mark Alpert; Don Lincoln ([dlincoln@dlincolnlaw.com](mailto:dlincoln@dlincolnlaw.com))  
**Cc:** Kim Everts; Suzanne Taylor; Diane Elmore; Tammy Vaughan  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Thanks for the update.

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Monday, January 6, 2020 8:36 AM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>  
**Cc:** Kim Everts <keverts@Yucaipa.org>; Suzanne Taylor <staylor@augustacommunities.org>; Diane Elmore <rocks2oldies@yahoo.com>; Tammy Vaughan <tvaughan@Yucaipa.org>  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Hi Jennifer (et al),

In your letter, you requested a response date of January 2<sup>nd</sup>. I just wanted to let you know that we are working on the response, but we have been slowed down by the holidays. I hope and expect to get a response with all the requested information this week.

Thanks

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
[MAIpert@beamlaw.net](mailto:MAIpert@beamlaw.net)

(714) 299- 6081 (cell)

**From:** Jennifer Crawford [<mailto:jcrawford@yucaipa.org>]  
**Sent:** Tuesday, December 10, 2019 4:30 PM  
**To:** Mark Alpert; Don Lincoln (dlincoln@dlincolnlaw.com)  
**Cc:** Kim Everts; Suzanne Taylor; Diane Elmore; Tammy Vaughan  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Mark-

After discussing your recent e-mail with other staff, Yucaipa has decided to withdraw Question 18 at this time. Hopefully your responses to our other questions will provide sufficient information and allow us to understand your expert's rationale for the claimed expenses set forth on line 29 of the Operating Expenses in the MNOI spreadsheet found at BP #328.

Jennifer Crawford



Deputy City Manager  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399  
jcrawford@yucaipa.org  
(909) 797-2489, ext. 236  
(909) 255-4655 - cell

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Tuesday, December 10, 2019 8:57 AM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>  
**Cc:** Kim Everts <keverts@Yucaipa.org>; Suzanne Taylor <staylor@augustacommunities.org>; Diane Elmore <rocks2oldies@yahoo.com>; Tammy Vaughan <tvaughan@Yucaipa.org>  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Thank you for the prompt response!

**From:** Jennifer Crawford [mailto:jcrawford@yucaipa.org]  
**Sent:** Tuesday, December 10, 2019 9:57 AM  
**To:** Mark Alpert; Don Lincoln (dlincoln@dlincolnlaw.com)  
**Cc:** Kim Everts; Suzanne Taylor; Diane Elmore; Tammy Vaughan  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Hi Mark-

Please see attached photo copy of the bill that is referenced in the letter. We will provide a response to your second item, later today.

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---

Jennifer Crawford



Deputy City Manager  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399  
jcrawford@yucaipa.org  
(909) 797-2489, ext. 236  
(909) 255-4655 - cell

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Tuesday, December 10, 2019 8:41 AM  
**To:** Tammy Vaughan <tvaughan@Yucaipa.org>; Diane Elmore <rocks2oldies@yahoo.com>  
**Cc:** Jennifer Crawford <jcrawford@yucaipa.org>; Kim Everts <keverts@Yucaipa.org>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** RE: Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application

Hello Ms. Vaughn,

Thank you for your letter. It references a picture of a bill that is attached, but it was not attached to the email. Can you email it to me?

Also, regarding item 18, the letter references a page that has dozens of expense entries and suggests we provide expert testimony of some kind in advance of the hearing regarding certain of these expenses. I would like some clarification of what is being requested. The analysis itself represents the expert work product of Mr. McCarthy, including the explanatory notes. Our response letter will cover the questions you have raised in response to the application. At the hearing, I would anticipate Mr. McCarthy will give general testimony regarding how he did his work and address specific questions that have arisen in response to the staff report or home owner comments. As you know, we have had many hearings before the City and handled it this fashion. I do not understand exactly what "testimony" you would like him to provide. Do you want a declaration discussing all of his notes? It would take numerous hours to provide a declaration summarizing all the work and calculations that went into his expense calculations, which would add

considerably to the cost of the application (and thus the temporary fee request). I would appreciate a more specific explanation of what information the City wishes to be addressed.

Thank you for your assistance.

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)  
(714) 299- 6081 (cell)

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**From:** Tammy Vaughan [<mailto:tvaughan@Yucaipa.org>]  
**Sent:** Monday, December 9, 2019 5:38 PM  
**To:** Mark Alpert; Diane Elmore  
**Cc:** Jennifer Crawford; Kim Everts  
**Subject:** Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application  
**Importance:** High

Attached please find the City's letter (dated December 9, 2019) pertaining to the Valley View Mobilehome Park MNOI/Readjusted Base Year NOI Application.

Regards,

Tammy Vaughan  
Deputy City Clerk/Information Systems Technician  
909-797-2489, ext. 230

**% RRF Allocation (based on park contribution to revenue payment)**

Villa Montclair	199,112	19%
Valley View	74,062	7%
Monterey Manor	301,297	29%
Hacienda	477,116	45%
<b>RRF TOTAL FUNDING</b>	<b>1,051,587</b>	<b>100%</b>

**Completed Expenditures from Bond Proceeds (3-Yr Deadline)**

	Audited 2012	Audited 2013	Audited 2014	Audited 2015	2012-2015	Allocation	Balance
Villa Montclair		11,412	47,012	33,089	91,513	199,112	107,599
Valley View	25,871	35,780	99,804	80,769	<b>242,223</b>	74,062	-168,162
Monterey Manor		84,640	21,408	97,839	203,887	301,297	97,410
Hacienda		143,045	63,655	212,606	419,307	477,116	57,810
<b>TOTAL</b>	<b>25,871</b>	<b>274,877</b>	<b>231,878</b>	<b>424,304</b>	<b>956,930</b>	<b>1,051,587</b>	<b>94,657</b>

**RRF Reimbursements Approved through OA**

**2012**

Rental Unit Repairs	23,276.00
Landry Room Roof	<u>2,595.00</u>
	25,871.00

**2013**

Electric system	6,466.00
#53 improvements	8,615.00
electric system preventative	10,103.76
Rental Units Repair	<u>10,594.86</u>
	35,779.62

**2014**

Roofing	960.00
Roofing	3,835.10
VV Clubhouse	3,965.00
CASp	12,056.50
pool heater	3,100.00
Rental Homes/Rehabs	<u>75,887.28</u>
	99,803.88

**2015**

Lighting	15,000.00
Cameras	1,855.36
Rehabs	56,749.60
Rehabs	1,644.62
Rehabs	869.40
#26 Kitchen	<u>4,650.00</u>
	80,768.98

**TOTAL** **242,223.48**

**From:** Wesley Wolf <wesley@wolfco.net>  
**Sent:** Wednesday, February 12, 2020 4:39 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>  
**Cc:** Mark Alpert <malpert@beamlaw.net>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>  
**Subject:** Re: Request for Information pertaining to Valley View MHP  
**Importance:** High

On Feb 12, 2020, at 7:56 AM, Jennifer Crawford <jcrawford@yucaipa.org> wrote:

Mr. Wolf-

The City of Yucaipa is requesting the following information/documentation pertaining to Valley View Mobilehome Park (located in Yucaipa, CA) in regards to their Bond.

1. How do you allocate the administration (oversight) fees and debt service among the parks covered by the Bond. **OSA section 3.2 provides for an annual fee of \$16,000 or \$4,000 per quarter (\$1,000 per park x 4). We are not responsible for the allocation of debt payment dollars.**
2. Do you have documents that reflect that allocation?" **Attached OSA Agreement regarding the administration fees-Section 3.2.**
3. Are there any documents that set forth how the bond interest and management fees (oversight costs) should be allocated among the different mobilehome parks that are included in the bond? **Not to my knowledge.**

Also, Greg Franklin has retired from the City of Yucaipa and at this time I am your POC.

Thank you,

Jennifer Crawford

<image001.jpg>

Assistant City Manager

34272 Yucaipa Boulevard

**ADMINISTRATION AND OVERSIGHT AGREEMENT**

by and among

INDEPENDENT CITIES FINANCE AUTHORITY

and

WOLF & COMPANY INC.,  
as Oversight Agent

and

AUGUSTA COMMUNITIES LLC,  
as Borrower

Dated as of August 1, 2012

Relating to:

\$20,125,000

Independent Cities Finance Authority  
Mobile Home Park Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012A

and

\$785,000

Independent Cities Finance Authority  
Mobile Home Park Subordinate Revenue Refunding Bonds  
(Augusta Communities Mobile Home Park Pool)  
Series 2012B (Federally Taxable)

## ADMINISTRATION AND OVERSIGHT AGREEMENT

THIS ADMINISTRATION AND OVERSIGHT AGREEMENT (the "Administration Agreement") is made and entered into as of August 1, 2012, by and among the INDEPENDENT CITIES FINANCE AUTHORITY, a joint powers authority duly organized and existing under the laws of the State of California (the "Authority"), AUGUSTA COMMUNITIES LLC, a California limited liability company (the "Borrower"), and WOLF & COMPANY INC. (the "Oversight Agent").

### RECITALS:

WHEREAS, to assist the Borrower in its refinancing of the Hacienda Mobile Home Park located in the City of Montclair, the Monterey Manor Mobile Estates located in the City of Montclair, the Villa Montclair Mobile Home Park located in the City of Montclair and the Valley View Mobile Home Park located in the City of Yucaipa (collectively, the "Projects"), the Authority has issued its Mobile Home Park Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012A and its Mobile Home Park Subordinate Revenue Refunding Bonds (Augusta Communities Mobile Home Park Pool) Series 2012B (Federally Taxable) (collectively, the "Bonds") pursuant to an Indenture of Trust, dated as of August 1, 2012 (the "Indenture"), by and between the Authority and US Bank National Association, as Trustee thereunder (the "Trustee"); and

WHEREAS, the Authority has made a loan (the "Loan") of the proceeds of the Bonds to the Borrower, as provided in the Loan Agreement, dated as of August 1, 2012 (the "Loan Agreement"), by and among the Authority, the Borrower and the Trustee, which agreement provides for certain oversight provisions relating to the management of the Projects; and

WHEREAS, the Authority has entered into a Regulatory Agreement and Declaration of Restrictive Covenants relating to the Hacienda Mobile Home Park, a Regulatory Agreement and Declaration of Restrictive Covenants relating to the Monterey Manor Mobile Estates, a Regulatory Agreement and Declaration of Restrictive Covenants relating to the Villa Montclair Mobile Home Park and a Regulatory Agreement and Declaration of Restrictive Covenants relating to the Valley View Mobile Home Park, each dated as of August 1, 2012, each by and among the Authority, the Trustee and the Borrower (collectively, the "Regulatory Agreements"), which agreements, among other things, set forth certain restrictions applicable to the properties being refinanced with the proceeds of the Loan, which restrictions are intended to assure continued compliance with the provisions of California law and of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority desires to appoint Wolf & Company, Inc., as Oversight Agent under the Regulatory Agreements to monitor the income levels of the residents of the Low Income Spaces and the Very Low Income Spaces (as defined in the Regulatory Agreements) and as Oversight Agent under the Loan Agreement to carry out the duties of the Oversight Agent set forth in the Loan Agreement; and

WHEREAS, Wolf & Company, Inc. represents that it has the necessary experience and expertise required to evaluate whether the Projects comply with the requirements set forth in the Loan Agreement and the Regulatory Agreements.

NOW, THEREFORE, in consideration of the premises and respective representations and covenants herein contained, the parties hereto agree as follows:

## ARTICLE I DEFINITIONS AND INTERPRETATION

1.1. Definitions of Terms. All capitalized terms used in this Administration Agreement and not otherwise defined herein shall have the respective meanings given to them in the Indenture and/or the Regulatory Agreements.

1.2. Article and Section Headings. The heading or titles of the several articles and sections hereof shall be solely for the convenience of reference and shall not affect the meaning, construction or effect of the provisions hereof.

1.3. Interpretation. The singular form of any word used herein, including terms defined in the Indenture and/or the Regulatory Agreements, shall include the plural and vice versa, if applicable. The use of a word of any gender shall include all genders, if applicable.

## ARTICLE II REPRESENTATIONS AND WARRANTIES

2.1. Representations of the Authority. The Authority makes the following representations:

(a) It is a joint powers authority, duly organized and existing under the Constitution and laws of the State of California.

(b) It has the power to enter into the transactions contemplated by this Administration Agreement and to carry out its obligations hereunder and to consummate all other transactions on its part contemplated herein; and it has duly authorized the execution and delivery of this Administration Agreement.

(c) The City of Montclair is an associate member of the Authority.

(d) The City of Yucaipa is an associate member of the Authority.

2.2. Representations and Warranties of the Borrower. The Borrower makes the following representations and warranties:

(a) It has power and authority to own its properties and carry on its business as now being conducted, and is duly qualified to do such business wherever such qualification is required, including the State of California.

(b) It has the power to execute and deliver this Administration Agreement and to carry out the transactions on its part contemplated hereby; and it has duly authorized the execution, delivery and performance of this Administration Agreement.

(c) The Oversight Agent is independent from and not under the control of the Borrower, does not have any substantial interest, direct or indirect, in the Borrower, and is not an officer or employee of the Borrower.

2.3. Representations and Warranties of the Oversight Agent. The Oversight Agent makes the following representations and warranties:

(a) It is a corporation duly organized, validly existing and in good standing under the laws of the State of California and has the power and authority to carry on its business as now being conducted.

(b) It has the power to execute and deliver this Administration Agreement and to carry out the transactions on its part contemplated hereby; and it has duly authorized the execution, delivery and performance of this Administration Agreement.

(c) It is independent from and not under the control of the Borrower, does not have any substantial interest, direct or indirect, in the Borrower, and is not an officer or employee of the Borrower.

(d) It has received copies of the Indenture, the Loan Agreement and the Regulatory Agreements, and it is familiar with the terms and conditions thereof as the same relate to the Code and the Act.

### ARTICLE III DUTIES AND COMPENSATION OF THE OVERSIGHT AGENT

3.1. Duties of Oversight Agent. Wolf & Company, Inc., is the initial Oversight Agent hereunder. This Section 3.1 applies to Wolf & Company, Inc., as Oversight Agent and to any successor Oversight Agent. In its capacity as Oversight Agent hereunder, for and on behalf of the Authority, the Oversight Agent will perform the following duties in a careful and timely manner, to the highest standards of its profession:

(a) It will be familiar with and will give written notice to the Authority, the Trustee and the Borrower within ten days of the publication by the Department of Housing and Urban Development of any change in:

(i) The Median Income for the Area; and

(ii) The maximum income at which households consisting of various numbers of persons may be determined to be Low Income Residents and Very Low Income Residents under the terms of the Regulatory Agreements; and

(iii) The maximum allowable rents for Qualified Residents under the applicable provision of Section 5 of each Regulatory Agreement.

(b) Promptly following its receipt thereof, it will review the Income Certifications, Certificates of Continuing Program Compliance, and all other reports and certificates furnished to it pursuant to the Regulatory Agreements in order to determine that each such document is complete and to verify the internal accuracy of the calculations, and conclusions with respect to such calculations, set forth therein, including the conclusion that the Low Income Spaces and Very Low Income Spaces have been rented as specified by the terms of the Regulatory Agreements; and it will maintain such documents on file and open to the

inspection by the Authority, the Trustee and the Borrower during the term of the Regulatory Agreements.

(c) Promptly upon receipt, it will review the form of application and lease with respect to the Low Income Spaces and Very Low Income Spaces to verify compliance with the provisions of the Regulatory Agreements.

(d) Promptly upon determining that any report or certificate submitted to it pursuant to the Regulatory Agreements is inaccurate or incomplete the Oversight Agent shall:

(i) If the inaccuracy or lack of completeness does not cause the applicable Project to cease to meet the qualifications set forth in Section 5 of the applicable Regulatory Agreement, give notice of such inaccuracy or lack of completeness to the Borrower and direct the Borrower to correct or complete the same, as the case may be, within a 30-day period, subject to extension in the sole discretion of the Oversight Agent; and

(ii) If the inaccuracy or lack of completeness is not corrected within thirty (30) days or if the inaccuracy or lack of completeness causes the applicable Project to cease to meet the qualification set forth in Section 5 of the applicable Regulatory Agreement, immediately give written notice of said fact to the Authority, the Trustee and the Borrower.

(e) In the event that the Borrower fails to file with the Oversight Agent any report, certification (including, in particular, the certification to the Secretary of the Treasury required by Section 5(g) of each Regulatory Agreement) or other document required pursuant to the Regulatory Agreements within the time set forth in the Regulatory Agreements as applicable, the Oversight Agent shall immediately give written notice of that fact to the Authority, the Trustee and the Borrower.

(f) On behalf of the Authority, the Oversight Agent shall, at least annually and whenever requested by the Authority, audit the survey of the tenants of the Low Income Spaces and Very Low Income Spaces with respect to income levels, household sizes and such other information as the Authority may specify, and all as further required under each Regulatory Agreement. Based on such information, the Authority shall determine compliance with the affordability requirements under the Act and the Code. In the event of any noncompliance the Oversight Agent shall notify the Authority as to the nature and extent of the noncompliance and the Oversight Agent shall suggest alternatives for bringing the Qualified Spaces into compliance.

(g) The Oversight Agent will perform on a timely basis all duties ascribed to the Oversight Agent in the Indenture, the Loan Agreement and the Regulatory Agreements, including without limitation the following: (i) annual review of the Borrower's financial statements, (ii) review the coverage calculation for release of surplus cashflow and report comments to the Borrower and the Authority, (iii) review the final budget and forward comments to the Borrower and the Authority, (iv) physical inspection of each Project on a quarterly basis, including examination of the infrastructure, the clubhouse, and any other common areas, (v) monthly confirmation report to the Authority and any Bondholder requesting such information that the Trustee has received the monthly deposit in accordance with the approved budget and, in the event that the Trustee has not, to take such further steps as required by the Loan Agreement,

and (vi) review any proposed use of amounts in the Restricted Account of the Repair and Replacement Fund as set forth in a written request of the Borrower.

3.2. Compensation. For its services as the Oversight Agent, Wolf & Company, Inc. shall be paid \$16,000 at Bond Closing, and thereafter an annual fee of \$16,000 (\$4,000 per Project) payable by the Borrower in equal quarterly installments commencing July 15, 2013, as set forth in the Indenture. The fee of the Oversight Agent shall be paid to the Oversight Agent by the Trustee upon receipt by the Trustee of an invoice from the Oversight Agent. If the Oversight Agent provides services outside the scope of this Agreement, as requested in writing by the Authority, the compensation shall be paid at the then prevailing fee schedule of the Oversight Agent.

3.3. Oversight Agent Insurance Policies. The Oversight Agent shall maintain at its own expense in full force and effect throughout the term of this Agreement a general liability policy and an errors and omissions insurance policy (policy limits are \$1,000,000 each) covering the Oversight Agent's officers and employees and other persons acting on behalf of the Oversight Agent in its capacity as the Oversight Agent under this Agreement, a copy of which shall be provided to the Authority upon request. The Authority shall request in writing that the providers of such policies notify the Trustee and the Authority ten (10) days prior to cancellation of such policy or policies.

#### ARTICLE IV TERM

4.1. Term of Agreement. Unless sooner terminated pursuant to the provisions of Sections 4.2 and 4.3 hereof, this Administration Agreement shall remain in full force and effect for the term of the Regulatory Agreements.

4.2. Termination. At its sole discretion, the Authority may terminate this Administration Agreement upon giving the Oversight Agent and the Borrower thirty (30) days written notice of its intention to do so. This Administration Agreement may be terminated in whole or in part only as to the services described in Section 3.1, whereupon a partial fee for the services not terminated will be agreed upon by the parties and memorialized in an amendment hereto.

4.3. Resignation of Oversight Agent. With the written consent of the Authority, the Oversight Agent may resign from its position and terminate this Administration Agreement by giving the other parties hereto thirty (30) days written notice of its intention to do so.

#### ARTICLE V MISCELLANEOUS PROVISIONS

5.1. Execution in Counterparts. This Administration Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute but one and the same instrument.

5.2. Business Days. If any action is required to be taken hereunder on a date which falls on other than a Business Day, such action shall be taken on the next succeeding Business Day.

5.3. Governing Law. This Administration Agreement shall be construed in accordance with the laws of the State of California and the obligations, rights and remedies of the parties hereunder shall be determined in accordance with such laws.

5.4. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, addressed to the appropriate Notice Address set forth in the Regulatory Agreements. The Notice Address of the Oversight Agent is: Wolf & Company Inc., 1100 S. Flower Street, Suite 3300, Los Angeles, California 90015, Attention: Wesley R. Wolf.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Administration Agreement to be executed on their behalf by their duly authorized representatives, all as of the date hereinabove written.

INDEPENDENT CITIES FINANCE AUTHORITY

By: \_\_\_\_\_  
W. Michael McCormick, President

AUGUSTA COMMUNITIES LLC, a California limited liability company

By: Augusta Homes, a California nonprofit public benefit corporation, its sole member

By: \_\_\_\_\_  
Suzanne Taylor, Executive Director

WOLF & COMPANY INC., as Oversight Agent

By: \_\_\_\_\_  
Authorized Signatory

---

**From:** Bruce Stanton [<mailto:brucestantonlaw@yahoo.com>]  
**Sent:** Wednesday, March 25, 2020 11:57 AM  
**To:** Jennifer Crawford  
**Cc:** Mark Alpert; Don Lincoln; Dale Davenport  
**Subject:** Valley View Mobile Home Park Administrative Rent Hearing - Request for Extension to File Opposition - For Immediate Review

Jennifer:

Please see attached letter requesting an extension. Hoping that you will be able to respond as soon as practicable so that I know how to proceed. Thank you.

Bruce E. Stanton, Esq.  
Law Offices of Bruce E. Stanton  
6940 Santa Teresa Blvd., Suite 3 San Jose, CA 95119  
(408) 224-4000 Telephone  
(408) 224-4022 FAX [brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)

PRIVILEGED AND CONFIDENTIAL COMMUNICATION: This message and the information transmitted within is privileged and confidential, and is intended solely for use by the addressee(s) shown above. If the reader of this message is not the intended recipient, or an employee or agent of the intended recipient, you are hereby advised that any copying, use, distribution, dissemination or forwarding of the information contained herein is strictly prohibited. If you have received this communication in error, please notify the Law Office of Bruce E. Stanton by way of reply and then destroy this message and any attached files without reading same. Thank you.

---

**From:** Mark Alpert <malpert@beamlaw.net>

**Sent:** Wednesday, March 25, 2020 2:56 PM

**To:** Bruce Stanton <brucestantonlaw@yahoo.com>; Jennifer Crawford <jcrawford@yucaipa.org>

**Cc:** Don Lincoln <dlincoln@dlincolnlaw.com>; Dale Davenport <dleadavenport@gmail.com>; Suzanne Taylor <staylor@augustacommunities.org>

**Subject:** RE: Valley View Mobile Home Park Administrative Rent Hearing - Request for Extension to File Opposition - For Immediate Review

Jennifer, Bruce, Don, et al,

On behalf of my client, we have no objection to the requested extension with the caveat that the delay will not result in the client having to present any additional or new numbers (for example, a request for 2019 numbers). We would like our time to respond to be extended a corresponding amount of time, as Mr. Stanton offered. I am confident that all of us can work together to address any other changes that may be necessary, based on the unprecedented circumstances we face.

I believe we should be considering special measures needed to protect all the participants, and particularly the vulnerable community members. I would suggest we consider whether any public comments of residents be submitted in advance in writing so they do not need to attend the meeting, except perhaps for resident representatives. I think we also should consider safety measures for those who do attend. Ultimately we may need to consider whether a continuance of the hearing itself is necessary. I'm confident City staff has already been considering these issues, but I thought I should raise them and let everyone know we are prepared to work with everyone concerned to assure the safety of everyone involved.

Thank you.

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)  
(714) 299- 6081 (cell)

**From:** Bruce Stanton <brucestantonlaw@yahoo.com>

**Sent:** Thursday, March 26, 2020 11:44 AM

**To:** Kim Everts <keverts@Yucaipa.org>

**Cc:** Jennifer Crawford <jcrawford@yucaipa.org>; Mark Alpert (malpert@beamlaw.net) <malpert@beamlaw.net>; Dale Davenport <dleadavenport@gmail.com>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>

**Subject:** Re: Valley View Mobilehome Park Administrative Rent Hearing - Request for 14-day Extension to file Resident Opposition

Kim:

Receipt acknowledged, and the caveat stated by Mr. Alpert is noted. Thanks very much to all for your consideration of my request.

Bruce E. Stanton, Esq.

Law Offices of Bruce E. Stanton

6940 Santa Teresa Blvd., Suite 3 San Jose, CA 95119

(408) 224-4000 Telephone

(408) 224-4022 FAX [brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)

On Wed, Apr 15, 2020 at 7:37 AM Mark Alpert <[malpert@beamlaw.net](mailto:malpert@beamlaw.net)> wrote:

Ms. Crawford,

We are writing to request an extension of time to respond to the residents' submission, sent after close of business on April 13, 2019, with a date-stamped version received April 14, 2020. The Applicant requests until May 11, 2020 to respond, an extension of two weeks, which corresponds to the extension of time approved for the Residents.

The Residents' submission includes an expert report and analysis of the requested rent increase along with a lengthy brief from residents' counsel. As a result, the residents' submission will require expert review to be completed and a supplemental report and/or analysis be completed before counsel can finalize a written response. Applicant's expert CPA Michael McCarthy has confirmed that because of the scope of the response necessary, that 13 days will not be sufficient. In addition, the Applicant is already in the midst of responding to a supplemental request for additional information from the City requested to be completed by April 17, 2020.

When park owner consented to extending the time for the residents to respond, it did so with the express caveat that its own time be extended so that park owner would not be prejudiced by allowing additional time to the residents. If the requested extension for Applicant is not approved, Applicant will be prejudiced as 13 days is not sufficient time to respond.

The Applicant also proposes that the hearing date be moved approximately one month later. This will provide staff additional time to consider both the residents' opposition and Applicant's reply. In addition, it may make it possible for the residents to attend the public meeting or at least facilitate the attendance of selected resident representatives.

Thank you for your prompt attention to this matter.

Mark Alpert

---

On Wed, Apr 15, 2020 at 9:45 AM Bruce Stanton <[brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)> wrote:

Don and Jennifer:

I have no objection to Mr. Alpert's request for an extension to respond to Residents' Opposition. May 11th is more than adequate for Residents to review prior to the hearing date.

As for the hearing date, I also have no objection if the City believes it is in the best interest of all to continue it given the ongoing pandemic conditions, but will leave that decision up to the City.

Bruce E. Stanton, Esq.  
Law Offices of Bruce E. Stanton  
6940 Santa Teresa Blvd., Suite 3 San Jose, CA 95119  
(408) 224-4000 Telephone  
(408) 224-4022 FAX [brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)

## Jennifer Crawford

---

**From:** Jennifer Crawford  
**Sent:** Saturday, April 18, 2020 10:03 AM  
**To:** Jennifer Crawford  
**Cc:** Kim Everts  
**Subject:** Valley View Scheduling of New Hearing Date

**Importance:** High

Hello-

I hope that this email finds you well and that you and your families have stayed safe during this pandemic. Based on the approved extensions, the hearing date scheduled for May 27, 2020, will need to be rescheduled.

Please look at your calendar(s) and let me know if you are available on **Thursday June 25<sup>th</sup> at 9am**. It is likely that this hearing will be unconventional due to the pandemic, which may require live streaming video of some/all participants. Please let me know at your earliest convenience if this proposed date and time work.

Jennifer Crawford



Assistant City Manager  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399  
jcrowford@yucaipa.org  
(909) 797-2489, ext. 236  
(909) 255-4655 - cell

## Kim Everts

---

**From:** Jennifer Crawford  
**Sent:** Friday, June 19, 2020 9:03 AM  
**To:** Don Lincoln (dlincoln@dlincolnlaw.com); Bruce Stanton (brucestantonlaw@yahoo.com); malpert@beamlaw.net  
**Cc:** Dale Davenport; Kim Everts  
**Subject:** Valley View MHP Hearing  
**Importance:** High

Good morning!

Due to COVID-19, if you or any of your experts cannot attend the Hearing in person but can remotely via video conference, please let me know by July 6<sup>th</sup> so that our IT team can coordinate. Also, to allow for social distancing we will limit the number of residents/general public that can attend in the Council Chambers to 20 and the Community meeting room to 14. Bruce & Dale, please make sure the residents are aware of these restrictions.

Also, due to the Governors recent order – all attendees will be required to wear face masks (unless orders change by the hearing). The face mask can be taken off while presenting to ensure that the audio file and court recorder can accurately record the information.

Thanks.

Jennifer Crawford



Assistant City Manager  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399  
jrcrawford@yucaipa.org  
(909) 797-2489, ext. 236  
(909) 255-4655 - cell

## Kim Everts

---

**From:** Kim Everts  
**Sent:** Monday, June 29, 2020 3:43 PM  
**To:** Mark Alpert (malpert@beamlaw.net); 'brucestantonlaw@yahoo.com'  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Jennifer Shankland (jcrawford@yucaipa.org)  
**Subject:** City Letter Pertaining to Commission Hearing and City Expert Reports  
**Attachments:** 6.29.20Letter to ea party re time limits City expert reports.pdf; Ken Baar's Report and Appendecies (A-L).pdf; Brabant Appraisal - Final.pdf; Yucaipa VV - UFI Memo v5-27-20.pdf

Good afternoon:

Please see attached letter and documents.

If you have any questions, please don't hesitate to contact me.

Regards,

*Kimberly Everts*

Deputy Rent Administrator/Records Technician  
General Services/City Clerk Department  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399  
909/797-2489 ext. 221

VIA EMAIL ONLY

June 29, 2020



Law Offices of Gregory Beam & Associates  
Attn: Mark Alpert  
23113 Plaza Point Drive  
Laguna Hills, CA 92653

Law Offices of Bruce E. Stanton  
Attn: Bruce Stanton  
6940 Santa Teresa Blvd., Suite 3  
San Jose, CA 95119

Re: Valley View (VV) Mobilehome Park Maintenance of Net Operating Income (MNOI)/Fair Return Standard Application Hearing before the Mobilehome Rent Review Commission & City Expert Reports

Dear Mr. Alpert and Mr. Stanton:

On July 28, 2020, commencing at 10:00 a.m., the Mobilehome Rent Review Commission (Commission) will conduct a public hearing regarding the VV Mobilehome Park MNOI/Fair Return Standard Application. To assist the Commission, as well as applicants and others involved in the hearing process, the proceeding will be conducted in accordance with the Rules and Procedures for the Conduct of Mobilehome Rent Public Hearings (Rules and Procedures) adopted by the City Council and Commission (attached). The Rules and Procedures establish the order for the presentation at a hearing and suggested time limits to ensure an efficient and cost-effective hearing for all parties involved.

Please note that the time limits established in Section B of the Rules and Procedures will be adhered to unless the Commission Chair grants additional time for relevant information that cannot be introduced in the time allotted. If additional time is granted, all parties will be allotted the same amount of additional time.

In an attempt to limit the need for additional hearing time, City staff is attaching to this e-mail the City expert reports from James Brabant, Ken Baar, Ph. D. and Douglas Anderson. These expert reports are being sent to you now, in order to provide you with an opportunity to review the City expert reports and file any written response prior to the distribution of the Commission Agenda Packet and Staff Report. One (1) copy of any written opposition, along with an electronic copy (jpeg or pdf format) of any written response to City experts' reports that you would like the Rent Review Commission to consider must be submitted to the Rent Administrator with one copy to the Applicant or Residents no later than 12:00 p.m. on Monday, July 13, 2020.

If you have any questions regarding any of the above, please do not hesitate to contact my office at (909) 797-2489, ext. 236.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Crawford". The signature is written in a cursive style with a large initial "J".

Jennifer Crawford  
Rent Administrator

CC: Don Lincoln  
Dale Davenport

## Kim Everts

---

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Wednesday, July 8, 2020 1:21 PM  
**To:** Kim Everts; 'brucestantonlaw@yahoo.com'  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Jennifer Crawford; Suzanne Taylor  
**Subject:** RE: City Letter Pertaining to Commission Hearing and City Expert Reports

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kim and/or Jennifer,

The Baar report attaches what appears to be portions of a report by Westridge prepared in conjunction with the acquisition of Valley View as a non-profit. It appears the bulk of the report, including the operating budget and feasibility study referenced in the report were not included. It seems like that there were many other materials provided to the residents and/or YRMA in conjunction with the process which were not part of the staff report.

While we do not believe these materials are relevant to the rent increase application, Dr. Baar seems to rely on certain assumptions regarding what information was disclosed and what representations were made to the residents as part of this acquisition process. Since this is the case, I believe it is incumbent on the City to make available a complete record of not only the Conversion report, but also all communications relating to the project, any agreements under which Westridge performed its services, any staff reports discussing the project and, if available any transcripts of relevant public meetings relating to the conversion. We need to be able to reference these materials in conjunction with the public hearing. I realize this is asking a lot on a short time frame, but the staff report is apparently taking the position that Augusta's current rent increase application is somehow impacted by information provided by Augusta and third parties to park residents 20 years ago. We have looked for these materials ourselves and we do not have a copy of the Conversion report and I'm confident we don't have much of any of the communications, staff reports, transcripts or other records relating to what transpired in the 1988 to 2000 time frame. Frankly, it would be a denial of due process to proceed otherwise.

I am sorry for the burden this may impose on staff, but I hope you will recognize this is a genuine issue of concern arising from the City's own staff report. As an alternative, the City could prepare a revised staff report that includes no reference to these materials.

We look forward to hearing from you on this matter as soon as possible.

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
MAlpert@beamlaw.net  
(714) 299- 6081 (cell)

---

**From:** Kim Everts [mailto:keverts@Yucaipa.org]  
**Sent:** Monday, June 29, 2020 4:09 PM  
**To:** Mark Alpert; 'brucestantonlaw@yahoo.com'  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Jennifer Crawford  
**Subject:** FW: City Letter Pertaining to Commission Hearing and City Expert Reports

Good afternoon:

Attached please find the updated Urban Futures Report dated June 26, 2020. Please disregard the report dated May 27, 2020. Apologies for any inconvenience.

If you have any questions, please don't hesitate to contact me.

Regards,

*Kimberly Everts*

Deputy Rent Administrator/Records Technician  
General Services/City Clerk Department  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399  
909/797-2489 ext. 221



---

**From:** Kim Everts  
**Sent:** Monday, June 29, 2020 3:43 PM  
**To:** Mark Alpert (malpert@beamlaw.net) <malpert@beamlaw.net>; 'brucestantonlaw@yahoo.com' <brucestantonlaw@yahoo.com>  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>; Dale Davenport <dleadavenport@gmail.com>; Jennifer Shankland (jcrawford@yucaipa.org) <jcrawford@yucaipa.org>  
**Subject:** City Letter Pertaining to Commission Hearing and City Expert Reports

Good afternoon:

Please see attached letter and documents.

If you have any questions, please don't hesitate to contact me.

Regards,

*Kimberly Everts*

Deputy Rent Administrator/Records Technician

General Services/City Clerk Department

City of Yucaipa

34272 Yucaipa Blvd.

Yucaipa, CA 92399

909/797-2489 ext. 221

## Kim Everts

---

**From:** WeTransfer <noreply@wetransfer.com>  
**Sent:** Wednesday, July 8, 2020 3:37 PM  
**To:** Kim Everts  
**Subject:** Your files were sent successfully to malpert@beamlaw.net and 2 others



## Files sent to [malpert@beamlaw.net](mailto:malpert@beamlaw.net) and 2 others

14 items, 65.9 MB in total • Expires on 15 July, 2020

Thanks for using WeTransfer. We'll email you a confirmation as soon as your files have been downloaded.

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### Recipients

[malpert@beamlaw.net](mailto:malpert@beamlaw.net) [dlincoln@dlincolnlaw.com](mailto:dlincoln@dlincolnlaw.com)  
[brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)

### Download link

<https://we.tl/t-Piqy1s8TvD>

### 14 items

1994 Park Terrace NOI App.pdf  
4.05 MB

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2000 5-22 Analysis for Redev Agency.pdf  
4.01 MB

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2000 6-26 Memo to City Council.pdf

271 KB

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2000 8-14 StaffRpt toCityCouncil.pdf

14.5 MB

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2000 Indenture of Trust Agreement.pdf

6.37 MB

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2000 Loan Agreement.pdf

6.59 MB

+ 8 more

## Message

Good afternoon Mark:

City Staff has contacted Dr. Baar and has confirmed that Dr. Baar's analysis relating to the City's Approval of the tax-exempt bonds, which were used by the Applicant to finance the purchase of Valley View in 2000 and to refinance in 2012, is based on Dr. Baar's review of the documents attached to his June 29, 2020 Report and the documents which are contained in the attached electronic files.

As stated in Dr. Baar's Report: "Electronic files which are referred to in this report as availa (see e.g. page 1, footnote 2)

Please let me know if you have any questions.

Kimberly Everts

City of Yucaipa

keverts@yucaipa.org

909/797-2489 ext. 221

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## Kim Everts

---

**From:** Kim Everts  
**Sent:** Wednesday, July 8, 2020 3:43 PM  
**To:** Dale Davenport; Suzanne Taylor  
**Cc:** Jennifer Shankland (jcrawford@yucaipa.org)  
**Subject:** FW: Your files were sent successfully to malpert@beamlaw.net and 2 others

Good afternoon:

The link to the files below were sent to Mark Alpert, Don Lincoln, and Bruce Stanton. I was unfortunately only able to include two additional recipients. I am forwarding that transfer of files to you as well now. Please see below for the link to the responsive documents and feel free to contact me with any questions.

Regards,

*Kimberly Everts*

Deputy Rent Administrator/Records Technician  
General Services/City Clerk Department  
City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399  
909/797-2489 ext. 221

---

**From:** Kim Everts <keverts@Yucaipa.org>  
**Sent:** Wednesday, July 8, 2020 3:38 PM  
**To:** Kim Everts <keverts@Yucaipa.org>  
**Subject:** FW: Your files were sent successfully to malpert@beamlaw.net and 2 others

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**From:** WeTransfer <[noreply@wetransfer.com](mailto:noreply@wetransfer.com)>  
**Sent:** Wednesday, July 8, 2020 3:37 PM  
**To:** Kim Everts <[keverts@Yucaipa.org](mailto:keverts@Yucaipa.org)>  
**Subject:** Your files were sent successfully to [malpert@beamlaw.net](mailto:malpert@beamlaw.net) and 2 others

|||



# Files sent to [malpert@beamlaw.net](mailto:malpert@beamlaw.net) and 2 others

14 items, 65.9 MB in total • Expires on 15 July, 2020

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---

## Recipients

[malpert@beamlaw.net](mailto:malpert@beamlaw.net) [dlincoln@dlincolnlaw.com](mailto:dlincoln@dlincolnlaw.com)  
[brucestantonlaw@yahoo.com](mailto:brucestantonlaw@yahoo.com)

## Download link

<https://we.tl/t-Piqy1s8TvD>

## 14 items

1994 Park Terrace NOI App.pdf  
4.05 MB

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271 KB

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6.37 MB

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2000 Loan Agreement.pdf  
6.59 MB

+ 8 more

## Message

Good afternoon Mark:

City Staff has contacted Dr. Baar and has confirmed that Dr. Baar's analysis relating to the City's Approval of the tax-exempt bonds, which were used by the Applicant to finance the purchase of Valley View in 2000 and to refinance in 2012, is based on Dr. Baar's review of the documents attached to his June 29, 2020 Report and the documents which are contained in the attached electronic files.

As stated in Dr. Baar's Report: "Electronic files which are referred to in this report as availa (see e.g. page 1, footnote 2)

Please let me know if you have any questions.

Kimberly Everts

City of Yucaipa

[keverts@yucaipa.org](mailto:keverts@yucaipa.org)

909/797-2489 ext. 221

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## Kim Everts

---

**From:** Jennifer Crawford  
**Sent:** Monday, July 13, 2020 2:50 PM  
**To:** Kim Everts  
**Subject:** FW: New Restrictions In California/Valley View Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Monday, July 13, 2020 2:00 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>  
**Cc:** 'brucestantonlaw@yahoo.com' <brucestantonlaw@yahoo.com>; Dale Davenport <daleadavenport@gmail.com>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** New Restrictions In California/Valley View Hearing

Hi Jennifer,

I have become aware that California has adopted more restrictive lockdown restrictions effective today. It seems likely such restrictions would remain in place through July 28, 2020.

I have two questions relating to that lockdown.

First, can we confirm there will be no change in the deadline for submitting rebuttal materials for either the Residents or Augusta. We are prepared to make our submission, but we don't want to inadvertently create an opportunity for the Residents to file what would be a "reply" to our submissions.

Second, we want to know what impact this new order will have on the hearing scheduled for July 28th. I suspect it may take some time for the City to make this determination. We have concerns about the viability of a hearing that is not in person. In fact, we were disappointed to learn that the City's consultants already did not plan to attend in person. We look forward to hearing from you as soon as possible, particularly on the first issue we have raised. For the time being, we will not submit our response.

Thank you,

Mark Alpert

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)

(714) 299- 6081 (cell)

## Kim Everts

---

**From:** Jennifer Crawford  
**Sent:** Monday, July 13, 2020 2:51 PM  
**To:** Kim Everts  
**Subject:** FW: New Restrictions In California/Valley View Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Bruce Stanton <brucestantonlaw@yahoo.com>  
**Sent:** Monday, July 13, 2020 2:46 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>; Mark Alpert <malpert@beamlaw.net>  
**Cc:** Dale Davenport <daleadavenport@gmail.com>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** Re: New Restrictions In California/Valley View Hearing

All:

If it will help clarify Mr. Alpert's first issue and make this easier, this email shall confirm that the residents shall **not** be filing any further "rebuttal" or "reply" documents of any kind prior to the hearing, regardless of what the park owner does or does not file. We will reserve our right to file post-hearing briefs following close of testimony.

As for hearing logistics, the residents will be holding a meeting on Thursday morning among themselves to discuss the need for remote viewing by most residents, and only very limited attendance, if any. I will be calling only a few residents as potential witnesses on very limited points; all others can view remotely or in a separate room if available. I did have a hearing a few years ago for a park in Humboldt County which was held at McGeorge School of Law in Sacramento. All of the witnesses, counsel and one resident representative were physically present, and a camera was set up so that all other residents could watch in Humboldt. It seemed to work well.

But this challenging time is also making me uncomfortable as well with the nature of how this hearing shall progress. I'm hopeful that technology will allow us to see and hear everyone adequately, and make a clear record. Mr. Sargent and I are still willing to travel, although the tougher lock down Order issued by the Governor today could mean more challenging travel logistics.

Bruce E. Stanton, Esq.  
Law Offices of Bruce E. Stanton  
6940 Santa Teresa Blvd., Suite 3 San Jose, CA 95119  
(408) 224-4000 Telephone  
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**PRIVILEGED AND CONFIDENTIAL COMMUNICATION:** This message and the information transmitted within is privileged and confidential, and is intended solely for use by the addressee(s) shown above. If the reader of this message is not the intended recipient, or an employee or agent of the intended recipient, you are hereby advised that any copying, use, distribution, dissemination or forwarding of the information contained

herein is strictly prohibited. If you have received this communication in error, please notify the Law Office of Bruce E. Stanton by way of reply and then destroy this message and any attached files without reading same. Thank you.

On Monday, July 13, 2020, 02:08:47 PM PDT, Mark Alpert <[malpert@beamlaw.net](mailto:malpert@beamlaw.net)> wrote:

Hi Jennifer,

I have become aware that California has adopted more restrictive lockdown restrictions effective today. It seems likely such restrictions would remain in place through July 28, 2020.

I have two questions relating to that lockdown.

First, can we confirm there will be no change in the deadline for submitting rebuttal materials for either the Residents or Augusta. We are prepared to make our submission, but we don't want to inadvertently create an opportunity for the Residents to file what would be a "reply" to our submissions.

Second, we want to know what impact this new order will have on the hearing scheduled for July 28th. I suspect it may take some time for the City to make this determination. We have concerns about the viability of a hearing that is not in person. In fact, we were disappointed to learn that the City's consultants already did not plan to attend in person. We look forward to hearing from you as soon as possible, particularly on the first issue we have raised. For the time being, we will not submit our response.

Thank you,

Mark Alpert

Mark Alpert

Of Counsel

Gregory Beam & Associates, Inc.

23113 Plaza Pointe Dr.

Laguna Hills, CA 92653

[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)

(714) 299- 6081 (cell)

## Kim Everts

---

**From:** Jennifer Crawford  
**Sent:** Monday, July 13, 2020 3:06 PM  
**To:** Mark Alpert  
**Cc:** 'bruceantonlaw@yahoo.com'; Dale Davenport; Don Lincoln (dlincoln@dlincolnlaw.com); Suzanne Taylor; Kim Everts  
**Subject:** RE: New Restrictions In California/Valley View Hearing

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

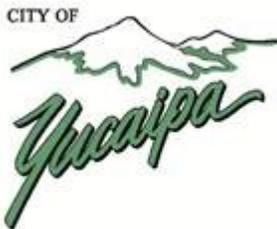
Mark-

The deadline in the June 29 letter to the Applicant and Residents Opposition pertaining to written responses to the City expert reports was 12:00 p.m. today. Section C.4 of the Rules and Procedures for Conduct of Mobilehome Rent Public Hearings states: "The Commission shall not accept as evidence written or documentary materials that were not submitted within the timelines specified in the YMC and Administrative Rules unless good cause is shown why the materials could not have been submitted earlier." Any documents received following the deadline will be presented to the Commission at the hearing for its consideration as to whether or not those late submitted documents should be included in the hearing record.

In terms of attendance at the hearing, all parties have been informed of the opportunity to attend remotely due to COVID-19. At this time the City Hall is still open to the public, however, Council may decide based on the Governors new order to close the facility to the general public. I will inform all parties once the Council has provided direction.

Thank you,

Jennifer Crawford



Assistant City Manager  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399  
jcrawford@yucaipa.org  
(909) 797-2489, ext. 236  
(909) 255-4655 - cell

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**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Monday, July 13, 2020 2:00 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>  
**Cc:** 'brucestantonlaw@yahoo.com' <brucestantonlaw@yahoo.com>; Dale Davenport <dleadavenport@gmail.com>; Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** New Restrictions In California/Valley View Hearing

Hi Jennifer,

I have become aware that California has adopted more restrictive lockdown restrictions effective today. It seems likely such restrictions would remain in place through July 28, 2020. I have two questions relating to that lockdown.

First, can we confirm there will be no change in the deadline for submitting rebuttal materials for either the Residents or Augusta. We are prepared to make our submission, but we don't want to inadvertently create an opportunity for the Residents to file what would be a "reply" to our submissions.

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Thank you,

Mark Alpert

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Laguna Hills, CA 92653  
[MAlpert@beamlaw.net](mailto:MAlpert@beamlaw.net)  
(714) 299- 6081 (cell)

## Kim Everts

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**From:** Jennifer Crawford  
**Sent:** Wednesday, July 15, 2020 1:37 PM  
**To:** malpert@beamlaw.net; Bruce Stanton (brucestantonlaw@yahoo.com)  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Kim Everts  
**Subject:** Valley View Hearing Remote or in-Person Attendance

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Alpert and Mr. Stanton:

On June 19, 2020, I sent you an email regarding the opportunity to have your experts remotely attend the Hearing via video conference due to COVID-19. I requested that you both inform me by July 6<sup>th</sup> if there was any interest to ensure proper coordination for the IT team.

On June 19, Mr. Stanton informed me that Deane Sargent and he would be attending in person. On July 13, Mr. Stanton informed me that Mr. Sargent and he are still willing to travel, although the tougher lock down Order issued by the Governor today could mean more challenging travel logistics. Has there been any change in those plans? Do the Residents intend to have any other witnesses or representatives personally attend the hearing? If so, please identify all who will be personally attending.

As of today I have not received any response from Mr. Alpert. Do Mr. Alpert, Mr. Neet, and Mr. McCarthy intend to be personally present at the hearing? Does the Applicant intend to have any other witnesses or representatives personally present at the hearing? If so, please identify all who will be personally attending.

Please confirm by **Monday, July 20<sup>th</sup>** your plans on attending in person or remotely. City experts Dr. Baar, Brabant and Anderson will be attending remotely.

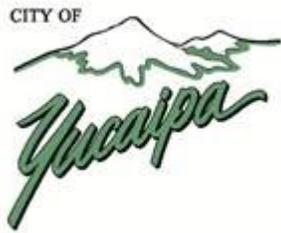
Also stated in the June 19<sup>th</sup> email was the limitation of residents/general public restriction of 20 residents in the Council Chambers and 14 in the Community meeting room. The hearing will be video/audio streamed on YouTube for those residents that do not want to attend the public meeting.

All attendees will be required to wear face masks. The face mask can be taken off while presenting to ensure that the audio file and court recorder can accurately record the information. The public podium will also be wiped down after each speaker to prevent the spread of COVID-19.

The Hearing Agenda Packet will be emailed to all parties. For those attending the hearing, please let me know if you would like a paper packet available when you arrive on July 28<sup>th</sup>.

Thank you.

Jennifer Crawford



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34272 Yucaipa Boulevard  
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## Kim Everts

---

**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Wednesday, July 15, 2020 1:36 PM  
**To:** Jennifer Crawford; Bruce Stanton (brucestantonlaw@yahoo.com)  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Kim Everts; Suzanne Taylor  
**Subject:** RE: Valley View Hearing Remote or in-Person Attendance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All of our witnesses will be present in person. In addition to myself, Mr. Neet, Mr. McCarthy and Mr. Wolf will be present, along with any Augusta representatives who may testify. It is our strong preference that all witnesses be physically present. I would appreciate some explanation of how the logistics are supposed to work when a witness is not present, including how the witnesses will be able to hear all of the proceedings, examine documents or present documents of their own.

---

**From:** Jennifer Crawford [mailto:jcrawford@yucaipa.org]  
**Sent:** Wednesday, July 15, 2020 1:37 PM  
**To:** Mark Alpert; Bruce Stanton (brucestantonlaw@yahoo.com)  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Kim Everts  
**Subject:** Valley View Hearing Remote or in-Person Attendance  
**Importance:** High

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Please confirm by **Monday, July 20<sup>th</sup>** your plans on attending in person or remotely. City experts Dr. Baar, Brabant and Anderson will be attending remotely.

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Jennifer Crawford



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## Kim Everts

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**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Wednesday, July 15, 2020 2:29 PM  
**To:** Jennifer Crawford; Bruce Stanton (brucestantonlaw@yahoo.com)  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Kim Everts; Suzanne Taylor  
**Subject:** RE: Valley View Hearing Remote or in-Person Attendance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Just as clarification, we expect to have three to four people present from Augusta.

Thanks

Mark

Mark Alpert  
Of Counsel  
Gregory Beam & Associates, Inc.  
23113 Plaza Pointe Dr.  
Laguna Hills, CA 92653  
MAlpert@beamlaw.net  
(714) 299- 6081 (cell)

---

**From:** Jennifer Crawford [mailto:jcrawford@yucaipa.org]  
**Sent:** Wednesday, July 15, 2020 1:37 PM  
**To:** Mark Alpert; Bruce Stanton (brucestantonlaw@yahoo.com)  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Kim Everts  
**Subject:** Valley View Hearing Remote or in-Person Attendance  
**Importance:** High

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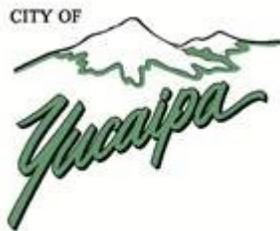
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Jennifer Crawford



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## Kim Everts

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**From:** Jennifer Crawford  
**Sent:** Thursday, July 16, 2020 2:12 PM  
**To:** Mark Alpert  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com); Dale Davenport; Kim Everts; Suzanne Taylor; Bruce Stanton (brucestantonlaw@yahoo.com)  
**Subject:** RE: Valley View Hearing Remote or in-Person Attendance

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mark-

Thank you for the update in regards to who will be present at the Hearing. Since April 18, 2020, the City has informed all parties that remote attendance via video conference would be an option due to COVID-19. Your strong preference that all witnessed be physically present is heard but is unreasonable due to the pandemic. The City is making every effort to accommodate all parties involved to ensure everyone's safety and provide a fair hearing.

The experts/witnesses that are attending remotely will be able to see, hear and communicate during the proceedings via Zoom. In addition, all parties/witnesses (remotely & in person) will be able to examine all documents that have been previously submitted pursuant to Administrative Rules Section 1.0008(A) and C.4 of the Rules and Procedures for Conduct of Mobilehome Rent Public Hearings. Any additional documents that may be submitted at the Hearing will be subject to review by the MRRC and if admitted will be provided to all witnesses in person or by electronic means.

I hope this information addresses any concerns that you may have.

Jennifer

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**From:** Mark Alpert <malpert@beamlaw.net>  
**Sent:** Wednesday, July 15, 2020 1:36 PM  
**To:** Jennifer Crawford <jcrawford@yucaipa.org>; Bruce Stanton (brucestantonlaw@yahoo.com) <brucestantonlaw@yahoo.com>  
**Cc:** Don Lincoln (dlincoln@dlincolnlaw.com) <dlincoln@dlincolnlaw.com>; Dale Davenport <dleadavenport@gmail.com>; Kim Everts <kevarts@Yucaipa.org>; Suzanne Taylor <staylor@augustacommunities.org>  
**Subject:** RE: Valley View Hearing Remote or in-Person Attendance

All of our witnesses will be present in person. In addition to myself, Mr. Neet, Mr. McCarthy and Mr. Wolf will be present, along with any Augusta representatives who may testify. It is our strong preference that all witnesses be physically present. I would appreciate some explanation of how the logistics are supposed to work when a witness is not present, including how the witnesses will be able to hear all of the proceedings, examine documents or present documents of their own.

**Chapter 15.20**  
**MOBILEHOME PARK RENT**  
**STABILIZATION PROGRAM**

**Sections:**

- 15.20.010 Purpose and findings.**
- 15.20.020 Definitions.**
- 15.20.030 Exemptions.**
- 15.20.040 Maximum permitted rent.**
- 15.20.050 Maximum permitted rent upon space vacancy.**
- 15.20.060 Resident representatives.**
- 15.20.070 Mobilehome rent review commission.**
- 15.20.073 Registration, posting, fees.**
- 15.20.080 Annual rent adjustments by administrative application.**
- 15.20.085 Rent adjustments based on capital improvements.**
- 15.20.090 Rent adjustments based on discontinuance or reduction of a service or amenity.**
- 15.20.100 Rent increases by application to the commission.**
- 15.20.105 Complete applications.**
- 15.20.110 Hearing procedures.**
- 15.20.115 Appeal to the city council.**
- 15.20.116 Recovery of application costs in connection with successful approval of a rent adjustment application to the commission.**
- 15.20.120 Rules and guidelines.**
- 15.20.130 Remedies.**
- 15.20.140 Biennial review.**

**15.20.010 Purpose and findings.**

A. Findings. Complaints concerning excessive rents by tenants of mobilehome parks led the city council to conduct a study of the situation in the mobilehome parks in the city. As a result of that study, staff investigation and testimony at public hearings held by the city, the city found an extremely low vacancy rate and a pattern of excessive rent increases beginning as

early as 1983, when rent control was first sought from the county board of supervisors for the Yucaipa area. Excessive rent was an issue in the 1986 incorporation campaign, which resulted in the filing of a petition with the Local Agency Formation Commission (“LAFCO”) on December 18, 1986 and again in the 1989 incorporation petition filed with LAFCO on March 2, 1989, which resulted in the incorporation of the city on November 27, 1989. The forty-three (43) mobilehome parks in the city contain approximately four thousand one hundred (4,100) spaces and provide approximately thirty (30) percent of the thirteen thousand eight hundred (13,800) dwelling units in the city. Mobilehome owners, unlike apartment tenants or residents of other rental stock, are in the unique position of having made a substantial investment to purchase a mobilehome for which they must rent a space in a mobilehome park. They have also made investments in maintaining and improving those homes as well as landscaping and exterior improvements to the mobilehomes and the rental spaces on which they are located. Alternative sites for the relocation of mobilehomes are difficult to find due to the shortage of vacant spaces, the restrictions on the age, size or style of mobilehomes permitted in many parks, and requirements related to the installation of mobilehomes, including permits, landscaping and site preparation. Additionally, the cost of moving a mobilehome is substantial and the risk of damage in moving is significant. Thus, moving a mobilehome is not a feasible option if rent becomes excessive. The result of these conditions is the creation of a captive market of mobilehome owners and tenants. Their immobility and the shortage of spaces, in turn, creates an imbalance in the bargaining relationship between park owners and mobilehome park tenants. Because mobilehomes are often owned by senior citizens, persons on fixed incomes, and persons of low and moderate income, excessive rent increases fall upon these individuals with particular harshness.

On January 28, 1991, the city council enacted Ordinance No. 63 (amended). This ordinance established a comprehensive scheme for the regulation of space rents in mobilehome parks in the city, and limits the rent increases that may be charged by park owners.

B. On November 25, 1991, the city council enacted Ordinance No. 87, (as amended on February 13, 1992, by Ordinance No. 91), which prohibits park owners from requiring prospective residents from signing long-term leases as a condition of moving into a mobilehome park.

C. On September 18, 1992, the city council enacted Ordinance No. 113, which amended Ordinance No. 63 (amended) to allow the de-regulation, or de-control of space rents upon specified vacancies of a mobilehome park space, and provided for the re-imposition of rent control upon the imposition of the rent first charged after such vacancy. At the time of the adoption of Ordinance No. 63 (amended), the city council determined that the rent stabilization provisions of Ordinance No. 63 (amended), would provide sufficient protection for park residents against excessive rent increases without the need for control of rents upon vacancies.

D. Since the enactment of Ordinance No. 63 (amended), residents of mobilehome parks in the city have presented instances of park owners requiring prospective residents to sign long-term leases as a condition of moving into the park which such long-term leases exempt such persons from the protection of Ordinance No. 63 (amended). In addition, residents of mobilehome parks in the city have presented the city with instances of park owners raising rents several fold for new residents. As a result, these park residents have been unable to sell their coaches and move out of the park, and prospective residents have been forced to look for housing elsewhere. In some instances, park residents have been forced to sell their coaches to the park owner at minimal or no cost, such that the coach itself has little or no value, and the park owner has assumed the role of landlord on the specific coach as well.

E. As a result of these repeated problems, and the unnecessarily oppressive and harsh rent increases which have occurred, this city council finds and declares that it is necessary to facilitate and encourage fair bargaining between the prospective residents and park owners, as well as current residents and park owners, from excessive and unreasonable conditions imposed upon vacancies in mobilehome parks, and from unreasonable rent increases in an area of housing shortage. The city council finds that control of rents upon vacancy will not prevent park owners from realizing a fair and just return on their property when seen in the context of mobilehome rent control which has been established in the city.

F. In order to facilitate the above-stated policies, the city council, by Ordinance No. 104, adopted provisions limiting the rent that a park owner may charge upon a vacancy in a park. Ordinance No. 104, amended by Ordinance No. 113 provides for complete vacancy control, where it is believed that Ordinance No. 63 (amended) and other mobilehome rent control provisions adopted by the city council adequately protect the rights and interest of park owners. The ordinance codified in this chapter is intended to apply to any transfer of any mobilehome, as well as any change in occupancy of a mobilehome.

G. On March 28, 1994, the city council approved the annual report with respect to certain definitions and ministerial actions, and thereafter enacted Ordinance No. 126, which incorporated all previous amendments to Ordinance No. 63 (amended) and does not intend to make any substantive changes to Ordinance No. 63 as it was amended by Ordinance Nos. 104 and 113 other than those minor nonsubstantive amendments authorized by city council on March 28, 1994.

H. On December 11, 1995, the city council approved the annual report with respect to certain revisions and additions to Ordinance No. 126. The ordinance codified in this chapter incorporates all existing provisions of Ordinance No. 126, Ordinance No. 140 and Ordinance No.

152, except as modified in light of issues identified in the annual report.

I. On September 8, 1997, the city council approved the annual report with respect to certain revisions and additions to Ordinance No. 161. This ordinance incorporated all existing provisions of Ordinance No. 161, except as modified in light of issues identified in the annual report.

J. On November 8, 1999, the city council approved the biennial report with respect to certain revisions and additions to Ordinance Nos. 161/170. This ordinance incorporates all existing provisions of Ordinance No. 161 and Ordinance No. 170, except as modified in light of issues identified in the biennial report.

K. 1. On August 2, 2001 and November 20, 2001, the mobilehome rent review commission conducted a noticed public hearing, received testimony and made recommendations to the city council on proposed language amendments to the rent stabilization ordinance and administrative rules.

2. On September 24, 2001, at a noticed public hearing the city council received testimony and considered the recommendations of staff and the mobilehome rent review commission with respect to certain revisions and additions to this chapter of the Yucaipa Municipal Code (the “municipal code”), and administrative rules.

3. Based on the record presented, which is incorporated herein, the city council found and determined that the following amendments to this chapter were necessary in order to provide sufficient protection for park residents against excessive rent increases and to preserve the comprehensive scheme for the regulation of space rents in mobilehome parks.

4. On January 28, 2002, the city council approved the biennial report with respect to certain revisions and additions to this chapter and enacted Ordinance No. 214.

L. 1. On August 25, 2003, and October 7, 2003, the mobilehome rent review commission conducted a noticed public hearing, received

testimony and made recommendations to the city council on proposed language amendments to the rent stabilization ordinance and administrative rules.

2. On November 24, 2003, at a noticed public hearing the city council received testimony and considered the recommendations of staff and the mobilehome rent review commission with respect to certain revisions and additions to this chapter of the Yucaipa Municipal Code (the “municipal code”), and administrative rules.

3. Based on the record presented, which is incorporated herein, the city council found and determined that the following amendments to this chapter of the municipal code were necessary in order to provide sufficient protection for park residents against excessive rent increases and to preserve the comprehensive scheme for the regulation of space rents in mobilehome parks.

4. On December 8, 2003, the city council approved the biennial report with respect to certain revisions and additions to this chapter and enacted Ordinance No. 226.

M. On September 27, 2004, the city council approved the addition of subsection E to Section 15.20.110 of this code and enacted Ordinance No. 234.

N. On August 8, 2005, the city council approved the repeal of Section 15.20.117 of this code and enacted Ordinance No. 245.

O. 1. On February 22, 2006 the mobilehome rent review commission conducted a noticed public meeting, received testimony and made recommendations to the city council on proposed amendments to this chapter (also referred to as the “rent stabilization ordinance” or the “ordinance”) and administrative rules.

2. On April 24, 2006, at a noticed public meeting, the city council conducted the biennial review and received testimony and considered the recommendations of staff and the mobilehome rent review commission with respect to proposed amendments to this chapter, and administrative rules.

3. Based on the record presented, which is incorporated herein, the city council found and determined that the following amendments to this chapter were necessary in order to adequately protect the interests of park owners and park residents and to preserve the comprehensive scheme for the regulation of space rents in mobilehome parks.

P. 1. On July 15, 2010, July 26, 2010, December 14, 2010, and February 22, 2011, the mobilehome rent review commission (“commission”) conducted a noticed public hearing, received testimony and made recommendations to the city council on proposed amendments to Chapter 15.20 of Title 15 of the Yucaipa Municipal Code (“Chapter 15.20 of the YMC” also referred to sometimes as the “rent stabilization ordinance” or the “ordinance”) and administrative rules.

2. On April 25, 2011, at a noticed public hearing, the city council conducted the biennial review, received testimony and considered the recommendations of staff and the commission with respect to proposed amendments to Chapter 15.20 of the YMC and administrative rules.

3. Based on the record presented, which is incorporated herein, the city council found and determined that certain amendments to Chapter 15.20 of the Municipal Code were necessary in order to adequately protect the interests of park owners and park residents and to preserve the comprehensive scheme for the regulation of space rents in mobilehome parks.

Q. 1. On January 13, 2016, March 22, 2016 and May 24, 2016, the mobilehome rent review commission (“commission”) conducted a noticed public hearing, received testimony and made recommendations to the city council on proposed amendments to Chapter 15.20 of Title 15 of the Yucaipa Municipal Code (“Chapter 15.20 of the YMC” also referred to sometimes as the “rent stabilization ordinance” or the “ordinance”) and administrative rules.

2. On August 29, 2016, at a noticed public hearing, the city council conducted the biennial

review, received testimony and considered the recommendations of staff and the commission with respect to proposed amendments to Chapter 15.20 of the YMC and administrative rules.

3. Based on the record presented, which is incorporated herein, the city council found and determined that certain amendments to Chapter 15.20 of the Municipal Code were necessary in order to adequately protect the interests of park owners and park residents and to preserve the comprehensive scheme for the regulation of space rents in mobilehome parks.

4. This ordinance has been reviewed with respect to applicability of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq., hereafter the “Guidelines”), and the city’s environmental guidelines. The city has determined that this ordinance is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378. Specifically, this ordinance constitutes organizational or administrative activities of city government that will not result in direct or indirect physical changes in the environment. (Guidelines Section 15378(b)(5)). Therefore, because it is not a “project,” this ordinance is not subject to CEQA’s requirements. Further, even if this ordinance were deemed a “project” and therefore subject to CEQA, the ordinance would be covered by the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. (Guidelines Section 15061(b)(3)). As an organizational or administrative activity which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, this ordinance does not have the potential to cause a significant effect on the environment and is therefore exempt under this general rule. Further, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and thus this ordinance is not

subject to CEQA. (Guidelines Section 15061(b)(3)).

R. 1. On October 19, 2017, at a noticed public hearing, the mobilehome rent review commission (“commission”) conducted the biennial review, received testimony and made recommendations to the city council on proposed amendments to Chapter 15.20 of Title 15 of the Yucaipa Municipal Code (“Chapter 15.20 of the YMC” also referred to sometimes as the “rent stabilization ordinance” or the “ordinance”) and administrative rules.

2. On November 6, 2017, at a noticed public hearing, the city council conducted the biennial review, received testimony and considered the recommendations of staff and the commission with respect to proposed amendments to Chapter 15.20 of the YMC and administrative rules.

S. 1. On February 21, 2019, at a noticed public meeting, the mobilehome rent review commission (“commission”) made recommendations to the city council on proposed amendments to Chapter 15.20 of Title 15 of the Yucaipa Municipal Code and Resolution No. 2011-52 pertaining to the U.S. Department of Labor, Bureau of Labor Statistics updated definition of the Consumer Price Index (CPI) for the area that includes Yucaipa.

2. On March 11, 2019, at a noticed public meeting, the city council considered the recommendations of staff and the commission with respect to proposed amendments to Chapter 15.20 of the YMC and Administrative Rules. (Ord. 375 § 3, 2019; Ord. 368 § 3, 2017; Ord. 351 § 1, 2016; Ord. 311 § 1, 2011; Ord. 255 §§ 1, 2, 3, 2007; Ord. 226 § 1, 2003; Ord. 214 § 1, 2002; Ord. 193 § 1, 1999; Ord. 170 § 1, 1997; Ord. 161 § 1, 1996; Ord. 126 § 1, 1994)

#### **15.20.020 Definitions.**

“Abandoned in-place” means a resident voluntarily abandons his/her coach and the park

owner gains title and sells the coach to a new resident.

“Amortizable expenses” means:

1. Expenses for physical improvements and replacements which consist of more than ordinary maintenance or repairs, have a useful life of at least more than one year but less than five years and can be depreciated pursuant to the U.S. or California income tax codes; and

2. Other expenses that are reasonably expected to cover a period of years, such as maintenance that does not need to be done every year, payments of property taxes or property insurance covering more than one year, a major refurbishment of a park facility such as a clubhouse, where a number of non-capital items (painting, new flooring, new window coverings and furniture) are installed all at one time that will last more than one year, or physical work performed for aesthetic reasons that does not qualify for a capital improvement rent adjustment under Section 15.20.085.

“Annual” means calendar year.

“Capital improvement” means the installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance or repairs, have a useful life of at least five years and satisfy the requirements of Section 15.20.085(A).

“Complete” means submittal of all information and documentation to support any requested rent adjustment and/or appeal, in accordance with the administrative rules adopted by resolution of the city council.

“Consumer Price Index (CPI)” means:

1. For the purpose of calculating the annual adjustments for each of the years 1987 through 2018, the “Consumer Price Index” or “CPI” means the CPI index for the Los Angeles-Riverside-Orange Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor.

2. For the purpose of calculating the 2019 annual adjustment the “Consumer Price Index” or

“CPI” means the CPI index for the Los Angeles-Long Beach-Anaheim Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor.

3. For the purpose of calculating annual adjustments beginning in 2020 the “Consumer Price Index” or “CPI” means the CPI index for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index.

4. For the purpose of calculating special rent adjustments the “Consumer Price Index” or “CPI” for the years subsequent to 2017 means the CPI index for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index.

“Day” means a calendar day, unless otherwise defined in this chapter. If a deadline falls on a day on which City Hall is not open, the deadline shall be extended to the next business day.

“Emergency capital improvements” mean capital improvements: (1) that are necessary in order to prevent an imminent threat to public health and safety of the park, its residents, or neighbors; (2) that must be carried out immediately; and (3) satisfy the requirements of Section 15.20.085(B) and the administrative rules adopted by resolution of the city council.

“Housing services” mean services connected with use or occupancy of a rental space in a mobilehome park which are provided to residents for the rent charged for a space including, but not limited to: utilities, ordinary repairs, replacement and maintenance, laundry facilities, recreational facilities, a resident manager, refuse removal, parking, street cleaning and maintenance, and other benefits, privileges, facilities or terms and conditions of the residency.

“In-place transfer” of a mobilehome means a sale, transfer or other conveyance of ownership of a mobilehome with the mobilehome remaining on the mobilehome space following the sale,

transfer or other conveyance, including the following: (1) replacement of a mobilehome by the same resident for any reason (such as age, fire, flood, substantial destruction, or replacement with a new mobilehome); or (2) transfers ownership of the mobilehome by inheritance or other transfers to relatives, heirs, personal representatives of the estate and successors of interest; or (3) any other voluntary or involuntary transfers of ownership of the mobilehome by the resident to a creditor; or (4) any other voluntary or involuntary transfer of a mobilehome by the resident to the park owner as the result of an eviction or other termination of tenancy. Notwithstanding the foregoing, an in-place transfer of a mobilehome does not include an “abandoned-in-place” mobilehome as defined above.

“Mobilehome” means a vehicle, designed or used for human habitation, including a camping trailer, travel trailer, motor home and slide-in camper, when used as the principal place of habitation for the occupants thereof, as well as mobilehomes as defined by Civil Code Section 798.3.

“Mobilehome park” means any area of land within the city where two or more spaces are rented, or held out for rent, to accommodate mobilehomes used for human habitation, but shall not include parks which rent spaces exclusively to recreational vehicles as that term is defined in Civil Code Section 799.30.

“Owner” means a person or entity that receives or is entitled to receive rent for the use or occupancy of a mobilehome space or an agent or representative authorized to act on behalf of such person or entity.

“Rent” means the consideration paid for use or occupancy of a mobilehome space and the provision of related housing services.

“Rent administrator” means the person designated by the city manager to administer the provisions of this chapter.

“Residency” means the right or entitlement of a mobilehome owner of a mobilehome, or

subtenant of a mobilehome owner, to use, occupy and place a mobilehome on a rental space in a mobilehome park and to related housing services.

“Resident” means an owner of a mobilehome who has a residency. “Resident” shall also mean any tenant or subtenant of a mobilehome owner who has a residency.

Resident, Prospective. “Prospective resident” means a prospective purchaser of a mobilehome in a mobilehome park who has applied for a park residency. “Prospective resident” shall also mean a prospective subtenant of a prospective purchaser of a mobilehome park who has applied for a park residency. “Vacancy” means any of the following:

1. Any mobilehome space which is empty because the mobilehome was voluntarily removed by the mobilehome owner who will no longer be a resident of the park; or

2. Any mobilehome space which is empty because the mobilehome was destroyed by fire, flood, earthquake or other natural catastrophe, and the mobilehome owner will no longer be a resident of the park; or

3. Any mobilehome space that is empty because the mobilehome is abandoned in-place, and the park owner gains title and sells the coach to a new resident. A vacancy under this subsection (3) shall not include the abandonment of a mobilehome resulting from an eviction or other involuntary termination of tenancy of the resident; or

4. Any “in-place transfer” of a mobilehome (as defined in this section) which remains in a the park; or

5. Any change in occupancy of a mobilehome on the same mobilehome space (but excluding an “abandoned in-place” mobilehome or an “in-place transfer” of a mobilehome as defined in this section); or

6. Any replacement of a mobilehome on a space with another mobilehome owned or occupied by the same resident(s); or

7. Any change in occupancy or ownership of an existing mobilehome on a space as a result

of an eviction or other involuntary termination of tenancy. (Ord. 391 §§ 6—8, 2020; Ord. 375 § 4, 2019; Ord. 311 § 2, 2011; Ord. 255 §§ 5, 6, 2007; Ord. 193 § 2, 1999; Ord. 161 § 2, 1996; Ord. 126 § 2, 1994)

#### **15.20.030 Exemptions.**

A. This chapter shall not apply to:

1. Newly constructed mobilehome spaces first held out for rent on or after January 1, 1990;

2. Any mobilehome park which has signed and is in compliance with a mobilehome accord and agreement approved by resolution of the city council. This exemption shall apply during the term of the agreement including any extensions or renewals thereof, provided that upon its expiration, the mobilehome park shall again be subject to this chapter and the base rents in the mobilehome park shall be the rents last charged pursuant to the agreement.

B. The rent regulation provisions of this chapter shall not apply to any space while that space is subject to a lease which exempts that space from rent regulation pursuant to the California Mobilehome Residency Law, Civil Code Section 798 et seq. (Ord. 193 § 2, 1999; Ord. 161 § 3, 1996; Ord. 126 § 3, 1994)

#### **15.20.040 Maximum permitted rent.**

A. The base rent in effect on December 31, 1987, plus any increase imposed between that date and the effective date of the ordinance codified in this chapter which do not exceed eighty (80) percent of the increase in the CPI between that date and the effective date of said ordinance.

B. An owner shall not demand, accept or retain rent for a mobilehome space exceeding the base rent for a space, except as hereinafter provided. No notice of a rent increase may be given by a park owner to residents until the rent increase has been approved pursuant to this chapter and no rent increase approved pursuant to this chapter shall be demanded, collected or

retained until lawful notice pursuant to the Mobilehome Residency Law, Civil Code Section 798, et seq., of that increase has been given to the affected residents by the park owner. Retroactive increases shall not be permitted pursuant to this chapter. In the event that the city-approved annual rent increase has not been implemented by the effective increase date, the twelve (12) month period prior to the next increase shall begin at the actual date of implementation.

C. No owner shall reduce the housing services provided for the rent paid on the effective date of the ordinance codified in this chapter. Any reduction in such housing services shall be deemed a rent increase in violation of this chapter unless the reduction has been approved pursuant to Section 15.20.090.

D. A resident may refuse to pay rent in excess of the maximum rent permitted by this chapter. The fact that any such unpaid rent is in excess of the maximum rent permitted by this chapter shall be a defense in any action brought to recover possession of a mobilehome space and for nonpayment of rent or to collect the illegal rent. (Ord. 226 § 2, 2003; Ord. 193 § 4, 1999; Ord. 161 § 4, 1996; Ord. 126 § 4, 1994)

**15.20.050 Maximum permitted rent upon space vacancy.**

A park owner shall not be permitted to charge a new space rent for a mobilehome space upon vacancy except as expressly provided in this section. It is the intent of the city that no rent increase shall be allowed as a result of a vacancy resulting in a change in occupancy of a mobilehome on a space, the replacement of a mobilehome with another mobilehome on the same space and occupied by the same resident, or any in-place transfer of a mobilehome (as defined in Section 15.20.020 of this code), and that such mobilehome spaces shall continue to be subject to the rent control provisions of this chapter unless such space becomes subject to a long-term lease exempt from rent control pursuant to

California Civil Code Section 798.17, or a vacancy adjustment is authorized pursuant to subsection B or C of this section. No vacancy adjustment shall be imposed pursuant to subsection B or C of this section without the park owner's submittal of a complete application and the prior approval of the RA in accordance with this subdivision and the rules and regulations.

A. Upon "vacancy," as defined in Section 15.20.020, subsection (4), (5), (6), or (7), the park owner shall be prohibited from raising the space rent for that space. No park owner shall impose any space rent in excess of the current rent in effect immediately preceding the vacancy of the space.

B. Upon "vacancy," as defined in Section 15.20.020, subsection (1), (2), or (3), the park owner may increase the last rent in effect on the space prior to such vacancy based on either: (1) the combined average of rent controlled spaces in the park plus ten (10) percent, or (2) (thirty-five dollars (\$35.00)), whichever is less, provided that space rents prior to the vacancy can be verified by information required on and/or documentation submitted with the annual registration application or annual rent increase application, whichever was approved later. This calculation shall be known as the vacancy adjustment. Any such approved vacancy adjustment shall constitute the new base rent for that space. The new space rent determined in accordance with this subsection B shall become the base rent upon which future rent increases pursuant to this chapter shall be calculated. At the time of rental of that space following a vacancy (as defined in "vacancy" subsection (1), (2) or (3) of Section 15.20.020), no park owner shall impose any space rent in excess of the last rent in effect immediately preceding the vacancy of the space, as modified by any vacancy adjustment approved by the city in accordance with this subsection for that vacant space. Procedures implementing the vacancy adjustment authorized under this subsection B shall be set forth in the rules and regulations adopted by resolution of the city council.

C. Park Owned Mobilehome Sold to a Resident. In the event that a park owned coach is sold to an existing resident (through a rent-to-own agreement or straight purchase) and the coach remains in the park, the base rent shall be either the last regulated space rent charged for the space, if the space was previously subject to this chapter, increased by the annual CPI increases properly charged by the park and any other applicable commission-approved rent increase for the spaces in the park; or if the space was never subject to this chapter, the average of the rents charged for comparable spaces in the park subject to rent control.

D. Spaces Previously Exempt. In the event a space was previously exempt under a lease pursuant to California Civil Code Section 798.17, the base space rent, for purposes of calculating the annual adjustment, shall be the rent in effect as of the date of expiration of the lease, provided that space rents can be verified by information required on, and/or documentation submitted with the annual registration application.

E. Upon occupancy of a vacant space, the park owner shall be prohibited from increasing the space rent, except in compliance with the provisions of Sections 15.20.080 through 15.20.100, concerning annual adjustments, capital improvement rent adjustments, net operating income adjustments and adjustments based on discontinuance of services or amenities.

F. No park owner shall require that a prospective resident sign a lease exempt from this code as a condition of tenancy.

G. Procedures for application and approval of rent adjustments upon space vacancy shall be in accordance with administrative rules set forth by resolution of the city council. (Ord. 391 § 9, 2020; Ord. 255 § 7, 2007; Ord. 193 § 5, 1999; Ord. 170 § 2, 1997; Ord. 161 § 4A, 1996; Ord. 126 § 4A, 1994)

**15.20.060 Resident representatives.**

A. The residents of each mobilehome park in the city shall annually elect by majority vote,

with one vote per regulated space, a resident representative to receive all notices required by this chapter. The residents shall advise the rent administrator of the name, address and phone number of the elected resident representative in writing no later than January 31st of each year and shall promptly notify the rent administrator of any change of representative. If a resident representative or point of contact is not established, all notices required by this chapter shall be posted, in the clubhouse, park office and one other location accessible to the residents. (Ord. 390 § 3, 2020; Ord. 193 § 6, 1999; Ord. 161 § 5, 1996; Ord. 126 § 5, 1994)

**15.20.070 Mobilehome rent review commission.**

A. Composition and Compensation. There is established a mobilehome rent review commission (“commission”) consisting of five members who shall be appointed, one by each city councilmember and not restricted to councilmember district, and may be removed only by a four-fifths vote of the city council.

1. The members of the commission and the alternate members shall be persons who are neither residents nor park owners who have no financial interest (as defined by state law) in any mobilehome or mobilehome park and have no parents, children, spouses or siblings with any such interest. The members and alternates shall file a declaration to this effect with the rent administrator.

2. All members shall be residents of the city.

3. Commission members may be compensated for their services in an amount established by resolution of the city council and may receive reimbursement as provided by the city council for traveling and other expenses incurred while on official duty.

4. Terms of commission members shall be two years or until their successors are appointed. If a member is absent from five consecutive

meetings, they shall be removed from the commission and their position posted as a vacancy and filled in accordance with city and state policy.

B. Powers and Duties. The commission shall have the following powers and duties:

1. To meet from time to time as required by the rent administrator;

2. To review, hear and determine rent adjustment applications pursuant to the provisions of this chapter and to adjust maximum rents or maintain rents upon completion of its hearings and investigations;

3. To render biennially a written report to the city council concerning its activities, holdings, actions, results of hearings, and all other matters pertinent to this chapter which may be of interest to the city council;

4. To adopt, promulgate, amend and rescind administrative rules to effectuate the purposes of this chapter, subject to the approval of the city council. (Ord. 390 § 4, 2020; Ord. 255 § 8, 2007; Ord. 214 § 2, 2002; Ord. 193 § 7, 1999; Ord. 170 § 3, 1997; Ord. 161 § 6, 1996; Ord. 152, 1996; Ord. 126 § 6, 1994)

#### **15.20.073 Registration, posting and fees.**

A. Every mobilehome park, except those exempt pursuant to Section 15.20.030(A), shall file an initial registration statement, on a form provided by the rent administrator.

B. Annual Registration. Every mobilehome park shall file an annual registration statement, on a form provided by the rent administrator and in accordance with the administrative rules adopted pursuant to this chapter, no later than the thirty-first (31st) day of January each year.

C. New Lease Registration. Every park owner shall file a statement on a form provided by the rent administrator whenever the lease terms, services and rental rate for a space changes pursuant to a new or renewed lease which is

exempted from this chapter pursuant to Civil Code Section 798.17.

D. Fees. The City Council may adopt fees for the following by resolution:

1. Annual registration fees based on the number of spaces in the mobilehome park to be used for the costs of administering this chapter. Registration fees shall be paid by each park owner to the city for each space, which is not exempt pursuant to Civil Code Section 798.17 or 15.20.030(A) of this code at the time the initial and annual statements are filed.

2. Application fees to cover the costs of processing an application or appeal.

E. A park owner who fails to comply with subsections A, B, C and D of this section shall not be entitled to charge, collect, retain or apply for the rent increases permitted by this chapter.

F. The 2004 paramedic special tax, enacted by the voters at the rate of twenty-eight dollars (\$28.00) per individual dwelling unit per year, may be collected, commencing on November 1, 2004, in twelve (12) monthly installments, in an amount not to exceed two dollars and thirty-four cents (\$2.34) per month, which may be included with the monthly statement of rent due, but must be separately itemized. The tax shall not be included in the base rent when calculating rent adjustments.

G. A copy of the ordinance codified in this chapter shall be posted in the office of every mobilehome park and in the recreation building or clubhouse of every mobilehome park. (Ord. 311 § 3, 2011; Ord. 255 § 15, 2007; Ord. 234 § 1, 2004; Ord. 214 §§ 4—6, 2002; Ord. 193 § 10, 1999; Ord. No. 161 § 10, 1996; Ord. 126 § 10, 1994)

#### **15.20.080 Annual rent adjustments by administrative application.**

Annual Adjustment Based on the CPI. The rent for a mobilehome space may be increased once every twelve (12) months by the lesser of either four percent of the current space rent as of

the date of the complete application, or eighty (80) percent of the increase in the CPI during the preceding twelve (12) months, provided that this increase may not be imposed until twelve (12) months after that space comes under the regulations and shall not have had an annual adjustment under this section or an adjustment under Section 15.20.100 in the preceding twelve (12) months. Regulations for implementing this section shall be as set forth in the administrative rules adopted by resolution of the city council, including, but not limited to, application procedures and dissemination of CPI to park owners. (Ord. 368 § 4, 2017; Ord. 311 § 4, 2011; Ord. 255 §§ 9, 10, 11, 2007; Ord. 214 § 3, 2002; Ord. 193 § 8, 1999; Ord. 161 § 7, 1996; Ord. 152, 1996; Ord. 140, 1995; Ord. 126 § 7, 1994)

**15.20.085 Rent adjustments based on capital improvements.**

A park owner may request approval of a rent adjustment based on capital improvements or emergency capital improvements in accordance with this section.

A. General Procedures.

1. An application for a rent increase based on the cost of a completed capital improvement may be filed with the rent administrator. It shall be approved if it satisfies the definition of capital improvement set forth in Section 15.20.020 and the criteria set forth in the capital improvement guidelines and as set forth in the administrative rules adopted by resolution of the city council; the park owner has provided documentation to demonstrate that prior to the completion of the proposed capital improvement, the park owner met with the park residents and considered input from the park residents regarding any proposed capital improvement; the park owner held a capital improvement ballot election (see sample "Election Ballot Form" in Exhibit A attached to the ordinance codified in this section and incorporated by reference), in an attempt to gain fifty-one (51) percent approval of the occupied rent controlled spaces, with one vote per space

having consented to the proposed capital improvement in one of the following methods: (a) at the noticed resident meeting; or (b) ballot mailed via certified mail/return receipt requested to each rent controlled space. Documentation of the meetings with the park residents shall include, but is not limited to, notice of meeting between the park owner(s) and residents, resident attendance sign-in sheets, official minutes from the meeting, a summary of each of the bids or proposals received and a written explanation from the park owner explaining the reasons for the selection of the contractor, and election ballot form(s). The summary shall include sufficient detail for the park residents to understand the nature and extent of the proposed work and the costs to be incurred therein. If the owner proposes to perform the capital improvement with his or her own labor, the summary provided to the residents shall include an explanation of the proposed work and costs. An increase application which meets all other requirements of this subsection but has not been consented to by fifty-one (51) percent of the occupied spaces may be granted when the improvement is necessary to protect the health and safety of the park, its residents and/or its neighbors. The requirement for the resident meeting and capital improvement ballot election shall not apply to improvements that qualify as emergency capital improvements in accordance with subsection B. Any increase granted under subsection A shall remain in effect only during the useful life of the improvement. Any such increase shall not be included as part of the monthly space rent but shall be itemized as a separate charge on the residents' monthly rent statement. Regulations for implementing subsection A shall be set forth in the administrative rules adopted by resolution of the city council.

2. Upon receipt of the application, the rent administrator shall review the application and determine whether it is complete in accordance with Section 15.20.105. A rent increase application filed under this subsection shall be

granted or denied within thirty (30) days of receipt of a complete application and written notice of the determination by the rent administrator shall be mailed to the applicant and affected residents within that thirty (30) day period. If the rent administrator determines that an application is incomplete, written notice that an application has been determined incomplete and the reasons for that determination shall be given to the applicant by the rent administrator within thirty (30) days of receipt of the application. A written determination to grant a requested increase or a modified increase shall specify the duration and amount of the monthly rent adjustment granted. If a modified increase is granted, the written determination shall specify the reason for the modification. If an increase is denied, the written determination that the application has been denied shall specify the reasons for the denial. All written notifications shall be issued in accordance with Section 15.20.105(E).

B. Emergency Capital Improvements. The rent administrator may approve a capital improvement rent adjustment for emergency capital improvements, as defined Section 15.20.020 and in this subsection, even if the park owner did not hold a resident meeting and capital improvement ballot election prior to completion of the capital improvement, only upon the terms set forth in this subsection and the administrative rules. The purpose of this subsection is to allow the park owner an opportunity to seek approval of a capital improvement rent adjustment application in those situations in which compliance with the resident meeting and capital improvement ballot election procedures is not feasible or possible due to an imminent threat to public health and safety resulting from an emergency event which damages the park.

1. Approval shall not be granted for a rent adjustment based on emergency capital improvements unless the rent administrator finds that all of the following requirements are met:

a. The work meets the definition of an emergency capital improvement; and

b. There was no time to hold a resident meeting and capital improvement ballot election prior to carrying out the emergency capital improvements due to the need to immediately prevent or correct the imminent threat to public health and safety of the park, its residents and/or its neighbors; and

c. The park owner commenced construction of the emergency capital improvement not later than two weeks (fourteen (14) days) after the event constituting the emergency and completed the improvements as expeditiously as possible. "Commencement of construction" means that within two weeks of the emergency event, the park owner obtained signed contracts with contractors, builders and other third parties necessary to carry out the emergency capital improvements, obtained necessary permits and commenced substantial physical construction on the improvements. If physical construction did not actually begin within the two-week period, the city may find that the park owner commenced construction within the required two-week period if the park owner provides documentation establishing that within the two-week period all of the following were met: (i) the park owner obtained signed contracts for construction, (ii) the park owner obtained (or applied for and made reasonable efforts to obtain) all necessary permits, (iii) the park owner established a firm date for the commencement of construction, (iv) construction actually commenced in accordance with that time schedule, and (v) construction proceeded in an expeditious manner and was completed prior to submittal of the application; and

d. The application for a capital improvement rent adjustment based on emergency capital improvements is submitted to the city: (i) within one month (thirty (30) days) of completion of the improvements, or (ii) within four months from the date of occurrence of the emergency, whichever occurs later. In no event

shall an application for a rent adjustment based on emergency capital improvements be submitted more than six months after the occurrence of the emergency except as otherwise provided in the administrative rules.

2. Any increase granted under this subsection shall remain in effect only during the useful life of the emergency capital improvement. Any such increase shall not be included as part of the monthly space rent but shall be itemized as a separate charge on the residents' monthly rent statement.

C. Application for Approval of Capital Improvement Rent Adjustment following Denial of Emergency Capital Improvement Adjustment Application. If the city issues a final decision denying a park owner's application for a rent adjustment based on emergency capital improvements because the city finds that the work does not constitute an emergency capital improvement as defined in Section 15.20.020, or because the park owner failed to comply with the time deadlines set forth in subsection (B)(1)(c) or (B)(1)(d), the rent administrator shall not approve a subsequent capital improvement rent adjustment application based on the same work unless the park owner conducted a resident meeting and a capital improvement ballot election and either: (1) fifty-one (51) percent of the residents approved the improvement; or (2) the improvement was necessary for the health and safety of the park, its residents and/or its neighbors, as provided in the administrative rules. As used in this subsection, a "final decision" means either of the following: (1) a decision that becomes final due to the failure of the park owner or resident to file a timely appeal from the rent administrator's or commission's decision denying the emergency capital improvement rent adjustment application; or (2) a decision of the city council denying the emergency capital improvement rent adjustment pursuant to Section 15.20.115 following a timely appeal of the rent administrator's or commission's decision on such application.

D. Exclusion of Capital Improvement Costs from Special Rent Adjustment Applications.

1. Costs incurred for capital improvements or emergency capital improvements shall not be included as operating expenses in an application for an MNOI rent adjustment or a rent adjustment based on a readjusted 1987 NOI under Section 15.20.100(A) or (B). If a park owner includes expenses for capital improvements or emergency capital improvements in any such application, those expenses shall be processed and heard by the commission as a separate capital improvement rent adjustment application under subsection (A)(1) and (2) and the administrative rules. The city shall not approve a separate capital improvement rent adjustment unless such an application meets all requirements of subsection (A)(1), except that if the park owner held the resident meeting and capital improvement ballot election but did not obtain at least fifty-one (51) percent resident consent, the city shall not approve the application unless the city determines that the work qualifies as an improvement necessary for the health and safety of the park, its residents, and/or its neighbors and complies with all other requirements of subsection (A)(1) and (2) and the administrative rules.

2. Costs incurred for capital improvements shall not be included in a special rent adjustment application for a fair return under Section 15.20.100(C) except as expressly provided in the administrative rules. The requirements for a resident meeting, capital improvement ballot election and majority resident consent shall not apply to capital improvements submitted as part of a special rent adjustment application under Section 15.20.100(C).

E. Appeal of Rent Administrator Decision. Any decision of the rent administrator on the merits of a capital improvement rent adjustment or emergency capital improvement rent adjustment application pursuant to this section may be appealed to the commission by filing an application for appeal within ten days of the date

the rent administrator's written determination is mailed to the affected park owner and residents. Except as otherwise provided in this subsection, appeals shall be filed, processed, and determined in accordance with Sections 15.20.105 and 15.20.110 and the administrative rules adopted by resolution of the city council.

F. Appeal of Commission Decision. Any decision of the commission may be appealed to the city council by filing an application for an appeal in accordance with the time deadline set forth in Section 15.20.110(C). Appeals to the city council shall be processed and determined in accordance with the requirements of Section 15.20.115 and the administrative rules adopted by resolution of the city council. (Ord. 351 §§ 2, 3, 2016; Ord. 311 § 5, 2011; Ord. 255 §§ 9, 10, 11, 2007; Ord. 214 § 3, 2002; Ord. 193 § 8, 1999; Ord. 161 § 7, 1996; Ord. 152, 1996; Ord. 140, 1995; Ord. 126 § 7, 1994)

**15.20.090 Rent adjustments based on discontinuance or reduction of a service or amenity.**

A. Application by Park Owners. A park owner may reduce or discontinue a service or amenity upon a commensurate decrease in rent, provided that the service or amenity is not required by other laws or to maintain health and safety and habitability standards. Prior to the reduction or discontinuance of the service or amenity, the park owner shall submit a rent decrease application to the city pursuant to the requirements of this subsection and Section 15.20.105 and the administrative rules adopted by resolution of the city council.

1. Upon receipt of the application, the rent administrator shall review the application and determine whether the application is complete in accordance with Section 15.20.105(A).

2. If the rent administrator determines that the application is complete, the rent administrator shall provide written notice to the applicant and

residents pursuant to Section 15.20.105(B) and (E).

3. If the rent administrator determines that the application is incomplete, the rent administrator shall provide written notice to the applicant of the manner in which the application is incomplete, pursuant to Section 15.20.105(B), (C) and (D), and shall advise the applicant that he/she must submit the additional information or documentation within thirty (30) days of service of the notice. If the applicant fails or refuses to submit the additional information or documentation within the thirty (30) day time period, the rent administrator shall give mailed notice to the affected residents and the park residents' representative of the application and advise them that it is incomplete and of their right to submit opposition to the application pursuant to Section 15.20.105(E).

4. Applications shall be heard and determined by the commission in accordance with Section 15.20.110 and the administrative rules adopted by resolution of the city council.

B. Applications by Residents. A resident or group of residents may apply for a rent decrease based on a discontinuance or reduction in services or amenities. At least thirty (30) days before filing such an application the resident(s) seeking the adjustment shall make a written request to the park owner that the service or amenity be restored. The application shall be filed in accordance with the requirements of this subsection and Section 15.20.105, and the administrative rules adopted by resolution of the city council.

1. Upon receipt of the application, the rent administrator shall review the application and determine whether the application is complete in accordance with Section 15.20.105(A).

2. If the rent administrator determines that the application is complete, the rent administrator shall provide written notice to the applicant and park owner pursuant to Section 15.20.105(B) and (E).

3. If the rent administrator determines that the application is incomplete, the rent administrator shall provide written notice to the applicant pursuant to Section 15.20.105(B), (C) and (D), and shall advise the applicant that he or she must submit the additional information or documentation within thirty (30) days of service of the notice. If the applicant fails or refuses to submit the additional information or documentation within the thirty (30) day time period, the rent administrator shall mail written notice to the affected park owner of the application and advise them that it is incomplete and of their right to submit opposition to the application pursuant to Section 15.20.105(E). The park owner shall also be required to provide information concerning the cost of the service or amenity alleged to be discontinued or reduced within that time.

4. Any rent decrease granted pursuant to this subsection B shall be equal to the cost to the park owner of providing the service, maintenance or amenity. The resident(s) shall have the burden of proving that the service or amenity has been removed or decreased.

5. Applications shall be heard and determined by the commission in accordance with Section 15.20.110, and the administrative rules adopted by resolution of the city council.

C. Appeals. The decision of the commission on the merits of an application pursuant to subsection A or B of this section may be appealed to the city council, subject to the requirements of Section 15.20.115 and as set forth in administrative rules adopted by resolution of the city council. (Ord. 315 § 1, 2012; Ord. 311 § 6, 2011; Ord. 255 §§ 12, 13, 2007; Ord. 193 § 9, 1999; Ord. 161 § 8, 1996; Ord. 126 § 8, 1994)

#### **15.20.100 Rent increases by application to the commission.**

A park owner may seek a rent increase in addition to those permitted by Section 15.20.080

pursuant to subsections A, B and C of this section. The park owner shall bear the burden of proof and provide the evidence to justify a rent increase based on any application submitted under subsections A, B, and/or C of this section. Subsection A provides for increases under a maintenance of net operating income (“MNOI”) formula and it is presumed in the absence of evidence to the contrary that the MNOI formula provides a fair or just and reasonable return. An application pursuant to subsection C cannot be filed unless an MNOI application has also been filed and the two applications can be heard together. However, an application can be filed under subsection A without filing an application under subsection C. Subsection B provides for modifications of the base year net operating income (“NOI”) used in the MNOI formula under specified circumstances.

The applicant for a special adjustment under this section shall provide documentation of its income and expenses in the base year and of its income and expenses in each of the last five years or since its last special adjustment and such other information and documentation as is necessary to properly determine an MNOI calculation under subsections A and B and/or a fair return application under subsection C. An application cannot be deemed complete until information and documentation, as set forth in Section 15.20.105 and the administrative rules adopted by resolution of the city council, has been provided and the required filing fee paid to the city. Except as otherwise provided in the administrative rules, an application cannot be set for hearing before it is deemed complete. The factors and methodology for the commission to determine the gross income, operating expense and net operating income shall be as set forth in the administrative rules adopted by resolution of the city council.

A. MNOI Rent Adjustment. It shall be presumed in the absence of evidence to the contrary, presented pursuant to subsection B of this section that the NOI earned by the mobilehome park in calendar year 1987 provided

a just and reasonable return to the park. Except as otherwise provided in subdivision (1) of this subsection, park owners shall be entitled to increase the park's 1987 NOI by sixty-six and sixty-seven one hundredths (66.67) percent of the increase in the CPI since December 31, 1987, to October 28, 1996, and eighty (80) percent of the increase in the CPI from October 29, 1996, to the date of the application. In the event that there has been an increase of more than three percent in the vacancy rate in the park since the base year, any rent adjustment under this subsection shall be governed by subdivision (1) of this subsection. For the purposes of this subsection, the 1987 CPI shall be one hundred fourteen and eighty one hundredths (114.80) and the current CPI utilized in reviewing a rent increase application shall be the CPI last reported as of the date the application is deemed complete.

1. In the event that there has been an increase of more than three percent in the vacancy rate in the park since the base year, the city finds that it would be contrary to the purposes of rent stabilization to authorize additional rent increases for occupied spaces in order to offset reductions in income due to increased vacancies which occur because there is not sufficient demand to fill the vacant spaces at the legal rent ceiling. In effect, allowing additional rent increases for occupied spaces because there are more vacant spaces in a park would allow park owners to obtain higher rents from existing tenants, than it is possible to obtain from the prospective tenants, whose homes are still "mobile" and whose options have not been restricted by the process of moving into the park. Therefore, in the event that there has been an increase of more than three percent in the vacancy rate in the park since the base year, rent adjustments shall be governed by the following:

a. Gross income per rented space shall be computed based on the total gross income of the park divided by the total number of rented spaces. The park owner shall be entitled to increase the base year NOI per rented space by sixty-six and sixty-seven hundredths (66.67) percent of the

increase in the CPI since December 31, 1987, to October 28, 1996, and eighty (80) percent of the increase in the CPI from October 29, 1996.

b. Calculations of base year and current year operating expenses may be adjusted by the commission so that a reasonable comparison of the expenses and charges associated with rented spaces is obtained for the purpose of comparing base year and current year operating expenses and to adjust for variations in operating expenses due to the increased vacancy rate.

2. In the event a park has received a special adjustment since the base year, the income and expense year on which the special adjustment was based shall be deemed the base year for the purposes of evaluating a rent adjustment application, and the CPI used as the "current CPI" in determining the prior special rent adjustment shall be deemed the "base year CPI" for the purpose of evaluating the special rent adjustment application.

B. Rent Adjustment Based on Re-adjusted Base Year NOI. A park owner may rebut the presumption that the park's 1987 NOI provided a just and reasonable return at that time by presenting evidence as set forth in the administrative rules adopted by resolution of the city council.

C. Fair Return Rent Adjustment. A park owner may rebut the presumption that the increased calculations provided in subsection A of this section and modified calculations provided by subsection B of this section are sufficient to provide a just and reasonable return by presenting evidence that the rate of return being earned by the mobilehome park is not just and reasonable as set forth in the administrative rules adopted by resolution of the city council. The park owner shall have the burden of proving the park is not earning a just and reasonable return.

D. Resident Meeting. The city encourages the park owner to meet with the residents prior to a park owner's submittal of an application for a special rent adjustment pursuant to subsections A, B and/or C of this section, in order to facilitate

ongoing dialogue and communication between the park owner and park residents regarding the need for and basis of a proposed special rent adjustment, and to allow the park owner and park residents an opportunity to resolve any issues and disputes prior to the park owner filing its special rent adjustment application. Suggested procedures for use by park owners and residents for resident meetings are set out in the administrative rules adopted by resolution of the city council.

E. Rent Adjustment Based on Voluntary Meet and Confer. The city encourages park owners and park residents to voluntarily meet and confer in good faith in order to reach agreement on a proposed MNOI rent adjustment under subsection A or an MNOI rent adjustment based on a readjusted Base Year NOI under subsection B. Any such negotiated special rent adjustment shall be subject to all of the following requirements:

1. A special rent adjustment negotiated pursuant to a meet and confer shall not be effective unless consented to by at least fifty-one (51) percent of the regulated spaces in the park, and approved by the rent administrator, pursuant to the administrative rules adopted by resolution of the city council.

2. The special rent adjustment must be based upon an MNOI methodology, or MNOI based on a readjusted Base Year NOI, as provided in subsection A or B and the administrative rules. Costs associated with capital improvements shall be excluded.

3. The decision of the rent administrator on whether to approve a special rent adjustment pursuant to this subdivision shall be final and not subject to any public hearing before or appeal to the commission, or appeal to the city council. The provisions of subsection G of this section and Sections 15.20.105 and 15.20.110 shall not apply.

F. Nonretaliation. The city encourages park owners and residents to engage in the special rent adjustment procedures, including, but not limited to, resident meetings and meet and confer,

without any fear of retaliation and in the spirit of cooperation.

G. An application filed under this section shall be reviewed and processed in accordance with Section 15.20.105 and the administrative rules established by resolution of the city council. The rent administrator shall have thirty (30) days in which to determine whether a maintenance of net operating income (MNOI) rent adjustment, rent adjustment based on a readjusted base year NOI, or fair return adjustment application filed under subsections A, B, and/or C, is complete in accordance with Section 15.20.105 and the administrative rules established by resolution of the city council. Hearings on applications shall be conducted in accordance with Section 15.20.110 and the administrative rules adopted by resolution of the city council. (Ord. 390 §§ 5, 6, 2020; Ord. 311 § 7, 2011; Ord. 255 § 14, 2007; Ord. 193 § 10, 1999; Ord. 161 § 9, 1996; Ord. 152, 1996; Ord. 126 § 9, 1994)

#### **15.20.105 Complete applications.**

A. All rent adjustment applications and appeals of decisions of the rent administrator on an application, shall be filed on an application form or appeal form provided by the rent administrator, or in a written form which provides all information and documentation required by the city-approved form and shall be accompanied by payment of filing fee, in accordance with the administrative rules adopted by resolution of the city council. At least one copy of the completed application or appeal, a declaration under penalty of perjury and all back-up documentation, along with an electronic copy of the complete application or appeal, must be provided to the city in order for the application to be deemed complete by staff. All information and documentation submitted shall be paginated, labeled and correlated to the specific section, question or item of the city-approved form to which the information and/or documentation pertains. If an applicant or appellant fails or

refuses to provide all required information or documentation in accordance with the format of the city-approved forms and these rules, or to pay the required filing fee, the rent administrator is authorized to deem the application or appeal incomplete. At the time the application or appeal is filed, the applicant or appellant shall also post in three conspicuous places in the park, a notice and a complete copy of the application or appeal. The notice shall be in accordance with the city-approved form, and shall advise the park residents or park owner that an application or appeal has been filed with the rent administrator. The park owner shall maintain the copies of the notice and application or appeal in each location in the park for review and inspection by the residents as required by the administrative rules, until the city has issued a final decision on the application or appeal. The applicant or appellant shall also provide any resident representative or park owner with any copies of the complete application, as required by the administrative rules adopted pursuant to this chapter.

B. Upon receipt of an application or appeal, the rent administrator shall determine whether the application or appeal is complete. Within thirty (30) days of receipt of the application or appeal, the rent administrator shall mail written notice to the applicant or appellant advising him or her whether the application or appeal is complete. If the rent administrator determines that the application or appeal is complete, the rent administrator shall also mail written notice to the affected residents or park owner advising them that a complete application or appeal has been filed and that they have the right to submit opposition to the application or appeal pursuant to subsection E. A copy of the application or appeal and the notice to the applicant shall also be concurrently mailed to the park residents' representative.

C. If the rent administrator determines that an application or appeal is incomplete, the rent administrator's written notification to the applicant or appellant shall include an

explanation of the deficiencies, and the deadline by which the applicant or appellant must submit the additional documentation or information or filing fee necessary for the rent administrator to find that the application or appeal is complete. If the applicant or appellant fails to submit the additional information or documentation, or pay the required filing fee, to the city by the deadline, the rent administrator shall notify the applicant or appellant in writing that he or she has no more than an additional thirty (30) days to submit the information and documentation or pay the required filing fee necessary to deem the application complete. The rent administrator will also notify the applicant or appellant that failure or refusal to submit the necessary information and/or documentation by the stated deadline may impact the commission's decision on whether the applicant or appellant met his or her burden of proof that he or she is entitled to any rent adjustment or the particular rent adjustment sought by the applicant; and that the application or appeal will not be set for hearing before the commission until payment of the required filing fee.

D. Except as otherwise provided in subdivision (D)(1), if the applicant or appellant fails to submit the additional information or documentation within the deadline established under subsection C, the rent administrator shall provide written notice to the applicant or appellant that the application will be set for hearing on the merits, but that the hearing shall not constitute any determination by the city that the application or appeal is complete, or that the applicant or appellant met his or her burden of proof that he or she is entitled to a rent adjustment under this section. The rent administrator shall also mail a copy of the notice to the affected residents and their resident representative or park owner along with the notice advising them of their right to submit opposition to the application or appeal pursuant to subsection E.

1. An application or appeal shall not be deemed complete until the applicant pays the

filing fee. If the application or appeal is incomplete due to the applicant's or appellant's failure to pay the filing fee and/or any required hearing deposit, the written notice shall inform the applicant or appellant that the application or appeal is incomplete and that the application or appeal will not be set for hearing until the filing fee and/or hearing deposit has been paid.

E. Written notice of the application or appeal shall be mailed by the rent administrator to the affected residents or park owner on the date on which it is determined to be either complete or incomplete.

1. If the rent administrator deemed the application or appeal complete, the notice shall inform the affected residents or park owner of the right to submit written, documentary and photographic responses to the application or appeal to the rent administrator within twenty (20) days of the date notice of the application is mailed by the city. The affected residents or park owner shall provide the applicant or appellant with copies of any response or opposition in accordance with the requirements of the administrative rules adopted pursuant to this chapter. One copy of the application shall be furnished to the resident representative of the affected residents by the rent administrator together with the notice of the application.

2. If the rent administrator deemed the application or appeal incomplete following the failure or refusal of the applicant or appellant to submit all necessary information or documentation by the final deadline imposed pursuant to subsection C of this section, the rent administrator shall mail written notice of the incomplete application or appeal to either the residents or park owner on the date that the rent administrator issued his or her final notification to the applicant or appellant that the application or appeal is incomplete. The notice shall inform the affected residents or park owner of the right to submit written, documentary and photographic responses to the application or appeal to the rent administrator within twenty (20) days of the date

notice of the application is mailed by the city. The affected residents or park owner shall provide the applicant or appellant with copies of any response or opposition in accordance with the requirements of the administrative rules adopted pursuant to this chapter. One copy of the application shall be furnished to the resident representative of the affected residents by the rent administrator together with the notice of the application.

F. Procedures for implementation of this section, including, but not limited to, the rent administrator's determination whether an application or appeal is complete shall be set forth in the administrative rules adopted by resolution of the city council. (Ord. 390 § 7, 2020; Ord. 315 § 2, 2012; Ord. 311 § 8, 2011; Ord. 255 § 14, 2007; Ord. 193 § 10, 1999; Ord. 161 § 9, 1996; Ord. 152, 1996; Ord. 126 § 9, 1994)

#### **15.20.110 Hearing procedures.**

Hearings on rent adjustment applications filed under Section 15.20.090 or 15.20.100(A), (B) and/or (C), or hearings on appeals to the commission from a rent administrator decision on an application under Section 15.20.085, shall be processed, heard and determined in accordance with this section.

A. A hearing of the commission shall be held: (i) not later than sixty (60) days from the date on which the rent administrator determines the application or appeal is complete; or (ii) not later than sixty (60) days from the final thirty (30) day deadline by which the applicant or appellant must submit additional information or documentation to the city in order for the rent administrator to find that the application or appeal is complete, as provided in Section 15.20.105. If the applicant or appellant fails to pay the required filing fee, the application or appeal shall not be set for hearing until the filing fee has been paid.

B. The commission shall render its decision in writing, including findings of fact: (i)

within seventy-five (75) days after the date that the rent administrator determines that an application or appeal is complete; or (ii) not later than seventy-five (75) days from the final thirty (30) day deadline by which the applicant must submit additional information or documentation to the city in order for the rent administrator to find that the application or appeal is complete, as provided in Section 15.20.105.

C. Any decision of the rent review commission may be appealed to the city council in accordance with Section 15.20.115 of this chapter. The appeal to city council must be filed within ten days of the date of service of the commission's written decision. (Ord. 390 § 8, 2020; Ord. 311 § 9, 2011; Ord. 255 § 14, 2007; Ord. 193 § 10, 1999; Ord. 161 § 9, 1996; Ord. 152, 1996; Ord. 126 § 9, 1994)

**15.20.115 Appeal to the city council.**

A. Either party may, and prior to commencing any action in a court of competent jurisdiction shall, appeal any final decision or order of the commission to the city council by filing written notice of the appeal, a written summary of the basis of the appeal and payment of the appeal fee with the rent administrator not later than ten days after the decision of the commission has been deposited in the mail, addressed to the petitioner and the affected residents. The appellant shall serve written notice of the filing of the appeal, the written summary of the basis of the appeal, and any documents supporting the appeal, on the opposing party, and shall post a copy of the appeal in three conspicuous places in the park in accordance with Section 15.20.105(A). Such service may either be in person or by mail to the last known address of the opposing party. No appeal shall be considered filed until proof of service of such notice, posting of the appeal, appeal application and supporting documentation are received by the rent administrator, and the cost of the appeal is deposited with the rent administrator. The rent

administrator shall estimate the cost of the appeal. Proof of service shall be on a form provided by the rent administrator. The rent administrator shall have ten days in which to determine whether the appeal application is complete, in accordance with Section 15.20.105 and the administrative rules adopted by resolution of the city council. Prior to the appeal hearing, the appellant shall also pay the costs or preparing the transcript of the commission proceedings, based on an estimate provided by the rent administrator, in accordance with the administrative rules.

B. If the rent administrator determines that the appeal application is incomplete, the rent administrator shall mail written notification to the applicant with the specifics why the appeal application is not complete, and shall inform the appellant that the appellant shall have an additional ten days to submit such additional information or documentation, or pay any required appeal fee or transcript deposit, necessary to deem the appeal complete, in accordance with the administrative rules. The rent administrator's notice shall also inform the appellant that if he or she fails or refuses to submit the requested documentation within the ten-day deadline the appeal will be set for hearing on the merits of the submitted information and documentation only, and that the appellant's failure or refusal to submit a complete appeal may affect the city council's determination whether the appellant met his or her burden of proof on the appeal. If the appeal is incomplete due to the appellant's failure to pay the appeal fee or deposit the cost of the transcript by the deadline for filing the rent administrator shall notify the appellant that the appeal is not complete and shall not be set for hearing before the city council until the appellant has paid the appeal fee and/or deposited the cost of the transcript with the rent administrator.

C. If the rent administrator determines that the appeal is complete, the rent administrator shall set the appeal for a public hearing at a meeting of the city council to be held not later

than thirty (30) days from the date on which the rent administrator determines that the appeal application is complete.

D. The city council shall issue its decision in writing, including findings of fact, within fifteen (15) days of the date of commencement of the appeal hearing; provided that the city council may extend the time limits under this subsection for reasonable cause, and failure of the city to act within the time limit specified herein shall not result in the automatic granting of any appeal or the relief sought therein. Upon issuance of the city council's written decision on an appeal, the rent administrator shall serve a copy of the city council's decision on the park owner and park residents by mail, along with an affidavit of mailing. The decision of the city council on any appeal shall be final. (Ord. 311 § 10, 2011; Ord. 255 § 16, 2007; Ord. 193 § 11, 1999)

**15.20.116 Recovery of application costs in connection with successful approval of a rent adjustment application to the commission.**

A. A park owner may seek a temporary rent adjustment to reimburse the park owner for the reasonable cost of professional services actually incurred by the park owner in preparing and presenting an application under Section 15.20.100 to the commission as set forth in the administrative rules adopted by resolution of the city council. The park owner shall bear the burden of proof and shall provide the evidence to justify a temporary rent adjustment submitted under this section, and approval of the application will be conditioned upon the park owner's successfully obtaining approval of a rent adjustment pursuant to Section 15.20.100 of this chapter. Any temporary rent adjustment shall be amortized over a five-year period with interest at the rate of seven percent per year, compounded monthly, and any increase granted shall remain in effect only during the five-year period. Any such increase shall not be included as part of the

monthly space rent but shall be itemized as a separate charge on the residents' monthly rent statement. Nothing in this provision shall preclude a park resident from paying the full amount of the temporary rent adjustment as one lump sum without any payment of interest, following issuance of the city's final decision. Any such lump sum payment shall be made in accordance with the administrative rules adopted by resolution of the city council.

B. The procedures, factors and methodology for submittal of applications and consideration by the commission, or the city council on any appeal, shall be set forth in the administrative rules adopted by resolution of the city council. (Ord. 368 § 5, 2017; Ord. 311 § 11, 2011)

**15.20.120 Rules and guidelines.**

The rent administrator may adopt rules and procedures to implement the applications, notices, registration, verification and certification required by this chapter, and for the review of rent increase applications and the conduct of hearings. Such rules and guidelines shall be submitted to the commission and city council for review and approval. (Ord. 193 § 13, 1999; Ord. 161 § 11, 1996; Ord. 126 § 11, 1994)

**15.20.130 Remedies.**

A. Any person who demands, accepts or retains any rent in excess of the maximum rent permitted by this chapter shall be liable in a civil action to the person from whom such payment is demanded, accepted or retained in the sum of three times the amount by which the payments demanded, accepted or retained exceed the maximum rent permitted by this chapter together with reasonable attorneys' fees and costs as determined by the court.

B. Any person violating any of the provisions of this chapter shall be guilty of an infraction and shall be punishable by a fine of not more than five hundred dollars (\$500.00). Each

violation of this chapter and each day during which any such violation is committed or continued shall constitute a separate offense.

C. The city council may institute a civil action to compel compliance with this chapter.

D. Any legal challenge to a final decision of the rent administrator on an annual adjustment under Section 15.20.080 must be filed within ninety (90) days of the date of service of the rent administrator's written decision and affidavit of mailing pursuant to California Code of Civil Procedure Section 1094.6 as now in effect or subsequently amended.

E. Any legal challenge to a final decision of the city council granting, denying or modifying a rent adjustment under this chapter must be filed within ninety (90) days of the date of service of the city council's written decision and affidavit of mailings, pursuant to California Code of Civil Procedure Section 1094.6 as now in effect or subsequently amended. The city council's written decision shall be final upon the date that the rent administrator mails a copy of the city council's written determination and affidavit of mailing to the park owner and park residents in accordance with Section 15.20.115(D).

F. Conflicts between the administrative rules and rules adopted pursuant to this chapter shall be resolved in favor of this chapter. (Ord. 311 §§ 12, 13, 2011; Ord. 255 § 17, 2007; Ord. 193 § 14, 1999; Ord. 161 § 12, 1996; Ord. 126 § 12, 1994)

#### **15.20.140 Biennial review.**

This chapter shall be reviewed by the city council in odd-numbered years to determine whether it is still appropriate and whether there should be any modifications of its provisions. (Ord. 193 § 15, 1999; Ord. 170 § 4, 1997; Ord. 161 § 13, 1996; Ord. 126 § 13, 1994)

# **CITY OF YUCAIPA**



# **ADMINISTRATIVE RULES**

## **FOR THE IMPLEMENTATION OF THE YUCAIPA MOBILEHOME RENT STABILIZATION ORDINANCE (YMC 15.20)**

Revised with the adoption of Resolution No. 2020-17 (04/13/2020)

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## Legislative History

Resolution No. 1991-06 (Establishing Fees and Charges)	(1/14/91)
Resolution No. 1991-62 (Adopting Rules)	(8/12/91)
Resolution No. 1991-72 (Rescinding Resolution No. 1991-62)	(9/23/91)
Resolution No. 1994-25 (Rescinding Resolution No. 1991-72)	(7/25/94)
Resolution No. 1996-07 (Rescinding Resolution No. 1991-06)	(3/25/96)
Resolution No. 1996-24 (Rescinding Resolution No. 1996-07)	(6/24/96)
Resolution No. 1996-34 (Rescinding Resolution No. 1994-25)	(10/28/96)
Resolution No. 1996-38 (Rescinding Resolution No. 1996-24)	(10/28/96)
Resolution No. 1997-18 (Rescinding Resolution No. 1996-34)	(9/22/97)
Resolution No. 1999-26 (Rescinding Resolution No. 1997-18)	(11/8/99)
Resolution No. 1999-33 (Rescinding Resolution No. 1996-38)	(11/8/99)
Resolution No. 2001-32 (Rescinding Resolution No. 1999-33)	(10/22/01)
Resolution No. 2001-35 (Amending Resolution No. 1999-26 Section 2.0002)	(11/26/01)
Resolution No. 2002-04 (Rescinding Resolution No. 1999-26 and 2001-35)	(1/28/02)
Resolution No. 2003-40 (Rescinding Resolution No. 2002-04)	(11/24/03)
Resolution No. 2006-39 (Amending Resolution No. 2001-32 Section 1 and Resolution No. 2003-40 Section 2.0008 (A)(B)(C))	(9/25/06)
Resolution No. 2007-03 (Repealing Resolution No. 2001-32 and Replacing/Consolidating Resolution Nos. 2003-40 and 2006-39)	(1/22/07)
Resolution No. 2007-43 (Amending Resolution No. 2007-03 Section 2.0007 (B)(C)(D))	(9/10/07)
Resolution No. 2008-42 (Rescinding Resolution No. 2007-43 and Amending Resolution No. 2007-03 Section 2.0007 (B)(C)(D))	(9/8/08)
Resolution No. 2009-48 (Rescinding Resolution No. 2008-42 and Amending Resolution No. 2007-03 Section 2.0007(B)(C)(D))	(9/28/09)
Resolution No. 2010-44 (Rescinding Resolution No. 2009-48 and Amending Resolution No. 2007-03 Section 2.0007(B)(C)(D))	(9/13/10)

Resolution No. 2011-52 (Replacing and Consolidating Resolution Nos. 2007-03 and 2010-44)	(8/8/11)
Resolution No. 2011-60 (Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(9/26/11)
Resolution No. 2012-02 (Amending Resolution No. 2011-52 Sections 6.0003(G), 7.0003(B), 7.0005(C), 7.0006(A) and (C)) (to correct inconsistencies)	(1/9/12)
Resolution No. 2012-58 (Amending Resolution No. 2011-60 Section 2.0007(B)(C)(D))	(9/10/12)
Resolution No. 2013-50 (Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(9/16/13)
Resolution No. 2014-55 (Rescinding Resolution No. 2013-50 and Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(9/8/14)
Resolution No. 2015-52 (Rescinding Resolution No. 2014-55 and Amending Resolution No. 2011-52 Section 2.0007 (B)(C)(D))	(9/14/15)
Resolution No. 2016-44 (Amending Resolution No. 2011-52, Adding Section 5.0010; renumbering Section 5.0010 as 5.0011, and amending Sections 6.0004(E)(1) and 6.0004(G) (Effective 10/26/16)	(9/12/16)
Resolution No. 2016-45 (Rescinding Resolution No. 2015-52 and Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(9/26/16)
Resolution No. 2017-41 (Rescinding Resolution No. 2016-45 and Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(9/11/2017)
Resolution No. 2017-48 (Amending Resolution No. 2011-52 Sections 3.0001(b)(3), 4.0006(g), 6.0002(b), and 6.0004(b)(10)	(11/13/2017)
Resolution No. 2018-43 (Rescinding Resolution No. 2017-41 and Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(9/10/2018)
Resolution No. 2019-04 (Amending Resolution No. 2011-52, Sections 3.0001, 3.0002, and 4.0003(H)(4)	(3/11/2019)
Resolution No. 2019-34 (Rescinding Resolution No. 2018-43 and Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))	(8/26/2019)
Resolution No. 2020-10 (Amending Resolution No. 2011-52, Sections 1.0008, 3.0001, 4.0002, 4.0006 and 7.0004)	(effective 5/13/2020)
Resolution No. 2020-17 (Amending Resolution No. 2011-52 Section 3.0001)	(4/13/2020)

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## **CHAPTER 1. COMMISSION PROCESS**

### **1.0001. COMMISSION MEETINGS**

The Rent Review Commission (the "Commission") shall hold meetings whenever necessary to conduct the business of the Commission in the Council Chambers at Yucaipa City Hall or in such other place within the City limits to which said meetings may be adjourned. If by reason of fire, flood, or other emergency, including anticipated overcrowding of the Council Chambers, it shall be unsafe to meet in the Council Chambers, the meetings may be held for the duration of the emergency at such other place as is designated by the Chairperson or, if he/she should fail to act, by the Commission.

### **1.0002. STUDY SESSION**

The Commission may meet in study sessions from time to time at dates, places and times, as may be determined by the Commission, for the purpose of hearing reports from the staff or other persons and reviewing, discussing and debating matters of interest to the Commission. Study sessions shall be open to the public and the press. No official actions shall be taken at a study session provided, however, that nothing herein shall be deemed to prevent the taking of an informal opinion poll on any matter under discussion. The participation of the public in such sessions shall be subject to the discretion of the Chairperson.

### **1.0003. SPECIAL MEETINGS**

Special meetings may be called at any time by the Rent Administrator ("RA") or any two (2) voting Commissioners by delivering personally or by mail written notice to each Commissioner and to each local newspaper of general circulation, radio or television station requesting notice in writing. The notice must be delivered personally or by mail at least twenty-four (24) hours before the time of the meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at such meetings. The written notice may be dispensed with as to any Commissioner who, at or prior to the time the meeting convenes, files with the RA a written waiver of notice. Such waiver may be given by telegram. The written notice may also be dispensed with as to any Commissioner who is actually present at the meeting at the time it convenes. Notice shall be required regardless of whether any action is taken at the special meeting. The call and notice shall be posted in a location that is freely accessible to members of the public at least twenty-four (24) hours prior to the special meeting.

### **1.0004. ADJOURNED MEETINGS**

The Commission may adjourn any meeting to a date, time and place specified in the order of adjournment; less than a quorum may so adjourn from time to time.

If all Commissioners are absent from any regular or adjourned regular meeting, the RA may declare the meeting adjourned to a stated time and place, and he/she shall cause a written notice of the adjournment to be given in the same manner as provided for special meetings. A copy of the order or notice of the adjournment shall be given in the same manner as provided for special meetings.

A copy of the order or notice of adjournment shall be conspicuously posted on or near the door of the place where the meeting was held within twenty-four (24) hours after the time of the adjournment.

#### **1.0005. COMMISSIONERS**

Commissioners shall attend all Commission meetings and hearings unless disqualified from participation or absence is excused.

#### **1.0006. QUORUM**

Three (3) Commissioners shall constitute a quorum. Three (3) affirmative votes are required for the adoption of any findings and/or order pertaining to an application for any rent adjustment; for the recommendation of adoption, amendment or repeal of any rules or regulations of the Commission; and for the adoption, amendment or repeal of any registration forms, application forms, or consent forms; or to take any other action.

#### **1.0007. MEETINGS TO BE PUBLIC: EXCEPTION FOR CLOSED SESSIONS**

All Commission meetings, as well as study sessions, shall be public; provided, however, that the Commission may hold closed sessions during a meeting from which the public may be excluded, for the purpose of considering the matters referred to in California Government Code Section 54956.9, or in order to confer with the City Attorney pursuant to the attorney-client privilege, or to consider other matters allowed by law to be considered in closed sessions. No Commissioner, employee of the City, or any other such person present during a Closed Session with the Commission shall disclose to any person the content or substance of any discussion which took place during the closed session unless such disclosure is required, and only to the extent so required, by the provisions of Section 54957.1 of the Government Code and other laws of the State of California.

#### **1.0008. COMMISSION AGENDA**

The Commission agenda shall be prepared in accordance with the following rules:

A. As used in these Rules, the term “agenda” means all staff reports, communications, resolutions, contract documents, proposals, expert reports, applications, oppositions, appeals, and other documents or matters to be submitted to the Commission at a meeting. Except as otherwise provided in Subsection (B) and (C), below, or Section 1.0029 of these Administrative Rules, concerning public hearing items, all agendas shall be delivered to the RA not later than 12:00 noon on the day which is fourteen (14) days preceding a Commission meeting (excluding the day of the meeting).

Except as otherwise provided in Subsections (B) and (C), below, concerning public hearing items, the Agenda shall be delivered to the Commissioners on the sixth (6th) calendar day preceding the meeting to which it pertains (excluding the day of the meeting), and shall be made available to the public after delivery to the Commissioners.

B. All applications for any capital improvement adjustments (pursuant to YMC Section 15.20.085), any rent adjustment based on discontinuance or reduction in a service or amenity (YMC Section 15.20.090), or any MNOI, readjustment to base year NOI, and/or fair return rent adjustment (YMC Section 15.20.100), shall be submitted to the RA in accordance with requirements of Chapter 15.20 of the Yucaipa Municipal Code (YMC) – Rent Stabilization Program and these Administrative Rules.

As used herein, the term “application” shall have the meaning set forth in Section 4.0002(A)(1)(a) of these Rules. The applicant shall submit at least one copy of each such application to the City, along with an electronic copy (jpeg or pdf format). Concurrently with the filing of the application with the City, the applicant shall post a notice of the filing of the application, along with a copy of the application, in each of the following locations in the park for review and inspection by the park residents: the park office, the park clubhouse, and one other park location open to the residents during regular business hours. The notice shall contain all information and certification required by the City-approved notice form. The park owner shall maintain the notices and copies of the application (including but not limited to, any supplemental or additional information and documentation submitted to the City following the initial submittal of the application) in those designated locations for review and inspection by the park residents until the City has issued a final decision on the application. The park owner shall also serve one copy of the application on the park resident representative. The application shall include an affidavit or declaration, signed by the applicant under penalty of perjury, certifying that such service and posting have been made and that the representations and information set forth in the application are true and correct. The affidavit or declaration shall provide all information and certifications required by the City-approved form.

C. All oppositions to any application for any capital improvement adjustments (pursuant to YMC Section 15.20.085), any rent adjustment based on discontinuance or reduction in a service or amenity (YMC Section 15.20.090), or any MNOI, readjustment to base year NOI and/or fair return rent adjustment (YMC Section 15.20.100), shall be submitted to the RA in accordance with the requirements of Chapter 15.20 of the Yucaipa Municipal Code (YMC) – Mobilehome Park Rent Stabilization Program and these Administrative Rules.

1. As used herein, the term “opposition” shall have the meaning set forth in Section 4.0002(A)(1)(c) of these Rules.

2. Oppositions to rent adjustment applications shall be submitted in accordance with the following time requirements:

a. Any person wishing to submit any written opposition to an application for a capital improvement rent adjustment under YMC Section 15.20.085 or a special rent adjustment under YMC Section 15.20.100 shall submit at least one copy of such written opposition, along with an electronic copy (jpeg or pdf format), to the RA and one copy to the applicant in accordance with the following deadlines:

(i) Not later than the twentieth (20th) day following service of the notice from the RA that the application has been declared complete by the RA, or

(ii) Not later than the twentieth (20th) day following notice from the RA that the park owner will not submit any additional information or documentation to enable the RA to deem the application complete.

b. Any person wishing to submit any written opposition to an application for a rent decrease under YMC Section 15.20.090 shall submit at least one copy of such written opposition, along with an electronic copy (jpeg or pdf format), to the RA and one copy to the applicant, in accordance with the following deadlines:

(i) Not later than the thirtieth (30th) day following service of the notice from the RA that the application has been declared complete by the RA, or

(ii) Not later than the thirtieth (30th) day following service of notice from the RA that the park owner will not submit any additional information or documentation to enable the RA to deem the application complete.

c. The failure or inability of any person to submit the opposition within the time periods specified in subparagraph (a) or (b) of this subsection (2) shall not prejudice said person's right to represent the opposition to the Commission during the actual hearing on the application, and the Chairperson of the Commission may, in his/her discretion, allow the submission of such opposition at the time of the hearing on the application. Such written opposition shall be personally served or mailed to the applicant or the applicant's local representative no later than the same day as the filing of the written opposition to the RA, along with an affidavit or declaration, signed under penalty of perjury and containing all information and certifications required by the City-approved form, certifying such service has been made and that all representations set forth in the opposition are true and correct.

#### **1.0009. COMMISSION CORRESPONDENCE**

A. Correspondence addressed to the Commission, which is received by the RA or any other officer or employee of the City shall not become a public record until received and filed by the Commission at a meeting of the Commission. Provided that, nothing in this Subsection (A) or Subsection (B) shall prevent any park resident, park owner, or any other interested person, from reviewing any application submitted by any person for any rent adjustment pursuant to YMC Sections 15.20.085, 15.20.090, and 15.20.100. Correspondence shall not be read aloud at a Commission meeting unless requested by a voting Commissioner, or unless offered as evidence in a hearing pursuant to the YMC and these Administrative Rules.

B. No item, which is exempt from disclosure by Section 6254 of the California Government Code, or any other provision of law, shall be disclosed or treated as a public record.

C. Notwithstanding the provisions of Subsection (A) of this Section 1.0009, any registration forms, and any applications for an annual adjustment, capital improvement adjustment, reduction or decrease in service or amenity adjustment, or net operating income adjustment, including any and all supporting documentation, as well as any written opposition submitted in opposition to said application, shall be public records and open to inspection in accordance with Government Code Section 6253. Agendas prepared by Staff for any meeting of the Commission shall not be public records until distributed to the Commission prior to the Commission meeting.

#### **1.0010. RECEIPT OF EVIDENCE OUTSIDE OF MEETING AND PUBLIC CONTACT WITH COMMISSION**

A. Except as otherwise provided herein, no member of the Commission shall, after an application necessitating a hearing or public hearing has been filed with the City, solicit or receive evidence outside of the hearing or public hearing on such application.

B. Receipt of unsolicited letters or other documents by individual Commissioners shall not constitute a violation of this section, but shall be disclosed as provided in Subsection (C) herein. Said documents shall be made a part of the record at the time of hearing or the public hearing.

C. Any Commissioner who has received evidence outside of the hearing or public hearing, or who has viewed the subject property, or is familiar with the subject property, shall fully disclose at the hearing or public hearing such evidence and his/her observations and

familiarity with the property so that the applicant, opponent, interested persons and other members of the Commission may be aware of the facts or evidence upon which he/she is relying and have an opportunity to argue against it. All written evidence received or offered outside of the hearing shall be filed with the Clerk, provided that nothing herein is intended to require any Commissioner from disclosing any confidential communication with City staff and/or the City Attorney.

#### **1.0011. PREPARATION OF MINUTES**

The RA shall have responsibility for preparation of the minutes of the Commission meetings. Any directions for changes in the minutes shall be made only by majority action of the Commission, and to conform the minutes to fact.

#### **1.0012. READING AND APPROVAL OF MINUTES**

Unless the reading of the minutes of a Commission meeting is ordered by a majority vote of the Commission, such minutes may be approved as part of the consent calendar, without reading, if the RA has previously furnished each Commissioner with a copy.

#### **1.0013. PRESIDING OFFICER**

The Chairperson shall be the Presiding Officer at all meetings of the Commission. In the absence of the Chairperson, the Vice-Chairperson shall call the meeting to order and shall serve until the arrival of the Chairperson or until adjournment.

#### **1.0014. POWERS AND DUTIES OF PRESIDING OFFICER**

- A. Participation. The Presiding Officer may move, second, debate, and vote.
- B. Question to be stated. The Presiding Officer may request each question to be verbally restated by such member of the City staff as he/she may designate pursuant to his/her calling for the vote. Following the vote, the RA shall announce whether the question carried or was defeated.

The Presiding Officer, in his/her discretion, may publicly explain the effect of a vote for the audience or he/she may direct a member of City staff to do so before proceeding to the next item of business.

- C. Signing of documents. The Presiding Officer shall sign all resolutions, contracts, and other documents necessitating his/her signature which were adopted in his/her presence unless he/she is unavailable, in which case the signature of an alternate Presiding Officer may be used.

- D. Sworn testimony. During public hearings only, on applications for capital improvement adjustments, reduction or decrease in service or amenity adjustments or net operating income adjustments, the Presiding Officer shall require all witnesses addressing the Commission to be sworn in and to testify under oath, and all testimony shall be under penalty of perjury. In proceedings or meetings other than public hearings, the Presiding Officer may require any person addressing the Commission to be sworn as a witness and to testify under oath, and under penalty of perjury, and the Presiding Officer may do so if directed to do so by a majority vote of the Commission.

## **1.0015. RULES OF DEBATE**

A. Prerequisite to Debate. Before any matter is open to formal debate or audience participation, it is necessary that a motion and a second be made by the Commissioners and that the motion be stated by the Presiding Officer. Informal consultation and discussion among the Commission and City staff is permitted prior to the motion being made or stated.

B. Taking the floor. Every Commissioner desiring to speak shall first address and gain recognition from the Presiding Officer, and shall confine himself/herself to the question under debate, avoiding indecent language.

C. Questions to City staff. Every Commissioner desiring to question City staff shall, after recognition by the Presiding Officer, address his/her questions to staff, who shall be entitled to either answer the inquiry themselves, or to designate a member of their staff for that purpose.

D. Interruptions. A Commissioner, once recognized, shall not be interrupted when speaking unless called to order by the Presiding Officer, a point of order or personal privilege is raised by another Commissioner or the speaker chooses to yield to a question by another Commissioner. If a Commissioner, while speaking, is called to order, he/she shall cease speaking until the question of order is determined and, if determined to be in order, he/she may proceed. Members of City staff, after recognition by the Presiding Officer, shall hold the floor until the Presiding Officer withdraws recognition.

## **1.0016. PROCEDURAL RULES OF ORDER**

A. Matter under discussion. Once a main motion is properly placed on the floor, several related motions may be employed in addressing the main motion. These motions take precedence over the main motion, and if properly made and seconded, must be disposed of before the main motion can be acted upon. The following motions are appropriate and may be made by any Commissioner at any appropriate time during the discussion of the main motion:

1. Lay on the table. Any Commissioner may move to lay the matter under discussion on the table. This motion temporarily suspends any further discussion of the pending motion without setting a time certain to resume debate. It must be moved and seconded and passed by a majority vote. In order to bring the matter back before the Commission, a Commissioner must move that the matter be taken from the table, seconded, and passed by a majority. A motion to take from the table must be made at the same meeting at which it was placed on the table or at the next meeting of the Commission, otherwise the motion that was tabled dies, although it can be raised later as a new motion.

2. Move previous question. Any Commissioner may move to immediately bring the question being debated by the Commission to a vote, suspending any further debate. The motion must be made and seconded without interrupting one who already has the floor. A two-thirds vote is required for passage.

3. Limit or extend limits of debate. Any Commissioner may move to put limits on the length of debate. The motion must be made and seconded and requires a two-thirds vote of the Commission to pass.

4. Postpone to a time certain. Any Commissioner may move to postpone indefinitely the motion on the floor, thus avoiding a direct vote on the pending motion and suspending any further action on the matter. The motion must be seconded and requires a majority vote for passage.

B. Motions of privilege, order, and convenience. The following actions by the Commission are to insure orderly conduct of meetings and for the convenience of the Commissioners:

1. Call for orders of the day. Any Commissioner may demand that the agenda be followed in the order stated therein. No second is required and the Presiding Officer must comply unless the Commission, by a two-thirds vote, sets aside the order of the day.

2. Question of privilege. Any Commissioner, at any time during the meeting, may make a request of the Presiding Officer to accommodate the needs of the Commission or his/her personal needs for such things as reducing noise, adjusting air conditioning, ventilation, lighting, etc.

3. Recess. Any Commissioner may move for a recess. The motion must be seconded and a majority vote is required for passage.

4. Adjourn. Any Commissioner may move to adjourn at any time, even if there is business pending. The motion must be seconded and a majority vote is required for passage.

5. Point of order. Any Commissioner may require the Presiding Officer to enforce the rules of the Commission by raising a point of order. The point of order shall be ruled upon by the Presiding Officer.

6. Appeal. Should any Commissioner be dissatisfied with a ruling from the Presiding Officer, he/she may move to appeal the ruling to the full Commission. The motion must be seconded to put it before the Commission. A majority vote in the negative or a tie vote sustains the ruling of the Presiding Officer.

7. Suspend the rules. Any Commissioner may move to suspend the rules if necessary to accomplish a matter that would otherwise violate the rules. The motion requires a second and a two-thirds vote is required for passage.

8. Division of question. Any Commissioner may move to divide the subject matter of a motion, which is made up of several parts to vote separately on each part. The motion requires a second and a majority vote for passage.

9. Reconsider. Except for votes regarding matters which require a noticed public hearing, the Commission may reconsider any vote taken at the same session, or at a recessed or adjourned session thereof, to correct inadvertent or precipitant errors, or consider new information not available at the time of the vote.

The motion to reconsider must be made by a Commissioner who voted on the prevailing side, must be seconded and requires a majority vote for passage regardless of the vote required to adopt the motion being reconsidered. If the motion to reconsider is successful, the matter to be reconsidered takes no special precedence over other pending matters and any special voting requirements related thereto still apply. Except pursuant to a motion to reconsider, once a matter has been determined and voted upon, the same matter cannot be brought up again at the same meeting.

C. Authority of the Presiding Officer. Subject to appeal, the Presiding Officer shall have the authority to prevent the misuse of the legitimate form of motions, or the abuse of privilege of renewing certain motions, to obstruct the business of the Commission by ruling such motions out of order. In so ruling, the Presiding Officer shall be courteous and fair and should presume that the moving party is making the motion in good faith.

D. Interruptions. Another Commissioner shall not interrupt a Commissioner, once recognized, when speaking unless called to order by the Presiding Officer, unless a point of order or personal privilege is raised by another Commissioner, or unless the speaker chooses to yield to a question. If a Commissioner while speaking is called to order, he/she shall cease speaking until the question of order is determined and, if determined to be in order, he/she may proceed. Members of the City staff, after recognition by the Presiding Officer, shall hold the floor until the Presiding Officer withdraws recognition.

#### **1.0017. PROTEST AGAINST COMMISSION ACTION**

Any Commissioner shall have the right to have the reason for his/her dissent from, or his/her protest against, any action of the Commission entered in the minutes. Such dissent or protest to be entered in the minutes shall be made in the following manner: "I would like the minutes to reflect that I am opposed to this action for the following reasons..."

#### **1.0018. RULES OF ORDER**

Except as provided herein, rules and procedures not included herein shall be adopted in accordance with the most recent revised edition of Robert's Rules of Order.

#### **1.0019. FAILURE TO OBSERVE RULES OF ORDER**

Rules adopted to expedite the transaction of the business of the Commission in an orderly fashion are deemed to be procedural only and the failure to strictly observe such rules shall not affect the jurisdiction of the Commission or invalidate any action taken at a meeting that is otherwise held in conformity with law.

#### **1.0020. ADDRESSING THE COMMISSION**

The following rules, in addition to those set out in Section 1.0029, "Public Hearings," shall govern public testimony before the Commission.

A. Manner of addressing the Commission. Each person desiring to address the Commission shall state his/her name and address for the record, state the subject he/she wishes to discuss, state whom he/she is representing if he/she represents an organization or other persons. Presentation time shall be limited to five (5) minutes or as defined by the Presiding Officer unless a majority of the Commission disagrees. All discussion shall be addressed to the Commission as a whole and not to any member thereof. No question shall be asked of a Commissioner or of City staff without the permission of the Presiding Officer.

B. Group Spokesperson. In order to expedite matters and to avoid repetitious presentations, whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Presiding Officer to request that a spokesperson be chosen by the group to address the Commission and, if additional matters are to be presented by any other member of said group, to limit the number of such persons addressing the Commission.

C. After motion or after public hearing closed. After a motion has been made or a public hearing has been closed, no member of the public shall address the Commission from the audience on the matter under consideration without first securing permission to do so by the Presiding Officer.

D. Continuance of hearings. Any hearing being held or noticed or ordered to be held by the Commission at any meeting of the Commission may, by order or notice of continuance, be

continued or re-continued to any subsequent meeting in the manner provided herein for adjourned meetings; provided that if the hearing is continued to a time less than twenty-four (24) hours after the time specified in the order or notice of hearing, a copy of the order or notice of continuance of hearing shall be posted immediately following the meeting at which the order or notice of continuance was adopted or made.

#### **1.0021. RULES OF DECORUM**

A. Commission Members. While the Commission is in session, the Commissioners must preserve order and decorum, and a Commissioner shall neither by conversation or otherwise delay or interrupt the proceedings or the peace of the Commission nor disturb any Commissioner while speaking or refuse to obey the orders of the Presiding Officer. Commissioners shall not leave their seats during a meeting without first obtaining the permission of the Presiding Officer.

B. Employees. Members of City staff and City employees shall observe the same rules of order and decorum as are applicable to the Commission, provided that members of City staff may leave their seats during a meeting without first obtaining the permission of the Presiding Officer.

C. Members addressing the Commission. Any person making impertinent, slanderous, or profane remarks or who become boisterous while addressing the Commission shall be called to order by the Presiding Officer and, if such conduct continues, may at the discretion of the Presiding Officer be ordered barred from further addressing the Commission during the meeting.

D. Members of the audience. Any person in the audience who engages in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations which disturb the peace and order of the meeting, or who refuses to comply with the lawful orders of the Presiding Officer, shall upon instructions of the Presiding Officer, be removed from the meeting room.

#### **1.0022. VOTING PROCEDURE**

Any vote of the Commission including a roll call vote, may be registered by the members of the Commission by answering "yes" for an affirmative vote or by "no" for a negative vote upon his/her name being called or through the use of an electronic voting device.

#### **1.0023. DISQUALIFICATION FOR CONFLICT OF INTEREST**

Any Commissioner who is disqualified from voting on a particular matter due to a conflict of interest shall publicly state or have the Presiding Officer state the nature of such disqualification in open meeting.

A Commissioner who is disqualified due to a conflict of interest in any matter shall request and be given the permission of the Presiding Officer to step down from the Commission table. A Commissioner stating such disqualification shall not be counted as part of a quorum and shall be considered absent for the purpose of determining the outcome of any vote on such a matter, nor shall he/she participate in any discussion on such matter.

#### **1.0024. FAILURE TO VOTE**

Every Commissioner should vote unless disqualified for a conflict of interest. A Commissioner who abstains from voting, without a disqualifying conflict of interest, consents that a majority of the quorum may decide the question voted upon.

#### **1.0025. TIE VOTE**

Tie votes shall be lost motions and may be reconsidered.

#### **1.0026. CHANGING VOTE**

A Commissioner may change his/her vote only if he/she makes a timely request to do so immediately following the announcement of the vote and prior to the time that the next item in the order of business is taken up. A Commissioner who publicly announces that he/she is abstaining from voting on a particular matter shall not subsequently be allowed to withdraw his/her abstention.

#### **1.0027. ORDINANCES, RESOLUTIONS, AND CONTRACTS**

All ordinances, resolutions and contract documents shall, before presentation to the Commission, be approved as to form and legality by the City Attorney and shall have been examined and approved for administration by the City Manager or RA.

#### **1.0028. CHAIR, ELECTION AND TERM, DUTIES GENERALLY**

The Commission shall elect the Chair. He/she shall be elected to such office for a term of one (1) year. No Commissioner may hold the office of Chair for more than two (2) successive terms of one (1) year each. Except for the first election of the Chair, the election for Chair shall be held at a regular meeting.

#### **1.0029. PUBLIC HEARINGS**

The following procedural rules shall apply to all public hearings before the Commission. All other requirements of these Administrative Rules shall apply to such public hearings, where not inconsistent with the provisions of the Section. As used herein, the term "public hearing" shall include all hearings on application for capital improvement adjustments, reduction or decreases in services or amenities adjustments, and net operating income adjustments.

- A. Duties of Presiding Officer. The Presiding Officer shall have the authority to:
1. Administer oaths and affirmations.
  2. Rule on offers of proof and receive relevant evidence.
  3. State each question coming before the Commission, announce all decisions of the Commission on all subjects, and control the course of the hearing.
  4. Rule on procedural requests.
  5. Take such other actions as are authorized by the YMC, these Administrative Rules, and any other duly adopted ordinances, resolutions, rules and regulations by the City Council and/or the Commission pursuant to the YMC.

The functions of the Presiding Officer and the Commission shall be performed in an impartial manner.

B. Duties of Rent Administrator. The RA shall have the authority under YMC Sections 15.20.073, 15.20.080, 15.20.085, 15.20.090, 15.20.100, 15.20.105, 15.20.110, 15.20.115 and 15.20.120, to:

1. Evaluate applications and appeals to determine whether they are complete as required by YMC Chapter 15.20 and these Administrative Rules and require submittal of additional documentation by applicants and appellants as determined to be necessary to deem an application or appeal complete, and make recommendations to the Commission regarding the analysis and merits or rent adjustment applications.

2. Schedule hearings before the Commission on the merits of an application.

3. Schedule appeal hearings before the City Council following issuance of the decision of the Commission on any application or appeal pursuant to the Ordinance and these Rules.

4. Make recommendations to the Commission on any rent adjustment application or the City Council on any appeal.

5. Develop forms, procedures and policies for administration and implementation of the Ordinance to the extent not otherwise covered by these Administrative Rules.

6. Upon the Commission's adoption of its written decision, mail, by first class mail, postage prepaid, a copy of the Commission resolution to the park owner and park residents, and any duly authorized representative(s), along with an affidavit of mailing.

7. Upon the City Council's adoption of its written decision on an appeal, mail by first class mail, postage prepaid, a copy of the City Council resolution to the park owner and park residents, and any duly authorized representative(s), along with an affidavit of mailing.

8. Take such other actions as reasonably necessary to implement and administer the Ordinance and Administrative Rules.

C. Legal Counsel Representation and Participation under YMC Sections 15.20.085, 15.20.090, 15.20.100 and 15.20.115.

1. All parties may be, but are not required to be, represented by legal counsel.

2. The Commission, staff, and the City Council, in the case of any appeal of the Commission's decision, may be assisted and advised by legal counsel. However, separate counsel shall be provided to each and the counsel representing staff shall not communicate with counsel for the Commission concerning the application or appeal under consideration, except concerning procedural matters, such as the dates and locations of public hearings, and except during the public hearing. Counsel for staff and counsel for the Commission shall not communicate with the counsel for the City Council concerning the appeal of any Commission decision except concerning procedural matters, such as the dates and locations of public hearings, and except during the public hearing.

D. Rules of Evidence.

1. Representatives of the City staff, the Commission and the City Council, representatives of the applicant, representatives of the residents of the applicant mobilehome park, and any other interested person, party or entity, shall have these rights: to call and examine witnesses; to introduce exhibits; to discuss evidence directly with the Commission without an attorney; to cross-examine opposing witnesses on any matter relevant to the issues contained in the application even though the matter was not covered on direct examination; to impeach any

witness regardless of which party first called the witness to testify; and to rebut the evidence against him/her.

2. The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant and credible evidence, as defined in these administrative rules shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence or objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in and of itself to support a finding unless it would be admissible over objections in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded. The evidence received shall be relevant to the specific rental adjustment, which is the subject of the application, as provided in Subsections (3) through (8), below.

3. Notwithstanding the provisions of Subsection (2) above, all evidence in the form of testimony and written documents pertaining to any application being considered at the public hearing must be relevant to determine whether an applicant is entitled to an increase or decrease in rents pursuant to the capital improvement, reduction or decrease in services or amenities, or net operating income adjustment provisions of the YMC and these Administrative Rules, pursuant to which the application seeks a modification to rents.

4. All evidence, whether it be in the form of oral testimony or written documents, which is not relevant to enable the Commission to determine whether a park owner is entitled to the increase being sought in the application, or the decrease being sought by the residents in the application, under the operation of the YMC and these Administrative Rules, shall be excluded from the Commission's consideration by the Presiding Officer.

5. Except as provided elsewhere in these Administrative Rules, or as provided in the YMC, the Commission shall hear all offered testimony and receive all offered documentary evidence relevant to determine whether the particular application (capital improvement, reduction or decrease in services or amenities, or net operating income adjustment) shall be granted under the YMC and these Administrative Rules.

6. Evidence Outside the Hearing. The provisions of Section 1.0010 shall apply to all hearings on capital improvement, reduction in services or amenities, or net operating income adjustment applications.

7. Submission of Evidence Not Previously Reviewed by Staff. All applicants for capital improvement, reduction or decrease in services or amenities, net operating income or fair return adjustments shall comply with the time deadlines set forth in Section 1.0008 and any other provision of these Administrative Rules concerning the submission of any documents and other written evidence in support of or in opposition to any application. The Commission shall not accept as evidence written or documentary materials that were not submitted within the timelines specified in the YMC and these Administrative Rules unless good cause is shown why the materials could not have been submitted earlier. If the Commission determines that good cause has been shown the materials shall be accepted. If good cause is not shown, the materials will become part of the official record but will not be considered by the Commission. Any such materials that are accepted shall be provided to all parties and a recess shall be called to allow the opposing party or parties and the Commission time to review the new materials. If the new materials that are accepted are extensive or if the Commission determines the opposing party

would be prejudiced unless allowed time to analyze the new materials and prepare a response, the hearing shall be continued. Nothing in this Subsection shall preclude oral testimony by any person at the hearing on any application.

8. **Requests for Production of Evidence.** Any Commissioner or Staff member may request the attendance of witnesses and/or the production of books or other documents by proponents, opponents or their interested parties during the course of the hearing or any other matter pending before the Commission (including at any point in time after an application has been filed) if: (1) the evidence sought would be helpful or necessary to the Commission's determination as to whether the applicant is entitled to the relief requested; or (2) the evidence would be helpful or necessary to the Commission's exercise of its powers or duties.

If any evidence requested by a Commissioner or staff member is not available at the time of the hearing or other proceeding before the Commission, the hearing or other proceeding may be continued pursuant to Section 1.0029 (D) to allow time for the production of evidence or witnesses sought.

E. **Adjournment; Continuances.** Any hearing being held, noticed, or ordered to be held by the Commission may, by motion, second and majority vote of the quorum of the Commission, be adjourned or continued to another date and time upon the consent of the applicant and the opponents, or upon a finding of good cause by the Commission. Notice of adjournment or continuance shall be posted in conformity with Government Code Sections 54955 and 54955.1; provided that, if the hearing is continued to a time less than twenty-four (24) hours after the time specified in the order of hearing, a copy of the order or notice of continuance shall be posted outside the meeting room immediately following the meeting at which the order of continuance was made.

F. **Quantum of Proof and Evidentiary Standard.** The applicant shall have the burden of proving entitlement to a rent adjustment, and the amount of the rent adjustment sought. The decisions of the Commission shall be supported by substantial evidence in light of the entire record of the proceedings. Evidence is substantial when it is relevant, credible and reliable and provides enough information, together with the reasonable inferences from that information, to support a conclusion even though other conclusions might also be reached. No decision may be supported solely by hearsay evidence.

G. **Decision.** The Commission shall consider all evidence properly presented in accordance with the YMC, these Administrative Rules, and any supplemental rules adopted by the Commission, and shall articulate, during the Commission's deliberation at the public hearing, their findings of fact, reasoning and conclusions for their decision on all issues, and shall issue a written decision or determination concerning the application. Said decision shall include findings of fact and conclusions based upon those findings of fact. The decision shall include the determination of the maximum allowable rent for each affected mobilehome space.

### **1.0030. APPEAL TO CITY COUNCIL**

A. In reviewing an Appeal from a Resolution of the Commission deciding an application for a capital improvement rent adjustment, an application for a rent decrease based on discontinuance or reduction of a service or an amenity, an application for an MNOI rent adjustment, an application for a rent adjustment based on readjusted NOI, or an application for a fair return adjustment, the City Council shall:

1. Limit its review to the record of the proceedings, including the resolution of the Commission, the verbatim transcripts of proceedings before the Commission, staff reports, and

exhibits and reports, which were considered and/or approved by the Commission during its hearings. The City Council may provide guidelines for submission of written briefs, and may (but is not required to) permit limited oral argument on certain issues or all issues decided by the Commission;

2. Determine whether, in light of the record, “substantial evidence” exists in the Record to support the Commission's decision;

3. Determine whether the findings set forth in the Resolution of the Commission, which is the subject of the appeal, are supported by the evidence;

4. Determine whether the Commission's actions and decision were undertaken in accordance with the City's duly-enacted Rent Stabilization Ordinance and whether the Commission's interpretation of the pertinent sections of the YMC was reasonable. If such substantial evidence is found to exist, the City Council should uphold the decision of the Commission. If the Commission's actions or decisions are found lacking, the City Council may either decide the matter differently or refer it back to the Commission, with directions, for further consideration; and

5. Make any further findings and determinations, which the City Council determines to be reasonable and necessary in deciding the appeal.

B. Final Decision. At the conclusion of the appeal hearing, the City Council shall issue a Resolution setting forth its decision in writing, including the basis for its ruling, and referencing the limitations period set forth in California Code of Civil Procedure Section 1094.6. The decision of the City Council shall be final on the date that the RA mails, by first-class mail, postage prepaid, a copy of the City Council Resolution setting forth its findings and decision, along with an affidavit of mailing, to the park owner and affected park residents.

C. Processing of Appeals from Commission decision. All appeals filed by a park owner, park resident or park resident representative from a decision of the Commission to the City Council pursuant to YMC Section 15.20.115 and this Section 1.0030, shall comply with the filing and posting requirements of Section 1.0008(B) of these Rules. Oppositions that are filed by any person in response to an appeal from a Commission decision pursuant to YMC Section 15.20.115 and this Section 1.0030, shall comply with the filing and posting requirements of Section 1.0008(C) of these Rules.

D. Application Fee for Appeals. The application fee for appeals to the Rent Review Commission of Staff Determinations and appeals to the City Council of Rent Review Commission Determinations shall be \$1,750.00 per application or appeal, plus the costs of transcripts of any underlying proceedings from which the appeal is made. The application fee shall be paid in full to the City as a condition of finding that the application is complete, and no hearing shall be set before either the Commission or City Council unless the full application fee has been paid.

1. Upon receipt of an appeal to the City Council from a Commission determination on an application for a capital improvement rent adjustment, rent decrease and/or special rent adjustment pursuant to YMC Section 15.20.115, the rent Administrator shall notify the appellant of the cost to prepare the transcripts from the Commission hearing, and the deadline for the appellant to deposit the costs of the transcript with the City. No appeal hearing shall be set before the City Council on any appeal from a Commission decision until the appeal fee has been paid and full costs of the transcript has been deposited with the City. In the event that both the park owner and park resident(s) appeal the Commission decision, each appellant shall pay the

full appeal fee of \$1,750.00, but the cost of the transcripts shall be split equally between the appellants.

### **1.0031. INTERPRETATION AND MODIFICATION OF ADMINISTRATIVE RULES**

A. The Council shall adopt and shall be the sole approving body of these Administrative Rules. Any amendment to these Administrative Rules shall be made by resolution and shall be submitted to the City Council for review and approval.

B. The Commission may adopt its own supplemental rules and regulations to approve forms, set the dates, times and places of Commission meetings, appoint a chairperson, hearing officer, and other officer as is necessary, appoint subcommittees as needed, and such other rules not inconsistent with the YMC or these Administrative Rules. Any amendments to the Commission rules shall be subject to Commission review and approval.

## **CHAPTER 2. REGISTRATION**

### **2.0001. PURPOSE**

The purpose of mobilehome park registration is to enable the Commission to control and monitor rents as mandated by the YMC. Park owner registration will provide the Commission with information necessary to facilitate the implementation of these Administrative Rules.

### **2.0002. SWORN AFFIDAVIT OR DECLARATION**

All registration forms, and any documentation accompanying any registration forms, shall be complete, and shall contain an affidavit or declaration, signed by the park owner or a designated agent, with his/her signature notarized, certifying that the information contained therein is true, correct, and complete. A designated agent shall either be a principal in a licensed property management company, which is contractually bound to operate and manage the mobilehome park, or an individual (not an on-site manager), who is employed by a property owner for the sole purpose of operating the mobilehome park business. This designated agent will provide a declaration, under penalty of perjury, with the registration form affirming that he/she/it has a contractual arrangement that gives he/she/it authority to operate and manage all aspects of the mobilehome park business.

### **2.0003. LEASED SPACES**

In the event a mobilehome park owner believes that his/her park contains any space which is subject to a lease, which exempts that space from rent regulation pursuant to the California Mobilehome Residency Law (Civil Code Section 798, et seq.), the park owner shall submit documentation setting forth the lease terms, rents, provision for rental increases, execution dates and expiration dates, and any other information necessary to demonstrate compliance with Civil Code Sections 798 et seq.

In the event that a resident or park owner questions the terms of a long-term lease, he/she may request that the RA review the terms to determine whether it satisfies the requirements for a long-term lease exemption from rent control.

### **2.0004. SUBMISSION OF COMPLETE INFORMATION REQUIRED**

A registration form shall be accepted for filing by the RA only if it contains all information required by the YMC and these Administrative Rules, including but expressly not limited to the required registration fee, affidavit or declaration under penalty of perjury, and leased space

information. No park owner shall be permitted to apply for any rent adjustment until the RA has accepted the park registration form.

## **2.0005. TIMES WHEN REGISTRATION IS REQUIRED**

Registration is required at the following times:

A. Initial Registration. Initial registration is required on or before January 31, 1991, within thirty (30) days after the effective date of the Ordinance.

B. Annual Registration. Annual registration is due no later than the 31st day of January each year and shall include the following items:

1. The rents charged for each space in the park.
2. The services/utilities provided as part of the rent.
3. The services/utilities charged separately from the rent.
4. List of amenities provided in park.
5. Which spaces are subject to a long-term lease, pursuant to California Civil Code Sections 798 et seq., and the lease terms, rents, provisions for rental increases, and execution and expiration dates, for each lease.

6. A registration fee worksheet.

7. Registration fee.

8. Significant maintenance performed in the preceding year.

C. New Lease/Renewed Lease Registration. Pursuant to YMC Section 15.20.073(C).

## **2.0006. DELINQUENT REGISTRATION**

A park owner who fails to comply with the registration provisions outlined in these Administrative Rules or YMC Section 15.20.073 shall not be entitled to charge, collect, retain, or apply for any rent increase permitted by the YMC until a determination is made by the RA that the park owner has brought the park into full compliance with the registration provisions outlined in these Administrative Rules and the YMC.

## **2.0007. REGISTRATION FEES**

*(Rescinding Resolution No. 2018-43 and Amending Resolution No. 2011-52 Section 2.0007(B)(C)(D))*

A. The fee determined in accordance with these Administrative Rules shall accompany any registration form submitted to the City.

B. Initial and Annual Registration. The Yucaipa City Council has established an initial and annual registration fee of \$70.80 per space not exempt from the YMC. The total registration fee is due and payable on or before January 31<sup>st</sup> of each year. One half (\$35.40) of this fee may be passed on to residents of those spaces subject to the YMC, in twelve (12) equal monthly installments of \$2.95. This fee may be included in the monthly statement of rent due, but must be itemized separately, and shall not be deemed to be a part of the rent or included in the rent base when calculating rent adjustments.

C. Prorated Registration Fees. In the event a space comes under the jurisdiction of the YMC after January 31<sup>st</sup> of each year, a prorated registration fee shall be due and payable no later than January 31<sup>st</sup> of the following year as part of the Annual Registration application. The

total prorated registration fee shall be calculated by determining the number of months remaining in the calendar year, including the initial month the space is subject to the YMC, and multiplying that figure by \$5.90. The resulting figure is the total prorated registration fee for that space. One half of this fee may be passed onto the resident of said space in equal monthly installments of \$2.95. This fee must be noticed in accordance with the provisions of State law. This fee may be included in the monthly statement of rent due, but must be itemized separately, and shall not be deemed to be a part of the rent or included in the rent.

D. Prorated Registration Fee Refund. In the event a space under the jurisdiction of the YMC becomes exempt as outlined in YMC Section 15.20.030 after January 31<sup>st</sup> each year, a park owner may apply for a prorated refund at the time of the annual registration. The prorated refund for said space shall be calculated by multiplying the total number of months that the space was exempt by \$5.90. The resulting figure may be deducted from the annual registration fee. The park owner may be required to show proof of exemption for any space for which a prorated registration fee refund is requested.

### **2.0008. DELINQUENT REGISTRATION FEES**

A. Penalties. If a park owner fails to pay the required registration fees by January 31<sup>st</sup>, he/she shall not pass the registration fees through to the tenants. Once the registration fees are paid, the park owner may commence passing the registration fees through to the tenants in accordance with the provisions of Section 2.0007. Failure to pay the required registration fees by a park owner in a timely manner shall also be considered a failure to register as outlined in Section 2.0006.

B. Waiver of Penalties. A waiver of the penalty for failure to pay the required registration fees may be granted by the RA upon a showing of exceptional circumstances beyond the control of the park owner, which made it impossible for the registration fees to be made in a timely manner.

## **CHAPTER 3. ANNUAL ADJUSTMENT BASED ON THE CPI**

### **3.0001. ANNUAL ADJUSTMENT BASED ON THE CPI**

A park owner may increase the rent on a mobilehome space once every twelve (12) months pursuant to YMC Section 15.20.080. Application for a rent increase pursuant to this subsection shall be made to the RA and may be for one or more spaces. The RA shall grant the application within twenty (20) days of receipt of a complete application if it complies with this subsection. If the application is incomplete or does not comply with this subsection, the RA shall notify the applicant in writing of the reasons it is incomplete or does not comply with this subsection within twenty (20) days of receipt of the application. The RA's decision approving an Annual Adjustment shall be final upon the date that the RA mails, by first-class mail, postage prepaid, a copy of the RA's decision, along with an affidavit of mailing, to the park owner.

Commencing in 2002 and extending through 2018, the Annual Adjustment for each calendar year shall be calculated using the CPI index for the Los Angeles-Riverside-Orange County areas, All Urban Consumers for the preceding twelve-month period ending December 31.

The Annual Adjustments for 2019 shall be calculated using the CPI index for the Los Angeles-Long Beach-Anaheim Metropolitan Area, All Urban Consumers, for the preceding twelve-month period ending December 31.

Commencing in 2020, and thereafter, the Annual Adjustment for each calendar year shall be calculated using the increase in the CPI index for the Riverside-San Bernardino-Ontario areas, All Urban Consumers for the preceding twelve-month period ending November. In the event this index is no longer compiled by the BLS, a successor index shall be used.

The RA shall provide the CPI figures and a calculation of the allowable Annual Adjustment to each park owner by February 1 of each year.

A. Application Approval. An application approval for an Annual Adjustment shall be filed on a form provided by the RA and shall include the following information:

1. The name of the park.
2. The date of the last rent increase for each space and the reason for that increase
3. All spaces for which an Annual Adjustment is being requested.
4. The rent currently being charged for each space.

5. Space vacancies pursuant to YMC Section 15.20.050(B). In the event that the application includes a vacant space upon which there is no coach, pursuant to YMC Section 15.20.050 (B) (based on a “vacancy” as defined in subsection (1), (2) or (3) of YMC Section 15.20.020), the last rent in effect prior to the space becoming vacant, or the last rent authorized by the City pursuant to any prior annual adjustment, whichever was approved later, shall be provided in the application. In the event no rent has ever been charged for that vacant space, or the last rent charged is unknown, the application should so indicate. As used in this section 3.0001, the phrase “the last rent charged” shall mean the last rent, which was actually paid by the most recent resident of that space prior to its vacancy.

a. In the event that there is no prior last rent charged for that vacant space, or the rent which was actually paid is unknown, or the park owner otherwise fails to document the last rent charged for the vacant space, the initial base rent to be listed for the vacant space in the application shall be determined using the vacancy adjustment formula set forth in Section 3.0001(H) of these Rules.

b. Space rents listed for vacant spaces in the application shall be verified by the RA using information required on, and/or documentation submitted with applicable Schedules of the Annual Registration Application, or the most recent City-approved annual adjustment application, whichever was approved later.

c. The initial base rent for that vacant space as approved by the RA pursuant to subsection (a) shall be used in determining any subsequent rent adjustments authorized under the YMC.

6. The amount of the proposed Annual Adjustment.
7. The proposed new rent.

B. Method of Calculation. The Annual Adjustment for each space shall be determined in accordance with the following formula:

1. The prior CPI shall be determined. As determined herein, “Prior CPI” shall mean the CPI used in approving the prior Annual Adjustment or MNOI Adjustment (or in effect on the date of the vacancy adjustment).

2. The current CPI shall be determined. As used herein, “Current CPI” shall mean the CPI most recently available as of the date the application is determined to be complete.

3. The CPI used in the Annual Adjustment shall then be subtracted from the current CPI. The resulting sum shall be multiplied by 100. The resulting sum shall then be divided by the prior CPI. The resulting sum shall then be multiplied by 80%. The result or 4% of current space rent, whichever is less, shall be referred to as the “CPI Increase”.

4. Each space rent, as determined pursuant to the last approved adjustment, shall be multiplied by the CPI increase to arrive at the new rent for the space.

5. For any vacant space (based on a “vacancy” as defined in subsection (1), (2) or (3) of YMC Section 15.20.020, the initial base rent determined using the vacancy adjustment formula set forth in Section 3.0001(H) of these Rules shall be inserted on the Annual Adjustment form as the current rent for the vacant space as of the date of application. The initial base rent shall then be multiplied by the CPI increase determined pursuant to subsections (1) through (3) of this Subsection B, and the resulting sum shall be inserted in the application as the new rent to be charged for the vacant space if re-rented prior to the next Annual Adjustment. The anniversary date for the Annual Adjustment shall remain the same anniversary date as in effect prior to the vacancy. In the first year of occupancy following re-rental only, the applicable anniversary date may result in an Annual Adjustment imposed less than 12 months prior to the date of re-rental.

C. Notice of Adjustment to Resident. The park owner shall notify the residents affected by the Annual Adjustment in accordance with State law. The rent statement or invoice issued to the resident shall include the City approved annual CPI adjustment percentage and the dollar amount of the Annual Adjustment to be implemented on the subject space. A park owner shall not notice an Annual Adjustment prior to approval by the RA and park management shall concurrently post the City notice in the clubhouse, park office and one other location accessible to the residents at the same time as the rent increase notice is issued to the affected resident(s).

D. Eligibility. For a space to be eligible for an Annual Adjustment the space shall have been subject to rent control for a minimum of twelve (12) months, and the park owner shall be in compliance with these Administrative Rules and the YMC and shall not have had an Annual Adjustment (YMC Section 15.20.080) or Maintenance of Net Operating Income (MNOI), Readjustment to Base Year NOI or Fair Return Rent Adjustment (YMC Section 15.20.100) in the preceding twelve (12) months prior to approval by the RA.

In the event a resident questions a charge(s) on his/her monthly or other periodic statement, he/she may request that the RA review the statement to determine whether it satisfies the requirements for authorized fees pursuant to Civil Code Section 798.31. In the event the RA determines that a park owner has overcharged a resident, the RA shall instruct the park owner to refund the over-charge, including interest at the legal rate of seven percent (7%) per year, compounded monthly.

E. Space vacancies pursuant to YMC Section 15.20.050(A). The space rent upon a “vacancy”, as defined in YMC Section 15.20.020, subsections (4), (5), (6) or (7), shall not be increased above the last rent charged prior to such vacancy. The Annual Adjustment application shall list the last rent charged for such space prior to the vacancy.

F. Spaces Previously Exempt. As established pursuant to YMC Section 15.20.050(D).

G. Park Owned Mobile Home Sold to an Existing Resident. As established pursuant to YMC Section 15.20.050(C).

H. Vacant Spaces. In accordance with YMC Section 15.20.050(B), upon “vacancy”, as defined in YMC Section 15.20.020, subsection (1), (2) or (3), the park owner may increase the space rent on that mobilehome space by a vacancy adjustment in accordance with the following provisions.

1. Application for a vacancy adjustment pursuant to YMC Section 15.20.050(B) and this subsection shall be made to the RA. The RA shall grant the application within ten (10) days of receipt of a complete application if it complies with this subsection. If the application is incomplete or does not comply with this subsection, the RA shall notify the applicant in writing of the reasons it is incomplete or does not comply with this subsection within ten (10) days of receipt of the application. The RA’s decision approving a vacancy rent adjustment pursuant to YMC Section 15.20.050(B) and this section shall be final upon the date that the RA mails, by first-class mail, postage prepaid, a copy of the RA’s decision, along with an affidavit of mailing, to the park owner.

2. The vacancy adjustment shall be calculated by the RA in accordance with the following provisions.

a. Step One: The RA shall determine the last rent charged for the space prior to the vacancy, using the rent listed in the most recent City-approved annual registration form or annual rent adjustment, whichever was approved later. The last rent charged for the space prior to the vacancy shall be modified by any Annual Adjustments granted for comparable occupied spaces as of the date of filing a complete application for the vacancy adjustment.

(i) In the event that there is no prior last rent charged for that vacant space, or the rent which was actually paid is unknown, or the park owner otherwise fails to document the last rent charged for the vacant space, the current rent to be listed for the vacant space in the application shall be the average of all space rents for comparable occupied spaces in the park, which were in effect on December 31, 1987, as modified by any annual adjustments granted for any comparable occupied spaces as of the date of filing of a complete application.

b. Step Two: The combined average of all rent-controlled spaces in the park shall be determined, using the rents listed in the most recent City-approved annual registration form or annual rent adjustment, whichever was approved later. The RA shall thereafter add ten percent (10%) to the average rent determined pursuant to this subparagraph.

c. Step Three: The RA shall add thirty-five dollars (\$35) to the last space rent in effect for the space, as determined under Step One.

d. Step Four: The RA shall compare the amount determined in Step Two with the amount determined in Step Three. The lesser of the two sums shall constitute the vacancy rent adjustment for the space and shall be set forth in the RA’s decision issued to the park owner pursuant to subsection (1).

e. Notwithstanding subparagraphs (a) through (d), a park owner shall be entitled to only one vacancy rent adjustment for each annual adjustment period following the occurrence of each vacancy under YMC Section 15.20.050(B).

3. Thereafter, the new space rent determined in accordance with this subdivision (H) shall become the base rent upon which future rent adjustments pursuant to the Ordinance shall be calculated for that space.

I. Effect of Lease upon Mobilehome Abandonment. As established pursuant to YMC Section 15.20.050(B) and Section 3.0001(B), above. If a lease was in place prior to the abandonment of the mobilehome by the prior resident (as abandonment in-place is defined in

YMC Section 15.20.020), the lease is null and void and the new owner shall not be bound by the previous lease.

### **3.0002. CONSUMER PRICE INDEX (CPI).**

Consumer Price Index (“CPI”) shall mean:

1. For the purpose of calculating the Annual Adjustments for each of the years 1987 through 2018, the “Consumer Price Index” or “CPI” means the CPI index for the Los Angeles-Riverside-Orange Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor.

2. For the purpose of calculating the 2019 Annual Adjustment, “Consumer Price Index” or “CPI” means the CPI index for the Los Angeles-Long Beach-Anaheim Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor.

3. For the purpose of calculating Annual Adjustments beginning in 2020, the “Consumer Price Index” or “CPI” means the CPI for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index.

4. For the purpose of calculating Special Rent Adjustments, the “Consumer Price Index” or “CPI” for the years subsequent to 2017 means the CPI for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index.

## **CHAPTER 4. RENT INCREASE BY APPLICATION TO THE COMMISSION**

### **4.0001. FAIR RETURN**

A. Purpose. It is the intent of YMC Section 15.20.100 to establish rents at a level which will provide park owners with a fair and reasonable return on investment while protecting the residents from excessive rent increases.

B. Resident Meeting prior to Special Rent Adjustment Application. The City encourages park owners to voluntarily meet with the residents to discuss the amount and reasons for a proposed rent increase with the affected residents, and to resolve differences and disputes with regard to the amount of the proposed rent adjustment, prior to filing an application for a rent adjustment to the City pursuant to YMC Section 15.20.100(A), (B) and/or (C) and this Chapter. The park owner and resident representatives may agree upon the procedures for the resident meeting. Suggested procedures for the conduct of a resident meeting may include but are not limited to, the following:

1. The resident meeting should be scheduled at a convenient time and location for representatives of the park owner and residents; and;

2. At least thirty days prior to the resident meeting, management should:
- a. Serve written notice of resident meeting on the park resident representative(s), and post a copy of the notice of the resident meeting at the clubhouse, park office and other locations accessible to the residents; and
  - b. Provide information and documentation to the park residents regarding the proposed special rent adjustment, including an explanation of proposed rent increase and

reasons therefore in simple and clear language to facilitate resident understanding and discussion between the park owner and residents; and

3. The resident meeting should be conducted in a non-adversarial manner.

4. The City encourages the park owner to include all documentation of any meeting held between the park owner and residents, and the discussion and outcome, in the special rent adjustment application submitted to the City.

#### **4.0002. RENT ADJUSTMENT FORMS AND DETERMINATION OF COMPLETENESS**

A. Forms. Applications for rent adjustments and appeals and for opposition to rent adjustment applications or appeals shall be submitted in accordance with the requirements of this Section.

1. As used in these Rules, the following terms have the following meanings:

a. The term “application” shall include the application fee, completed application form (including the proofs of service and posting, declaration under penalty of perjury, and all information and documentation required by the City-approved form) and any and all reports, documents, notice of intent, election ballots, cover letter, notice, secret ballot or other information and documentation necessary to support the requested adjustment, including but expressly not limited to, all other information and documentation required by any other provisions of the Ordinance or these Rules.

b. The term “appeal” shall include the appeal fee, deposit(s), completed appeal form (including the proofs of service and posting, and all information and documentation required by the City-approved form) and any and all information and documentation necessary to support the appeal from the decision of the Commission on any rent adjustment application, including but not limited to all information and documentation required by any other provisions of the Ordinance or these Rules.

c. The term “opposition” shall include the written explanation of the opposition to the application or appeal, proofs of service and posting of the opposition and any and all information and documentation necessary to support the opposition, including but not limited to all information and documentation required by any other provisions of the Ordinance or these Rules.

2. The City has prepared forms for use in submitting applications and appeals. These forms are designed to ensure that an applicant or appellant submits all necessary information and documentation to support the requested rent adjustment or appeal; to demonstrate that the applicant or appellant has met his/her burden of proof under the Ordinance and these Rules; and to facilitate review and analysis by the RA, the public hearing and Commission deliberation process or City Council on appeal. Use of the City-approved application form or appeal form is not required, but submittal of all information and documentation as specified in the City-approved form is mandatory. Applicants and appellants are required to submit all information and documentation requested in the City-approved forms. All information and documentation submitted with an application or appeal shall be paginated, and shall also be clearly marked to correlate to the specific section and item number of the application form or appeal form to which it pertains. If an applicant or appellant fails to comply with this Section, the RA may deem the application or appeal incomplete. In addition, failure to comply with this Section may result in the Commission finding that the applicant or appellant failed to meet its burden of proof under the Ordinance and these Rules.

3. Any person wishing to submit any written opposition to rent adjustment application or appeals shall submit at least one copy of such written opposition, along with an electronic copy (jpeg or pdf format), to the RA. All information and documentation submitted with an opposition or response to an application or appeal shall be paginated, and shall also be clearly marked to correlate to the specific section and item number of the application form or appeal form to which it pertains. If an opposing party fails to comply with this Section, the RA may deem the opposition incomplete and may refuse to accept the opposition for filing until the opposition complies with the Ordinance and these Rules.

**B. Determination of Completeness of Application.**

Upon receipt of an application for a rent adjustment the RA shall review the application and determine whether the application is complete. As used in these Rules, the term “complete” means that the applicant completed the application form (or submitted a written statement providing all information requested by the application form); paid the requisite application fee and any hearing deposit (if applicable); and submitted all required information and documentation which supports the requested rent adjustment(s).

1. Necessary documentation shall include documentation establishing all categories of information set forth in these Rules to meet the park owner’s burden of proof that they are entitled to a rent adjustment. In determining whether the application is complete, the RA shall review the application and its supporting documentation to determine whether the application contains all information and documentation to support each rent adjustment requested.

a. In order for an application for rent adjustment submitted under YMC Section 15.20.100(A) and Section 4.0003 of these Rules to be deemed complete, the application shall include all documentation reflecting the amount of each category of income and expense claimed (including all relevant financial statements, including but not limited to, profit and loss statement, general ledgers, and actual invoices, receipts, bills or other documentation substantiating that the income was received or the expense was incurred); that the claimed expenses are reasonable; the CPI indexing factor proposed to be used as the basis for that contention; the factual basis for any claimed amortization period claimed for any amortizable expense; and all other documentation to establish that an MNOI rent adjustment is warranted.

b. In order for an application submitted for a rent adjustment under YMC Section 15.20.100(B) and Section 4.0004 of these Rules to be deemed complete, the application shall include, in addition to the requirements of subparagraph (a), all documentation establishing each factor set forth in Section 4.0004(A)(1) through (5) of these Administrative Rules.

c. In order for an application submitted for a rent adjustment under YMC Section 15.20.100(C) and Section 4.0005 of these Rules to be deemed complete, the application shall include in addition to the requirements of subparagraphs (a) and/or (b), documentation establishing each factor set forth in Section 4.0005(B)(1) through (6) of these Rules, and documentation establishing that the park owner is entitled to a fair return rent adjustment under any other relevant factors pursuant to YMC Section 15.20.100(C).

d. In order to initiate the procedure for approval of a proposed special rent adjustment by voluntary meet and confer under YMC Section 15.20.100(E), the park owner shall comply with the provisions of Section 4.0006 of these Rules.

e. In order for an application submitted for a rent decrease based on discontinuance or reduction in service or amenity under YMC Section 15.20.090 and Chapter 7 of these Rules to be deemed complete, the application shall include all information and

documentation establishing each factor set forth in Sections 7.0004, 7.0005(B) (park resident application) and 7.0006(B) (park owner application) of these Rules.

2. Not later than thirty (30) days after the application is filed with the City, the RA shall send written notice to the applicant informing him/her whether the application is complete pursuant to YMC Sections 15.20.105(B) and (E). This completeness determination shall not apply to a proposed special rent adjustment by voluntary meet and confer under YMC Section 15.20.100(E).

3. If the RA determines that the application is complete, hearings on rent adjustment applications filed under YMC Sections 15.20.090 or 15.20.100(A), (B), or (C), or hearings on appeals to the Commission from a RA decision on an application under YMC Section 15.20.085, shall be processed, heard and determined in accordance with YMC Sections 15.20.105 and 15.20.110. Commission hearings shall be noticed in accordance with the requirements of these Rules and the Ralph M. Brown Act. A proposed special rent adjustment by voluntary meet and confer under YMC Section 15.20.100(E) shall not be subject to this section.

4. If the RA determines that the application is incomplete, the notice sent by the RA to the applicant shall include a list of the information and documentation required under YMC Sections 15.20.085, 15.20.090, or 15.20.100(A), (B), or (C) and Section 15.20.105 and Chapters 4, 5 and/or 7 of these Rules, in order for the RA to find that the application is complete. The applicant shall have thirty (30) days to submit the additional information and/or documentation.

5. The application or appeal fee shall be paid in cash, or by cashier's check or by money order, made payable to the City of Yucaipa, concurrently with filing the application or appeal. Notwithstanding any other provision of these Rules, no application for rent adjustment, or application for an appeal from any decision of the RA, shall be deemed complete or set for hearing before the Commission unless the filing fee has been paid by the applicant or appellant.

6. If the applicant fails to submit the additional information or documentation to the city by the deadline, the RA shall notify the applicant in writing that he/she has no more than an additional thirty (30) days to submit the information and documentation necessary to deem the application complete. The RA will also notify the applicant that failure or refusal to submit the necessary information and/or documentation by the stated deadline may impact the Commission's decision on whether the applicant met his/her burden of proof that he/she is entitled to any rent adjustment or the particular rent adjustment sought by the applicant. If the application is incomplete because the applicant failed to pay the required filing fee, the RA will notify the applicant that the application is incomplete and that the application will not be set for hearing before the Commission until the applicant has paid the filing fee.

7. Upon a failure or refusal by the applicant to submit the necessary documentation or other information required in order for the RA to deem the application complete under the Ordinance and Rules (other than the failure to pay the required filing fee), the RA shall thereafter serve written notice of the application upon the park residents, and shall include an advisement that the application has been deemed incomplete. If the applicant is a park owner, the RA shall also serve a copy of such notice, and a copy of the application, upon the park resident representative. The park residents (or park owner pursuant to YMC Section 15.20.090(A) and Chapter 7 of these Rules) shall have the right to submit their response or opposition to the application in accordance with the Ordinance and Rules. The RA shall thereafter schedule a hearing before the Commission on the application, and shall notify the applicant and opposing party(ies) of the date and time of the hearing. The RA may make any appropriate recommendations to the Commission regarding the application, including but expressly not

limited to, the impact of the park owner's failure to submit a complete application upon the RA's ability to determine if the park owner has met his/her burden of proof regarding any particular elements of the application, or whether the park owner has met his/her overall burden of proof to show that he/she is entitled to a rent adjustment, or the amount of the rent adjustment sought in the application.

8. If an application or appeal is incomplete due to the applicant's or appellant's failure to submit all required information or documentation necessary for the RA to deem the application or appeal complete, the Commission hearing shall be held in accordance with YMC Section 15.20.110(A)(ii).

9. If the RA determined that an application is incomplete, the holding of a hearing on the merits of the application shall not constitute any finding that the application is complete, nor shall it preclude the Commission from requesting any additional information or documentation from the applicant or opponent(s) during the hearing, or from rendering any decision on the merits of the application or from examining any person testifying before the Commission at the hearing on the application. Notwithstanding any other provisions under the Ordinance and these Rules, if an application is incomplete, the Commission shall have the right and authority to issue any appropriate decision on the merits of the rent adjustment application, or any element thereof, including but expressly not limited to, disallowance of claimed expenses or income, modification or denial of the rent adjustment requested in its entirety, or such other actions or findings as deemed appropriate by the Commission based upon the failure of the applicant to meet his/her burden of proof or otherwise establish entitlement to a rent adjustment under the Ordinance and these Rules.

#### **4.0003.MAINTENANCE OF NET OPERATING INCOME (MNOI) APPLICATION**

A park owner may apply to the Rent Review Commission for a rent increase for the park on the grounds that the rent increases described in Chapter 4 of these Rules and YMC Section 15.20.100 do not provide a just and reasonable or fair return based on a maintenance of net operating income ("MNOI") formula. This type of application shall be referred to as an MNOI Application.

The Application fee for a MNOI Application shall be \$1,750.00 per application, and shall be paid prior to the application being declared complete. Notwithstanding any other provision of these Rules to the contrary, no application shall be deemed complete or set for hearing before the Commission if the applicant fails to pay the required application fee.

##### **A. Base Year CPI**

1. 1987 CPI. Except as otherwise provided in subsection (2), for the purposes of calculating rent adjustments under the provisions of this Chapter, the December 31, 1987 Consumer Price Index figure is 114.8.

2. If a park has received a special rent adjustment since 1987, the "base year CPI" shall be as defined in YMC Section 15.20.100(A)(2) for purposes of calculating the new special rent adjustment application under the provisions of this Chapter.

B. "Current" CPI. For the purposes of calculating rent adjustments under the provisions of this Chapter, the "Current" CPI shall be determined as follows: Staff shall be responsible for determining the "Current CPI". For purposes of this provision, CPI shall be determined as follows:

1. If the RA determined that the application was complete, the “Current” CPI shall be the CPI last reported as of the date the application is declared complete.

2. If the RA determined that the application was incomplete, the “Current CPI” shall be the CPI last reported as of the date that the rent administrator mailed written notification to the park owner and residents that the application is incomplete due to the park owner’s failure to submit all necessary information and/or documentation by the final deadline required by YMC Section 15.20.105(C).

C. Leased Spaces, Vacant Spaces and Calculation of the NOI Adjustment. Except as otherwise provided in Section 4.0003(H) of these Rules, when calculating the MNOI adjustment or MNOI rent adjustment based on readjusted Base Year NOI pursuant to YMC 15.20.100, the park's NOI shall be calculated for all spaces in the park, including month-to-month spaces, vacant spaces, and all spaces subject to long-term leases as defined in the California Mobilehome Residency Law (Civil Code Sections 798 et seq.). However, only those spaces, which are month-to-month spaces shall receive a rental increase, based upon a prorated allocation of the MNOI adjustment among all spaces in the park. Exempt leased spaces shall continue to be regulated by the provisions of their leases. Vacant spaces shall continue to be assigned the last rent in effect prior to the vacancy, as modified by any annual adjustment approved by the City during any such vacancy pursuant to YMC 15.20.050.

D. Definitions. For purposes of space rent adjustment proceedings, the following definitions shall be used:

1. "Net Operating Income" or "NOI" means Gross Income less Operating Expenses.
2. "Gross Income" is defined as follows:
  - a. Gross rents, computed as gross rental income, plus
  - b. Interest from rental deposits, unless directly paid by the park owner to the tenants (interest shall be computed at the rate of 5 ½ % per annum of all deposits unless such deposits earn greater interest), plus
  - c. Late fees, fees collected for services and amenities not included in space rent, including, but not limited to, fees for recreational vehicle storage, cable TV, security, use of recreational facilities, income from coin operated facilities, collections for utility service only if the regulation of rates for the service provided are not pre-empted by regulations of the Public Utilities Commission (“PUC”), plus
  - d. All other income or consideration received or receivable for or in connection with the use, occupancy or operation of the park.
3. "Operating Expenses" shall include the following:
  - a. Real property taxes and assessments.
  - b. Utility expenses. If the utility service is regulated by the Public Utilities Commission (PUC), those utility expenses are not an allowable operating expense except for expenses attributable solely to the common areas if those expenses have been properly separated from expenses attributable to the provision of service to the individual mobile homes.
  - c. Management expenses (contracted or owner performed), including necessary and reasonable advertising, accounting, insurance, managerial expenses, and allowable legal expenses. Management expenses are presumed to be the same percentage of gross income that were incurred in the base year unless the applicant produces evidence sufficient to justify

that expenses increased at a higher rate despite prudent management. In the event the base year expenses are not available they shall be estimated by taking the current expenses and decreasing them downward according to the CPI between the base year and the application year, unless the applicant produces evidence sufficient to establish that management expenses increased at a higher rate despite prudent management.

d. Normal repair and maintenance shall include, but shall not be limited to painting, cleaning, fumigation, landscaping, and repair of all standard services, including furnished appliances, carpeting, recreational facilities, power, electrical, plumbing, sanitary sewer and carpentry.

e. Owner-performed labor, if actually performed by the park owner. Owner-performed labor shall be compensated at the following hourly rates upon documentation being provided, showing the date, time, and nature of the work performed:

General Maintenance:	\$10.38/hr
Skilled Labor:	\$19.28/hr

Hourly rates will be adjusted pursuant to the change in the Consumer Price Index (CPI) as per Section 3.0002 of these Rules. Hourly rates for general maintenance and skilled labor will be based on January's index and will be reviewed and adjusted during the biennial review process.

Notwithstanding the above, a park owner may receive greater or lesser compensation for self-labor if it can be shown that the amounts set forth above are substantially unfair in a given case.

There shall be a maximum allowance under this paragraph of five percent (5%) of gross income, unless the park owner demonstrates that such additional expenses were reasonable and consistent with prudent business practices.

f. Operating supplies such as janitorial supplies, gardening supplies, stationery, etc.

g. License and registration fees required by law to the extent same are not otherwise paid by park residents.

h. Amortizable expenses, as defined in YMC Section 15.20.020.

i. Repair work done on or in a mobilehome park in order to comply with an order issued by the building department, or to repair damage resulting from fire, earthquake or other natural disaster, to the extent not otherwise covered by insurance.

j. Insurance premiums based on the amount of the annual premium.

k. Other taxes, fees, and permits.

l. Allowable legal expenses, which include attorney's fees and costs incurred in connection with successful actions to evict residents or recover back rent and matters pertaining to the title or operation of the mobilehome park. In determining the amount of legal expenses to be included in base year or current year operating expenses, if the Commission determines that the amount of legal expenses is unusually high or not likely to recur on an annual basis, the Commission may require that the allowable legal expenses be amortized over a five-year period, and only the amortized portion shall be included as an operating expense in the relevant year. For purposes of determining the amortized cost of allowable legal expenses, an interest cost of the lesser of either the current prime rate plus one percent, or the interest rate actually incurred by the mobilehome park owner in paying for the expenses, may be added,

provided that rate does not exceed reasonable and prudent financing rates generally available at the time the loan was obtained.

m. Any other allowable expenses for an item that the Commission finds are unusually high or not likely to recur on an annual basis. Based upon such a finding, the Commission may require that the allowable expenses be amortized over a five-year period, with an interest allowance in accordance with Subparagraph (m) of this Rule Section 4.0003(D)(3), and only the amortized portion thereof included as an operating expense in the relevant year.

4. Operating expenses shall not include:

a. Mortgage principal and interest payments, land lease expenses or any other debt service.

b. Any penalties, fees or interest assessed or awarded for violation of the YMC or any other state or federal law.

c. Attorneys' fees and legal costs in connection with legal proceedings against the Commission or City challenging the YMC or these Administrative Rules, or any other payments made to any organization for purposes of litigating or challenging rent control.

d. Depreciation.

e. Any expense for which the owner has been reimbursed by any insurance settlement, judgment for damages, settlement or any other method.

f. Fees assessed under Section 2.0007 of these Administrative Rules, to the extent reimbursed by park residents.

g. Any late charges incurred by the park owner for failure to pay any registration fee to the City authorized by the YMC.

h. Any expenses to the extent that they resulted due to the park owner's failure to undertake prudent and ongoing maintenance activities or costs which were caused by unnecessarily and unreasonably deferred negligent, or otherwise improper repair and/or maintenance or other acts or omissions of the park owner, including but expressly not limited to, any expenses incurred with regard to vacant spaces. In acting upon a net operating income adjustment application, the Commission may reduce allowable operating expenses to the extent that the Commission finds that any claimed expenses resulted from the park owner's failure to undertake prudent and ongoing maintenance activities or which such costs were caused by unnecessarily and unreasonably deferred negligent or otherwise improper repair and/or maintenance or other acts or omissions of the park owner.

i. Expenses for capital improvements, as defined in YMC Section 15.20.080;

j. Expenses for installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance and repairs, have a useful life of at least five years, and can be depreciated pursuant to the U.S. or California income tax codes, but which do not satisfy the requirements of a capital improvement rent adjustment under Section 15.20.085(A)(1) or an emergency capital improvement rent adjustment under Section 15.20.085(B); and

k. Any other expenses for the installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance and repairs and have a useful life of at least five years.

5. In calculating operating expenses for any year, an expense shall be averaged with other expense levels for other years or amortized or adjusted by the CPI or may otherwise be adjusted in order to establish an expense amount for that item which most reasonably serves the objectives of obtaining a reasonable comparison of base year and current year expenses, under any of the following circumstances:

- a. An expense item for a particular year is not representative; or
- b. In the case of base year expenses, when the expense is not a reasonable projection of average past expenditure for that item; or
- c. In the case of current year expenses, when the expense is not a reasonable projection of future expenditures of that item.

E. Reasonableness of Operating Expenses. The park owner shall have the burden of proving that all operating expenses are reasonable. Whenever a particular expense exceeds the normal industry or other comparable standard, the park owner shall bear the burden of establishing the reasonableness of the expense. To the extent that the Commission finds any such expense to be unreasonable, the Commission shall adjust the expense to reflect the normal industry or other comparable standard.

F. Schedule of Increases in Operating Expense. Where scheduling of rental increases, or other calculations, require projections of income and expenses because actual data is not available, it shall be presumed that operating expenses and management expenses, exclusive of property taxes, increase at the rate of the increase in the CPI for the applicable year; and that property taxes increase at two percent (2%) per year.

G. Presumption of Base Year Net Operating Income. For the purposes of calculating an MNOI Application, it shall be presumed in the absence of evidence to the contrary presented pursuant to Section 4.0004 of these Administrative Rules, that the NOI earned by the mobilehome park in calendar year 1987 provided a just and reasonable return to the park. In the event a park has received a special adjustment since the base year, the income and expense year on which the special adjustment was based shall be deemed the base year for the purposes of evaluating a rent adjustment application.

H. Method of Calculation of MNOI Adjustment. The MNOI adjustment for the park shall be calculated as follows:

1. The Base Year CPI and the Current Year CPI shall be determined in accordance with YMC Section 15.20.100(A) and Section 4.0003(A) and (B) of this Chapter.

2. The 1987 Gross Income (or "1987 GI") of the entire park, including leased, vacant and month-to-month spaces, shall be calculated. The 1987 Operating Expenses (or "1987 OE") for the entire park shall be calculated. The 1987 OE shall then be subtracted from the 1987 GI to arrive at the 1987 Net Operating Income (or "1987 NOI"). In the event a park has received a special adjustment since the base year, the income and expense year on which the special adjustment was based shall be deemed the base year for the purposes of evaluating a special rent adjustment application under this Chapter.

- a. Method of Calculation of Rent Adjustment upon Changed Vacancy Rate. In the event that there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the following provisions shall govern the determination of any rent adjustment under this Section 4.0003:

1. The 1987 GI as determined under Section 4.0003 (H) (2), above, shall be divided by the total number of occupied spaces. The resulting sum shall be known as the "1987 GI per rented space."

2. The 1987 OE as determined under Section 4.0003 (H) (2), above, shall be divided by the total number of occupied spaces. The resulting sum shall be known as the "1987 OE per rented space."

3. The 1987 rented space OE shall be subtracted from the 1987 rented space GI to arrive at the 1987 rented space net operating income for the rented spaces. The resulting sum shall be known as the "1987 NOI per rented space."

3. The gross income for the twelve (12) months preceding the date of application (or "current GI"), including leased, vacant and month-to-month spaces, shall be calculated. The operating expenses for the twelve (12) months preceding the date of application (or "current OE"), including leased, vacant and month-to-month spaces, shall be calculated. The current OE shall then be subtracted from the current GI to arrive at the net operating income for the twelve (12) months preceding the date of application (or "current NOI"), for all spaces.

a. Method upon changed vacancy rate. In the event that there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the following provisions shall govern the determination of any rent adjustment under this Section 4.0003:

1. The current GI, as determined under Section 4.0003(H)(3), above, shall be divided by the total number of occupied spaces. The resulting sum shall be known as the "current GI per rented space."

2. The current OE, as determined under Section 4.0003(H)(3), above, shall be divided by the total number of occupied spaces. The resulting sum shall be known as the "current OE per rented space."

3. The current rented space OE shall be subtracted from the current rented space GI to arrive at the current rented space net operating income per rented space. The resulting sum shall be known as the "current NOI per rented space."

#### 4. Determination of Current MNOI Entitlement

a. For the purposes of calculating the percentage increase in the CPI that is used to determine the percentage increase in NOI over the base year level that would provide a fair return, for the period from December 1987 through December 2017, the Los Angeles-Riverside-Orange Metropolitan Area index shall be used. For the period subsequent to December 2017 to the date used as the current date in the petition the Riverside-San Bernardino-Ontario index shall be used. In the event the Riverside-San Bernardino-Ontario index is no longer compiled by the BLS, a successor index shall be used.

b. The 1987 CPI shall then be subtracted from the current CPI, and the difference shall be multiplied by 100. The product shall then be divided by the 1987 CPI to identify the percentage change in the CPI. The percentage change in the CPI shall then be multiplied by 66.67% from December 31, 1987 to October 28, 1996 and 80% of the increase in the CPI from October 29, 1996 to the date that the application is declared complete, (or from October 29, 1996 to the date that the RA mailed written notification to the park owner and residents that the application is incomplete due to the park owner's failure to submit all necessary information and/or documentation by the final deadline required by Section 15.20.105(C) of the Ordinance), and the resulting product shall be known as the "CPI increase." The CPI increase shall then be multiplied by the 1987 NOI (or adjusted NOI, where applicable).

The product of this calculation shall then be added to the 1987 NOI. The sum shall be known as the "Current MNOI Entitlement."

5. The current NOI shall then be subtracted from the current MNOI entitlement. The positive difference is the amount of the maximum allowed NOI adjustment for the park or ("the park's MNOI adjustment"). If the difference is negative, then the park owner is not entitled to an MNOI adjustment.

a. In the event that there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the current NOI per rented space shall be subtracted from the current MNOI entitlement per rented space. The positive difference is the maximum allowed MNOI adjustment per rented space. If the difference is negative, then the park owner is not entitled to an MNOI adjustment for each rented space.

6. Except as otherwise provided in Subdivision (a) of this Subsection (6), the park's MNOI adjustment shall be allocated among all spaces in the park, including month-to-month, vacant and leased spaces, provided that, no adjustment shall be added to any space rent for a space currently exempt from rent control pursuant to the California Mobilehome Residency Law (Civil Code Section 798, et seq.), and no adjustment shall be added to any vacant space. A prorated amount of the park's MNOI adjustment shall be allocated to the individual regulated spaces. To allocate the MNOI adjustment to regulated spaces, the allocation should be made by multiplying the park's MNOI adjustment calculated pursuant to Section 4.0003(H)(5), above, by a fraction which is the number of regulated rental months divided by the total annual rental months for the park.

Exempt leased spaces shall continue to pay the space rent required pursuant to their individual leases. Vacant spaces shall continue to be assigned the space rent that was in effect immediately preceding the vacancy, or the most recent annual adjustment approved by the City for that vacant space under the YMC and these Administrative Rules.

a. Rent Adjustment upon Changed Vacancy Rate. In the event that there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the following provisions shall govern the allocation of the rent adjustment. The MNOI adjustment per rented space calculated in Section 4.0003(H)(5)(a), above, shall be the maximum rent adjustment imposed on each month-to-month space. Vacant spaces shall continue to be assigned the space rent that was in effect immediately preceding the vacancy, or the most recent annual adjustment approved by the City for that vacant space under YMC Section 15.20.050(C) and these Administrative Rules.

7. In determining operating expenses when there has been an increase of more than three percent (3%) in the vacancy rate since the base year, calculations of base year and current year operating expenses may be adjusted by the Commission so that a reasonable comparison of the expense charges associated with rented spaces is obtained for the purpose of comparing base year and current year operating expenses and to adjust for in operating expenses due to the increased vacancy rate.

I. Notice of MNOI Adjustment. A MNOI Adjustment is a rent increase, which must be noticed in accordance with State law.

J. Park Owner Did Not Own Subject Property in Base Year. In the event the park owner did not own the subject property during the base year, the operating expenses for 1987 shall be determined based upon the previous owner's actual expenses as defined in Section 4.0003(D). In the event that an applicant does not have and cannot obtain records due to

circumstances beyond the applicant's control (e.g., when the records no longer exist, were destroyed by fire or flood, when the prior owner will not provide the necessary documents), the Commission may consider actual operating expenses for the first calendar year of ownership, discounted to the base year by the schedule in Section 4.0003(F). This provision would not apply to an applicant who refuses to provide documents and information on the ground that it is unnecessary, unreasonably burdensome or irrelevant.

#### **4.0004. ADJUSTMENT TO 1987 NOI**

A. Rebutting the Presumption of a Fair Return in 1987. YMC Section 15.20.100(A) provides that in the absence of evidence to the contrary that it shall be presumed that the 1987 NOI provided a fair return. YMC Section 15.20.100(B) provides that the owner may rebut this presumption by presenting evidence that the park's 1987 NOI was insufficient to provide a fair return based on one or more of the following circumstances:

1. The park's operating expenses in 1987 were unusually high despite prudent business practices. Evidence that unusual repairs were required, an uninsured loss from natural events or vandalism occurred or that the park was unable to perform necessary repairs or maintenance in prior years resulting in unusually high expenses in 1987 could be used to establish this circumstance.

In this circumstance, the calculation of the park's 1987 NOI may be adjusted by substituting the average of the park's operating expenses over a reasonable time or the average operating expenses in comparable parks in 1987 for the park's actual 1987 operating expenses.

2. Gross income was disproportionately low in 1987 despite prudent business practices. Evidence of a large number of vacancies arising from evictions for cause under State law or the voluntary removal of homes from a park could be used to establish this circumstance. This circumstance might also arise during the initial years of a park's operation before it has been filled. In this circumstance, the calculation of the 1987 NOI may be adjusted by adding the difference between actual 1987 gross income and that which would have been earned but for this circumstance to the park's 1987 gross income.

3. The rent during 1987 was disproportionately low when compared to rents being charged in comparable parks in 1987 in the City. Evidence that there were no rent increases during 1987 or rents were not established in arm's-length transactions and rents were below those in comparable parks because lower or fewer increases had been imposed in a park than in comparable parks in 1987 or prior years, could be used to establish this circumstance. In this circumstance, the calculation of the 1987 NOI may be adjusted by increasing rental income from those spaces which were charged a disproportionately low rent by the difference between the rents actually charged in the park and the rents charged in comparable parks in 1987.

4. Capital improvements were made during 1987, but were not reflected in rent increases collected in 1987. Evidence that the improvement is completed and operational and evidence of the cost incurred is required to establish this circumstance. In this circumstance, the calculation of the 1987 NOI may be adjusted by adding to the park's gross income the amount of the additional annual revenue which would have been received if a rent increase equal to the cost of the improvement, divided by its useful life and divided by the number of spaces, had been charged during each month of 1987.

5. The rent in 1987 was not sufficient to provide a just and reasonable return by providing evidence of the return actually earned by the park in 1987 and of the return earned by comparable parks in the City in 1987. Examples of the type of information that may be used to

establish this circumstance include evidence of the investment in the park, the return earned on that investment, the purchase price of the park and its net operating income in 1987, prior years and subsequent years, and the same information for comparable parks in the City. In this circumstance, the calculation of the 1987 NOI shall be adjusted by adding to the park's 1987 gross income, the amount of rental income required to provide a just and reasonable return in 1987.

B. Burden of Proof. In order to qualify for an adjustment to the 1987 NOI under YMC Section 15.20.100, the owner shall have the burden of proving the existence of one of the circumstances enumerated above and in YMC Section 15.20.100, and of providing reliable, credible evidence of the rents, operating expenses, gross income, NOI and return on investment at the park and comparable parks or of the capital improvement costs which are necessary to make the appropriate adjustment to the 1987 NOI under Section 4.0004(A). In reviewing the evidence and comparing rents, gross income, operating expenses, NOI and return on investment at the park with those at comparable parks, the term "comparable park" shall mean a park in the City subject to the YMC, which has similar quality, number and type of amenities, construction and services, is located in a similar neighborhood and provides similar access and proximity to schools, medical and educational facilities, recreation, entertainment, parks, shopping and other services and amenities and is similarly maintained as the applicant's park.

#### **4.0005. FAIR RETURN PROVISION**

A park owner may rebut the presumption that the increase calculations provided in YMC Section 15.20.100(A) and Section 4.0003 of these Administrative Rules and modified by YMC Section 15.20.100(B), and in Section 4.0004 of these Administrative Rules, are sufficient to provide a just and reasonable return by presenting evidence that the rate of return being earned by the mobilehome park is not just and reasonable.

A. Burden of Proof. The park owner shall have the burden of proving the park is not earning a just and reasonable return.

B. Relevant Evidence. The Commission shall consider all relevant evidence, including, but not limited to:

1. The rents being charged for spaces subject to the YMC in comparable mobilehome parks subject to the YMC in the City of Yucaipa.

2. The capitalization rate being earned by the mobilehome park in the application year, each of the preceding five years, and in the first year after the park was purchased. For purposes of this section capitalization rate means the ratio of a park's NOI to its purchase price.

3. The capitalization rate associated with the purchase of comparable mobilehome parks in the application year and the preceding five years.

4. The mobilehome park's pattern of income and expenses over each of the past five (5) years.

5. The quality of the services, amenities and maintenance provided at the mobilehome park and any decrease or increase in services, maintenance and amenities.

6. Any evidence of delay on the part of the park owner in seeking a rent increase pursuant to this section. If the Commission finds that the park owner unreasonably delayed in submitting a rent increase application pursuant to this section, the Commission may, at its discretion, grant a rent increase to be implemented in increments over a period not greater than the period of delay.

C. Comparable Parks. As used in Section 4.0005, the term "comparable park" is defined in Section 4.0004(B) of these Administrative Rules.

**4.0006. SPECIAL RENT ADJUSTMENT BASED ON VOLUNTARY MEET AND CONFER AND CONFIDENTIAL BALLOT**

A. In accordance with YMC Section 15.20.100(E), any park owner may initiate a voluntary meet and confer process with the residents of the park's regulated spaces to reach agreement with those residents on a proposed special rent adjustment and approval by the RA in place of the application and noticed public hearing process for an MNOI rent adjustment under YMC Section 15.20.100(A) and Section 4.0003 of these Rules, or an MNOI rent adjustment based on a readjusted Base Year NOI under YMC Section 15.20.100(B) and Section 4.0004 of these Rules under this Chapter, and/or a Fair Return rent adjustment under YMC Section 15.20.100(C). A proposed special rent adjustment by voluntary meet and confer pursuant to YMC Section 15.20.100(E) shall be conducted by the park owner and park residents in accordance with subdivision (B) through (K) of this Section.

B. Terms of Special Rent Adjustment. Any special rent adjustment negotiated between the park owner representatives and park resident representatives and consented to by at least 51% of the residents of regulated spaces may be on any terms as negotiated between the respective parties, subject to the following requirements:

1. The park owner shall not apply for, demand, impose or collect an Annual Adjustment under YMC Section 15.20.080, or a special rent adjustment authorized by YMC Section 15.20.100(A) or (B) less than 12 months after imposition of the special rent adjustment approved pursuant to YMC Section 15.20.100(E) and this Section; and

2. This procedure shall not be applicable to capital improvements, which shall be subject to the capital improvement rent adjustment provisions set forth in YMC Section 15.20.085 of the Ordinance and Chapters 4 and 5 of these Rules, (including but expressly not limited to Sections 4.0003(D)(4)(i) and (j)), 4.0004, 4.0005, and 5.0008).

C. Initiation of Meet and Confer. The park owner shall initiate the meet and confer by service of a written notice on all residents of the regulated spaces in the park and RA, by personal delivery or first-class mail, along with proof of service of the notice. The written notice shall be consistent with the forms approved by the City, and shall include all of the following:

1. A request for appointment of not more than three (3) persons residing in the regulated spaces to represent the park residents at the meet and confer with the park owner; and

2. The amount of the proposed special rent adjustment, the method by which the proposed special rent adjustment was determined, the base year and current year used in the Meet and Confer Application and that a completed Meet and Confer Application and an MNOI Rent Adjustment and/or MNOI Rent Adjustment based on readjusted MNOI Application, which shall comply with Section 4.0003 and/or 4.0004 of these Rules and YMC Section 15.20.100(A) and (B), along with all information and supporting documentation supporting the proposed special rent adjustment are posted in the clubhouse, park office and one other location accessible to the residents; and

3. The proposed date and location for the meet and confer, which shall occur not more than sixty (60) days following service of the park owner's written notice on the park

residents. The meet and confer shall be scheduled at a date, time and location mutually convenient to the park owner representatives and the park resident representatives and shall be scheduled on a date that is not less than fourteen (14) days after the park owner's service of the notice on each resident pursuant to this subdivision.

D. Park resident representatives. The park residents may select no more than three person(s) to serve as the park resident representatives in the meet and confer, based on a method determined by the residents of the park. The process by which the park residents select their representative(s) shall be confidential.

E. Mediator. Either party may use a mediator of their choice to assist in the negotiations, with the cost to be borne by the party selecting the mediator or as otherwise determined by mutual agreement between the park owner and park residents.

F. Conduct of meet and confer. Subject to Subdivision (C)(3), the meet and confer shall take place at a mutually convenient date and time, between the park owner representatives and park resident representatives.

G. Confidential Resident Vote. If no agreement is reached at the meet and confer between the park owner representatives and park resident representatives regarding a proposed special rent adjustment, then all further proceedings under this Section shall cease. If agreement is reached at the meet and confer between the park owner representatives and the park resident representatives regarding a proposed special rent adjustment, then a resident vote by confidential ballot shall take place in accordance with the following provisions:

1. Finalization of Ballot Documents. During the meet and confer, upon agreement to a proposed special rent adjustment, the park owner representatives and the park resident representatives shall each sign the following documents:

- a. The confidential ballot containing the agreed-upon proposed special rent adjustment to be voted upon by the residents of the regulated spaces in the park; and
- b. The agreed-upon notice of results of meet and confer form; and
- c. The agreed-upon proof of service; and
- d. A list of the full names and addresses of the current occupants of each regulated space in the park; and
- e. The park owner representatives shall provide the park resident representatives with the originals of these agreed-upon signed documents, along with copies of each agreed-upon signed document in a number equal to at least the total number of regulated spaces in the park.

2. Notice to Residents and Circulation of Ballots. Not later than five (5) days following the conclusion of the meet and confer, the park resident representatives shall serve a copy of the agreed-upon written notice of results of meet and confer, confidential ballot and envelopes, and proof of service on all residents of the regulated spaces on City-approved forms. The documents shall be served on each resident by the park resident representatives by personal

delivery or by First Class mail, postage prepaid, and shall contain all of the following information and documentation:

a. The notice shall be on the City-approved form and shall contain all of the following information:

(1) The date(s) and time(s) when the meet and confer was conducted, and the names, addresses and telephone numbers of the representatives of the park owner and park residents at the meet and confer; and

(2) The agreed upon proposed special rent adjustment; the method by which the proposed special rent adjustment would be determined; and that all documentation upon which the proposed special rent adjustment may be inspected by the residents at the park clubhouse, park office and a third location as determined by the park resident representatives and specified in the notice; and

(3) The right of the residents from each regulated space to vote by confidential ballot on whether or not to consent to the proposed special rent adjustment (based on a vote by one adult resident per space), by submittal of a confidential ballot to the Rent Administrator not later than fifteen (15) days following service of the notice upon the resident by the park resident representative, and insertion of the specific deadline date by which the confidential ballot must be filed with the Rent Administrator; and

(4) That the resident or a representative of a resident must return the confidential ballot to the Rent Administrator by personal delivery or by mail, in the pre-addressed envelope to the Rent Administrator provided with the notice by the specified deadline; and

(5) That the proposed special rent adjustment shall not be effective unless consented to by at least fifty-one percent (51%) of the residents of the regulated spaces based on the results of the confidential ballot election.

b. The Confidential Ballot, in the form approved by the City and agreed upon between the park owner representatives and park resident representatives at the meet and confer; and

c. Envelopes pre-addressed to the Rent Administrator (one envelope per space) as previously provided by the park owner representatives to the resident representatives in accordance with Subdivision (G)(2) of this section; and

d. The agreed-upon meet and confer results; and

e. Proof of service, on the City-approved form.

3. Effective Date of Service on Park Residents. For purposes of determining the 15-day deadline for residents to file their confidential ballots with the Rent Administrator, service of the notice and confidential ballot form under Section 4.0006(G)(2) shall be deemed effective on the date of personal delivery to a resident or, if mailed, upon deposit in the U.S. Mail, to a resident. The park resident representatives shall serve all notices, envelopes pre-addressed to the

Rent Administrator, and confidential ballot forms required by Subparagraph (2) of this Subdivision (G) on all residents of regulated spaces at the same time.

4. Park Resident Representative Service on City. Prior to or concurrently with serving the notice and all required documentation on the residents under Section 4.0006(G)(2), the park resident representatives shall serve the following documents on the Rent Administrator, using the City-approved forms:

a. Complete copies of the notice, confidential ballot form and all other required documentation set forth in Subdivision (G)(2); and

b. A list of the full names, and addresses of the current occupants of each regulated space in the park; and

c. A declaration or affidavit, on the City-approved form, and signed under penalty of perjury, verifying that the park resident representatives provided the residents of the regulated spaces with all documents and information required by Subdivision (G)(2) of this section.

5. Park Owner Service on City and Park Resident Representatives Following Meet and Confer. Not later than five (5) days following the conclusion of the meet and confer the park owner or his/her representative shall comply with all of the following requirements:

a. The park owner shall file with the City the following documents:

(1) One set of address labels addressed to the current occupants of each regulated space in the park;

(2) A declaration or affidavit, on the City-approved form, and signed under penalty of perjury, verifying that the park owner representatives provided the park residents with all information and documentation required by Section 4.0006 and that true and correct copies of all information and documentation required by Section 4.0006(G) has been posted at the three locations in the park as required by Subdivision (C)(2) of this section.

(3) A proof of service on the resident representatives confirming the park owner's compliance with the service requirements of this Subsection 5, on the City-approved form, served by personal delivery or by First Class mail, postage prepaid.

b. The park owner shall serve a copy of the proof of service on the resident representatives, on the City-approved form, confirming the park owner's compliance with this Subsection 5, served on the park resident representative by personal delivery or by First Class mail, postage prepaid.

6. Submittal of Confidential Ballots. Within fifteen (15) days of service of the notice and supporting documentation on the residents, the residents shall submit their confidential ballots to the Rent Administrator, indicating whether or not they consent to the proposed rent adjustment. Each regulated space shall have the right to submit one vote by one Mobilehome Park adult resident on behalf of all residents of that regulated space. Any confidential ballot received by the Rent Administrator after the 15-day deadline shall not be counted. A confidential ballot may be delivered to the Rent Administrator by a representative of a resident (excluding the

park owner, park manager or any other representative of the park owner or manager), so long as such ballot is accompanied by a written authorization from the resident designating that person as his/her representative, under penalty of perjury, on the City-approved form.

H. Rent Administrator Review and Decision. Following the fifteen-day deadline, the RA shall approve the special rent adjustment only if the RA finds that (i) at least 51% of the residents of the regulated spaces consented to the special rent adjustment, and (ii) the park owner and residents complied with all meet and confer procedures set forth in subdivisions (B) through (G).

1. The RA shall accept only written confidential ballots by the residents of the regulated spaces on the confidential ballot forms approved by the City.

2. In counting the confidential ballots, if at least fifty-one percent (51%) of the residents of the regulated spaces consent to the proposed special rent adjustment, the proposed special adjustment shall be deemed consented to by the residents of the regulated spaces. If the proposed rent adjustment is not consented to by at least 51% of the residents of the regulated spaces, the proposed special adjustment shall be deemed disapproved by the residents of the regulated spaces.

3. In determining if at least 51% of the residents of the regulated spaces consented to the special rent adjustment, the RA shall count only those confidential ballots filed with the City by the deadline for submittal of ballots. It shall be presumed by the RA that any regulated space not represented by a confidential ballot represents the intent of the residents of that space to disapprove the proposed special rent adjustment. In the event that more than one adult resident of a regulated space submits a confidential ballot to the RA, the RA shall randomly select one ballot from that regulated space by lots as the official confidential ballot for that space.

4. Rent Administrator Decision and Notification. Not later than fifteen (15) days following the deadline for submittal of the confidential ballots to the RA, the RA shall provide written notification to the park owner and park residents of the results of the confidential ballot election. The RA's notification shall include (i) whether or not the RA approved the special rent adjustment; (ii) the number of spaces consenting to the proposed special adjustment, (iii) the number of spaces indicating disapproval; (iv) the number of spaces where no response was received; (v) if the RA determined that all procedures of this Section were met, the reason(s) for such determination; and (vi) if the RA determined that all procedures of this Section were not met, the reason(s) for such determination. Unless otherwise required by law, the City shall not reveal to the park owner the names or any residents voting for or against the proposed rent adjustment or any resident not submitting a confidential ballot.

I. Park Owner Notice of Rent Increase. The park owner shall notify the residents affected by the Special Rent Adjustment approved by confidential ballot and the RA in accordance with State law. A park owner shall not notice a Special Rent Adjustment approved under this Section prior to approval and notification by the RA pursuant to Subdivision (H)(4) of this Section.

J. Final Decision. The RA's decision approving or denying a special rent adjustment submitted pursuant to YMC Section 15.20.100(E) and this Section shall be final and not subject to any appeal to the Commission or City Council.

K. Subsequent Rent Adjustment Applications.

1. Disapproval by Park Residents or Denial by City. Denial of a special rent adjustment by voluntary meet and confer pursuant to YMC Section 15.20.100(E) and Subdivision (H) of this Section shall not preclude a park owner from applying for a special rent adjustment under YMC Section 15.20.100(A), (B) and/or (C) and Rules 4.0003, 4.0004 and/or 4.0005 of this Chapter. The application shall be processed in accordance with YMC Section 15.20.105 and these Rules.

2. Subsequent Rent Adjustments Following Approval by Residents and RA.

a. Annual Adjustment or Special Rent Adjustment. If at least 51% of the residents of the regulated spaces and the RA approves a special rent adjustment based on meet and confer pursuant to YMC Section 15.20.100(E) and Subdivision (H) of this Section, the park owner shall not apply for, demand payment of, or impose an Annual Adjustment under YMC Section 15.20.080, or a special rent adjustment authorized by YMC Section 15.20.100(A) or (B) less than 12 months after imposition of the special rent adjustment approved pursuant to YMC Section 15.20.100(E) and this Section.

b. Capital Improvement Rent Adjustment. In accordance with YMC Section 15.20.085(D), costs of a capital improvement shall not be included in a proposed special rent adjustment submitted to the residents of the regulated spaces under this Section 4.0006, and the RA shall not approve any proposed special rent adjustment that includes or is based upon any capital improvement costs. Rent adjustments based on capital improvements shall be submitted to the RA in accordance with YMC Section 15.20.085 and Chapter 5 of these Rules.

c. Rent Adjustment based on Discontinuance or Reduction of a Service or Amenity. The approval or disapproval of a special rent adjustment based on voluntary meet and confer pursuant to YMC Section 15.20.100(E) and this Section, shall not preclude a park owner or park resident from submitting an application for a rent adjustment based on discontinuance or reduction of a service or amenity pursuant to YMC Section 15.20.090 and Chapter 7 of these Rules.”

**4.0007 ALLOWABLE RENT ADJUSTMENTS AND APPLICATIONS FOLLOWING MNOI ADJUSTMENTS**

Following approval of an MNOI adjustment, an MNOI adjustment based on a readjusted base year NOI, or a fair return adjustment by the Commission under YMC Section 15.20.100 and Sections 4.0003, 4.0004 or 4.0005 of these Rules, or a Special Rent Adjustment by voluntary meet and confer under YMC Section 15.20.100(E) and Section 4.0006 of these Rules, a park owner shall not apply for an Annual Adjustment pursuant to YMC 15.20.080(A) and Chapter 3 of these Administrative Rules, until the expiration of at least twelve (12) months following the approval of the special adjustment under Sections 4.0003, 4.0004 or 4.0005 of these Administrative Rules. A park owner may apply for a capital improvement rent adjustment pursuant to YMC Section 15.20.085 and Chapter 5 of these Administrative Rules, at any time following approval of the MNOI adjustment, MNOI adjustment based on a readjusted base year NOI or fair return adjustment.

## CHAPTER 5. ADJUSTMENTS BASED ON CAPITAL IMPROVEMENTS

### 5.0001. DEFINITIONS

A. Capital Improvements. A capital improvement is defined by the YMC to mean the installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance or repairs, have a useful life of at least five (5) years and have been consented to by fifty-one percent (51%) of the spaces in the mobilehome park or are necessary for the health and safety of the park, its residents or its neighbors. A capital improvement shall be established under the standard applicable under the law at the time the application is filed. Nothing in this Chapter shall prohibit a park owner from performing a capital improvement if the park owner chooses not to apply for a rent adjustment under the provisions of the YMC or this Chapter.

B. Ordinary maintenance and repairs. Ordinary maintenance and repairs include costs associated with the restoration of real property or personal property to a sound state, or which merely keep such property in operating condition over the probable useful life for which it was acquired, or which otherwise result from the normal maintenance and upkeep of the property. Ordinary maintenance and repairs are not capital improvements.

### 5.0002. APPLICATION FEES

The Application fee for a Capital Improvement Application shall be \$1,750.00 per application, which shall be paid prior to the application being declared complete. Notwithstanding any other provision of these Rules to the contrary, no Capital Improvement Application shall be deemed complete or set for hearing before the Commission if the applicant fails to pay the required application fee.

### 5.0003. CALCULATION OF ALLOWABLE INCREASES

Straight-line depreciation based on the useful/amortizable life of an improvement shall be used to calculate the allowable capital improvement rent increase for the improvement. Useful/amortizable life shall mean, that period of time during which a particular improvement will, in the opinion of professionals (such as architects, engineers, contractors, and accountants), remain functional with only ordinary maintenance and/or repairs. The RA shall evaluate the useful/amortizable life of an improvement for which a capital improvement rent increase is sought. To apply straight-line depreciation in calculating the allowable rent increase, the RA shall divide the total cost of the improvement by its useful/amortizable life and then divide the result of that calculation by twelve and then by the number of spaces in the park.

For example, the allowable capital improvement rent increase for a street replacement costing \$10,000 and having a useful/amortizable life of ten (10) years is calculated as follows:

$$\frac{\$ 10,000.00}{10 \text{ years}} = \$ 1,000.00 \text{ annual amortization}$$

$$\frac{\$ 1,000.00}{12 \text{ months}} = \$ 83.33 \text{ monthly amortization cost}$$

$$\$ 83.33 = \$ 2.78 \text{ monthly rent increase per space for 10 years}$$

30 spaces

#### 5.0004. AMORTIZATION

A. Capital Improvements shall be amortized in accordance with the following schedule; or, if not itemized therein, in accordance with any useful life table utilized by the Internal Revenue Service, unless there is substantial evidence that a different amortization period is more appropriate.

Improvement	Amortization Period In Years
Air Conditioners	7
Appliances (other than those listed)	7
Cabinets	7
Carpentry	10
Carpeting	7
Dishwasher	7
Doors	10
Dryer	7
Electrical Wiring	15
Elevator	20
Fan	7
Fencing and Walls	
Block Walls	15
Wood	7
Fire Alarm System	7
Fire Escape	15
Floor Covering (linoleum or vinyl)	7
Flooring	7
Furniture	7
Garbage Disposal	7
Gates	15
Gutters	15
Heating	10
Insulation	10
Landscaping	15
Locks	7
Paving (asphalt, cement or micro-surfacing; but excluding patch-work or pothole repairs or slurry seal)	15
Plastering	10
Plumbing	
Fixtures	10
Pipes	15
Pumps	7
Refrigerator	7
Roofing	10

Improvement	Amortization Period In Years
Security Entry Telephone Intercom	7
Smoke Detector	7
Stove	7
Stucco	10
Structural Walls (complete replacement; excluding wall patches or repairs to holes or cracks)	10
Washing Machine	7
Water Heater	7
Window Coverings	7
Windows	15

B. In general, a capital improvement should not be amortized over a period which would yield a monthly per space increase over ten percent (10%). In such a case, a longer amortization period may be appropriate. The percent increase represented by a particular capital improvement rent increase shall be calculated by dividing the proposed capital improvement rent increase by the amount of the existing base rent.

Thus, in the case of the above street replacement example, the percent increase is calculated as follows:

$$\begin{aligned} & \$ 2.78 \text{ (proposed capital improvement rent increase)} = 2.1\%(\text{increase}) \\ & \$130.00 \text{ (existing base rent)} \end{aligned}$$

#### **5.0005. COST OF THE CAPITAL IMPROVEMENT**

The applicant may provide documentary evidence of the actual cost incurred for the capital improvement. The cost thereof may include the interest expense incurred on money borrowed to pay for the capital improvement or a part thereof. In the event that the applicant used his/her own funds to pay for the improvement, interest at the rate equal to the prime rate, plus 2½ percent as of the date of the application, computed over a reasonable amount of time may be included as a part of the capital improvement cost. In determining the reasonable amount of time over which interest may be allowed, the RA may be guided by the current practices of state and federally chartered banks and/or savings and loan associations as to the length of time for repayment of improvement loans, provided, however, that the time may not exceed the amortization period determined by the RA and used in calculating the allowable capital improvement rent increase.

#### **5.0006. IMPROVEMENTS NECESSARY FOR HEALTH AND SAFETY**

Examples of capital improvements necessary for health and safety under YMC Section 15.20.085(A)(1) include, but are not limited to the following, and shall be established under the standard applicable under the law at the time the application is filed:

A. Replacement of plumbing, electrical, water and sewer lines necessary to conform to City and State ordinances, statutes, codes and regulations and maintain habitability standards and;

B. Replacement of roads, which have become dangerous and are necessary for ingress, egress and safe vehicular and pedestrian movement within a park.

C. Replacement of an amenity such as a swimming pool is not a capital improvement necessary for health and safety, but such an amenity must be shut down if it becomes unsafe, dangerous or fails to conform to health and safety regulations.

#### **5.0007. EMERGENCY CAPITAL IMPROVEMENTS**

A. Definition. As used in this Section 5.0007, “capital improvements” means work that constitutes the installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance and repairs, and have a useful life of at least five (5) years.

B. Required Findings. Emergency capital improvements pursuant to YMC Section 15.20.085(B) means capital improvements necessary because of damage to or destruction of any improvement, facility, or building or any part thereof in a park where such damage or destruction resulted from or was caused by fire, earthquake or other natural elements; the damage or destruction is not covered by insurance or other third party sources; and which meet all of the following conditions as determined by the City:

1. The emergency resulted from either:
  - a. An earthquake, fire, storm or other weather condition or other natural element; or the sudden and unexpected damage to, or destruction or failure of the park’s sewer, water or other utility system where such utility system was properly and adequately maintained by the park owner and met all applicable health and safety code requirements prior to the occurrence of the damage, destruction or failure of the utility system; or
  - b. The natural element or damage, destruction or failure occurred without any reasonable warning to the park owner such that the park owner did not have any reasonable opportunity to protect the property in advance or which was of such severity that the park owner could not protect the property irrespective of any advance warning.
2. It was necessary for the park owner to immediately perform the work in order to prevent an imminent threat to the health and safety of the park, its residents or neighbors, without first holding a resident meeting and Capital Improvement Election pursuant to the timing requirements set forth in YMC Section 15.20.085(A)(1).
3. All necessary governmental permits and approvals were obtained by the park owner prior to performance of the emergency capital improvements.
4. All necessary governmental approvals and sign-offs were obtained by the park owner upon completion of the emergency capital improvements.
5. The emergency capital improvements were commenced within two weeks of the occurrence of the event causing the imminent threat to the public health and safety.
6. The application for a rent adjustment based on emergency capital improvements was submitted to the City in accordance with the following deadlines:
  - a. Within (i) one month of completion of the emergency capital improvements, or (ii) within four months from the occurrence of the emergency, whichever occurs later; and
  - (b) Not more than six months from the date of occurrence of the emergency. The City may excuse the park owner from compliance with this six-month deadline only if the park owner presents evidence demonstrating by clear and convincing evidence that the six-month deadline is unreasonable under the circumstances due to factors outside the park owner’s control

and that the park owner exercised reasonable diligence to file the application within that six-month period.

7. The park owner submits all information and documentation necessary for the City to make the determination that emergency capital improvements were warranted and that a capital improvement rent adjustment is otherwise justified under YMC Section 15.20.085(B) and this Chapter.

C. Application and Hearing Procedures. An application for approval of a rent adjustment based on emergency capital improvements shall be submitted to the RA and processed in accordance with the requirements of YMC Section 15.20.085(A)(2). Appeals to the Commission and City Council shall be processed in accordance with YMC Section 15.20.085(E) and (F), and 15.20.115 and Chapter 1 of these Rules.

D. Burden of Proof.

1. In any application submitted for approval of a rent adjustment based on emergency capital improvements, the park owner shall bear the burden of proof by competent evidence, to demonstrate that all of the requirements of YMC Section 15.20.085(B) and this Chapter are met.

2. In determining whether the park owner met his/her burden of proof that the immediate performance of the work was necessary because of an imminent threat to the health and safety of the park, its residents or neighbors, the City shall consider all relevant evidence, including but not limited to, the following:

a. The ability of the park owner holding a resident meeting and Capital Improvement Ballot Election at the park, or at a location within reasonable distance of the park for the park residents to attend and participate in the resident meeting and election, in accordance with the requirements of YMC Section 15.20.085(A)(1), prior to carrying out the emergency capital improvements.

b. The nature of the threat to the public health or safety caused by the damage or destruction, including but not limited to contamination of the water supply to the residents, unsafe electrical or gas conditions, walls or buildings in danger of imminent collapse, blocking or destruction of access roads, rights-of-way or other areas accessible to or needed by the residents for the conduct of their normal lives or by park management to carry out park operations, or blocking or destruction of other areas, buildings or facilities within the park necessary to park management for park operations.

c. The ability of park management to shut off, screen, or wall or block off the damaged or destroyed property, or turn off electricity or other utilities to protect the park, its residents, or neighbors from any imminent health or safety threat, and without impairing the ability of residents to live in their homes with enough visibility to carry out normal activities, and depending on the season, to heat or cool their homes.

d. The importance or necessity of the damaged or destroyed property to the normal lives of the residents and whether such property is necessary for the health or safety of the residents. Common area facilities such as pools, tennis courts, and other recreational amenities or areas, or any portion thereof, shall not be eligible for emergency capital improvements unless the damage or destruction caused an imminent threat to the physical health or safety of the park, its residents or neighbors.

e. The issuance of any order or citation by any governmental agency ordering the performance of emergency capital improvements in order to provide for the immediate replacement or rehabilitation of the property damaged or destroyed as the direct result of an emergency event described in Subsections (B)(1) and (B)(2) of this Section 5.0007. Enactment or amendment of a statute, ordinance or regulation requiring modifications to or implementation of equipment, systems or structures to facilities, buildings, or structures within parks shall not fall within this subsection.

f. The length of time between the date of the occurrence of event causing the damage or destruction to the property or improvement and the date of commencement of the improvements.

g. The dates when the park owner applied for and received permits or approvals from other governmental agencies to commence the work.

h. The date of actual commencement of the work.

i. The extent or complexity of the work needed to replace or rehabilitate the damage or destruction.

j. The date of completion of the work.

k. The reason(s) for any delay in seeking governmental permits or approvals, commencing or finishing the work.

l. If the park owner did not commence construction of the emergency capital improvements within two weeks of the emergency event resulting in the need for the emergency capital improvements, as required by Subsection (B)(5) of this Section 5.0007, all information and documentation to establish an exception to the two-week commencement period in accordance with YMC Section 15.20.085(B)(1)(c) and Subsection (B)(5) of this Section 5.0007.

m. Photographs, notices to park resident representatives, park residents, the City and any other information and documentation relevant to the determination whether performance of the work resulted from an emergency as defined above and was necessary in order to prevent an imminent threat to the health and safety of the park, its residents or neighbors.

n. All documentation and other evidence submitted by the park owner to establish supporting the costs of the emergency capital improvements.

o. All documentation and other evidence submitted by the park owner to justifying the proposed claimed interest rate and amortization period to support the claimed capital improvement rent adjustment.

p. If the park owner did not submit the emergency capital improvement rent adjustment application to the City within the time deadline required by Subsection (B)(6) of this Section 5.0007, all reasons and supporting evidence provided by the park owner to justify the delay in submitting the application.

q. Any other information and documentation relevant to the issue whether the performance of the work was an emergency necessary to be carried out without a resident meeting and Capital Improvement Ballot Election in order to prevent an imminent threat to the health and safety of the park, its residents and/or its neighbors.

E. Subsequent Capital Improvement Rent Adjustment Application Following Denial of Emergency Capital Improvement Rent Adjustment Application.

1. If the City denied an emergency capital improvement rent adjustment application under YMC Section 15.20.085(B) and Section 5.0007 of this Chapter, the City shall not approve a subsequent capital improvement application under YMC Section 15.20.085(A)(1) based on some or all of those same costs, unless the City is able to make all of the following findings.

a. The City denied the prior emergency capital improvement rent adjustment application because either (i) the park owner failed to comply with the time deadlines under YMC Section 15.20.085(B)(1)(c) or 15.20.085(B)(1)(d) and Section 5.0007(B)(5) or (6) and (2) of this Chapter, or (ii) the park owner failed to establish that the work was an emergency capital improvement as defined in YMC Section 15.20.020 and Section 15.20.085(A) and 5.0007(A) and (B) (1) and (2) of this Chapter, and

b. The work constitutes a capital improvement as defined in Section 5.0007(A) of this Chapter; and

c. The park owner conducted a resident meeting and Capital Improvement Ballot Election either (i) within three months of the denial of the emergency capital improvement application by the City or (ii) within twelve (12) months of completion of the capital improvements, whichever occurs later; and

d. Either: (i) at least fifty-one percent (51%) of the residents approved the capital improvements, or (ii) the capital improvements were necessary for the health and safety of the park, its residents or its neighbors; and

e. The subsequent capital improvement rent adjustment application otherwise complies with all other requirements of YMC Section 15.20.085(A) and this Chapter.

2. Prior finding binding. If the City denied the prior emergency capital improvement rent adjustment application because the City determined that the work failed to qualify as a capital improvement (as defined in Subsection (A) of this Section 5.0007), the City's prior finding shall be binding in the City's consideration of any subsequent capital improvement rent adjustment application under YMC Section 15.20.085(A) containing costs for that same work, and no subsequent capital improvement rent adjustment application containing those same costs shall be approved by the City.

#### **5.0008. SPECIAL RENT ADJUSTMENT APPLICATION**

A. MNOI Rent Adjustment Application under Section 4.0003 or Section 4.0004. If the City denied a park owner's application for a capital improvement application under YMC Section 15.20.085(A) or an emergency capital improvement rent adjustment under YMC Section 15.20.085(B), and the park owner includes some or all of those same costs in a subsequent special rent adjustment application submitted under YMC Section 15.20.100(A) or (B) and Section 4.0003 (MNOI rent adjustment) or Section 4.0004 (Readjusted Base Year NOI) of these Rules, those costs shall be removed and excluded from the base year or current year operating expenses in determining whether the park owner qualifies for the special rent adjustment. In considering such a separate capital improvement application, all of the following provisions shall apply:

1. The capital improvement costs shall be processed by the City as a separate capital improvement application, and be heard concurrently with the hearing on the special rent adjustment application.

2. The City shall not approve a capital improvement rent adjustment based on those costs unless the City finds that all of the following conditions have been met:

a. The park owner conducted a resident meeting and Capital Improvement Ballot Election in accordance with the time deadlines under Section 5.0007(D)(1)(c) of this Chapter; and

b. Either (i) at least fifty-one percent (51%) of the residents approved the work; or (ii) the work separately qualifies as capital improvements necessary for health and safety reasons under YMC Section 15.20.085(A)(1) and Section 5.0006 of this Chapter; and

c. The claimed costs qualify as a capital improvement as defined in Section 5.0007(A) of this Chapter; and

d. The claimed costs meet all other application requirements of YMC Section 15.20.085(A)(1) and (2).

3. If the City is unable to make all of the findings required by Subsection (2), the City shall not approve a capital improvement rent adjustment for those expenses. In no event shall the costs of any such alleged capital improvements be included in determining a special rent adjustment under Section 4.0003 (MNOI rent adjustment) or Section 4.0004 (Readjustment to base year NOI) of these Rules.

B. Fair Return Rent Adjustment Application under Section 4.0005. If the City denied a park owner's application for a capital improvement application under YMC Section 15.20.085(A)(1) or an emergency capital improvement rent adjustment under YMC Section 15.20.085(B), and if the park owner includes any or all of those costs in a special rent adjustment application for a fair return under YMC Section 15.20.100(C) and Section 4.0005 of these Rules, all of the following provisions shall apply:

1. Prior Denial of Capital Improvement or Emergency Capital Improvement Rent Adjustment Application.

a. If the City denied the park owner's prior application for a capital improvement rent adjustment or an emergency capital improvement rent adjustment because the work failed to qualify as a capital improvement (as defined in Subsection (A) of Section 5.0007 of this Chapter), the City shall exclude those costs from consideration of the park owner's fair return rent adjustment application under YMC Section 15.20.100(C) and Section 4.0005 of these Rules. The City's prior finding that the work failed to qualify as a capital improvement shall be binding upon the City in any such subsequent fair return rent adjustment application under YMC Section 15.20.100(C) and Section 4.0005 of these Rules.

b. If the City denied the park owner's prior application for an emergency capital improvement rent adjustment under YMC Section 15.20.085(B) because the park owner failed to comply with the timing requirements set forth in YMC Section 15.20.085(B)(1)(c) or 15.20.085(B)(1)(d) and Section 5.0007(B)(5) or (6) of this Chapter, the City may consider those costs in a subsequent fair return rent adjustment application only if the work qualifies as a capital improvement as defined in Section 5.0007(A).

c. The failure of the park owner to conduct a resident meeting or Capital Improvement Ballot Election, or to obtain at least 51% consent to the work shall not bar consideration of those costs in determining whether the park owner is entitled to a fair return rent adjustment under YMC Section 15.20.100(C) and Section 4.0005 of these Rules so long as all other requirements of this Subsection (B) of this Section 5.0008 are met.

2. No prior capital improvement or emergency capital improvement rent adjustment application. If the park owner includes the costs of alleged capital improvements in a fair return rent adjustment application under YMC Section 15.20.100(C) and Section 4.0005 of these Rules,

but did not previously file a capital improvement or emergency capital improvement rent adjustment application with the City based on the same work, the City may consider those costs along with other relevant factors to determine if the park owner is entitled to a fair return rent adjustment, only if the City finds that the work qualifies as a capital improvement, as defined in Section 5.0007(A) of this Chapter.

C. Exclusions. Except as otherwise provided in Subsections (A) and (B) of this Section 5.0008, costs incurred in performing any alleged capital improvements shall not be included in any special rent adjustment application under YMC Section 15.20.100 and Sections 4.0003, 4.0004 or 4.0005 of these Rules.

#### **5.0009. IMPROVEMENTS UNNECESSARILY DEFERRED**

A. In reviewing and acting upon a capital improvement rent adjustment application under YMC Section 15.20.085(A) or (B), the RA, or the Commission on any appeal, shall consider whether the costs of the capital improvement, in whole or in part, could have been minimized or avoided by the park owner through prudent and ongoing repair and maintenance activities. To the extent that the need for or extent of the claimed capital improvement was exacerbated through unnecessarily deferred, negligent or otherwise improper repair and maintenance or other acts or omissions of the park owner, said costs shall be disregarded in determining the amount of any capital improvement rent adjustment otherwise determined to be appropriate, but shall not be grounds to deny a capital improvement rent adjustment if all other requirements of YMC Section 15.20.085(A) or (B) and this Chapter are met, as determined in the discretion of the RA or the Commission (on appeal). The RA or Commission, on any appeal, may further condition the approval of any capital improvement rent adjustment application in order to ensure that future ongoing repair and maintenance activities will be taken by the park owner to minimize or avoid the need for replacement or reconstruction of said capital improvement in the future. Such conditions include, but are expressly not limited to, a condition providing that should the capital improvement not last the duration of the amortization period, the park owner may not pass on all or a portion of the cost of any replacement or reconstruction of the same capital improvement to the park residents.

#### **5.0010. CERTIFICATION OF CAPITAL IMPROVEMENTS**

A. If a park owner intends to apply for a capital improvement rent adjustment for expenses incurred in carrying out street improvements or flatwork improvements (e.g., sidewalks, driveways, patios), the application shall include a certification signed by a registered or licensed civil engineer verifying the following:

1. That the work was carried out under the supervision of a licensed or certified engineer to make sure that the capital improvements were properly constructed in accordance with the proposal, contract or bid;

2. That the improvement meets the standards required by the City of Yucaipa AC Pavement Specifications or other engineering standards to ensure adequacy of access and parking throughout the area of the improvement in accordance with the requirements of Title 25 of the California Code of Regulations;

3. That the improvement complies with all grading and drainage requirements of Title 25 including but not limited to the urban storm water runoff management requirements of the applicable MS-4 permit issued by the California State Regional Water Quality Control Board;

4. To the extent that the area of improvement qualifies as a place of public accommodation under the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.) (ADA), that the improvement complies with all applicable accessibility requirements of the ADA, including but expressly not limited to parking;

5. That the improvement will maintain the existing circulation and access for fire, life safety, service vehicles and trash trucks; and

6. That the improvement will be inspected and tested upon completion to ensure compliance with the required standards as indicated in item 2 above.

B. The application for a capital improvement rent adjustment shall not be deemed complete by the rent administrator under YMC §§15.20.085(A)(2) and 15.20.105 unless the application contains this certification. In the event that the applicant fails or refuses to submit the certification, the application shall be processed in accordance with YMC §§15.20.085(A)(2) and 15.20.105, and the rent administrator or Commission may consider the failure or refusal to submit the certification in determining whether the applicant (or appellant) met his or her burden of proof that he or she is entitled to a capital improvement rent adjustment.

**5.0011. APPLICABILITY OF THESE ADMINISTRATIVE RULES. (Renumbered 5.0010 as 5.0011)**

These Administrative Rules shall apply to all Capital Improvements performed after the adoption of the Rent Stabilization Ordinance. A capital improvement increase may be granted if it was completed between April 1, 1988 and the adoption of the moratorium on rent increases by Ordinance No. 36 on June 6, 1990, provided that:

A. No rent increase has been charged based upon or including the cost of the capital improvement; and

B. The improvement meets the definition of capital improvements set forth in YMC Section 15.20.020.

**CHAPTER 6. TEMPORARY RENT ADJUSTMENT FOR SPECIAL RENT ADJUSTMENT APPLICATION AND HEARING COSTS INCURRED BEFORE THE COMMISSION**

**6.0001. SCOPE**

A park owner may request a temporary rent adjustment for application and hearing costs incurred by the Park Owner in connection with a successful special rent adjustment application submitted under Section 15.20.100 of the Ordinance, and Chapter 4 of these Rules, subject to the following requirements.

**6.0002. ELIGIBILITY AND BURDEN OF PROOF**

A. A Park Owner may recover the reasonable cost of professional services actually incurred in presenting the owner's application to the Commission, through a temporary rent adjustment, if the park owner successfully obtains approval of a special rent adjustment under Section 15.20.100 of the Ordinance pursuant to a final decision of the City.

B. The park owner shall bear the burden of proof to demonstrate, by substantial evidence, that he/she is entitled to a temporary rent adjustment under this Chapter, including that he/she is the prevailing party on the special rent adjustment application, the amount of the costs incurred in the Commission proceedings, that he/she actually incurred such costs, the

reasonableness of the costs, that the claimed costs bear a reasonable relationship to the special rent adjustment awarded by the Commission pursuant to YMC 15.20.100 based on the factors set forth in Section 6.0004(B) of these Rules, and the amount of the proposed temporary rent adjustment.”

### **6.0003. DEFINITIONS**

As used in this Chapter, the following terms shall have the following meanings:

A. “Fees, costs and other expenses” means hourly rates, lump sum charges based on specific tasks or projects, and duplication costs. “Fees, costs and other expenses” shall exclude all of the following: costs to recover documents from storage, costs to compile documents from computer records or other electronic records, development of software programs, and costs to print information or documents from a computer or other electronic device.

B. “Final Decision” means either (i) a final decision issued by the Commission on a special rent adjustment application when no timely appeal is filed, or (ii) a final decision issued by the City Council when a timely appeal from the Commission’s decision on the application is filed.

C. “Prevailing Party” means a park owner who obtains approval of a special rent adjustment pursuant to a final decision of the City.

D. “Professional Services” means:

1. Legal, accounting, financial, appraisal, bookkeeping, property management, or engineering services actually incurred by the Park Owner in presenting his/her successful special rent adjustment application to the Commission; except that legal expenses shall not include any legal expenses included as an operating expense for the Current Year under Section 4.0003(D) of these Rules; and

2. Legal expenses must be performed by an attorney duly licensed to practice before the courts of the State of California, and any certified paralegal working under the supervision of any such attorney; and shall exclude costs for secretarial or other clerical services or expenses.

3. Accounting services shall be performed by a Certified Public Accountant, or an accountant working directly under the supervision of a CPA; other financial analyses shall be performed by person(s) with the requisite degree or license in their area of expertise.

E. “Relevant geographical area” means the City of Yucaipa and the County of San Bernardino; provided that, a park owner may submit evidence of factors justifying use of a geographical area in addition to, or in place of, the geographical area required by this section, if the park owner may demonstrate that based upon the services provided, a different or broader geographical area is more representative of the reasonable costs incurred by the park owner in connection with the application.

F. “Special Rent Adjustment” means a rent adjustment approved pursuant to Section 15.20.100 of the Ordinance and Chapter 4 of these Rules.

G. “Substantial evidence” means evidence as defined in Section 1.0029(F) of these Rules.

### **6.0004. PROCEDURES**

A. Application Form and Timing. A park owner who intends to seek recovery of the reasonable costs of professional expenses incurred by him/her in presenting his/her application to

the Commission, shall be required to submit his/her request as part of his/her application for a special rent adjustment in accordance with the requirements specified in the City-approved form.

B. Factors to Determine Reasonableness of Fees, Costs and Other Expenses. Any award of fees, costs and other expenses awarded for professional services under this Chapter shall be awarded only if the Park Owner demonstrates by substantial evidence that he/she is the prevailing party, that such fees, costs and other expenses for professional services were reasonably incurred and that said fees, costs and other expenses were reasonable in amount. The Commission shall consider all relevant factors, including but not limited to, the following:

1. Whether the services were performed by a person possessing a duly issued license or certificate in accordance with applicable state, local or federal requirements, as applicable.

2. The experience of the person who performed the services in connection with the application or appeal.

3. Whether the services and/or resulting costs were unnecessarily duplicative, including but not limited to use of multiple personnel and/or excessive time incurred, given the nature and complexity of the issues, and experience of the professional(s).

4. The rate charged for those professional services in the relevant geographic area.

5. The complexity of the matter.

6. Whether the records provided in support of the claimed costs reflect business practices consistent with the industry standard, such as well-documented records and contemporaneously prepared at the time services were rendered.

7. Whether the records provided reflect work duplicative of work presented in other proceedings and not correlated to specific work performed in the present proceeding.

8. Whether, and to what extent, the costs incurred reflect unwarranted delay or extended hours intended to maximize the cost rather than complete the tasks in a reasonable period of time.

9. Whether, and to what extent, the party claiming such costs refuses or fails to disclose details of the work performed, and the reasons for such failure or refusal.

10. The relationship of the result obtained to the expenses, fees, and other costs incurred (that is, whether professional assistance was reasonably related to the result achieved) and consistent with the purposes and intent of the Ordinance and these Rules in relation to any special rent adjustment sought under the Ordinance and these Rules, including but not limited to the amount of the Applicant's requested special rent adjustment and supporting methodologies contained in the Applicant's special rent adjustment application, the amount of the special rent adjustment granted by the Commission, the methodology used by the Commission in determining the approved special rental adjustment, and the percentage difference between the Commission-approved special rent adjustment and the amount of the Applicant's claims under YMC 15.20.100.

In approving any temporary rent adjustment, the Commission may make adjustments to the Applicant's claimed expenses based upon its findings with respect to the factors set forth in this Subsection (B) and all other provisions of this Chapter."

C. Documentation Required. A Park Owner who seeks a temporary rent adjustment for recovery of fees, costs and other expenses for professional services pursuant to this Chapter

shall be required to submit the following information and documentation with his/her request for a temporary rent adjustment:

1. The retainer agreement or other contract reflecting the hourly rate or other charge, the scope or assignment of work to be performed, the specific tasks to be performed, by the professional, and the person(s) who assigned or determined the specific tasks to be performed by the professional.

2. Documentation reflecting actual hours incurred and specific tasks performed, with sufficient detail for the Commission (or City Council on appeal) to determine whether the factors set forth in the Ordinance and this Chapter have been met by the park owner seeking recovery of costs.

3. A declaration or affidavit signed under penalty of perjury by the person performing each professional service, confirming his/her performance of the services, the relevance of the tasks to the application or appeal at issue, and the reasonableness of the claimed costs and all other factors as required by the City-approved form.

4. A declaration or affidavit signed under penalty of perjury by the park owner or designated representative, certifying that such party has paid, or is obligated to pay, for such costs incurred by the professional on his/her behalf in connection with the hearing on the special rent adjustment application.

5. Any additional information or documentation required by the RA and/or the Commission that is reasonably necessary to assist the City in determining whether an application should be granted.

D. Application Processing. An application for a temporary rent adjustment to recover fees, costs and other expenses for professional services shall be processed in accordance with and subject to the procedures set forth in YMC Section 15.10.116 and Chapter 4 of these Rules.

E. Commission Award to Successful Park Owner; Final Decision.

1. At the conclusion of the hearing on a special rent adjustment application, if the park owner is the prevailing party on such application, the Commission shall also have the authority to deny, approve, or approve a modified temporary rent adjustment to the park owner in accordance with this Chapter 6. The Commission's decision shall be included in the Commission's decision on the underlying special rent adjustment application, and shall include:

(a) findings pursuant to Section 15.20.116 of the Ordinance and Administrative Rule §6.0004(B); and

(b) if the application is granted, (i) the amount of the temporary rent adjustment and the reasons therefore; (ii) the amortization period; (iii) the expiration date for the temporary rent adjustment, (iv) the right of each resident to pay the temporary rent adjustment in a lump sum; (v) a provision prohibiting park management from demanding, collecting or retaining any temporary rent adjustment after its expiration date; and (vi) a provision prohibiting park management from including the temporary rent adjustment in the base rent for purposes of future permissive, capital improvement and special rent adjustments; or

(c) if the application is denied, the basis for denial of any such temporary rent adjustment.

2. In determining the amount of a temporary rent adjustment, the Commission shall calculate the amount owed if any resident chooses to pay the temporary rent adjustment in one

lump sum rather than over a five-year period, without the payment of any interest; and the Commission shall also calculate the amount owed as a temporary rent adjustment over a five-year period, including interest at the rate of seven percent (7%) per year, compounded monthly. Any resident may pay the temporary rent adjustment in one lump sum so long as such resident pays the lump sum in full no later than thirty (30) days following the final decision by the City. Upon payment in full of the temporary rent adjustment, the resident shall be deemed to have fully paid such adjustment, and the temporary rent adjustment shall not be included on any statement issued to the resident thereafter.

3. The Commission's decision on any temporary rent adjustment to recover hearing costs shall be final unless the park owner or park resident representative files a timely appeal from the Commission's decision in accordance with Section 15.20.115 of the Ordinance, in accordance with the Appeal procedures established by Rule 1.0030 of these Rules, and Subdivision (F) of this Chapter.

F. Right of Appeal; Final Decision of City Council.

1. A park owner and any park resident shall have the right to file an appeal from the Commission's decision on the park owner's request for a temporary rent adjustment in accordance with the provisions of YMC Section 15.20.115 and Section 1.0030 of these Rules. Any appeal filed shall be filed as part of the underlying appeal of the Commission's decision on the special rent adjustment. Nothing in these Rules shall preclude a park owner or park resident from filing an appeal on the Commission's decision on the temporary rent adjustment application only.

G. City Council Decision. If the park owner successfully appeals the decision of the Commission on a special rent adjustment (including successfully appealing the Commission's decision on a special rent adjustment under Chapter 4, or the Commission's decision on a temporary rent adjustment under this Chapter 6, or successfully opposes an appeal filed by the park resident representative (or a park resident) from the decision of the Commission), at the conclusion of the appeal hearing the City Council shall also have the authority to deny, approve or approve a modified temporary rent adjustment for the successful Park Owner in accordance with this Chapter 6. The City Council's decision shall include:

(a) findings on the factors set forth in this Section and the reasons therefore; and

(b) if the appeal is granted, (i) the amount of the temporary rent adjustment and the reasons therefore; (ii) the amortization period; (iii) the expiration date for the temporary rent adjustment; (iv) the right of each resident to pay the temporary rent adjustment in a lump sum; (v) a provision prohibiting park management from demanding, collecting or retaining any temporary rent adjustment after its expiration date; and (vi) a provision prohibiting park management from including the temporary rent adjustment in the base rent for purposes of future permissive, capital improvement and special rent adjustments; or

(c) if the appeal is denied, the basis for denial of any such temporary rent adjustment.

H. Final Decision. The City Council's decision on an appeal from the decision of the Commission on a park owner's application for a temporary rent adjustment pursuant to this Chapter 6 shall be included in the final decision of the City Council on any such appeal issued pursuant to Section 1.0030 of these Rules.

## **CHAPTER 7. RENT ADJUSTMENT BASED ON DISCONTINUANCE OR REDUCTION OF A SERVICE OR AMENITY**

### **7.0001. PURPOSE AND SCOPE**

A. The purpose of this Chapter is to establish a procedure for park owners and residents to submit applications for a rent decrease due to the substantial reduction or elimination of services or amenities provided to the residents under the following circumstances:

1. The cost of the service or amenity is included in the space rent and either:

(a) Reduction in Service or Amenity. The park owner reduced (or proposes to reduce) a service or amenity to a level substantially below the level provided to the residents since the most recent rent adjustment approved under the Ordinance (or since the last rent increase imposed on a space previously exempt from the Ordinance under a long-term rental agreement entered into under Civil Code Section 798.17); or

(b) Discontinuance of Service or Amenity. The park owner discontinued (or proposes to discontinue) a service or amenity in its entirety to the park residents since the most recent rent adjustment approved under the Ordinance (or since the last rent increase imposed on a space previously exempt from the Ordinance under a long-term rental agreement entered into under Civil Code Section 798.17); and

2. The reduction or discontinuance in the service or amenity will result in a substantial cost saving to the park owner; and

3. The park owner fails to demonstrate that the rent decrease will preclude the park owner from earning a fair return on the park.

B. In determining if the cost of the service or amenity is included in the space rent under Subsection (A), whether such service or amenity is listed in the park's initial or annual registration statement may be considered but shall not be the sole or conclusive factor in determining if the service or amenity is included in the space rent.

C. Applications for a decrease in rent based on the discontinuance or reduction of a service or amenity may be filed by the park owner or a park resident.

D. Eligible Services or Amenities.

1. The types of services or amenities that this Chapter applies to include but are not limited to the following: vehicle and/or RV parking; storage facilities, areas or services; laundry room or facilities; security gates, fences or services; landscaping, grounds keeping or other janitorial or maintenance services; on-site or off-site management; clubhouse, pool, spa or other recreational facility or amenity; heating; air-conditioning; hot and/or cold water, provided that, the discontinuance of hot water in any facility, building or area shall not constitute a reduction or discontinuance of a service for which a rent decrease may be granted if hot water is not required by applicable law, so long as water service itself is provided; and painting (if painting for exterior common areas or facilities is not done at least once every seven years, or if painting for interior common areas of facilities is not done at least once every four years unless the park owner can show that painting was not necessary because it is still in good condition).

2. The failure to include any service or amenity in this list shall not in any manner preclude a park owner from submitting an application to decrease rents for any reason.

3. Minor (De Minimis) Conditions. In some cases, the reduction or discontinuance of certain services or amenities may have only a minimal impact on park residents, do not violate

any applicable health and safety laws or regulations, do not affect the use and enjoyment of the premises, and may exist despite regular maintenance of services or amenities. Such conditions are considered to be minor or de minimis in nature, and shall not provide the basis for a rent decrease under YMC Section 15.20.090 or Chapter 7 of these Rules.

a. Schedule "A" to this Chapter contains a schedule of conditions that generally do not constitute the discontinuance of or reduction in a service or amenity. However, this schedule is not intended to be exclusive, and is not determinative in all cases and under all circumstances. There may be circumstances where a condition, although included on Schedule A, will nevertheless be found to constitute a reduction or discontinuance of required service or amenity that may provide the basis for a rent decrease under YMC Section 15.20.090 and this Chapter.

b. In determining whether a condition is de minimis, the City may consider the passage of time during which a disputed service was not provided, and during which no complaint was filed by any resident alleging failure to maintain such disputed service, as evidencing that such service condition is de minimis, and does not constitute a failure to maintain a required service. Any such passage of time shall be measured without reference to any changes in park ownership or the occupants of the subject mobilehome space.

4. Services Required by Law. Services or amenities required to be provided by federal or state laws or regulations, such as the Mobilehome Residency Law, State Housing Laws, shall not be treated as de minimis under YMC Section 15.20.090 or this Chapter.

#### **7.0002. BURDEN OF PROOF**

A. The applicant shall have the burden of proof to demonstrate, by substantial evidence, that a service or amenity was discontinued or reduced, that the reduction or discontinuance of a service or amenity resulted in a substantial cost savings to the park owner, and the proportionate amount of such cost savings that must be passed on to the affected mobilehome park spaces as a rent decrease.

B. If the park owner contends that a proposed rent decrease will preclude the park owner from earning a fair return, the park owner shall bear the burden of proof and the burden of producing evidence to establish on this issue, regardless of who submitted the application for a rent decrease to the City.

C. Failure of an applicant to submit a complete application may be considered by the Commission in determining whether the applicant met his/her burden of proof to demonstrate that he/she is entitled to a rent decrease under this Chapter, and/or the amount of such rent decrease.

#### **7.0003. DEFINITIONS**

As used in this Chapter, the following terms shall have the following meanings:

A. "Rent decrease" means an adjustment reducing rents pursuant to Section 15.20.090 of the Ordinance and this Chapter.

B. "Substantial evidence" means evidence as defined in Section 1.0029(F) of these Rules.

#### **7.0004. GENERAL APPLICATION REQUIREMENTS**

The following requirements shall apply to all applications for a rent decrease based on the

discontinuance or reduction of a service or amenity filed by a park owner or park resident under Section 15.20.090 of the Ordinance:

A. Format. The applicant shall submit one copy of the application, all supporting information and documentation, and the filing fee, along with a copy of the application in electronic format (jpeg or pdf format). The application and all supporting information and documentation shall be submitted in accordance with the City-approved forms.

B. Filing Fee. Concurrently with filing the application, the applicant shall pay a filing fee of \$1,750.00. The filing fee may be periodically updated by Resolution of the City Council. No application shall be deemed complete or set for hearing unless the applicant has paid the required filing fee.

C. Service and Posting. The application shall be served and posted by the applicant in accordance with Section 1.0008 of these Rules. Proof of service and posting shall be filed with the application.

D. Declaration. The application shall be accompanied by a declaration or affidavit signed under penalty of perjury, in accordance with the City-approved forms, certifying that a copy of the application was posted and served in accordance with the Ordinance and these Rules; and that all information and documentation contained in the application is true and correct.

E. Resident Meeting. Prior to submittal of an application for a rent decrease under this Chapter, the park resident or park owner may request a resident meeting to discuss the proposed application. Documentation of the meeting should be maintained, including sign-in sheets, notice of meeting, materials handed out at the meeting, and a record of any vote or other action taken at the meeting, and any such documentation should be filed with the application. The City strongly encourages park residents to hold a meeting with the park owner to facilitate and streamline the application and hearing process and clarify the issues, but failure to hold the resident meeting shall not preclude the granting of an application under this Chapter.

F. Reduction in Service or Amenity. In considering an application for a rent decrease based on the reduction in a service or amenity, only substantial reductions in services or availability of an amenity that will result in significant cost savings to the park owner can be the basis of a rent decrease under this Chapter.

G. Evidence. A proposed rent decrease must be supported by competent written or oral evidence. Mere speculation shall not be sufficient to support a rent decrease under this Chapter.

#### **7.0005. PARK RESIDENT APPLICATION FOR RENT DECREASE**

In addition to the requirements set forth in Section 7.0004, the following provisions shall apply to all applications submitted by park residents (or park resident representative) for a rent decrease under YMC Section 15.20.090 and this Chapter.

A. Resident Request for Restoration of Service or Amenity. A resident who intends to file a rent decrease application shall, at least thirty (30) days but not more than sixty (60) days prior to filing the application, serve on the park owner and manager a notice of intent to file an application for a rent decrease and request for restoration of services or amenity. Service may be accomplished by personal delivery upon the park owner and park manager, or by deposit in the U.S. Mail, first-class delivery, postage prepaid. The notice of intent shall be accompanied by proofs of service on the park owner and manager, and a declaration under penalty of perjury certifying that the notice has been served in accordance with the Ordinance and these Rules and

that the information contained in the notice of intent is true and correct. The notice of intent and supporting documents shall be in accordance with the City-approved forms. If the park owner fails to restore the service or amenity to the prior condition or level within thirty (30) days of service of the notice of intent on the park owner and manager, the resident or resident representative(s) may file an application for a rent decrease in accordance with this Chapter.

B. Application contents. An application for a rent decrease filed by a park resident based on the discontinuance or reduction of a service or amenity under YMC Section 15.20.090(B) shall contain all of the following information and documentation in addition to the requirements of Section 7.0004 and Subsection (A) of this Section 7.0005.

1. Applicant information. The complete name, address and telephone number of the applicant, and each person joining in the application; and if the applicant is a representative of a park resident(s), the representative capacity of the applicant (including but not limited to the name(s) of the person(s) upon whose behalf the application is submitted), and written documentation of the applicant's authority to submit the application on behalf of that park resident(s).

2. Request for restoration of services. A copy of the request for restoration of services, served and posted by the applicant in accordance with Subsection (A) of this Section 7.0004, and any response received from the park owner or manager in response to the request.

3. Resident meeting. Documentation establishing any resident meeting held with the residents and park owner prior to submittal of the application.

4. Prior rent decrease. If, as of the time of filing the application, the park owner has already decreased the rent due to the discontinuance of or reduction in the service or amenity, all of the following information must be provided: the amount of the rent decrease; the date of notice of the rent decrease; the effective date of the rent decrease; the explanation given by the park owner for the rent decrease; any documents or other information provided by the park owner to support the rent decrease; and why the applicant contends the amount of the rent decrease is insufficient.

5. Discontinuance of service or amenity. An application for a rent decrease based on discontinuance of a service or amenity filed by a park resident shall contain all of the following additional information and documentation:

a. A detailed explanation of the service or amenity discontinued. Examples include removal of all on-site laundry machines, elimination of all on-site manager services or maintenance services, or the closing of the pool, clubhouse or on-site manager's office. De minimis conditions shall not be included.

b. Photographs of the before and after-condition (where feasible).

c. The date that the service or amenity was initially provided.

d. The date the service or amenity was discontinued.

e. Whether the park owner agrees that the service or amenity was discontinued.

f. The reason(s), if any, provided by the park owner to the resident(s) for the discontinuance of the service or amenity.

g. The amount of the rent decrease requested by the applicant, and the methodology used by the applicant to determine the amount of the rent decrease.

h. The cost savings to the park owner resulting from the discontinuance of the service or amenity, and the methodology used by the applicant to determine the cost savings.

i. Whether the park owner agrees with the amount of the rent decrease requested by the applicant.

j. Any impact on resident health and safety as a result of the discontinuance of the service or amenity.

6. Reduction in Service or Amenity. An application for a rent decrease based on the reduction of a service or amenity filed by a park resident shall contain all of the following additional information and documentation:

a. A detailed explanation of the facts demonstrating the reduction in the service or amenity provided. Relevant evidence includes, but is not limited to a detailed description of the service or amenity provided prior to the reduction in the service or amenity, and a detailed description of the level of service or amenity provided as of the date of the application. Only substantial reductions in services or availability of an amenity that will result in significant cost savings to the park owner can be the basis of a rent decrease under this section. De minimis conditions shall not be included.

(1) Examples include a substantial reduction in the number of months a pool is open or heated; a substantial reduction in the number of days on which the clubhouse is open and available to residents or a substantial decrease in the number of hours the clubhouse is open each day.

(2) The written explanation shall include an explanation of the level of service or amenity provided in the park as of each of the following dates: (i) date of commencement of the tenancy of the applicant and any other affected residents in the park; (ii) dates during which the prior level of the service or amenity was provided to the tenant and other affected residents prior to the reduction in the level of the service or amenity; (iii) level of the service or amenity provided during each of the last five years up to and including the date of the reduction of the service or amenity; and (iv) current level of service provided.

b. Photographs of the before and after-condition (where feasible).

c. The date that the service or amenity was initially reduced. If reductions occurred over a period of time, the dates of such reductions.

d. Whether the park owner agrees that the service or amenity has been reduced.

e. The reason(s), if any, provided by the park owner to the resident(s) for reducing the service or amenity.

f. Any impact on resident health and safety as a result of the reduction of the service or amenity.

g. The cost savings to the park owner resulting from the reduction of the service or amenity, and the methodology used by the applicant to determine the cost savings.

h. The amount of the rent decrease requested, and the methodology used by the applicant to calculate the rent decrease due to the reduction of the service or amenity.

i. Whether the park owner agrees with the amount of the rent decrease requested by the applicant.

7. Park owner notification. Any documents issued by the park owner to the applicant or other residents prior to the date of the application, explaining or describing the services or amenities provided by the park owner to the residents, any changes or reductions in such services or amenities and the dates of such changes or reductions.

8. Governmental citations or orders. Any notices, orders or findings issued by any other state, federal or local agency confirming or addressing the alleged reduction or discontinuance of the service or amenity, or any finding that a service or amenity is inadequate or does not comply with the law.

9. Any additional information or documentation required by the RA and/or the Commission that is reasonably necessary to assist the City in determining whether an application should be granted.

C. Park Owner Response to Park Resident Application for Rent Decrease. Within twenty (20) days of service of the application on the park owner by the RA, the park owner may file a response to the resident's application in accordance with this section.

1. Service and posting. The park owner's response shall be served on the park residents and park resident representatives in accordance with Section 1.0008 of these Rules, and filed with the City in accordance with YMC Sections 15.20.090(B) and 15.20.100(E).

2. Content of Response. The response shall contain all of the following information, and supporting documentation, in addition to any other information or documentation required by the Ordinance and these Rules:

a. Whether the park owner agrees that the service or amenity has been reduced or discontinued.

b. If the park owner denies that the service or amenity has been reduced or discontinued, all facts and documents supporting the park owner's contentions.

c. If the park owner agrees that the services or amenities were reduced or discontinued for a period of time, but have been restored to their previous level(s), the park owner shall include information and documentation demonstrating (i) the date(s) when the service or amenity was reduced or discontinued; (ii) the reason(s) why the service or amenity was reduced or discontinued; (iii) the date(s) that the service or amenity was restored to its prior level; (iv) that the service or amenity has been restored to the prior level, when it was so restored, and whether the residents have been so notified.

d. Whether the park owner agrees with the amount of the rent decrease proposed by the application.

e. If the park owner disagrees with the amount of the proposed rent decrease, the facts and documents supporting the park owner's contentions.

f. If the park owner contends that any rent reduction requested by the residents will prevent the park owner from earning a fair return, the park owner shall include the factual basis for his/her position and all supporting information and documentation, including but not limited to the information and documentation required by Section 7.0005 of these Rules.

3. Proof of Service and Posting. The response shall include the proof of service and posting and declaration under penalty of perjury required by Sections 1.0008 of these Rules.

4. Declaration. A declaration or affidavit signed under penalty of perjury by the person filing the response, certifying that a copy of the response was served on the applicant and

the applicant's designated representative, if any; and posted in the park in accordance with these Rules, and that all information contained in the response is true and correct, in accordance with the City-approved forms.

#### **7.0006. PARK OWNER APPLICATION FOR A RENT DECREASE**

In addition to the requirements set forth in Section 7.0004, the following provisions shall apply to all park owner applications for a rent decrease.

A. Park Owner Notice of Intent to File Application. A park owner who intends to file a rent decrease application shall, at least thirty (30) days but not more than sixty (60) days prior to filing the application, notify the affected park residents, and the park resident representative(s), in writing of the service or amenity that the park owner will discontinue or reduce and the basis therefor, and the amount of rent by which the park owner intends to reduce the rent. Service may be accomplished by personal delivery upon the residents, or by deposit in the U.S. Mail, first-class delivery, postage prepaid. A copy of the notice shall also be posted in each of the following three locations: the park office, the clubhouse and one other location mutually accessible to the park residents and owner. The notice shall be accompanied by proofs of service of the notice on residents and a declaration signed by the park owner or park owner representative under penalty of perjury, certifying that the notice has been served and posted in accordance with the requirements of this Chapter and the Ordinance, and that the information contained in the notice of intent is true and correct. The notice and accompanying documents shall be in accordance with the City-approved forms.

B. Application contents. An application by the park owner for a decrease in rent based on the discontinuance or reduction of a service or amenity under YMC Section 15.20.090 shall contain all of the following information and supporting documentation in addition to the requirements of Section 7.0004 and Subsection (A) of this Section 7.0006.

1. Applicant Information. The complete name, address and telephone number of the park owner, and if the applicant is a representative of the park owner, the representative capacity of the applicant (including but not limited to the name(s) of the park owner upon whose behalf the application is submitted), and written documentation of the applicant's authority to submit the application on behalf of that park owner.

2. Notice of Intent. A copy of the notice of intent to file application served on the residents and posted in accordance with Section 7.0005 of this Chapter, and the response(s) of the residents, if any, to the notice of intent.

3. Resident Meeting. Documentation establishing any resident meeting held with the residents and park owner prior to submittal of the application.

4. Prior Rent Decrease. If, as of the time of filing the application, the park owner has already decreased the rent based on the proposed discontinuance of or reduction in the service or amenity, all of the following information: the amount of the rent decrease, the date of notice of the rent decrease, the effective date of the rent decrease, the explanation given by the park owner to the residents for the rent decrease, and any documents or other information already provided by the park owner to the residents to explain the rent decrease.

5. Discontinuance of Service or Amenity. An application for a rent decrease based on the proposed discontinuance of a service or amenity filed by a park owner shall contain all of the following additional information and supporting documentation:

a. A detailed explanation of the service or amenity proposed to be discontinued. Examples include removal of all on-site laundry machines, elimination of all on-site manager services or maintenance services, or the closing of the pool, clubhouse or on-site manager's office. De minimis conditions shall not be included.

b. The date that the service or amenity was initially provided.

c. The date the park owner proposes to discontinue the service or amenity.

d. The reason(s) for the proposed discontinuance of the service or amenity.

e. The amount of the rent decrease requested by the applicant, and the methodology used by the applicant to calculate the rent decrease.

f. The cost savings to the applicant that will result from the proposed discontinuance of the service or amenity, and the methodology used by the applicant to determine the cost savings.

g. Whether the park residents agree with the amount of the proposed rent decrease requested by the applicant.

h. Any impact on resident health and safety that would occur as a result of the discontinuance of the service or amenity.

6. Reduction in Service or Amenity. An application for a rent decrease based on the proposed reduction of a service or amenity filed by a park owner shall contain all of the following additional information and documentation:

a. A detailed explanation of the proposed reduction in the service or amenity. Relevant evidence includes, but is not limited to a description of the type of service or amenity, a detailed description of the level of the service or amenity or service currently provided, and the level of service or amenity proposed to be provided. Only substantial reductions in services or availability of an amenity that will result in significant cost savings to the park owner can be the basis of a rent decrease under this section. De minimis conditions shall not be included.

(1) Examples include a substantial reduction in the number of months a pool is open or heated; a substantial reduction in the number days on which the clubhouse is open and available to residents or a substantial decrease in the number of hours the clubhouse is open each day.

(2) The written explanation shall include an explanation of the level of service or amenity provided in the park as of each of the following dates: (i) dates of commencement of the tenancy of the affected residents in the park; (ii) dates during which the level of the service or amenity was previously reduced, if any; (iii) dates during which the level of the service or amenity was restored to the prior level(s); (iv) current level of the service or amenity provided as of the date of the application; and (v) level of service proposed to be provided after the reduction in the level of the service or amenity.

b. Photographs of the before and after-condition (where feasible).

c. The reason(s) for the proposed reduction in the level of service or amenity to be provided.

d. The reason(s), if any, provided by the park owner to the resident(s) for the proposed reduction in the level of the service or amenity.

e. Any impact on resident health and safety as a result of the reduction of the service or amenity.

f. The cost savings to the park owner resulting from the proposed reduction of the service or amenity, and the methodology used by the applicant to determine the cost savings.

g. The amount of the rent decrease requested, and the methodology used by the applicant to calculate the rent decrease due to the reduction of the service or amenity.

h. Whether the park residents agree with the amount of the rent decrease requested by the applicant.

7. Park resident notification. Any documents issued or provided to the residents prior to the date of the application, which such documents set out or explain the services or amenities provided by the park owner to the residents during the period covered by the prior rent increase(s), any changes or reductions in such services or amenities and the dates of such changes or reductions.

8. Governmental citations or orders. Any notices, orders or findings issued by any other state, federal or local agency confirming or addressing the alleged reduction or discontinuance of the service or amenity, or any finding that a service or amenity is inadequate or does not comply with the law.

9. Any additional information or documentation required by the RA and/or the Commission that is reasonably necessary to assist the City in determining whether the application should be granted.

C. Park Resident Response to Park Owner Application. Within twenty (20) days of service or a copy of the notice of the application on the park residents by the RA (or within twenty (20) days of service of the application on the park resident representative by the RA), the park residents (or park resident representative) may file a response to the park owner's application in accordance with this section.

1. Service and posting. The park resident's response (or response of the resident representative) shall be served on the park owner and park owner's designated representative, if any, in accordance with Section 1.0008 of these Rules, and filed with the City in accordance with YMC Sections 15.20.090(B) and 15.20.100(E).

2. Content of Response. The response shall contain all of the following information, and supporting documentation, in addition to any other information or documentation required by the Ordinance and these Rules:

a. Whether the park resident(s) agrees with the amount of the rent decrease requested in the application.

b. If the park resident(s) disagree with the amount of the proposed rent decrease, all of the facts and documents supporting their contentions.

c. If the park resident(s) contend that other services or amenities were reduced or discontinued, the facts and documents supporting their contentions.

d. If the park resident(s) contend that the service or amenity cannot be discontinued or reduced because such service or amenity is required by other laws or to maintain health and safety and/or habitability standards, the response shall specify the laws or regulations requiring that such service or amenity be maintained at their prior level and the specific health or

safety reasons that such service or amenity must be maintained, and all supporting documentation.

e. Any other information and documentation supporting the park resident's response to the park owner's application and relevant to the issues for determination under YMC Section 15.20.090(A) and this Chapter.

3. Proof of Service and Posting. The response shall include the proof of service and posting and declaration under penalty of perjury required by Section 1.0008 of these Rules.

4. Declaration. A declaration or affidavit signed under penalty of perjury by the person filing the response, certifying that a copy of the response was served on the applicant and the applicant's designated representative, if any; and posted in the park in accordance with these Rules, and that all information contained in the response is true and correct, in accordance with the City-approved forms.

### **7.0007. RENT ADMINISTRATOR REVIEW**

A. Application Processing. Upon receipt of the application, the RA shall review the application and determine whether it is complete, in accordance with YMC Section 15.20.105 and Section 4.0002 of these Rules.

B. Utility Services. If a park owner provides utility services to a mobilehome space discontinues or eliminates such service by separate metering or other lawful means of transferring responsibility for payment from the park owner to the resident(s) of such space, the prospective rent decrease resulting from such transfer shall be determined in accordance with Civil Code Section 798.41, or any successor statute. As used in this Subsection (B) the term "utilities services" means natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service, or as Civil Code Section 798.41 may be amended from time to time.

C. Repairs. For purposes of evaluating an application under this Chapter, the park owner's removal of a service or amenity to have it repaired shall not be grounds for a rent decrease so long as the park owner returns the service or amenity in good working order within a reasonable period of time.

### **7.0008. COMMISSION PROCEEDINGS**

A. Commission Hearing. The Commission hearing shall be conducted in accordance with Chapter 1 of these Rules.

B. Commission Decision. At the conclusion of the hearing on an application to reduce rent under this Chapter, the Commission shall have the authority to approve, approve a modified rent decrease, or deny a rent decrease to the applicant. The Commission's decision shall be issued in writing, and shall contain findings of fact in support of the decision. The Commission's decision shall include the amount of the monthly decrease in rent for each space, and the commencement date of the rent decrease.

C. Final Decision. The Commission's decision on any rent decrease in rent shall be final unless a timely appeal is filed from the Commission's decision in accordance with Section 15.20.115 of the Ordinance, and Sections 1.0029 and 1.0030 of these of these Rules.

## **7.0009. APPEAL**

A. Right of Appeal; Final Decision of City Council. A park owner and any park resident shall have the right to file an appeal from the Commission's decision on an application for a rent decrease in accordance with YMC Section 15.20.115 and Section 1.0030 of these Rules.

B. City Council Decision. The City Council shall conduct an appeal hearing in accordance with YMC Section 15.20.115 and Section 1.0030 of these Rules. Upon the conclusion of the appeal hearing, the City Council shall have the authority to deny, approve or approve a modified rent decrease in accordance with this Chapter 7 and Section 1.0030 of Chapter 1 of these Rules, and YMC Section 15.20.115. The City Council's decision shall include: (a) findings on the factors set forth in this Section; (b) the amount of any prospective rent decrease granted and reasons therefore, if any; or (c) if the appeal is denied, the basis for denial.

C. Final Decision. The City Council's decision on an appeal from the decision of the Commission on an application for a rent decrease pursuant to this Chapter 7, shall final upon the date of service of the written decision in accordance with YMC Section 15.20.115 and Section 1.0030 of these Rules.

## **7.0010. CHAPTER 7 – SCHEDULE A - DE MINIMIS CONDITIONS**

(reference: Section 7.0001(D)(3)(a) of Chapter 7)

Minimal changes (also known as “de minimis conditions”) do not qualify for a rent decrease under YMC Section 15.20.090 or this Chapter. The following list provides examples of de minimis conditions.

1. Air Conditioning: Failure to provide air-conditioning in non-enclosed public areas, such as hallways, stairwells, and other similar areas.
2. Appliances, Clubhouse and other Common Area: Chips on appliances, counter tops, fixtures or tile surfaces; color-matching of appliances, fixtures or tiles.
3. Building Entrance Door: Removal of canopy over door; changes in door-locking devices, where security or access is not otherwise compromised.
4. Carpeting: Change in color or quality under certain circumstances; isolated stains on otherwise clean carpets; frayed areas which do not create a tripping hazard.
5. Cracks: Sidewalk cracks which do not create a tripping hazard; cracks in walls and ceilings that do not constitute any health or safety hazard, provided there is no water leak; street cracks which do not create any traffic hazard and which otherwise comply with the law where such streets are otherwise regularly maintained.
6. Decorative Amenities: Modification (e.g., fountain replaced with rock garden); removal of some or all for aesthetic reasons.
7. Doors: Lack of alignment, provided the condition does not prevent proper closing or locking of entrance doors or closing of interior doors.
8. Floors: Failure to provide furnishing, refinishing or waxing; discrete areas in need of cleaning or dusting, where there is evidence that janitorial services are being regularly provided and most areas are clean (See also Janitorial Services, Subsection 12).
9. Parking: Any condition that does not interfere with the use of the parking lot (if any) or an assigned parking space (e.g., peeling paint where there is no water leak).

10. Graffiti: Minor graffiti inside the building; any graffiti outside the building where the owner submits an “affidavit of on-going maintenance” indicating a reasonable time period when the specific condition will be next addressed.
11. Landscaping: Modification; failure to maintain a particular aspect of landscaping where the grounds are generally maintained.
12. Janitorial Services: Failure to clean or dust discrete areas, where there is evidence that janitorial services are being regularly provided because most areas are, in fact, clean.
13. Lighting in Common Areas or Other Public Areas: Missing light bulbs or fixtures where the lighting is otherwise adequate.
14. Common Area Decorative Items: Discontinuance of flowers (fresh-cut or artificial); modification of furniture; removal of some furnishings (determined on a case-by-case basis); removal of decorative mirrors; reduction in space where reasonable access and use remain (determined on a case-by-case basis); elimination of public area door mat; removal or replacement of window coverings.
15. Mail distribution: Removal of door-to-door or other methods of internal mail distribution where other forms of distribution (e.g., U.S. mail) are maintained.
16. Masonry: Minor deterioration; failure to repair or replace exterior bricks or other masonry where there is no interior leakage or other danger to health or safety;
17. Painting: Change in color in common areas when otherwise not in violation of any other applicable law or regulation; replacement of wallpaper or stenciling with paint in the common areas; isolated or minor areas where paint or plaster is peeling, or other similarly minor areas requiring repainting, provided there are no active water leaks; any painting condition in any area that is not part of the common area or not usually meant for or used by the park residents; failure to repaint if less than seven years (exterior common area buildings or facilities) or less than four years (interior common area buildings or facilities).
18. Recreational Facilities: Modifications to pool, shuffle board court(s), clubhouse, such as reasonable substitution of equipment, combination of areas, or reduction in the number of items of certain equipment where overall facilities are maintained.
19. Sinks: Failure to provide or maintain in recreational facilities, laundry room areas or clubhouse.
20. Storage Space: Removal or reduction of, unless storage space service is provided for in a specific provision of a lease or other rental agreement), or unless the owner has provided formal storage boxes or bins to the residents within three years of the filing of a resident’s complaint alleging an elimination or a reduction in storage space service.
21. Maintenance Staff: Decrease in the number of maintenance staff, provided that there is no decrease in janitorial, landscaping, grounds keeping or other maintenance services.
22. Management: Decrease in the number of staff, other than security, provided there is no decrease in management services (elimination of on-site management office may be considered a reduction or discontinuance of a service upon a case-by-case basis).
23. Windows: Sealed, vented, other than in areas used by residents (e.g., laundry rooms); cracked fire-rated windows; peeling paint or other non-hazardous conditions of exterior window frames.

**CITY OF YUCAIPA  
MOBILEHOME RENT REVIEW COMMISSION**

THIS IS A STAND-ALONE DOCUMENT INTENDED TO SUMMARIZE BASIC PROCEDURES OF THE YUCAIPA MUNICIPAL CODE §15.20 AND TO ESTABLISH AN ORDER FOR PRESENTATION OF WITNESSES AND GENERAL TIME LIMITS FOR ORAL TESTIMONY DURING RENT ADJUSTMENT HEARINGS. APPLICANTS AND RESIDENTS ARE ENCOURAGED TO REFER TO YUCAIPA MUNICIPAL CODE §15.20 REGARDING SUBSTANTIVE ISSUES. EXCEPT WITH REGARD TO THE ORDER OF PRESENTATION OF WITNESSES AND TIME LIMITS SET FORTH IN SECTION B, BELOW, THE YUCAIPA MUNICIPAL CODE §15.20 SUPERSEDES THIS DOCUMENT.

**RULES AND PROCEDURES FOR CONDUCT OF  
MOBILEHOME RENT PUBLIC HEARINGS**

The following Rules and Procedures for Conduct of Mobilehome Rent Public Hearings are adopted pursuant to Yucaipa Municipal Code (YMC) §15.20.110 of the City’s Mobilehome Rent Stabilization Ordinance and Administrative Rules, to provide an orderly procedure for the review of rent adjustment applications, and for the conduct of rent adjustment hearings:

**A. APPLICATION, HEARING AND APPEAL DEADLINES**

1. The City encourages a Resident Meeting prior to submittal of an application to discuss the proposed application. YMC §15.20.100 (D).
2. The applicant shall submit at least one (1) copy of each such application or appeal, a declaration under penalty of perjury and all back-up documentation, to the City, along with an electronic copy (jpeg or pdf format). Administrative Rules.
3. At the time the Applicant or appeal is filed, the applicant or appellant shall also post a notice and a complete copy of the application or appeal in each of the following locations in the park for review and inspection by the park residents: the park office, the park clubhouse, and one other park location open to the residents during regular business hours., YMC §15.20.105 (A) and Administrative Rules.
4. The application fee for an MNOI Increase Application, Capital Improvement Rent Increase Application, Rent Decrease Application or Appeal Application is \$1,750 per application, which shall be paid prior to the application being declared complete. Administrative Rules.
5. Upon receipt of an application, the rent administrator shall within thirty (30) days mail written notice to the applicant advising him or her whether the application is complete. YMC §15.20.105(B).
6. A hearing of the commission shall be held not later than 60 days from the date the NOI application or appeal is determined complete. YMC §15.20.110(A).
7. Written notice of the application or appeal shall be mailed by the rent administrator to the affected residents or park owner on the date on which it is determined to be either complete or incomplete. YMC §15.20.105(E).
8. One (1) copy of any written opposition, along with an electronic copy (jpeg or pdf),

to the Rent Administrator and one copy to the applicant within twenty (20) days of the date notice of the application is mailed by the city. YMC § 15.20.105(E)(1)(2) and Administrative Rules.

9. Written opposition shall be personally served or mailed to the applicant or the applicant's local representative no later than the same day as the filing of the written opposition to the RA, along with an affidavit or declaration, signed under penalty of perjury and containing all information and certifications required by the City-approved form, certifying such service has been made and that all representations set forth in the opposition are true and correct. Administrative Rules.

10. All reports, communications, resolutions, contract documents, proposals, expert reports, applications, oppositions, appeals, and other documents or matters to be submitted to the Commission in connection with its hearing on the application, shall be delivered to the Rent Administrator not later than 12:00 noon on the day which is fourteen (14) days preceding the Commission meeting (excluding the day of the meeting). The Agenda shall be delivered to the Commissioners on the sixth (6<sup>th</sup>) calendar day preceding the meeting to which it pertains (excluding the day of the meeting), and shall be made available to the public after delivery to the Commissioners. Administrative Rules §1.0008 (A).

11. The Commission shall render its decision in writing, including findings of fact: (i) within seventy-five (75) days after the date that the Rent Administrator that an application or appeal is complete; or (ii) not later than seventy-five (75) days from the final thirty (30) day deadline by which the applicant must submit additional information or documentation to the city in order the Rent Administrator to find that the application or appeal is complete. YMC §15.20.110(B). The decision shall include findings of fact and conclusions based upon those findings of fact and the determination of the maximum allowable rent for each affected mobilehome space. Administrative Rules §1.0029(G).

12. Either party may, and prior to commencing any action in a court of competent jurisdiction shall, appeal any final decision or order of the commission to the city council by filing written notice of the appeal, a written summary of the basis of the appeal and payment of the appeal fee with the rent administrator not later than ten days after the decision of the commission has been deposited in the mail, addressed to the petitioner and the affected residents. The appellant shall serve written notice of the filing of the appeal, the written summary of the basis of the appeal, and any documents supporting the appeal, on the opposing party, and shall post a copy of the appeal in each of the following locations in the park for review and inspection by the park residents: the park office, the park clubhouse, and one other park location open to the residents during regular business hours.in accordance with YMC §15.20.105(A). YMC §15.20.115.

13. The application fee for appeals to the Rent Review Commission of Staff Determinations and appeals to the City Council of Rent Review Commission Determinations shall be \$1,750.00 per application, plus the costs of transcripts of any underlying proceedings from which the appeal is made. The application fee shall be paid in full to the City as a condition of finding that the application is complete, and no hearing shall be set before either the Rent Review Commission or City Council unless the full application fee has been paid. Administrative Rules §1.0030(D).

14. The Rent Administrator shall have ten (10) days to determine whether the appeal application is complete. YMC 15.20.115(A).

15. A hearing of the City Council shall be held not later than thirty (30) days from the date on which the Rent Administrator determines that the appeal application is complete. YMC 15.20.115(C).

16. The City Council shall limit its review to the record of the proceedings, determine whether, in light of the record, “substantial evidence” exists in the Record to support the Commission's decision, determine whether the findings set forth in the Resolution of the Commission, which is the subject of the appeal, are supported by the evidence, determine whether the Commission's actions and decision were undertaken in accordance with the City's duly-enacted Rent Stabilization Ordinance and whether the Commission's interpretation of the pertinent sections of the YMC was reasonable and make any further findings and determinations, which the City Council determines to be reasonable and necessary in deciding the appeal. Administrative Rules §1.0030(A).

17. The City Council shall issue its decision in writing, including findings of fact, within fifteen (15) days of the date of commencement of the appeal hearing; provided that the city council may extend the time limits under this subsection for reasonable cause, and failure of the city to act within the time limit specified herein shall not result in the automatic granting of any appeal or the relief sought therein. The decision of the City Council on any appeal shall be final. YMC §15.20.115(D).

18. Any legal challenge to a final decision of the City Council granting, denying or modifying a rent adjustment must be filed within ninety (90) days of the date of service of the City Council’s written decision and affidavit of mailings pursuant to California Code of Civil Procedure §1094.6. YMC §15.20.130(E).

## **B. ORDER FOR AND TIME LIMITS APPLICABLE TO RENT APPLICATION HEARINGS**

This procedure is established based on the fact that most of the evidence submitted in a rent increase (or decrease) application is documentary. These applications are based primarily on written financial information, appraisals, expenditure reports and similar documents. Unlimited documentary evidence may be submitted on both sides in rent review matters. There is no limitation on submittals by experts. All materials are required to be submitted and made available to the parties well in advance of the hearing. Ample opportunity for rebuttal is present. Oral presentations are permitted, allowing the Applicant and the Opposing Party to present their arguments to the Commission. The parties are each allowed full access to all information relied upon by the Commission. Under the circumstances, narrative presentations, rather than direct or cross-examination testimony, satisfies the requirements for due process if a party does not specifically request direct and/or cross-examination.

1. Introduction by Staff. (10 minutes\*)
2. Presentation by Applicant. (30 minutes\*)
  - a. Applicant is strongly encouraged to limit its presentation to a summary of the important key areas presented in its application and supporting documentation.
  - b. All witnesses addressing the Commission must be sworn in and testify under oath, and all testimony shall be under penalty of perjury. Administrative Rules, §1.0014(D).

3. If requested by the Opposing Party, cross-examination of the Applicant's witnesses or questions to the Applicant or its attorney by the Opposing Party and City Staff. (10 minutes each\*).
4. Questioning of Applicant, Applicant's witness(es) or Applicant's attorney by the Commission, if appropriate. (10 minutes per Commissioner\*)
5. Presentation by Opposing Party. (30 minutes\*)
6. If requested by Applicant, cross examination of the Opposing Party's witnesses or questions to the Opposing Party or its witnesses, and/or City Staff. (10 minutes each\*)
7. Questioning of Opposing Party, Opposing Party's witnesses or Opposing Party's attorney by the Commission, if appropriate. (10 minutes per Commissioner\*)
8. Presentation of Staff Report and/or Staff Witnesses. (30 minutes\*)
9. If requested by Applicant and/or Opposing Party, cross-examination of City Staff witness(es) or questions by Applicant and Opposing Party. (10 minutes each side\*)
10. Questioning of Staff or Staff witness(es) by the Commission, if appropriate. (10 minutes per Commissioner\*)
11. Closing argument by Staff, Opposing Party and Applicant:
 

Staff:	5 minutes*
Opposing Party:	5 minutes*
Applicant:	5 minutes*

\*Time limits should be flexible to allow the introduction of relevant information if good cause is shown that a party cannot present its case in the time allotted. The Presiding Officer shall rule on any requests for additional time.

**C. RULES OF EVIDENCE FOR COMMISSION HEARINGS**

1. Where allowed by the Presiding Officer upon request of a party, representatives of the City staff, the Commission and the City Council, representatives of the applicant, representatives of the residents of the applicant mobilehome park, and any other interested person, party or entity, shall have these rights: to call and examine witnesses; to introduce exhibits; to discuss evidence directly with the Commission without an attorney; to cross-examine opposing witnesses on any matter relevant to the issues contained in the application even though the matter was not covered on direct examination; to impeach any witness regardless of which party first called the witness to testify; and to rebut the evidence against him/her. Administrative Rules, §1.0029(D)(1).

2. The hearing need not be conducted according to the technical rules relating to evidence and witnesses. Evidence in the form of testimony and written documents shall be admissible, so long as it is relevant and credible, and pertains to the application being considered. Administrative Rules, §1.0029(D)(2).

3. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in and of itself to support a finding unless it would be admissible over objections in civil actions. Administrative Rules, §1.0029(D)(2).

4. All documentary and other written evidence to be considered by the Commission in support of or in opposition to an application shall be delivered to the Rent Administrator not later than 12:00 noon on the day which is fourteen (14) days preceding the Commission meeting (excluding the day of the meeting). The Commission shall not accept as evidence written or documentary materials that were not submitted within the timelines specified in the YMC and Administrative Rules unless good cause is shown why the materials could not have been submitted earlier. Administrative Rules, §1.0008(A), 1.0029(D)(7).

5. Any Commissioner or Staff member may request the attendance of witnesses and/or the production of books or other documents by proponents, opponents or their interested parties during the course of the hearing or any other matter pending before the Commission (including at any point in time after an application has been filed) if: (1) the evidence sought would be helpful or necessary to the Commission's determination as to whether the applicant is entitled to the relief requested; or (2) the evidence would be helpful or necessary to the Commission's exercise of its powers or duties. Administrative Rules, §1.0029(D)(8).

6. Any hearing being held, noticed, or ordered to be held by the Commission may, by motion, second and majority vote of the quorum of the Commission, be adjourned or continued to another date and time upon the consent of the applicant and the opponents, or upon a finding of good cause by the Commission. Notice of adjournment or continuance shall be posted in conformity with Government Code Sections 54955 and 54955.1; provided that, if the hearing is continued to a time less than twenty-four (24) hours after the time specified in the order of hearing, a copy of the order or notice of continuance shall be posted outside the meeting room immediately following the meeting at which the order of continuance was made. Administrative Rules, §1.0029(E).

7. The Applicant shall have the burden of proving entitlement to a rent adjustment, and the amount of the rent adjustment sought. Administrative Rules, §1.0029(F).

8. The Commission shall consider all evidence properly presented in accordance with the YMC, these Administrative Rules, and any supplemental rules adopted by the Commission, and shall articulate, during the Commission's deliberation at the public hearing, their findings of fact, reasoning and conclusions for their decision on all issues, and shall issue a written decision or determination concerning the application. Said decision shall include findings of fact and conclusions based upon those findings of fact. The decision shall include the determination of the maximum allowable rent for each affected mobilehome space. Administrative Rules, §1.0029(G)

These procedures and rules of conduct shall apply to all hearings conducted by the Commission, shall supersede any other rules previously adopted by the Commission, and shall control in the event any conflict exists with previously adopted procedures and rules of conduct for Commission hearings.

This document has been revised to reflect City Council adopted modifications to YMC §15.20 and the Administrative Rules.