

EXHIBIT A-10 - Budget Worksheet

Income and Expense Projections



Project Name:	Project Number:
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Description of Account	MHDC Acct. No.	Statement of Profit/Loss for FY	Current FY Expenses (months)	Budget Submitted for FY
Rental Income 5100				
Rent Revenue - Gross Potential	5120			
Tenant Assistance Payments	5121			
Rent Revenue - Stores and Commercial	5140			
Garage and Parking Spaces	5170			
Flexible Subsidy Income	5180			
Miscellaneous Rent Revenue (see attachment)	5190			
Excess Rent	5191			
Rent Revenue / Insurance	5192			
Special Claims Revenue	5193			
Retained Excess Income	5194			
Total Rent Revenue Potential at 100% Occupancy	5100T	-	-	-
Vacancies 5200				
Apartments	5220			
Stores and Commercial	5240			
Rental Concessions	5250			
Vacancies - Rents Loss to Lease	5260			
Garage and Parking Spaces	5270			
Miscellaneous (see attachment)	5290			
Total Vacancies	5200T	-	-	-
Net Rental Revenue (Rent Revenue less Vacancies)	5152N	-		
Revenues 5300				
Nursing Homes / Assisted Living / Board & Care / Other Elderly Care / Coop / Other Revenues	5300			
Financial Revenue 5400				
Financial Revenue - Project Operations	5410			
Revenue from Investments - Residual Receipts	5430			
Revenue from Investments - Replacement Reserve	5440			
Revenue from Investments - Misc. (see attachment)	5490			
Total Financial Revenue	5400T	-	-	-
Other Revenue 5800				
Laundry and Vending Revenue	5910			
Tenant Charges	5920			
Interest Reduction Payment Revenue	5945			
Cable TV / Internet Access Revenue	5954			
Miscellaneous Revenue (see attachment)	5990			
Total Other Revenue	5900T	-	-	-
Total Revenue	5000T	-	-	-
Admin. Expenses 6200 / 6300				
Conventions, Meetings, and Training	6203			
Management Consultants	6204			
Advertising and Marketing	6210			
Other Renting Expense	6250			
Office Salaries (see attachment)	6310			
Office Expenses (see attachment)	6311			
Office or Model Apartment Rent	6312			
Leased Furniture	6313			
Management Fee/Bookkeeping/Accounting Services	6320			
Manager or Superintendent Salaries	6330			
Administrative Rent Free Unit	6331			
Legal Expenses - Project	6340			
Audit Expenses	6350			
Telephone Expense	6360			
Bad Debts	6370			
Misc. Administrative Expenses (see attachment)	6390			
Total Administrative Expenses	6263T	-	-	-
Utilities 6400				
Electricity	6450			
Water	6451			
Gas	6452			
Sewer	6453			
Cable TV / Internet Access	6454			
Total Utilities Expense	6400T	-	-	-

Project Name:	Project Number:
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Description of Account	MHDC Acct. No.	Statement of for FY	Current FY (months)	Budget Submitted for FY
Operating & Mainten. Expenses 6500	Payroll (see attachment)	6510		
	Supplies (see attachment)	6515		
	Contracts (see attachment)	6520		
	Operating and Maintenance Rent Free Unit	6521		
	Garbage and Trash Removal	6525		
	Security Payroll / Contract	6530		
	Security Rent Free Unit	6531		
	Heating / Cooling Repairs and Maintenance	6546		
	Snow Removal	6548		
	Vehicle and Maintenance Equipment Operation and Repairs	6570		
	Maintenance Tools and Equipment	6571		
	Pool Supplies and Pool Maintenance/Contracts	6572		
	Exterminating	6573		
	Elevator Maintenance/Contracts	6574		
	Vacant Unit Preparation (see attachment)	6580		
	Misc. Operating & Maintenance Exp. (see attachment)	6590		
	Total Operating & Maintenance Expenses	6500T	-	-
Taxes and Insurance 6700	Real Estate Taxes	6710		
	Payroll Taxes (Project's share)	6711		
	Property and Liability Insurance (Hazard)	6720		
	Fidelity Bond Insurance	6721		
	Workmen's Compensation	6722		
	Health Insurance & Other Employee Benefits	6723		
	Misc. Taxes, Licenses, Permits & Ins. (see attachment)	6790		
	Total Taxes and Insurance	6700T	-	-
Financial Expenses 6800	Interest on Mortgage Payable	6820		
	Interest on Notes Payable (Long-Term) *	6830		
	Interest on Notes Payable (Short-Term) *	6840		
	Mortgage Insurance Premium / Service Charge	6850		
	Miscellaneous Financial Expenses (see attachment)	6890		
	Total Financial Expenses	6800T	-	-
Expenses 6900	Nursing Homes / Assisted Living / Board & Care / Other Elderly Care/ Coop / Other Expenses	6900		
	Total Cost of Operations	6000T	-	-
	Principal Payments Required	7001		
	Reserve for Replacement Deposits Required	7002		
	Total Cash Requirements		-	-
	Less Total Revenue		-	-
	Net Cash Surplus (Deficiency)		-	-
Non-Project Expenses**	Depreciation	6600		
	Amortization	6610		
	Transfers from Reserves for Replacement	7003		
	Entity Revenue	7105		
	Officer Salaries	7110		
	Asset Mgmt, Partnership, and Incentive Fees	7115		
	Legal Expenses	7120		
	Federal, State, and Other Income Taxes	7130		
	Fidelity & Bond Insurance	7135		
	Interest Expense	7140		
	Interest on Notes Payable (subordinate/non-MHDC/partner loans)	7141		
	Interest on Mortgage Payable (subordinate/non-MHDC/partner loans)	7142		
	Principal for other loans (subordinate/non-MHDC/partner loans)	7145		
	Capital Expenditures (if there is Reserves for Replacement)	7180		
	Other Non-Operating Expenses	7190		
	Net Income (Loss) after Non-Project Expenses		-	-

** Non-Project Expenses are excluded from the Net Cash Surplus (Deficiency)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
 (Signature) _____ Date (mm/dd/yyyy) _____