

# THIRD WALNUT CREEK MUTUAL

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Proposed 2012 BUDGET

# Budget Assumptions

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- Management Fee
  - + 2.4% - Employee costs.
- Utilities
  - Increase/decrease vary due to water and trash.
- Insurance
  - Increased by 13.0% over last years actual expense.
- GRF
  - Increased by 1.7%
- Cable TV
  - Increased by 5.0% per contract

# TWCM Monthly Average Coupon Including GRF

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- 2011 – \$673.00
- 2012 – \$681.00
  
- Increase of \$7.98 per manor per month.
  
- Average increase of 1% overall.

# District III

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Projects 49, 54

**Third Walnut Creek Mutual - Project 49**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	28.02	27.92	(0.10)	-0.4%
Mechanical & Electrical	12.92	10.31	(2.61)	-20.2%
Fire Safety	4.05	4.58	0.53	13.1%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>44.99</u>	<u>42.81</u>	<u>(2.18)</u>	<u>-4.8%</u>
Landscape Maintenance	52.23	52.84	0.61	1.2%
Elevator Maintenance	5.73	6.77	1.04	18.2%
Custodial Services	3.65	4.40	0.75	20.5%
Insurance	48.82	53.54	4.72	9.7%
Utilities				
Trash & Recycle	14.58	15.32	0.74	5.1%
P.G.& E.	8.85	8.85	0.00	0.0%
Water	35.73	34.90	(0.83)	-2.3%
Telephone	1.15	1.25	0.10	8.7%
Solid Waste Disposal	6.77	5.21	(1.56)	-23.0%
Total Utilities	<u>67.08</u>	<u>65.53</u>	<u>(1.55)</u>	<u>-2.3%</u>
Professional Services	1.25	1.25	0.00	0.0%
Other Gen. and Admin. Expenses	2.71	2.47	(0.24)	-8.9%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>271.50</u>	<u>275.70</u>	<u>4.20</u>	<u>1.5%</u>
Net Mutual Operating Costs	271.50	275.70	4.20	1.5%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	271.50	275.70	4.20	1.5%
Mutual Reserves Assessment	282.09	291.02	8.93	3.2%
<b><u>Total Mutual Assessment</u></b>	<u>\$553.59</u>	<u>\$566.72</u>	<u>\$13.13</u>	<u>2.4%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$775.00</u>	<u>\$793.00</u>	<u>\$18.00</u>	<u>2.3%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 49**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$217,229	\$0	\$217,229
Mutual Assessments	264,672	279,379	544,051
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
<b>Total Revenues</b>	<b>481,901</b>	<b>279,379</b>	<b>761,280</b>
Less Transfer to GRF	(217,229)	0	(217,229)
<b>Total Mutual Revenues-Net</b>	<b>264,672</b>	<b>279,379</b>	<b>544,051</b>
<b><u>Expenses</u></b>			
MOD Management Fee	44,251	0	44,251
Building Maint. & Public Works			
Carpentry, Roofing and Painting	26,800	279,660	306,460
Mechanical & Electrical	9,900	0	9,900
Fire Safety	4,400	0	4,400
Public Works	0	1,000	1,000
<b>Total Bldg.Maint. &amp; Public Works</b>	<b>41,100</b>	<b>280,660</b>	<b>321,760</b>
Landscape Maintenance	50,723	2,200	52,923
Elevator Maintenance	6,500	40,000	46,500
Custodial Services	4,223	0	4,223
Insurance	51,395	0	51,395
Utilities			
Trash & Recycle	14,705	0	14,705
P.G.& E.	8,500	0	8,500
Water	33,500	0	33,500
Telephone	1,200	0	1,200
Waste Disposal	5,000	0	5,000
<b>Total Utilities</b>	<b>62,905</b>	<b>0</b>	<b>62,905</b>
Professional Services	1,200	0	1,200
Other Gen. and Admin. Expenses	2,375	0	2,375
Income Taxes	0	0	0
<b>Total Expenses</b>	<b>264,672</b>	<b>322,860</b>	<b>587,532</b>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<b>\$0</b>	<b>(\$43,481)</b>	<b>(\$43,481)</b>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$59,505	\$242,730	\$302,235
Excess/(Deficiency) of Rev. over Exp.	0	(43,481)	(43,481)
Estimated Ending Balance	<b>\$59,505</b>	<b>\$199,249</b>	<b>\$258,754</b>

**Third Walnut Creek Mutual - Project 54  
Comparison of 2011 Budget to 2012 Budget  
Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.03	46.09	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	14.60	11.94	(2.66)	-18.2%
Mechanical & Electrical	7.78	7.22	(0.56)	-7.2%
Fire Safety	2.50	3.13	0.63	25.2%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>24.88</u>	<u>22.29</u>	<u>(2.59)</u>	<u>-10.4%</u>
Landscape Maintenance	85.69	86.47	0.78	0.9%
Custodial Services	1.32	1.21	(0.11)	-8.3%
Insurance	32.83	35.97	3.14	9.6%
Utilities				
Trash & Recycle	12.22	12.80	0.58	4.7%
P.G.& E.	3.61	3.61	0.00	0.0%
Water	53.61	48.61	(5.00)	-9.3%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>76.39</u>	<u>70.83</u>	<u>(5.55)</u>	<u>-7.3%</u>
Professional Services	1.39	1.64	0.25	18.0%
Other Gen. and Admin. Expenses	3.05	3.05	0.00	0.0%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>270.58</u>	<u>267.55</u>	<u>(3.03)</u>	<u>-1.1%</u>
Net Mutual Operating Costs	270.58	267.55	(3.03)	-1.1%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	270.58	267.55	(3.03)	-1.1%
Mutual Reserves Assessment	189.01	217.17	28.16	14.9%
<b><u>Total Mutual Assessment</u></b>	<u>\$459.59</u>	<u>\$484.72</u>	<u>\$25.13</u>	<u>5.5%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$681.00</u>	<u>\$711.00</u>	<u>\$30.00</u>	<u>4.4%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 54**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$162,922	\$0	\$162,922
Mutual Assessments	192,636	156,362	348,998
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>355,558</u>	<u>156,362</u>	<u>511,920</u>
Less Transfer to GRF	(162,922)	0	(162,922)
Total Mutual Revenues-Net	<u>192,636</u>	<u>156,362</u>	<u>348,998</u>
<b><u>Expenses</u></b>			
MOD Management Fee	33,188	0	33,188
Building Maint. & Public Works			
Carpentry, Roofing and Painting	8,600	260,000	268,600
Mechanical & Electrical	5,200	0	5,200
Fire Safety	2,250	0	2,250
Public Works	0	3,338	3,338
Total Bldg.Maint. & Public Works	<u>16,050</u>	<u>263,338</u>	<u>279,388</u>
Landscape Maintenance	62,259	0	62,259
Custodial Services	869	0	869
Pool or Pond Maintenance	0	4,000	4,000
Insurance	25,897	0	25,897
Utilities			
Trash & Recycle	9,218	0	9,218
P.G. & E.	2,600	0	2,600
Water	35,000	0	35,000
Waste Disposal	4,181	0	4,181
Total Utilities	<u>50,999</u>	<u>0</u>	<u>50,999</u>
Professional Services	1,180	0	1,180
Other Gen. and Admin. Expenses	2,194	0	2,194
Income Taxes	0	0	0
Total Expenses	<u>192,636</u>	<u>267,338</u>	<u>459,974</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>(\$110,976)</u>	<u>(\$110,976)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$65,668	\$266,107	\$331,775
Excess/(Deficiency) of Rev. over Exp.	0	(110,976)	(110,976)
Estimated Ending Balance	<u>\$65,668</u>	<u>\$155,131</u>	<u>\$220,799</u>

# District IV

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Projects 26, 35

**Third Walnut Creek Mutual - Project 26**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.09	\$0.00	(\$0.09)	-100.0%
Interest Income	0.00	0.00	0.00	N/A
<b>Total Other Revenue</b>	<u>0.09</u>	<u>0.00</u>	<u>(0.09)</u>	<u>-100.0%</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	15.82	14.58	(1.24)	-7.8%
Mechanical & Electrical	7.82	5.95	(1.87)	-23.9%
Fire Safety	2.04	3.83	1.79	87.7%
Public Works	0.89	1.32	0.43	48.3%
<b>Total Bldg.Maint. &amp; Public Works</b>	<u>26.57</u>	<u>25.68</u>	<u>(0.89)</u>	<u>-3.3%</u>
Landscape Maintenance	81.27	72.91	(8.36)	-10.3%
Elevator Maintenance	4.59	4.59	0.00	0.0%
Custodial Services	2.27	2.33	0.06	2.6%
Pool or Pond Maintenance	3.83	3.40	(0.43)	-11.2%
Insurance	31.34	34.39	3.05	9.7%
Utilities				
Trash & Recycle	21.68	23.36	1.68	7.7%
P.G.& E.	4.42	6.04	1.62	36.7%
Water	51.02	51.02	0.00	0.0%
Telephone	0.64	0.64	0.00	0.0%
Solid Waste Disposal	6.80	5.81	(0.99)	-14.6%
<b>Total Utilities</b>	<u>84.57</u>	<u>86.86</u>	<u>2.29</u>	<u>2.7%</u>
Professional Services	1.45	3.16	1.71	117.9%
Other Gen. and Admin. Expenses	2.93	2.68	(0.25)	-8.5%
Income Taxes	0.00	0.00	0.00	N/A
<b>Total Operating Expenses</b>	<u>283.86</u>	<u>282.10</u>	<u>(1.76)</u>	<u>-0.6%</u>
Net Mutual Operating Costs	283.77	282.10	(1.67)	-0.6%
Increase/(Decrease) Working Capital	0.00	25.06	25.06	N/A
Mutual Maint. & Operations Assessment	283.77	307.16	23.39	8.2%
Mutual Reserves Assessment	138.82	141.56	2.74	2.0%
<b><u>Total Mutual Assessment</u></b>	<u>\$422.59</u>	<u>\$448.72</u>	<u>\$26.13</u>	<u>6.2%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$644.00</u>	<u>\$675.00</u>	<u>\$31.00</u>	<u>4.8%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 26**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$266,105	\$0	\$266,105
Mutual Assessments	361,220	166,475	527,695
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>627,325</u>	<u>166,475</u>	<u>793,800</u>
Less Transfer to GRF	(266,105)	0	(266,105)
Less Allocation for Working Capital	(29,470)	0	(29,470)
Total Mutual Revenues-Net	<u>331,750</u>	<u>166,475</u>	<u>498,225</u>
<b><u>Expenses</u></b>			
MOD Management Fee	54,208	0	54,208
Building Maint. & Public Works			
Carpentry, Roofing and Painting	17,150	15,000	32,150
Mechanical & Electrical	7,000	0	7,000
Fire Safety	4,500	0	4,500
Public Works	1,550	0	1,550
Total Bldg.Maint. & Public Works	<u>30,200</u>	<u>15,000</u>	<u>45,200</u>
Landscape Maintenance	85,742	0	85,742
Elevator Maintenance	5,400	0	5,400
Custodial Services	2,744	0	2,744
Pool or Pond Maintenance	4,000	5,000	9,000
Insurance	40,445	0	40,445
Utilities			
Trash & Recycle	27,470	0	27,470
P.G.& E.	7,100	0	7,100
Water	60,000	0	60,000
Telephone	750	0	750
Waste Disposal	6,829	0	6,829
Total Utilities	<u>102,149</u>	<u>0</u>	<u>102,149</u>
Professional Services	3,711	0	3,711
Other Gen. and Admin. Expenses	3,150	0	3,150
Income Taxes	0	0	0
Total Expenses	<u>331,750</u>	<u>20,000</u>	<u>351,750</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>\$146,475</u>	<u>\$146,475</u>

**Estimated Change in Fund Balances**

Estimated Beginning Balance	\$88,246	\$766,781	\$855,027
Excess/(Deficiency) of Rev. over Exp.	0	146,475	146,475
Allocation for Working Capital	29,470	0	29,470
Estimated Ending Balance	<u>\$117,716</u>	<u>\$913,256</u>	<u>\$1,030,973</u>

**Third Walnut Creek Mutual - Project 35**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.03	46.10	1.07	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	28.01	24.42	(3.59)	-12.8%
Mechanical & Electrical	10.42	4.63	(5.79)	-55.6%
Fire Safety	2.31	4.63	2.32	100.4%
Public Works	2.08	1.16	(0.92)	-44.2%
Total Bldg.Maint. & Public Works	<u>42.82</u>	<u>34.84</u>	<u>(7.98)</u>	<u>-18.6%</u>
Landscape Maintenance	94.75	95.08	0.33	0.3%
Custodial Services	0.69	0.59	(0.10)	-14.5%
Insurance	32.90	36.10	3.20	9.7%
Utilities				
Trash & Recycle	16.20	17.00	0.80	4.9%
P.G.& E.	1.62	1.62	0.00	0.0%
Water	54.40	50.93	(3.47)	-6.4%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>79.17</u>	<u>75.35</u>	<u>(3.82)</u>	<u>-4.8%</u>
Professional Services	1.27	1.29	0.02	1.6%
Other Gen. and Admin. Expenses	3.82	3.65	(0.17)	-4.5%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>300.47</u>	<u>292.99</u>	<u>(7.48)</u>	<u>-2.5%</u>
Net Mutual Operating Costs	300.47	292.99	(7.48)	-2.5%
Increase/(Decrease) Working Capital	<u>(13.19)</u>	<u>(8.10)</u>	<u>5.09</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	287.27	284.89	(2.38)	-0.8%
Mutual Reserves Assessment	160.32	162.83	2.51	1.6%
<b><u>Total Mutual Assessment</u></b>	<u>\$447.59</u>	<u>\$447.72</u>	<u>\$0.13</u>	<u>0.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$669.00</u>	<u>\$674.00</u>	<u>\$5.00</u>	<u>0.7%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 35**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$97,753	\$0	\$97,753
Mutual Assessments	123,072	70,343	193,415
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>220,825</u>	<u>70,343</u>	<u>291,168</u>
Less Transfer to GRF	(97,753)	0	(97,753)
Less Allocation for Working Capital	3,500	0	3,500
Total Mutual Revenues-Net	<u>126,572</u>	<u>70,343</u>	<u>196,915</u>
<b><u>Expenses</u></b>			
MOD Management Fee	19,913	0	19,913
Building Maint. & Public Works			
Carpentry, Roofing and Painting	10,550	40,000	50,550
Mechanical & Electrical	2,000	7,725	9,725
Fire Safety	2,000	0	2,000
Public Works	500	0	500
Total Bldg.Maint. & Public Works	<u>15,050</u>	<u>47,725</u>	<u>62,775</u>
Landscape Maintenance	41,076	0	41,076
Custodial Services	255	0	255
Insurance	15,594	0	15,594
Utilities			
Trash & Recycle	7,342	0	7,342
P.G.& E.	700	0	700
Water	22,000	0	22,000
Waste Disposal	2,509	0	2,509
Total Utilities	<u>32,551</u>	<u>0</u>	<u>32,551</u>
Professional Services	558	0	558
Other Gen. and Admin. Expenses	1,575	0	1,575
Income Taxes	0	0	0
Total Expenses	<u>126,572</u>	<u>47,725</u>	<u>174,297</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>\$22,618</u>	<u>\$22,618</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$58,903	\$142,173	\$201,076
Excess/(Deficiency) of Rev. over Exp.	(0)	22,618	22,618
Allocation for Working Capital	(3,500)	0	(3,500)
Estimated Ending Balance	<u>\$55,403</u>	<u>\$164,791</u>	<u>\$220,194</u>

# District V

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Projects 23, 33, 53

**Third Walnut Creek Mutual - Project 23**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Other Income	1.07	2.14	1.07	100.0%
Total Other Revenue	<u>1.07</u>	<u>2.14</u>	<u>1.07</u>	<u>100.0%</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	14.42	14.32	(0.10)	-0.7%
Mechanical & Electrical	8.55	6.41	(2.14)	-25.0%
Fire Safety	4.81	5.77	0.96	20.0%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>27.78</u>	<u>26.50</u>	<u>(1.28)</u>	<u>-4.6%</u>
Landscape Maintenance	54.12	54.14	0.02	0.0%
Elevator Maintenance	4.81	5.34	0.53	11.0%
Custodial Services	3.85	4.59	0.74	19.2%
Pool or Pond Maintenance	8.12	7.91	(0.21)	-2.6%
Insurance	33.41	35.33	1.92	5.7%
Utilities				
Trash & Recycle	20.94	22.18	1.24	5.9%
P.G.& E.	22.44	14.96	(7.48)	-33.3%
Water	33.12	34.83	1.71	5.2%
Telephone	0.75	0.96	0.21	28.0%
Solid Waste Disposal	6.84	5.81	(1.03)	-15.1%
Total Utilities	<u>84.08</u>	<u>78.74</u>	<u>(5.35)</u>	<u>-6.4%</u>
Professional Services	1.50	1.48	(0.02)	-1.3%
Other Gen. and Admin. Expenses	4.91	4.24	(0.67)	-13.6%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>267.61</u>	<u>264.35</u>	<u>(3.27)</u>	<u>-1.2%</u>
Net Mutual Operating Costs	266.54	262.21	(4.33)	-1.6%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	266.54	262.21	(4.33)	-1.6%
Mutual Reserves Assessment	167.05	183.51	16.46	9.9%
<b><u>Total Mutual Assessment</u></b>	<u>\$433.59</u>	<u>\$445.72</u>	<u>\$12.13</u>	<u>2.8%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u><u>\$655.00</u></u>	<u><u>\$672.00</u></u>	<u><u>\$17.00</u></u>	<u><u>2.6%</u></u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 23**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$105,899	\$0	\$105,899
Mutual Assessments	122,714	85,883	208,597
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Other Income	1,000	0	1,000
Total Revenues	<u>229,613</u>	<u>85,883</u>	<u>315,496</u>
Less Transfer to GRF	(105,899)	0	(105,899)
Total Mutual Revenues-Net	<u>123,714</u>	<u>85,883</u>	<u>209,597</u>
<b><u>Expenses</u></b>			
MOD Management Fee	21,572	0	21,572
Building Maint. & Public Works			
Carpentry, Roofing and Painting	6,700	12,543	19,243
Mechanical & Electrical	3,000	5,150	8,150
Fire Safety	2,700	0	2,700
Public Works	0	800	800
Total Bldg.Maint. & Public Works	<u>12,400</u>	<u>18,493</u>	<u>30,893</u>
Landscape Maintenance	25,336	4,590	29,926
Elevator Maintenance	2,500	0	2,500
Custodial Services	2,147	0	2,147
Pool or Pond Maintenance	3,700	0	3,700
Insurance	16,532	0	16,532
Utilities			
Trash & Recycle	10,381	0	10,381
P.G.& E.	7,000	0	7,000
Water	16,300	0	16,300
Telephone	450	0	450
Waste Disposal	2,718	0	2,718
Total Utilities	<u>36,849</u>	<u>0</u>	<u>36,849</u>
Professional Services	692	450	1,142
Other Gen. and Admin. Expenses	1,985	0	1,985
Income Taxes	0	0	0
Total Expenses	<u>123,714</u>	<u>23,533</u>	<u>147,247</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>\$62,350</u>	<u>\$62,350</u>

**Estimated Change in Fund Balances**

Estimated Beginning Balance	\$33,330	\$239,417	\$272,747
Excess/(Deficiency) of Rev. over Exp.	0	62,350	62,350
Estimated Ending Balance	<u>\$33,330</u>	<u>\$301,767</u>	<u>\$335,097</u>

**Third Walnut Creek Mutual - Project 33**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	30.73	20.83	(9.90)	-32.2%
Mechanical & Electrical	11.98	12.76	0.78	6.5%
Fire Safety	3.13	4.43	1.30	41.5%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>45.83</u>	<u>38.02</u>	<u>(7.82)</u>	<u>-17.1%</u>
Landscape Maintenance	87.08	88.86	1.78	2.0%
Custodial Services	0.54	0.67	0.13	24.1%
Insurance	37.02	40.58	3.56	9.6%
Utilities				
Trash & Recycle	18.23	19.09	0.86	4.7%
P.G.& E.	3.13	3.13	0.00	0.0%
Water	77.08	74.48	(2.60)	-3.4%
Solid Waste Disposal	6.77	5.81	(0.96)	-14.2%
Total Utilities	<u>105.21</u>	<u>102.51</u>	<u>(2.70)</u>	<u>-2.6%</u>
Professional Services	1.56	1.56	0.00	0.0%
Other Gen. and Admin. Expenses	8.08	8.33	0.25	3.1%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>330.35</u>	<u>326.62</u>	<u>(3.75)</u>	<u>-1.1%</u>
Net Mutual Operating Costs	330.35	326.62	(3.73)	-1.1%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	330.35	326.62	(3.73)	-1.1%
Mutual Reserves Assessment	202.24	204.10	1.86	0.9%
<b><u>Total Mutual Assessment</u></b>	<u>\$532.59</u>	<u>\$530.72</u>	<u>(\$1.87)</u>	<u>-0.4%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$754.00</u>	<u>\$757.00</u>	<u>\$3.00</u>	<u>0.4%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 33  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$43,446	\$0	\$43,446
Mutual Assessments	62,711	39,187	101,898
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>106,157</u>	<u>39,187</u>	<u>145,344</u>
Less Transfer to GRF	(43,446)	0	(43,446)
Total Mutual Revenues-Net	<u>62,711</u>	<u>39,187</u>	<u>101,898</u>
<b><u>Expenses</u></b>			
MOD Management Fee	8,850	0	8,850
Building Maint. & Public Works			
Carpentry, Roofing and Painting	4,000	32,000	36,000
Mechanical & Electrical	2,450	0	2,450
Fire Safety	850	0	850
Public Works	0	2,000	2,000
Total Bldg.Maint. & Public Works	<u>7,300</u>	<u>34,000</u>	<u>41,300</u>
Landscape Maintenance	17,060	5,200	22,260
Custodial Services	128	0	128
Insurance	7,792	0	7,792
Utilities			
Trash & Recycle	3,666	0	3,666
P.G.& E.	600	0	600
Water	14,300	0	14,300
Waste Disposal	1,115	0	1,115
Total Utilities	<u>19,681</u>	<u>0</u>	<u>19,681</u>
Professional Services	300	0	300
Other Gen. and Admin. Expenses	1,600	0	1,600
Income Taxes	0	0	0
Total Expenses	<u>62,711</u>	<u>39,200</u>	<u>101,911</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>(\$13)</u>	<u>(\$13)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$18,173	\$96,515	\$114,688
Excess/(Deficiency) of Rev. over Exp.	(0)	(13)	(13)
Estimated Ending Balance	<u>\$18,173</u>	<u>\$96,502</u>	<u>\$114,675</u>

**Third Walnut Creek Mutual - Project 53  
Comparison of 2011 Budget to 2012 Budget  
Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$1.39	\$1.39	\$0.00	0.0%
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>1.39</u>	<u>1.39</u>	<u>0.00</u>	<u>0.0%</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	23.26	22.22	(1.04)	-4.5%
Mechanical & Electrical	5.21	5.21	0.00	0.0%
Fire Safety	4.98	4.28	(0.70)	-14.1%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>33.45</u>	<u>31.71</u>	<u>(1.74)</u>	<u>-5.2%</u>
Landscape Maintenance	66.68	67.45	0.77	1.2%
Custodial Services	0.46	1.06	0.60	130.4%
Insurance	35.75	39.18	3.43	9.6%
Utilities				
Trash & Recycle	13.89	14.90	1.01	7.3%
P.G.& E.	2.66	2.66	0.00	0.0%
Water	46.88	43.98	(2.90)	-6.2%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>70.37</u>	<u>67.35</u>	<u>(3.02)</u>	<u>-4.3%</u>
Professional Services	1.45	1.52	0.07	4.8%
Other Gen. and Admin. Expenses	3.07	2.84	(0.23)	-7.5%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>256.27</u>	<u>257.21</u>	<u>0.94</u>	<u>0.4%</u>
Net Mutual Operating Costs	254.88	255.82	0.94	0.4%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	254.88	255.82	0.94	0.4%
Mutual Reserves Assessment	<u>173.71</u>	<u>203.90</u>	<u>30.19</u>	<u>17.4%</u>
<b><u>Total Mutual Assessment</u></b>	<u>\$428.59</u>	<u>\$459.72</u>	<u>\$31.13</u>	<u>7.3%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	<u>34.90</u>	<u>36.63</u>	<u>1.73</u>	<u>5.0%</u>
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u><u>\$650.00</u></u>	<u><u>\$686.00</u></u>	<u><u>\$36.00</u></u>	<u><u>5.5%</u></u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 53  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$195,506	\$0	\$195,506
Mutual Assessments	221,028	176,170	397,198
Rental and/or Laundry Room Income	1,200	0	1,200
Interest Income	0	0	0
Total Revenues	<u>417,734</u>	<u>176,170</u>	<u>593,904</u>
Less Transfer to GRF	(195,506)	0	(195,506)
Total Mutual Revenues-Net	<u>222,228</u>	<u>176,170</u>	<u>398,398</u>
<b><u>Expenses</u></b>			
MOD Management Fee	39,826	0	39,826
Building Maint. & Public Works			
Carpentry, Roofing and Painting	19,200	183,000	202,200
Mechanical & Electrical	4,500	0	4,500
Fire Safety	3,700	3,875	7,575
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>27,400</u>	<u>186,875</u>	<u>214,275</u>
Landscape Maintenance	58,273	10,000	68,273
Custodial Services	919	0	919
Insurance	33,855	0	33,855
Utilities			
Trash & Recycle	12,872	0	12,872
P.G.& E.	2,300	0	2,300
Water	38,000	0	38,000
Waste Disposal	5,017	0	5,017
Total Utilities	<u>58,189</u>	<u>0</u>	<u>58,189</u>
Professional Services	1,316	1,500	2,816
Other Gen. and Admin. Expenses	2,450	0	2,450
Income Taxes	0	0	0
Total Expenses	<u>222,228</u>	<u>198,375</u>	<u>420,603</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>(\$22,205)</u>	<u>(\$22,205)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$130,804	\$50,103	\$180,907
Excess/(Deficiency) of Rev. over Exp.	(0)	(22,205)	(22,205)
Estimated Ending Balance	<u>\$130,804</u>	<u>\$27,898</u>	<u>\$158,701</u>

# District VII

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Project 51

**Third Walnut Creek Mutual - Project 51**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	13.91	11.75	(2.16)	-15.5%
Mechanical & Electrical	8.40	8.40	0.00	0.0%
Fire Safety	2.82	3.23	0.41	14.5%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>25.13</u>	<u>23.38</u>	<u>(1.75)</u>	<u>-7.0%</u>
Landscape Maintenance	66.45	66.57	0.12	0.2%
Custodial Services	0.47	0.43	(0.04)	-8.5%
Insurance	38.23	41.90	3.67	9.6%
Utilities				
Trash & Recycle	11.42	12.40	0.98	8.6%
P.G.& E.	2.42	2.42	0.00	0.0%
Water	38.31	37.37	(0.94)	-2.5%
Solid Waste Disposal	6.18	5.81	(0.37)	-6.0%
Total Utilities	<u>58.33</u>	<u>57.99</u>	<u>(0.33)</u>	<u>-0.6%</u>
Professional Services	1.34	1.55	0.21	15.7%
Other Gen. and Admin. Expenses	2.29	2.22	(0.07)	-3.1%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>237.29</u>	<u>240.12</u>	<u>2.83</u>	<u>1.2%</u>
Net Mutual Operating Costs	237.29	240.12	2.83	1.2%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>(17.13)</u>	<u>(17.13)</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	237.29	222.99	(14.30)	-6.0%
Mutual Reserves Assessment	184.30	198.73	14.43	7.8%
<b><u>Total Mutual Assessment</u></b>	<u>\$421.59</u>	<u>\$421.72</u>	<u>\$0.13</u>	<u>0.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$643.00</u>	<u>\$648.00</u>	<u>\$5.00</u>	<u>0.8%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 51  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$336,705	\$0	\$336,705
Mutual Assessments	331,809	295,710	627,519
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	83	83
Total Revenues	<u>668,514</u>	<u>295,793</u>	<u>964,307</u>
Less Transfer to GRF	(336,705)	0	(336,705)
Total Mutual Revenues-Net	<u>331,809</u>	<u>295,793</u>	<u>627,602</u>
<b><u>Expenses</u></b>			
MOD Management Fee	68,589	0	68,589
Building Maint. & Public Works			
Carpentry, Roofing and Painting	17,489	394,500	411,989
Mechanical & Electrical	12,500	47,480	59,980
Fire Safety	4,800	5,000	9,800
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>34,789</u>	<u>446,980</u>	<u>481,769</u>
Landscape Maintenance	99,051	0	99,051
Custodial Services	638	0	638
Insurance	62,343	0	62,343
Utilities			
Trash & Recycle	18,446	0	18,446
P.G.& E.	3,600	0	3,600
Water	55,600	0	55,600
Waste Disposal	8,641	0	8,641
Total Utilities	<u>86,287</u>	<u>0</u>	<u>86,287</u>
Professional Services	2,306	9,900	12,206
Other Gen. and Admin. Expenses	3,300	0	3,300
Income Taxes	0	25	25
Total Expenses	<u>357,303</u>	<u>456,905</u>	<u>814,208</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$25,494)</u>	<u>(\$161,112)</u>	<u>(\$186,606)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$120,397	\$528,133	\$648,530
Excess/(Deficiency) of Rev. over Exp.	(25,494)	(161,112)	(186,606)
Estimated Ending Balance	<u>\$94,903</u>	<u>\$367,021</u>	<u>\$461,924</u>

# District VIII

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Projects 50, 55

**Third Walnut Creek Mutual - Project 50**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	21.17	19.85	(1.32)	-6.2%
Mechanical & Electrical	6.06	7.39	1.33	21.9%
Fire Safety	3.18	4.13	0.95	29.9%
Public Works	0.57	0.00	(0.57)	-100.0%
Total Bldg.Maint. & Public Works	<u>30.98</u>	<u>31.36</u>	<u>0.39</u>	<u>1.3%</u>
Landscape Maintenance	68.40	69.61	1.21	1.8%
Custodial Services	0.38	0.39	0.01	2.6%
Insurance	31.46	34.51	3.05	9.7%
Utilities				
Trash & Recycle	14.39	15.32	0.93	6.5%
P.G.& E.	2.80	2.65	(0.15)	-5.4%
Water	34.09	20.15	(13.94)	-40.9%
Solid Waste Disposal	6.82	5.81	(1.01)	-14.8%
Total Utilities	<u>58.11</u>	<u>43.93</u>	<u>(14.17)</u>	<u>-24.4%</u>
Professional Services	2.58	2.95	0.37	14.3%
Other Gen. and Admin. Expenses	2.20	1.89	(0.31)	-14.1%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>239.14</u>	<u>230.74</u>	<u>(8.40)</u>	<u>-3.5%</u>
Net Mutual Operating Costs	239.14	230.74	(8.40)	-3.5%
Increase/(Decrease) Working Capital	<u>(7.58)</u>	<u>(5.00)</u>	<u>2.58</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	231.56	225.74	(5.82)	-2.5%
Mutual Reserves Assessment	132.03	132.98	0.95	0.7%
<b><u>Total Mutual Assessment</u></b>	<u>\$363.59</u>	<u>\$358.72</u>	<u>(\$4.87)</u>	<u>-1.3%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$585.00</u>	<u>\$585.00</u>	<u>\$0.00</u>	<u>0.0%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 50  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$298,690	\$0	\$298,690
Mutual Assessments	297,977	175,534	473,511
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>596,667</u>	<u>175,534</u>	<u>772,201</u>
Less Transfer to GRF	(298,690)	0	(298,690)
Total Mutual Revenues-Net	<u>297,977</u>	<u>175,534</u>	<u>473,511</u>
<b><u>Expenses</u></b>			
MOD Management Fee	60,844	0	60,844
Building Maint. & Public Works			
Carpentry, Roofing and Painting	26,200	160,000	186,200
Mechanical & Electrical	9,750	0	9,750
Fire Safety	5,450	0	5,450
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>41,400</u>	<u>160,000</u>	<u>201,400</u>
Landscape Maintenance	91,881	0	91,881
Custodial Services	511	0	511
Insurance	45,557	0	45,557
Utilities			
Trash & Recycle	20,220	0	20,220
P.G.& E.	3,500	0	3,500
Water	26,600	0	26,600
Waste Disposal	7,666	0	7,666
Total Utilities	<u>57,986</u>	<u>0</u>	<u>57,986</u>
Professional Services	3,897	0	3,897
Other Gen. and Admin. Expenses	2,500	0	2,500
Income Taxes	0	0	0
Total Expenses	<u>304,577</u>	<u>160,000</u>	<u>464,577</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<b><u>(\$6,600)</u></b>	<b><u>\$15,534</u></b>	<b><u>\$8,934</u></b>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$134,437	\$1,043,175	\$1,177,612
Excess/(Deficiency) of Rev. over Exp.	(6,600)	15,534	8,934
Estimated Ending Balance	<u>\$127,837</u>	<u>\$1,058,709</u>	<u>\$1,186,546</u>

**Third Walnut Creek Mutual - Project 55**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	12.37	12.46	0.09	0.7%
Mechanical & Electrical	5.68	5.05	(0.63)	-11.1%
Fire Safety	3.72	5.24	1.52	40.9%
Public Works	0.95	0.00	(0.95)	-100.0%
Total Bldg.Maint. & Public Works	<u>22.73</u>	<u>22.75</u>	<u>0.03</u>	<u>0.1%</u>
Landscape Maintenance	94.02	94.78	0.76	0.8%
Custodial Services	0.38	0.40	0.02	5.3%
Insurance	30.56	33.53	2.97	9.7%
Utilities				
Trash & Recycle	10.73	11.66	0.93	8.7%
P.G.& E.	2.90	2.90	0.00	0.0%
Water	47.98	38.51	(9.47)	-19.7%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>68.56</u>	<u>58.88</u>	<u>(9.67)</u>	<u>-14.1%</u>
Professional Services	1.52	1.45	(0.07)	-4.6%
Other Gen. and Admin. Expenses	3.04	2.53	(0.51)	-16.8%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>265.84</u>	<u>260.41</u>	<u>(5.43)</u>	<u>-2.0%</u>
Net Mutual Operating Costs	265.84	260.41	(5.43)	-2.0%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>(6.17)</u>	<u>(6.17)</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	265.84	254.24	(11.60)	-4.4%
Mutual Reserves Assessment	<u>132.75</u>	<u>139.48</u>	<u>6.73</u>	<u>5.1%</u>
<b><u>Total Mutual Assessment</u></b>	<u>\$398.59</u>	<u>\$393.72</u>	<u>(\$4.87)</u>	<u>-1.2%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	<u>34.90</u>	<u>36.63</u>	<u>1.73</u>	<u>5.0%</u>
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u><u>\$620.00</u></u>	<u><u>\$620.00</u></u>	<u><u>\$0.00</u></u>	<u><u>0.0%</u></u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 55**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$179,214	\$0	\$179,214
Mutual Assessments	201,358	110,468	311,826
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>380,572</u>	<u>110,468</u>	<u>491,040</u>
Less Transfer to GRF	(179,214)	0	(179,214)
Total Mutual Revenues-Net	<u>201,358</u>	<u>110,468</u>	<u>311,826</u>
<b><u>Expenses</u></b>			
MOD Management Fee	36,507	0	36,507
Building Maint. & Public Works			
Carpentry, Roofing and Painting	9,871	70,048	79,919
Mechanical & Electrical	4,000	0	4,000
Fire Safety	4,150	0	4,150
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>18,021</u>	<u>70,048</u>	<u>88,069</u>
Landscape Maintenance	75,065	0	75,065
Custodial Services	319	0	319
Insurance	26,552	0	26,552
Utilities			
Trash & Recycle	9,233	0	9,233
P.G.& E.	2,300	0	2,300
Water	30,500	0	30,500
Waste Disposal	4,599	0	4,599
Total Utilities	<u>46,632</u>	<u>0</u>	<u>46,632</u>
Professional Services	1,148	0	1,148
Other Gen. and Admin. Expenses	2,000	0	2,000
Income Taxes	0	0	0
Total Expenses	<u>206,245</u>	<u>70,048</u>	<u>276,293</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$4,887)</u>	<u>\$40,420</u>	<u>\$35,533</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$131,928	\$745,803	\$877,731
Excess/(Deficiency) of Rev. over Exp.	(4,887)	40,420	35,533
Estimated Ending Balance	<u>\$127,041</u>	<u>\$786,223</u>	<u>\$913,264</u>

# District IX

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Project 45

**Third Walnut Creek Mutual - Project 45**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	14.19	15.62	1.43	10.1%
Mechanical & Electrical	5.07	5.07	0.00	0.0%
Fire Safety	2.70	3.66	0.96	35.6%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>21.96</u>	<u>24.35</u>	<u>2.39</u>	<u>10.9%</u>
Landscape Maintenance	66.65	61.57	(5.08)	-7.6%
Custodial Services	0.34	0.40	0.06	17.6%
Insurance	36.93	40.47	3.54	9.6%
Utilities				
Trash & Recycle	10.70	11.44	0.74	6.9%
P.G.& E.	1.69	1.69	0.00	0.0%
Water	45.05	45.05	0.00	0.0%
Solid Waste Disposal	6.76	5.81	(0.95)	-14.1%
Total Utilities	<u>64.19</u>	<u>63.98</u>	<u>(0.21)</u>	<u>-0.3%</u>
Professional Services	1.46	1.48	0.02	1.4%
Other Gen. and Admin. Expenses	1.99	1.98	(0.01)	-0.5%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>238.56</u>	<u>240.33</u>	<u>1.77</u>	<u>0.7%</u>
Net Mutual Operating Costs	238.56	240.33	1.77	0.7%
Increase/(Decrease) Working Capital	<u>8.45</u>	<u>0.00</u>	<u>(8.45)</u>	<u>-100.0%</u>
Mutual Maint. & Operations Assessment	247.01	240.33	(6.68)	-2.7%
Mutual Reserves Assessment	281.58	283.39	1.81	0.6%
<b><u>Total Mutual Assessment</u></b>	<u>\$528.59</u>	<u>\$523.72</u>	<u>(\$4.87)</u>	<u>-0.9%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$750.00</u>	<u>\$750.00</u>	<u>\$0.00</u>	<u>0.0%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 45**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$401,873	\$0	\$401,873
Mutual Assessments	426,826	503,301	930,127
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>828,699</u>	<u>503,301</u>	<u>1,332,000</u>
Less Transfer to GRF	(401,873)	0	(401,873)
Total Mutual Revenues-Net	<u>426,826</u>	<u>503,301</u>	<u>930,127</u>
<b><u>Expenses</u></b>			
MOD Management Fee	81,865	0	81,865
Building Maint. & Public Works			
Carpentry, Roofing and Painting	27,739	85,000	112,739
Mechanical & Electrical	9,000	0	9,000
Fire Safety	6,500	0	6,500
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>43,239</u>	<u>85,000</u>	<u>128,239</u>
Landscape Maintenance	109,351	25,000	134,351
Custodial Services	702	0	702
Insurance	71,881	0	71,881
Utilities			
Trash & Recycle	20,321	0	20,321
P.G.& E.	3,000	0	3,000
Water	80,000	0	80,000
Waste Disposal	10,314	0	10,314
Total Utilities	<u>113,635</u>	<u>0</u>	<u>113,635</u>
Professional Services	2,628	0	2,628
Other Gen. and Admin. Expenses	3,525	0	3,525
Income Taxes	0	0	0
Total Expenses	<u>426,826</u>	<u>110,000</u>	<u>536,826</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>\$393,301</u>	<u>\$393,301</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$91,209	\$392,300	\$483,509
Excess/(Deficiency) of Rev. over Exp.	(0)	393,301	393,301
Estimated Ending Balance	<u>\$91,209</u>	<u>\$785,601</u>	<u>\$876,810</u>

# District X

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Projects, 42, 44

**Third Walnut Creek Mutual - Project 42**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	18.88	12.37	(6.51)	-34.5%
Mechanical & Electrical	5.86	4.04	(1.82)	-31.1%
Fire Safety	2.60	3.78	1.18	45.4%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>27.34</u>	<u>20.18</u>	<u>(7.15)</u>	<u>-26.2%</u>
Landscape Maintenance	53.87	54.46	0.59	1.1%
Custodial Services	0.52	0.50	(0.02)	-3.8%
Insurance	35.74	39.17	3.43	9.6%
Utilities				
Trash & Recycle	13.80	14.37	0.57	4.1%
P.G.& E.	3.39	3.91	0.52	15.3%
Water	38.54	40.10	1.56	4.0%
Solid Waste Disposal	5.21	5.81	0.60	11.5%
Total Utilities	<u>60.94</u>	<u>64.19</u>	<u>3.25</u>	<u>5.3%</u>
Professional Services	1.82	1.82	0.00	0.0%
Other Gen. and Admin. Expenses	4.29	4.75	0.46	10.7%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>229.57</u>	<u>231.17</u>	<u>1.60</u>	<u>0.7%</u>
Net Mutual Operating Costs	229.57	231.17	1.60	0.7%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	229.57	231.17	1.60	0.7%
Mutual Reserves Assessment	213.02	213.55	0.53	0.2%
<b><u>Total Mutual Assessment</u></b>	<u>\$442.59</u>	<u>\$444.72</u>	<u>\$2.13</u>	<u>0.5%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$664.00</u>	<u>\$671.00</u>	<u>\$7.00</u>	<u>1.1%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 42  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$86,892	\$0	\$86,892
Mutual Assessments	88,769	82,003	170,772
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>175,661</u>	<u>82,003</u>	<u>257,664</u>
Less Transfer to GRF	<u>(86,892)</u>	<u>0</u>	<u>(86,892)</u>
Total Mutual Revenues-Net	<u>88,769</u>	<u>82,003</u>	<u>170,772</u>
<b><u>Expenses</u></b>			
MOD Management Fee	17,700	0	17,700
Building Maint. & Public Works			
Carpentry, Roofing and Painting	4,750	183	4,933
Mechanical & Electrical	1,550	0	1,550
Fire Safety	1,450	0	1,450
Public Works	0	85,000	85,000
Total Bldg.Maint. & Public Works	<u>7,750</u>	<u>85,183</u>	<u>92,933</u>
Landscape Maintenance	20,913	21,715	42,628
Custodial Services	192	0	192
Insurance	15,040	0	15,040
Utilities			
Trash & Recycle	5,520	0	5,520
P.G.& E.	1,500	0	1,500
Water	15,400	0	15,400
Waste Disposal	2,230	0	2,230
Total Utilities	<u>24,650</u>	<u>0</u>	<u>24,650</u>
Professional Services	700	0	700
Other Gen. and Admin. Expenses	1,825	0	1,825
Income Taxes	0	0	0
Total Expenses	<u>88,769</u>	<u>106,898</u>	<u>195,667</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>(\$24,895)</u>	<u>(\$24,895)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$33,147	\$239,717	\$272,864
Excess/(Deficiency) of Rev. over Exp.	<u>(0)</u>	<u>(24,895)</u>	<u>(24,895)</u>
Estimated Ending Balance	<u>\$33,147</u>	<u>\$214,822</u>	<u>\$247,969</u>

**Third Walnut Creek Mutual - Project 44**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	13.02	15.29	2.27	17.4%
Mechanical & Electrical	5.68	5.30	(0.38)	-6.7%
Fire Safety	1.99	2.94	0.95	47.7%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>20.69</u>	<u>23.53</u>	<u>2.84</u>	<u>13.7%</u>
Landscape Maintenance	69.72	70.00	0.28	0.4%
Custodial Services	0.47	0.94	0.47	100.0%
Insurance	36.85	40.39	3.54	9.6%
Utilities				
Trash & Recycle	11.36	12.23	0.87	7.7%
P.G.& E.	10.42	10.42	0.00	0.0%
Water	47.35	44.51	(2.84)	-6.0%
Solid Waste Disposal	5.87	5.68	(0.19)	-3.2%
Total Utilities	<u>75.00</u>	<u>72.84</u>	<u>(2.16)</u>	<u>-2.9%</u>
Professional Services	2.46	1.61	(0.85)	-34.6%
Other Gen. and Admin. Expenses	2.32	2.42	0.10	4.3%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>252.56</u>	<u>257.82</u>	<u>5.26</u>	<u>2.1%</u>
Net Mutual Operating Costs	252.56	257.82	5.26	2.1%
Increase/(Decrease) Working Capital	<u>12.39</u>	<u>10.89</u>	<u>(1.50)</u>	<u>-12.1%</u>
Mutual Maint. & Operations Assessment	264.95	268.71	3.76	1.4%
Mutual Reserves Assessment	239.64	240.01	0.37	0.2%
<b><u>Total Mutual Assessment</u></b>	<u>\$504.59</u>	<u>\$508.72</u>	<u>\$4.13</u>	<u>0.8%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$726.00</u>	<u>\$735.00</u>	<u>\$9.00</u>	<u>1.2%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 44  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$238,952	\$0	\$238,952
Mutual Assessments	283,758	253,451	537,209
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
<b>Total Revenues</b>	<b>522,710</b>	<b>253,451</b>	<b>776,161</b>
Less Transfer to GRF	(238,952)	0	(238,952)
Less Allocation for Working Capital	(11,500)	0	(11,500)
<b>Total Mutual Revenues-Net</b>	<b>272,258</b>	<b>253,451</b>	<b>525,709</b>
<b><u>Expenses</u></b>			
MOD Management Fee	48,676	0	48,676
Building Maint. & Public Works			
Carpentry, Roofing and Painting	16,150	186,000	202,150
Mechanical & Electrical	5,600	0	5,600
Fire Safety	3,100	0	3,100
Public Works	0	11,200	11,200
<b>Total Bldg.Maint. &amp; Public Works</b>	<b>24,850</b>	<b>197,200</b>	<b>222,050</b>
Landscape Maintenance	73,925	10,300	84,225
Custodial Services	992	0	992
Pool or Pond Maintenance	0	7,004	7,004
Insurance	42,651	0	42,651
Utilities			
Trash & Recycle	12,916	0	12,916
P.G.& E.	11,000	0	11,000
Water	47,000	0	47,000
Waste Disposal	6,000	0	6,000
<b>Total Utilities</b>	<b>76,916</b>	<b>0</b>	<b>76,916</b>
Professional Services	1,698	0	1,698
Other Gen. and Admin. Expenses	2,550	0	2,550
Income Taxes	0	0	0
<b>Total Expenses</b>	<b>272,258</b>	<b>214,504</b>	<b>486,762</b>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<b>\$0</b>	<b>\$38,947</b>	<b>\$38,947</b>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$37,477	\$158,610	\$196,087
Excess/(Deficiency) of Rev. over Exp.	0	38,947	38,947
Allocation for Working Capital	11,500	0	11,500
Estimated Ending Balance	<b>\$48,977</b>	<b>\$197,557</b>	<b>\$246,534</b>

# District XI

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Projects 40, 41

**Third Walnut Creek Mutual - Project 40**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	14.62	14.80	0.18	1.2%
Mechanical & Electrical	8.77	7.79	(0.98)	-11.2%
Fire Safety	1.90	3.14	1.24	65.3%
Public Works	0.18	0.18	0.00	0.0%
Total Bldg.Maint. & Public Works	<u>25.48</u>	<u>25.92</u>	<u>0.44</u>	<u>1.7%</u>
Landscape Maintenance	74.88	75.40	0.52	0.7%
Custodial Services	0.95	0.56	(0.39)	-41.1%
Insurance	35.70	39.12	3.42	9.6%
Utilities				
Trash & Recycle	15.72	16.11	0.39	2.5%
P.G.& E.	1.75	1.83	0.08	4.6%
Water	46.78	44.96	(1.82)	-3.9%
Solid Waste Disposal	6.73	5.81	(0.92)	-13.7%
Total Utilities	<u>70.98</u>	<u>68.71</u>	<u>(2.27)</u>	<u>-3.2%</u>
Professional Services	1.46	1.53	0.07	4.8%
Other Gen. and Admin. Expenses	3.07	2.30	(0.77)	-25.1%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>257.56</u>	<u>259.63</u>	<u>2.07</u>	<u>0.8%</u>
Net Mutual Operating Costs	257.56	259.63	2.07	0.8%
Increase/(Decrease) Working Capital	<u>6.94</u>	<u>0.00</u>	<u>(6.94)</u>	<u>-100.0%</u>
Mutual Maint. & Operations Assessment	264.50	259.63	(4.87)	-1.8%
Mutual Reserves Assessment	209.09	209.09	0.00	0.0%
<b><u>Total Mutual Assessment</u></b>	<u>\$473.59</u>	<u>\$468.72</u>	<u>(\$4.87)</u>	<u>-1.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$695.00</u>	<u>\$695.00</u>	<u>(\$0.00)</u>	<u>0.0%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 40  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$309,551	\$0	\$309,551
Mutual Assessments	355,174	286,035	641,209
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>664,725</u>	<u>286,035</u>	<u>950,760</u>
Less Transfer to GRF	(309,551)	0	(309,551)
Total Mutual Revenues-Net	<u>355,174</u>	<u>286,035</u>	<u>641,209</u>
<b><u>Expenses</u></b>			
MOD Management Fee	63,058	0	63,058
Building Maint. & Public Works			
Carpentry, Roofing and Painting	20,250	182,000	202,250
Mechanical & Electrical	10,652	0	10,652
Fire Safety	4,300	0	4,300
Public Works	250	285,000	285,250
Total Bldg.Maint. & Public Works	<u>35,452</u>	<u>467,000</u>	<u>502,452</u>
Landscape Maintenance	103,151	40,000	143,151
Custodial Services	766	0	766
Insurance	53,518	0	53,518
Utilities			
Trash & Recycle	22,042	0	22,042
P.G.& E.	2,500	0	2,500
Water	61,500	0	61,500
Waste Disposal	7,944	0	7,944
Total Utilities	<u>93,986</u>	<u>0</u>	<u>93,986</u>
Professional Services	2,092	0	2,092
Other Gen. and Admin. Expenses	3,150	0	3,150
Income Taxes	0	0	0
Total Expenses	<u>355,174</u>	<u>507,000</u>	<u>862,174</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>(\$220,965)</u>	<u>(\$220,965)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$66,764	\$463,603	\$530,367
Excess/(Deficiency) of Rev. over Exp.	(0)	(220,965)	(220,965)
Estimated Ending Balance	<u>\$66,764</u>	<u>\$242,638</u>	<u>\$309,402</u>

**Third Walnut Creek Mutual - Project 41**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	13.02	13.95	0.93	7.1%
Mechanical & Electrical	11.28	10.71	(0.57)	-5.1%
Fire Safety	2.20	2.84	0.64	29.1%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>26.50</u>	<u>27.50</u>	<u>1.00</u>	<u>3.8%</u>
Landscape Maintenance	78.33	79.59	1.26	1.6%
Custodial Services	0.93	0.52	(0.41)	-44.1%
Insurance	35.55	38.95	3.40	9.6%
Utilities				
Trash & Recycle	13.89	14.90	1.01	7.3%
P.G.& E.	1.85	1.91	0.06	3.2%
Water	65.39	56.71	(8.68)	-13.3%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>88.08</u>	<u>79.33</u>	<u>(8.74)</u>	<u>-9.9%</u>
Professional Services	1.33	1.33	0.00	0.0%
Other Gen. and Admin. Expenses	3.70	2.86	(0.84)	-22.7%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>279.45</u>	<u>276.16</u>	<u>(3.29)</u>	<u>-1.2%</u>
Net Mutual Operating Costs	279.45	276.16	(3.29)	-1.2%
Increase/(Decrease) Working Capital	<u>5.21</u>	<u>0.00</u>	<u>(5.21)</u>	<u>-100.0%</u>
Mutual Maint. & Operations Assessment	284.66	276.16	(8.50)	-3.0%
Mutual Reserves Assessment	225.93	229.56	3.63	1.6%
<b><u>Total Mutual Assessment</u></b>	<u>\$510.59</u>	<u>\$505.72</u>	<u>(\$4.87)</u>	<u>-1.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$732.00</u>	<u>\$732.00</u>	<u>\$0.00</u>	<u>0.0%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 41  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$195,506	\$0	\$195,506
Mutual Assessments	238,602	198,340	436,942
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>434,108</u>	<u>198,340</u>	<u>632,448</u>
Less Transfer to GRF	(195,506)	0	(195,506)
Total Mutual Revenues-Net	<u>238,602</u>	<u>198,340</u>	<u>436,942</u>
<b><u>Expenses</u></b>			
MOD Management Fee	39,826	0	39,826
Building Maint. & Public Works			
Carpentry, Roofing and Painting	12,050	139,000	151,050
Mechanical & Electrical	9,250	5,000	14,250
Fire Safety	2,450	0	2,450
Public Works	0	132,000	132,000
Total Bldg.Maint. & Public Works	<u>23,750</u>	<u>276,000</u>	<u>299,750</u>
Landscape Maintenance	68,765	9,000	77,765
Custodial Services	447	0	447
Insurance	33,653	0	33,653
Utilities			
Trash & Recycle	12,872	0	12,872
P.G.& E.	1,650	0	1,650
Water	49,000	0	49,000
Waste Disposal	5,017	0	5,017
Total Utilities	<u>68,539</u>	<u>0</u>	<u>68,539</u>
Professional Services	1,146	0	1,146
Other Gen. and Admin. Expenses	2,475	0	2,475
Income Taxes	0	0	0
Total Expenses	<u>238,602</u>	<u>285,000</u>	<u>523,602</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>(\$86,660)</u>	<u>(\$86,660)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$55,363	\$378,642	\$434,005
Excess/(Deficiency) of Rev. over Exp.	0	(86,660)	(86,660)
Estimated Ending Balance	<u>\$55,363</u>	<u>\$291,982</u>	<u>\$347,345</u>

# District XII

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Project 39

**Third Walnut Creek Mutual - Project 39**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	13.56	11.98	(1.58)	-11.7%
Mechanical & Electrical	4.90	4.81	(0.09)	-1.8%
Fire Safety	2.50	3.01	0.51	20.4%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>20.96</u>	<u>19.80</u>	<u>(1.16)</u>	<u>-5.5%</u>
Landscape Maintenance	82.56	82.73	0.17	0.2%
Custodial Services	1.03	0.61	(0.42)	-40.8%
Insurance	35.94	39.37	3.43	9.5%
Utilities				
Trash & Recycle	16.60	17.20	0.60	3.6%
P.G.& E.	1.92	1.92	0.00	0.0%
Water	51.28	50.00	(1.28)	-2.5%
Solid Waste Disposal	6.41	5.81	(0.60)	-9.4%
Total Utilities	<u>76.22</u>	<u>74.93</u>	<u>(1.28)</u>	<u>-1.7%</u>
Professional Services	1.60	1.75	0.15	9.4%
Other Gen. and Admin. Expenses	2.79	1.92	(0.87)	-31.2%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>266.13</u>	<u>267.21</u>	<u>1.08</u>	<u>0.4%</u>
Net Mutual Operating Costs	266.13	267.21	1.08	0.4%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>(5.95)</u>	<u>(5.95)</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	266.13	261.26	(4.87)	-1.8%
Mutual Reserves Assessment	162.46	162.46	0.00	0.0%
<b><u>Total Mutual Assessment</u></b>	<u>\$428.59</u>	<u>\$423.72</u>	<u>(\$4.87)</u>	<u>-1.1%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$650.00</u>	<u>\$650.00</u>	<u>(\$0.00)</u>	<u>0.0%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 39  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$352,997	\$0	\$352,997
Mutual Assessments	407,566	253,438	661,004
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>760,563</u>	<u>253,438</u>	<u>1,014,001</u>
Less Transfer to GRF	(352,997)	0	(352,997)
Total Mutual Revenues-Net	<u>407,566</u>	<u>253,438</u>	<u>661,004</u>
<b><u>Expenses</u></b>			
MOD Management Fee	71,909	0	71,909
Building Maint. & Public Works			
Carpentry, Roofing and Painting	18,689	100,000	118,689
Mechanical & Electrical	7,500	0	7,500
Fire Safety	4,700	0	4,700
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>30,889</u>	<u>100,000</u>	<u>130,889</u>
Landscape Maintenance	129,066	30,000	159,066
Custodial Services	958	0	958
Insurance	61,416	0	61,416
Utilities			
Trash & Recycle	26,831	0	26,831
P.G.& E.	3,000	0	3,000
Water	78,000	0	78,000
Waste Disposal	9,059	0	9,059
Total Utilities	<u>116,890</u>	<u>0</u>	<u>116,890</u>
Professional Services	2,726	0	2,726
Other Gen. and Admin. Expenses	3,000	0	3,000
Income Taxes	0	0	0
Total Expenses	<u>416,855</u>	<u>130,000</u>	<u>546,855</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u><u>(\$9,289)</u></u>	<u><u>\$123,438</u></u>	<u><u>\$114,149</u></u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$133,585	\$595,192	\$728,777
Excess/(Deficiency) of Rev. over Exp.	(9,289)	123,438	114,149
Estimated Ending Balance	<u><u>\$124,296</u></u>	<u><u>\$718,630</u></u>	<u><u>\$842,926</u></u>

# District XIII

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Projects 34, 38, 64

**Third Walnut Creek Mutual - Project 34**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.03	46.09	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	19.17	20.00	0.83	4.3%
Mechanical & Electrical	4.17	4.17	0.00	0.0%
Fire Safety	2.50	4.17	1.67	66.8%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>25.84</u>	<u>28.33</u>	<u>2.50</u>	<u>9.7%</u>
Landscape Maintenance	88.75	89.50	0.75	0.8%
Custodial Services	0.54	0.53	(0.01)	-1.9%
Insurance	31.02	33.97	2.95	9.5%
Utilities				
Trash & Recycle	14.17	15.32	1.15	8.1%
P.G.& E.	1.25	1.25	0.00	0.0%
Water	67.50	60.83	(6.67)	-9.9%
Solid Waste Disposal	6.67	5.81	(0.86)	-12.9%
Total Utilities	<u>89.59</u>	<u>83.21</u>	<u>(6.38)</u>	<u>-7.1%</u>
Professional Services	1.46	1.46	0.00	0.0%
Other Gen. and Admin. Expenses	10.65	11.25	0.60	5.6%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>292.86</u>	<u>294.36</u>	<u>1.50</u>	<u>0.5%</u>
Net Mutual Operating Costs	292.86	294.36	1.50	0.5%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	292.86	294.36	1.50	0.5%
Mutual Reserves Assessment	175.73	179.36	3.63	2.1%
<b><u>Total Mutual Assessment</u></b>	<u>\$468.59</u>	<u>\$473.72</u>	<u>\$5.13</u>	<u>1.1%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$690.00</u>	<u>\$700.00</u>	<u>\$10.00</u>	<u>1.4%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 34  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$27,154	\$0	\$27,154
Mutual Assessments	35,323	21,523	56,846
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>62,477</u>	<u>21,523</u>	<u>84,000</u>
Less Transfer to GRF	(27,154)	0	(27,154)
Total Mutual Revenues-Net	<u>35,323</u>	<u>21,523</u>	<u>56,846</u>
<b><u>Expenses</u></b>			
MOD Management Fee	5,531	0	5,531
Building Maint. & Public Works			
Carpentry, Roofing and Painting	2,400	0	2,400
Mechanical & Electrical	500	0	500
Fire Safety	500	0	500
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>3,400</u>	<u>0</u>	<u>3,400</u>
Landscape Maintenance	10,741	2,276	13,017
Custodial Services	64	0	64
Insurance	4,077	0	4,077
Utilities			
Trash & Recycle	1,838	0	1,838
P.G.& E.	150	0	150
Water	7,300	0	7,300
Waste Disposal	697	0	697
Total Utilities	<u>9,985</u>	<u>0</u>	<u>9,985</u>
Professional Services	175	0	175
Other Gen. and Admin. Expenses	1,350	0	1,350
Income Taxes	0	0	0
Total Expenses	<u>35,323</u>	<u>2,276</u>	<u>37,599</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>\$19,247</u>	<u>\$19,247</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$12,554	\$47,738	\$60,292
Excess/(Deficiency) of Rev. over Exp.	0	19,247	19,247
Estimated Ending Balance	<u>\$12,554</u>	<u>\$66,985</u>	<u>\$79,539</u>

**Third Walnut Creek Mutual - Project 38**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	11.76	11.85	0.09	0.8%
Mechanical & Electrical	5.75	4.76	(0.99)	-17.2%
Fire Safety	2.58	3.57	0.99	38.4%
Public Works	0.50	0.50	0.00	0.0%
Total Bldg.Maint. & Public Works	<u>20.59</u>	<u>20.67</u>	<u>0.09</u>	<u>0.4%</u>
Landscape Maintenance	63.33	63.97	0.64	1.0%
Custodial Services	0.50	0.51	0.01	2.0%
Insurance	34.93	38.28	3.35	9.6%
Utilities				
Trash & Recycle	13.89	14.60	0.71	5.1%
P.G.& E.	1.24	1.24	0.00	0.0%
Water	49.60	45.14	(4.46)	-9.0%
Solid Waste Disposal	6.75	5.81	(0.94)	-13.9%
Total Utilities	<u>71.48</u>	<u>66.79</u>	<u>(4.69)</u>	<u>-6.6%</u>
Professional Services	1.34	1.44	0.10	7.5%
Other Gen. and Admin. Expenses	2.78	2.68	(0.10)	-3.6%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>239.97</u>	<u>240.43</u>	<u>0.46</u>	<u>0.2%</u>
Net Mutual Operating Costs	239.97	240.43	0.46	0.2%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>(6.53)</u>	<u>(6.53)</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	239.97	233.90	(6.07)	-2.5%
Mutual Reserves Assessment	133.62	139.82	6.20	4.6%
<b><u>Total Mutual Assessment</u></b>	<u>\$373.59</u>	<u>\$373.72</u>	<u>\$0.13</u>	<u>0.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$595.00</u>	<u>\$600.00</u>	<u>\$5.00</u>	<u>0.8%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 38**  
**2012 Budget Summary**  
**Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$228,090	\$0	\$228,090
Mutual Assessments	235,771	140,939	376,710
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>463,861</u>	<u>140,939</u>	<u>604,800</u>
Less Transfer to GRF	(228,090)	0	(228,090)
Less Allocation for Working Capital	6,584	0	6,584
Total Mutual Revenues-Net	<u>242,355</u>	<u>140,939</u>	<u>383,294</u>
<b><u>Expenses</u></b>			
MOD Management Fee	46,464	0	46,464
Building Maint. & Public Works			
Carpentry, Roofing and Painting	11,940	98,000	109,940
Mechanical & Electrical	4,800	0	4,800
Fire Safety	3,600	0	3,600
Public Works	500	0	500
Total Bldg.Maint. & Public Works	<u>20,840</u>	<u>98,000</u>	<u>118,840</u>
Landscape Maintenance	64,486	0	64,486
Custodial Services	511	0	511
Insurance	38,582	0	38,582
Utilities			
Trash & Recycle	14,717	0	14,717
P.G.& E.	1,250	0	1,250
Water	45,500	0	45,500
Waste Disposal	5,854	0	5,854
Total Utilities	<u>67,321</u>	<u>0</u>	<u>67,321</u>
Professional Services	1,452	0	1,452
Other Gen. and Admin. Expenses	2,700	0	2,700
Income Taxes	0	0	0
Total Expenses	<u>242,355</u>	<u>98,000</u>	<u>340,355</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>\$42,939</u>	<u>\$42,939</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$91,773	\$404,505	\$496,278
Excess/(Deficiency) of Rev. over Exp.	(0)	42,939	42,939
Allocation for Working Capital	(6,584)	0	(6,584)
Estimated Ending Balance	<u>\$85,189</u>	<u>\$447,444</u>	<u>\$532,633</u>

**Third Walnut Creek Mutual - Project 64**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.09	1.05	2.3%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	21.30	22.69	1.39	6.5%
Mechanical & Electrical	8.33	8.33	0.00	0.0%
Fire Safety	12.96	12.96	0.00	0.0%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>42.59</u>	<u>43.98</u>	<u>1.39</u>	<u>3.3%</u>
Landscape Maintenance	89.63	97.30	7.67	8.6%
Custodial Services	0.56	0.59	0.03	5.4%
Insurance	63.29	69.40	6.11	9.7%
Utilities				
Trash & Recycle	22.22	23.37	1.15	5.2%
P.G.& E.	2.31	2.31	0.00	0.0%
Water	83.33	74.07	(9.26)	-11.1%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>114.81</u>	<u>105.57</u>	<u>(9.24)</u>	<u>-8.0%</u>
Professional Services	1.62	1.64	0.02	1.2%
Other Gen. and Admin. Expenses	16.44	12.50	(3.94)	-24.0%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>373.97</u>	<u>377.07</u>	<u>3.10</u>	<u>0.8%</u>
Net Mutual Operating Costs	373.97	377.07	3.10	0.8%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	373.97	377.07	3.10	0.8%
Mutual Reserves Assessment	149.62	151.65	2.03	1.4%
<b><u>Total Mutual Assessment</u></b>	<u>\$523.59</u>	<u>\$528.72</u>	<u>\$5.13</u>	<u>1.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$745.00</u>	<u>\$755.00</u>	<u>\$10.00</u>	<u>1.3%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 64  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$24,438	\$0	\$24,438
Mutual Assessments	40,724	16,378	57,102
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>65,162</u>	<u>16,378</u>	<u>81,540</u>
Less Transfer to GRF	(24,438)	0	(24,438)
Total Mutual Revenues-Net	<u>40,724</u>	<u>16,378</u>	<u>57,102</u>
<b><u>Expenses</u></b>			
MOD Management Fee	4,978	0	4,978
Building Maint. & Public Works			
Carpentry, Roofing and Painting	2,450	322	2,772
Mechanical & Electrical	900	0	900
Fire Safety	1,400	0	1,400
Public Works	0	0	0
Total Bldg.Maint. & Public Works	<u>4,750</u>	<u>322</u>	<u>5,072</u>
Landscape Maintenance	10,508	78	10,586
Custodial Services	64	0	64
Insurance	7,496	0	7,496
Utilities			
Trash & Recycle	2,524	0	2,524
P.G.& E.	250	0	250
Water	8,000	0	8,000
Waste Disposal	627	0	627
Total Utilities	<u>11,401</u>	<u>0</u>	<u>11,401</u>
Professional Services	177	0	177
Other Gen. and Admin. Expenses	1,350	0	1,350
Income Taxes	0	0	0
Total Expenses	<u>40,724</u>	<u>400</u>	<u>41,124</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>\$15,978</u>	<u>\$15,978</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$11,901	\$83,937	\$95,838
Excess/(Deficiency) of Rev. over Exp.	0	15,978	15,978
Estimated Ending Balance	<u>\$11,901</u>	<u>\$99,915</u>	<u>\$111,817</u>

# District XIV

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Projects 36, 37

**Third Walnut Creek Mutual - Project 36  
Comparison of 2011 Budget to 2012 Budget  
Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	14.34	12.55	(1.79)	-12.5%
Mechanical & Electrical	7.94	7.44	(0.50)	-6.3%
Fire Safety	1.98	3.08	1.10	55.6%
Total Bldg.Maint. & Public Works	<u>24.26</u>	<u>23.07</u>	<u>(1.19)</u>	<u>-4.9%</u>
Landscape Maintenance	70.28	70.97	0.69	1.0%
Custodial Services	1.23	0.60	(0.63)	-51.2%
Insurance	34.04	37.30	3.26	9.6%
Utilities				
Trash & Recycle	15.38	16.37	0.99	6.4%
P.G.& E.	1.59	1.59	0.00	0.0%
Water	48.61	48.61	0.00	0.0%
Solid Waste Disposal	6.94	5.75	(1.19)	-17.1%
Total Utilities	<u>72.52</u>	<u>72.32</u>	<u>(0.20)</u>	<u>-0.3%</u>
Professional Services	1.44	1.59	0.15	10.4%
Other Gen. and Admin. Expenses	2.78	2.78	0.00	0.0%
Total Operating Expenses	<u>251.58</u>	<u>254.71</u>	<u>3.14</u>	<u>1.2%</u>
Net Mutual Operating Costs	251.58	254.71	3.13	1.2%
Increase/(Decrease) Working Capital	<u>1.98</u>	<u>(9.92)</u>	<u>(11.90)</u>	<u>-601.0%</u>
Mutual Maint. & Operations Assessment	253.56	244.79	(8.77)	-3.5%
Mutual Reserves Assessment	194.03	203.93	9.90	5.1%
<b><u>Total Mutual Assessment</u></b>	<u>\$447.59</u>	<u>\$448.72</u>	<u>\$1.13</u>	<u>0.3%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u><u>\$669.00</u></u>	<u><u>\$675.00</u></u>	<u><u>\$6.00</u></u>	<u><u>0.9%</u></u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 36  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$228,090	\$0	\$228,090
Mutual Assessments	246,748	205,561	452,309
Total Revenues	<u>474,838</u>	<u>205,561</u>	<u>680,399</u>
Less Transfer to GRF	(228,090)	0	(228,090)
Less Allocation for Working Capital	10,000	0	10,000
Total Mutual Revenues-Net	<u>256,748</u>	<u>205,561</u>	<u>462,309</u>
<b><u>Expenses</u></b>			
MOD Management Fee	46,465	0	46,465
Building Maint. & Public Works			
Carpentry, Roofing and Painting	12,650	203,500	216,150
Mechanical & Electrical	7,500	0	7,500
Fire Safety	3,100	0	3,100
Public Works	0	13,000	13,000
Total Bldg.Maint. & Public Works	<u>23,250</u>	<u>216,500</u>	<u>239,750</u>
Landscape Maintenance	71,533	26,000	97,533
Custodial Services	600	0	600
Insurance	37,599	0	37,599
Utilities			
Trash & Recycle	16,500	0	16,500
P.G.& E.	1,600	0	1,600
Water	49,000	0	49,000
Total Utilities	<u>72,900</u>	<u>0</u>	<u>72,900</u>
Professional Services	1,600	0	1,600
Other Gen. and Admin. Expenses	2,800	0	2,800
Total Expenses	<u>256,748</u>	<u>242,500</u>	<u>499,248</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>(\$36,939)</u>	<u>(\$36,939)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$62,059	\$185,785	\$247,845
Excess/(Deficiency) of Rev. over Exp.	0	(36,939)	(36,939)
Allocation for Working Capital	(10,000)	0	(10,000)
Estimated Ending Balance	<u>\$52,059</u>	<u>\$148,846</u>	<u>\$200,906</u>

**Third Walnut Creek Mutual - Project 37**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	12.78	15.09	2.31	18.1%
Mechanical & Electrical	7.87	7.69	(0.18)	-2.3%
Fire Safety	2.22	3.33	1.11	50.0%
Total Bldg.Maint. & Public Works	<u>22.87</u>	<u>26.11</u>	<u>3.24</u>	<u>14.2%</u>
Landscape Maintenance	58.48	59.75	1.27	2.2%
Custodial Services	1.04	0.56	(0.48)	-46.2%
Insurance	34.59	37.87	3.28	9.5%
Utilities				
Trash & Recycle	14.07	15.37	1.30	9.2%
P.G.& E.	1.39	1.39	0.00	0.0%
Water	41.67	39.35	(2.32)	-5.6%
Solid Waste Disposal	6.94	5.56	(1.38)	-19.9%
Total Utilities	<u>64.07</u>	<u>61.67</u>	<u>(2.40)</u>	<u>-3.7%</u>
Professional Services	1.57	1.57	0.00	0.0%
Other Gen. and Admin. Expenses	2.54	2.41	(0.13)	-5.1%
Total Operating Expenses	<u>230.20</u>	<u>236.04</u>	<u>5.84</u>	<u>2.5%</u>
Net Mutual Operating Costs	230.20	236.04	5.84	2.5%
Increase/(Decrease) Working Capital	0.00	0.00	0.00	N/A
Mutual Maint. & Operations Assessment	230.20	236.04	5.84	2.5%
Mutual Reserves Assessment	153.39	147.68	(5.71)	-3.7%
<b><u>Total Mutual Assessment</u></b>	<u>\$383.59</u>	<u>\$383.72</u>	<u>\$0.13</u>	<u>0.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u><u>\$605.00</u></u>	<u><u>\$610.00</u></u>	<u><u>\$5.00</u></u>	<u><u>0.8%</u></u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 37  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$244,382	\$0	\$244,382
Mutual Assessments	254,923	159,494	414,417
Total Revenues	499,305	159,494	658,799
Less Transfer to GRF	(244,382)	0	(244,382)
Total Mutual Revenues-Net	254,923	159,494	414,417
<b><u>Expenses</u></b>			
MOD Management Fee	49,783	0	49,783
Building Maint. & Public Works			
Carpentry, Roofing and Painting	16,300	3,000	19,300
Mechanical & Electrical	8,300	0	8,300
Fire Safety	3,600	0	3,600
Total Bldg.Maint. & Public Works	28,200	3,000	31,200
Landscape Maintenance	64,535	28,480	93,015
Custodial Services	600	0	600
Insurance	40,904	0	40,904
Utilities			
Trash & Recycle	16,600	0	16,600
P.G.& E.	1,500	0	1,500
Water	42,500	0	42,500
Waste Disposal	6,000	0	6,000
Total Utilities	66,600	0	66,600
Professional Services	1,700	0	1,700
Other Gen. and Admin. Expenses	2,600	0	2,600
Total Expenses	254,923	31,480	286,403
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<b>\$0</b>	<b>\$128,014</b>	<b>\$128,014</b>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$79,225	\$466,937	\$546,162
Excess/(Deficiency) of Rev. over Exp.	0	128,014	128,014
Estimated Ending Balance	\$79,225	\$594,951	\$674,176

# District XV

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Projects 27, 31, 32

**Third Walnut Creek Mutual - Project 27**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.03	46.09	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	18.40	14.50	(3.90)	-21.2%
Mechanical & Electrical	5.56	6.51	0.95	17.1%
Fire Safety	2.43	2.95	0.52	21.4%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>26.39</u>	<u>23.96</u>	<u>(2.43)</u>	<u>-9.2%</u>
Landscape Maintenance	96.55	97.27	0.72	0.7%
Custodial Services	0.87	0.55	(0.32)	-36.8%
Insurance	31.56	34.57	3.01	9.5%
Utilities				
Trash & Recycle	15.45	15.95	0.50	3.2%
P.G.& E.	1.30	1.30	0.00	0.0%
Water	50.35	47.74	(2.61)	-5.2%
Solid Waste Disposal	6.77	5.81	(0.96)	-14.2%
Total Utilities	<u>73.87</u>	<u>70.80</u>	<u>(3.07)</u>	<u>-4.2%</u>
Professional Services	1.48	2.07	0.59	39.9%
Other Gen. and Admin. Expenses	3.73	3.65	(0.08)	-2.1%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>279.48</u>	<u>278.97</u>	<u>(0.51)</u>	<u>-0.2%</u>
Net Mutual Operating Costs	279.48	278.97	(0.51)	-0.2%
Increase/(Decrease) Working Capital	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
Mutual Maint. & Operations Assessment	279.48	278.97	(0.51)	-0.2%
Mutual Reserves Assessment	235.11	234.75	(0.36)	-0.2%
<b><u>Total Mutual Assessment</u></b>	<u>\$514.59</u>	<u>\$513.72</u>	<u>(\$0.87)</u>	<u>-0.2%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$736.00</u>	<u>\$740.00</u>	<u>\$4.00</u>	<u>0.5%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 27  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$130,337	\$0	\$130,337
Mutual Assessments	160,687	135,216	295,903
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>291,024</u>	<u>135,216</u>	<u>426,240</u>
Less Transfer to GRF	(130,337)	0	(130,337)
Total Mutual Revenues-Net	<u>160,687</u>	<u>135,216</u>	<u>295,903</u>
<b><u>Expenses</u></b>			
MOD Management Fee	26,551	0	26,551
Building Maint. & Public Works			
Carpentry, Roofing and Painting	8,350	0	8,350
Mechanical & Electrical	3,750	0	3,750
Fire Safety	1,700	0	1,700
Public Works	0	40,000	40,000
Total Bldg.Maint. & Public Works	<u>13,800</u>	<u>40,000</u>	<u>53,800</u>
Landscape Maintenance	56,028	32,454	88,482
Custodial Services	319	0	319
Insurance	19,915	0	19,915
Utilities			
Trash & Recycle	9,186	0	9,186
P.G.& E.	750	0	750
Water	27,500	0	27,500
Waste Disposal	3,345	0	3,345
Total Utilities	<u>40,781</u>	<u>0</u>	<u>40,781</u>
Professional Services	1,194	0	1,194
Other Gen. and Admin. Expenses	2,100	0	2,100
Income Taxes	0	0	0
Total Expenses	<u>160,687</u>	<u>72,454</u>	<u>233,141</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>\$0</u>	<u>\$62,762</u>	<u>\$62,762</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$53,193	\$125,694	\$178,887
Excess/(Deficiency) of Rev. over Exp.	0	62,762	62,762
Estimated Ending Balance	<u>\$53,193</u>	<u>\$188,456</u>	<u>\$241,649</u>

**Third Walnut Creek Mutual - Project 31  
Comparison of 2011 Budget to 2012 Budget  
Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/ (Decrease)</u>	<u>% Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Other Income	0.87	0.00	(0.87)	-100.0%
Total Other Revenue	<u>0.87</u>	<u>0.00</u>	<u>(0.87)</u>	<u>-100.0%</u>
<b>Expenses</b>				
MOD Management Fee	45.03	46.09	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	14.76	15.36	0.60	4.1%
Mechanical & Electrical	5.21	4.25	(0.96)	-18.4%
Fire Safety	2.78	2.95	0.17	6.1%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>22.74</u>	<u>22.56</u>	<u>(0.19)</u>	<u>-0.8%</u>
Landscape Maintenance	97.90	100.32	2.42	2.5%
Custodial Services	1.04	0.66	(0.38)	-36.5%
Insurance	29.46	32.27	2.81	9.5%
Utilities				
Trash & Recycle	17.71	19.09	1.38	7.8%
P.G.& E.	1.48	1.48	0.00	0.0%
Water	48.61	46.88	(1.73)	-3.6%
Solid Waste Disposal	6.77	5.81	(0.96)	-14.2%
Total Utilities	<u>74.57</u>	<u>73.26</u>	<u>(1.31)</u>	<u>-1.8%</u>
Professional Services	1.39	1.39	0.00	0.0%
Other Gen. and Admin. Expenses	5.03	3.39	(1.64)	-32.6%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>277.17</u>	<u>279.95</u>	<u>2.78</u>	<u>1.0%</u>
Net Mutual Operating Costs	276.30	279.95	3.65	1.3%
Increase/(Decrease) Working Capital	<u>5.35</u>	<u>0.00</u>	<u>(5.35)</u>	<u>-100.0%</u>
Mutual Maint. & Operations Assessment	281.65	279.95	(1.70)	-0.6%
Mutual Reserves Assessment	<u>221.94</u>	<u>221.77</u>	<u>(0.17)</u>	<u>-0.1%</u>
<b><u>Total Mutual Assessment</u></b>	<u>\$503.59</u>	<u>\$501.72</u>	<u>(\$1.87)</u>	<u>-0.4%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	<u>34.90</u>	<u>36.63</u>	<u>1.73</u>	<u>5.0%</u>
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$725.00</u>	<u>\$728.00</u>	<u>\$3.00</u>	<u>0.4%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 31  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$130,337	\$0	\$130,337
Mutual Assessments	161,251	127,740	288,991
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>291,588</u>	<u>127,740</u>	<u>419,328</u>
Less Transfer to GRF	<u>(130,337)</u>	<u>0</u>	<u>(130,337)</u>
Total Mutual Revenues-Net	<u>161,251</u>	<u>127,740</u>	<u>288,991</u>
<b><u>Expenses</u></b>			
MOD Management Fee	26,551	0	26,551
Building Maint. & Public Works			
Carpentry, Roofing and Painting	8,850	61,000	69,850
Mechanical & Electrical	2,450	0	2,450
Fire Safety	1,700	0	1,700
Public Works	0	155,151	155,151
Total Bldg.Maint. & Public Works	<u>13,000</u>	<u>216,151</u>	<u>229,151</u>
Landscape Maintenance	57,787	0	57,787
Custodial Services	383	0	383
Insurance	18,588	0	18,588
Utilities			
Trash & Recycle	10,997	0	10,997
P.G.& E.	850	0	850
Water	27,000	0	27,000
Waste Disposal	3,345	0	3,345
Total Utilities	<u>42,192</u>	<u>0</u>	<u>42,192</u>
Professional Services	800	0	800
Other Gen. and Admin. Expenses	1,950	0	1,950
Income Taxes	0	0	0
Total Expenses	<u>161,251</u>	<u>216,151</u>	<u>377,402</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>(\$88,411)</u>	<u>(\$88,411)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$20,342	\$656,244	\$676,586
Excess/(Deficiency) of Rev. over Exp.	<u>(0)</u>	<u>(88,411)</u>	<u>(88,411)</u>
Estimated Ending Balance	<u>\$20,342</u>	<u>\$567,833</u>	<u>\$588,175</u>

**Third Walnut Creek Mutual - Project 32**  
**Comparison of 2011 Budget to 2012 Budget**  
**Per Manor per Month**

	<u>2011</u> <u>\$/M/M</u>	<u>2012</u> <u>\$/M/M</u>	<u>Increase/</u> <u>(Decrease)</u>	<u>%</u> <u>Change</u>
<b><u>Mutual Operations &amp; Maintenance</u></b>				
<b>Other Revenue</b>				
Rental and/or Laundry Room Income	\$0.00	\$0.00	\$0.00	N/A
Interest Income	0.00	0.00	0.00	N/A
Total Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>N/A</u>
<b>Expenses</b>				
MOD Management Fee	45.04	46.10	1.06	2.4%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	22.45	21.30	(1.15)	-5.1%
Mechanical & Electrical	7.64	6.94	(0.70)	-9.2%
Fire Safety	3.94	3.94	0.00	0.0%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>34.03</u>	<u>32.18</u>	<u>(1.85)</u>	<u>-5.4%</u>
Landscape Maintenance	86.26	86.56	0.30	0.3%
Custodial Services	0.58	0.59	0.01	1.7%
Insurance	32.66	35.78	3.12	9.6%
Utilities				
Trash & Recycle	16.20	17.00	0.80	4.9%
P.G.& E.	1.97	1.99	0.02	1.0%
Water	54.17	50.93	(3.24)	-6.0%
Solid Waste Disposal	6.94	5.81	(1.13)	-16.3%
Total Utilities	<u>79.28</u>	<u>75.73</u>	<u>(3.55)</u>	<u>-4.5%</u>
Professional Services	1.39	1.41	0.02	1.4%
Other Gen. and Admin. Expenses	6.83	6.94	0.11	1.6%
Income Taxes	0.00	0.00	0.00	N/A
Total Operating Expenses	<u>286.06</u>	<u>285.27</u>	<u>(0.79)</u>	<u>-0.3%</u>
Net Mutual Operating Costs	286.06	285.27	(0.79)	-0.3%
Increase/(Decrease) Working Capital	<u>11.87</u>	<u>0.00</u>	<u>(11.87)</u>	<u>-100.0%</u>
Mutual Maint. & Operations Assessment	297.93	285.27	(12.66)	-4.2%
Mutual Reserves Assessment	127.66	140.45	12.79	10.0%
<b><u>Total Mutual Assessment</u></b>	<u>\$425.59</u>	<u>\$425.72</u>	<u>\$0.13</u>	<u>0.0%</u>
<b><u>Golden Rain Foundation</u></b>				
Trust Operations	186.51	189.65	3.14	1.7%
Cable TV Service	34.90	36.63	1.73	5.0%
<b><u>Total GRF Assessment</u></b>	<u>\$221.41</u>	<u>\$226.28</u>	<u>\$4.87</u>	<u>2.2%</u>
<b><u>Total Basic Assessment</u></b>	<u>\$647.00</u>	<u>\$652.00</u>	<u>\$5.00</u>	<u>0.8%</u>

Notes: Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Third Walnut Creek Mutual - Project 32  
2012 Budget Summary  
Revenues and Expenses**

	<b>Operations Budget</b>	<b>Reserves Budget</b>	<b>Total Budget</b>
<b><u>Revenues</u></b>			
GRF Assessment	\$48,876	\$0	\$48,876
Mutual Assessments	61,618	30,337	91,955
Rental and/or Laundry Room Income	0	0	0
Interest Income	0	0	0
Total Revenues	<u>110,494</u>	<u>30,337</u>	<u>140,831</u>
Less Transfer to GRF	(48,876)	0	(48,876)
Total Mutual Revenues-Net	<u>61,618</u>	<u>30,337</u>	<u>91,955</u>
<b><u>Expenses</u></b>			
MOD Management Fee	9,957	0	9,957
Building Maint. & Public Works			
Carpentry, Roofing and Painting	4,600	50,000	54,600
Mechanical & Electrical	1,500	0	1,500
Fire Safety	850	0	850
Public Works	0	17,517	17,517
Total Bldg.Maint. & Public Works	<u>6,950</u>	<u>67,517</u>	<u>74,467</u>
Landscape Maintenance	18,696	1,000	19,696
Custodial Services	128	0	128
Insurance	7,729	0	7,729
Utilities			
Trash & Recycle	3,671	0	3,671
P.G.& E.	430	0	430
Water	11,000	0	11,000
Waste Disposal	1,254	0	1,254
Total Utilities	<u>16,355</u>	<u>0</u>	<u>16,355</u>
Professional Services	304	0	304
Other Gen. and Admin. Expenses	1,500	0	1,500
Income Taxes	0	0	0
Total Expenses	<u>61,618</u>	<u>68,517</u>	<u>130,135</u>
<b><u>Excess/(Deficiency) of Rev. over Exp.</u></b>	<u>(\$0)</u>	<u>(\$38,180)</u>	<u>(\$38,180)</u>
<b><u>Estimated Change in Fund Balances</u></b>			
Estimated Beginning Balance	\$10,024	\$82,608	\$92,632
Excess/(Deficiency) of Rev. over Exp.	(0)	(38,180)	(38,180)
Estimated Ending Balance	<u>\$10,024</u>	<u>\$44,428</u>	<u>\$54,452</u>

