

ATTACHMENT N 1

EXHIBIT C
Annual Statement Guidelines

Gross Revenue

Rental Income (including PBV/VASH income)
Laundry & Miscellaneous

Operating Expenses

Obligated debt service on the Senior Loan
Operating reserves
Replacement reserves (\$-----/unit)
County annual loan monitoring fee
Other public agency monitoring fees, as applicable
Asset management and property management fee
Utility fees
Property taxes
Insurance premiums
Operating and maintenance expenses
Supportive/Resident services

Cash Flow After Debt Service

Soft Lenders (as applicable)
Partnership Management Fees:

- Limited Partner Asset Management Fee in the amount of \$-----
- General Partner Partnership Management Fee in the amount of \$-----
- [combined amount not to exceed \$25,000 per year per the 2023 NOFA]

Deferred developer fee

**Cash Flow Percentage Available for Distribution to the County, as further described
in the Promissory Note**

[]% **County of Orange**
County loan accrues at 3% simple interest annually