

# Exhibit K

## Section 3 SOURCES AND USES OF FUNDS

### Sources of Funds

**Private Equity:**

81.	Developer's Cash Equity	\$1,771,500
82.	Tax Credit Equity (net amount) <small>(See Inv 360, Section 3, page 18.)</small>	\$
83.	Developer's Fee/Overhead, Contributed or Loaned	\$
84.	Other Source: _____	\$

*Optional user calculations*


**Public Equity:**

85.	HOME Funds, as Grant	\$
86.	Grant: CPA Funds	\$550,000
87.	Grant: _____	\$
88.	<b>Total Public Equity</b>	<b>\$550,000</b>

**Subordinate Debt (see definition):**

		Amount	Rate	Amortiz.	Term
89.	Home Funds-DHCD, as Subordinate Debt	\$0	%	yrs.	yrs.
	Source: _____				
90.	Home Funds-Local, as Subordinate Debt	\$0	%	yrs.	yrs.
	Source: _____				
91.	Subordinate Debt	\$0	%	yrs.	yrs.
	Source: _____				
92.	Subordinate Debt	\$0	%	yrs.	yrs.
	Source: _____				
93.	Subordinate Debt	\$0	%	yrs.	yrs.
	Source: _____				
94.	<b>Total Subordinate Debt</b>	<b>\$0</b>			

**Permanent Debt (Senior):**

		Amount	Rate	Override	Amortiz.	Term	MIP
95.	MHFA MHFA Program 1	\$	%	%	yrs.	yrs.	%
96.	MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97.	MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98.	Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
	Source: _____						
99.	Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
	Source: _____						
100.	<b>Total Permanent Senior Debt</b>	<b>\$0</b>					
101.	<b>Total Permanent Sources</b>	<b>\$2,321,500</b>					

**Construction Period Financing:**

		Amount	Rate	Term
102.	Construction Loan	\$0	%	mos.
	Source: _____			
	Repaid at: _____			(event)
103.	Other Interim Loan	\$0	%	mos.
	Source: _____			
	Repaid at: _____			(event)
104.	Syndication Bridge Loan	\$0	%	mos.
	Source: _____			
	Repaid at: _____			(event)

**Uses of Funds**

*The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.*

**Direct Construction:**

105 Who prepared the estimates?

106 Basis for estimates?

DF	Trade Item	Amount	Description
107	3 Concrete	\$128,000	
108	4 Masonry		
109	5 Metals		
110	6 Rough Carpentry	\$320,000	
111	6 Finish Carpentry	\$29,300	
112	7 Waterproofing		
113	7 Insulation	\$23,600	
114	7 Roofing	\$36,000	
115	7 Sheet Metal and Flashing		
116	7 Exterior Siding		
117	8 Doors	\$24,000	
118	8 Windows	\$63,000	
119	8 Glass		
120	9 Lath & Plaster		
121	9 Drywall	\$68,400	
122	9 Tile Work		
123	9 Acoustical		
124	9 Wood Flooring		
125	9 Resilient Flooring	\$2,600	
126	9 Carpet	\$7,300	
127	9 Paint & Decorating	\$28,800	
128	10 Specialties	\$12,000	
129	11 Special Equipment		
130	11 Cabinets	\$36,000	
131	11 Appliances	\$9,000	
132	12 Blinds & Shades		
133	13 Modular/Manufactured		
134	13 Special Construction	\$85,000	Fire Suppression System
135	14 Elevators or Conveying Syst.		
136	15 Plumbing & Hot Water	\$54,000	
137	15 Heat & Ventilation	\$34,000	
138	15 Air Conditioning		
139	15 Fire Protection		
140	16 Electrical	\$65,000	
141	Accessory Buildings		
142	Other/misc		
143	<b>Subtotal Structural</b>	<b>\$1,026,000</b>	
144	2 Earth Work	\$26,000	
145	2 Site Utilities	\$30,000	
146	2 Roads & Walks	\$14,000	
147	2 Site Improvement	\$3,400	
148	2 Lawns & Planting	\$5,000	
149	2 Geotechnical Conditions		
150	2 Environmental Remediation		
151	2 Demolition		
152	2 Unusual Site Cond		
153	<b>Subtotal Site Work</b>	<b>\$78,400</b>	
154	<b>Total Improvements</b>	<b>\$1,104,400</b>	
155	1 General Conditions	\$100,000	
156	<b>Subtotal</b>	<b>\$1,204,400</b>	
157	1 Builders Overhead	\$25,000	
158	1 Builders Profit	\$125,000	
159	<b>TOTAL</b>	<b>\$1,354,400</b>	

160 Total Cost/square foot:

Residential Cost/s.f.:

**Development Budget:**

	Total	Residential	Commercial	Comments
161 Acquisition: Land	\$521,500	\$521,500		
162 Acquisition: Building	\$0			
163 Acquisition Subtotal	\$521,500	\$521,500	\$0	
164 Direct Construction Budget	\$1,354,400	\$1,354,400		(from line 159)
165 Construction Contingency	\$100,000	\$100,000		7.4% of construction
166 Subtotal: Construction	\$1,454,400	\$1,454,400	\$0	

**General Development Costs:**

167 Architecture & Engineering	\$150,000			
168 Survey and Permits	\$8,000			
169 Clerk of the Works	\$0			
170 Environmental Engineer	\$20,000			
171 Bond Premium	\$20,000			
172 Legal	\$20,000			
173 Title and Recording	\$0			
174 Accounting & Cost Cert.	\$5,000	\$5,000		
175 Marketing and Rent Up	\$0			
176 Real Estate Taxes	\$0			
177 Insurance	\$20,000	\$20,000		
178 Relocation	\$0			
179 Appraisal	\$5,000	\$5,000		
180 Security	\$0			
181 Construction Loan Interest	\$0			
182 Inspecting Engineer	\$0			
183 Fees to:	\$0			
184 Fees to:	\$0			
185 MIP	\$0			
186 Credit Enhancement Fees	\$0			
187 Letter of Credit Fees	\$1,000	\$1,000		
188 Other Financing Fees	\$0			
189 Development Consultant	\$0			
190 Other: App Fees	\$2,000			
191 Other:	\$0			
192 Soft Cost Contingency	\$94,600	\$94,600		37.7% of soft costs
193 Subtotal: Gen. Dev.	\$345,600	\$125,600	\$0	

194 Subtotal: Acquis., Const and Gen. Dev.	\$2,321,500	\$2,101,500	\$0
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195 Capitalized Reserves	\$0		
196 Developer Overhead	\$0		
197 Developer Fee	\$0		

198 Total Development Cost	\$2,321,500	\$2,101,500	\$0
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TDC per unit #DIV/0!

199 TDC, Net	\$2,321,500	\$2,101,500	\$0
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TDC, Net per unit #DIV/0!

**Additional Detail on Development Pro-Forma:**

200	Gross Syndication Investment	<input type="text"/>
<b>Off-Budget Costs:</b>		
<b>Syndication Costs:</b>		
201	Syndication Legal	<input type="text"/>
202	Syndication Fees	<input type="text"/>
203	Syndication Consultants	<input type="text"/>
204	Bridge Financing Costs	<input type="text"/>
205	Investor Servicing (capitalized)	<input type="text"/>
206	Other Syndication Expenses	<input type="text"/>
207	Total Syndication Expense	<input type="text" value="\$0"/>
208	Current Reserve Balance	<input type="text"/>
<b>Reserves (capitalized):</b>		
209	Development Reserves	<input type="text"/>
210	Initial Rent-Up Reserves	<input type="text"/>
211	Operating Reserves	<input type="text"/>
212	Net Worth Account	<input type="text"/>
213	Other Capitalized Reserves	<input type="text"/>
214	Subtotal: Capitalized Reserves	<input type="text" value="\$0"/>
215	Letter of Credit Requirements	<input type="text"/>
216	Total of the Above	<input type="text" value="\$0"/>

**Check: Line 214 is the same as line 195.**

Please Answer The Following	Dev Reserves	Initial Rent-Up	Op Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

**Unit Sales (For Sale Projects Only):**

217	Gross Sales From Units	<input type="text" value="\$"/>
218	Cost of Sales (Commissions, etc.)	<input type="text" value="\$"/>
219	Net Receipt from Sales	<input type="text" value="\$0"/>

**Debt Service Requirements:**

220	Minimum Debt Service Coverage	<input type="text"/>
221	Is this Project subject to HUD Subsidy Layering Review?	<input type="text" value="No"/>

*Optional user comments*