



Financial Study Group

Heritage on the Marina

Financial Review

May 29, 2025

FYTD March 2025

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March 2025 Financial Narrative

Revenue YTD:

Core Revenue is \$1.573M against a budget of \$1.815M reflecting a shortfall of \$242k which is 15.38% short of the target. Resident increase will take effect in July, which will make up some of the shortfall. Marketing continues to bring on more residents. Additional one-bedrooms are in the works while maintaining a healthy balance of studios. Heritage continues to lose residents through their passing and a move out, putting more pressure on sales.

Other income (Guest and Community Fees) was only 3.16% off target with a \$1,384 shortfall.

Current donations are above target thanks to the 100th anniversary. We are above the target by 24% or \$11k.

Overall, revenue is \$1.663k which is short of the budget of \$1.897M by 14.04% or \$233k.

Expenses YTD:

Note that the salary COLA increase is 3.0% and is spread over the year although the actual increase takes effect in July. Also included in 1% for any salary corrections needed for any regulatory or market corrections.

Executive: \$223k spent against \$290k budget or 23% savings. Savings primarily in Salary.

Administration: \$204k spent on 228k budget or 10% savings. Savings in Salary, IT, Software. Increased expense on Legal.

Finance: \$279k spent against a budget of \$236k or 18% deficit. One-time costs related to audit. Some savings in salary but OT is a concern. May move all IT to this department to have it in one place.

Marketing: \$122k spent against a budget of \$103k or 18% deficit. One-time costs related to new Marketing.

Human Relations: \$27k spent on \$33k budget or 18% savings. Salary and outside service savings.

Dining: \$570k spent on \$628K budget or 9% savings. Contract costs will catch up with an increase during the year. Some replacement items are up but will even out during the year.

Housekeeping: \$161k spent on \$219k budget or 26% savings. Salary open position, other items in line with budget.

Assisted Living: \$641k spent on \$621k budget or 3% deficit. Generally, on budget with registry fill in adding expense. Currently saving on salary but will narrow when increase happens in July.

Maintenance: \$536k spent on \$353k budget or 52% deficit. Contract costs and equipment maintenance costs are driving the deficit. Will continue to monitor for projects we can capitalize. Coreworks contract reduction will also help.

Life Enrichment: \$52k spent on 83k budget or 37% savings. Salary savings and other expenses controlled. Will continue to look for activities that can be cost shared with income from funds.

Utilities: \$183k spent on \$184k budget currently 0% variance.

Overall Operations Expenses: \$3.003M spent against \$2.984M or 0.64% deficit. Generally expenses controlled and some increase expected during the year with salary increase which will also impact payroll taxes and 401(k).

Operating ratio: Through March 2025 1.81 budget 1.57. Expenses on track and will continue to reduce expenses while continuing to increase revenues through move-ins.

Overall Operations: -1.340M loss against -1.087 expected loss or 18.86% of target. As noted, most of this is related to revenue.

Net Income: -1.824M loss against a budget of -1.603M or 13.86% of target. This is after depreciation and planning and development costs.

Heritage On The Marina (heritage)

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000	REVENUE									
4001	OPERATING INCOME									
4002	RENTAL INCOME									
4010	Type A Rent - IL	171,182	181,680	-10,498	6.13%	513,093	545,041	-31,948	6.23%	2,180,163
4011	Type A Rent - AL	35,899	36,796	-897	2.50%	107,697	110,389	-2,692	2.50%	441,558
4019	Type A Rent - Subsidy	-4,723	-9,167	4,444	48.48%	-14,169	-27,500	13,331	48.48%	-110,000
4020	Type C Rent - IL	170,755	203,001	-32,246	18.88%	499,339	609,004	-109,665	21.96%	2,436,016
4021	Type C Rent - AL	20,474	0	20,474	0.00%	51,631	0	51,631	0.00%	0
4031	Private Patient Rent - AL	36,457	76,083	-39,626	108.69%	105,229	228,250	-123,021	116.91%	912,999
4050	Entrance Fees - Amortized	107,267	116,667	-9,400	8.76%	310,359	350,000	-39,641	12.77%	1,400,000
4199	TOTAL RENTAL INCOME	537,310	605,061	-67,751	12.61%	1,573,178	1,815,184	-242,006	15.38%	7,260,736
4300	OTHER INCOME									
4305	Guest Charges	2,403	2,500	-97	4.04%	7,589	7,500	89	1.17%	30,000
4310	Medical Supplies, ADL	441	2,500	-2,059	466.89%	2,641	7,500	-4,859	183.98%	30,000
4315	Guest Room	600	2,500	-1,900	316.67%	2,400	7,500	-5,100	212.50%	30,000
4320	Parking Fees	1,790	2,083	-293	16.37%	5,419	6,250	-831	15.33%	25,000
4325	Van Transportation Services	0	667	-667	0.00%	0	2,000	-2,000	0.00%	8,000
4335	Processing Fees	2,500	2,083	417	16.68%	2,500	6,250	-3,750	150.00%	25,000
4340	Community Fee for AL	20,000	667	19,333	96.67%	20,000	2,000	18,000	90.00%	8,000
4395	Other Income	433	2,083	-1,650	381.06%	3,316	6,250	-2,934	88.48%	25,000
4399	TOTAL OTHER INCOME	28,167	15,083	13,084	46.45%	43,866	45,250	-1,384	3.16%	181,000
4500	SPECIAL EVENTS INCOME									
4505	Donations & Bequests	20,020	2,917	17,103	85.43%	43,595	8,750	34,845	79.93%	35,000
4510	Employee Apprec. Fund	350	2,917	-2,567	733.43%	2,450	8,750	-6,300	257.14%	35,000
4530	Out & About Income	0	2,917	-2,917	0.00%	0	8,750	-8,750	0.00%	35,000
4535	Grace & Favor	0	2,917	-2,917	0.00%	50	8,750	-8,700	17400.00%	35,000
4599	TOTAL SPECIAL EVENTS INCOME	20,370	11,667	8,703	42.72%	46,095	35,000	11,095	24.07%	140,000
4899	TOTAL OPERATING INCOME	585,847	631,811	-45,964	7.85%	1,663,139	1,895,434	-232,295	13.97%	7,581,736
4900	NON-OPERATING INCOME									
4905	Interest	0	417	-417	0.00%	0	1,250	-1,250	0.00%	5,000
4910	Interest Misc.	0	0	0	0.00%	0	0	0	0.00%	0
4998	TOTAL NON-OPERATING INCOME	0	417	-417	0.00%	0	1,250	-1,250	0.00%	5,000
4999	TOTAL REVENUE	585,847	632,228	-46,381	7.92%	1,663,139	1,896,684	-233,545	14.04%	7,586,736

Heritage On The Marina (heritage)

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000	EXPENSES									
5002	PAYROLL EXPENSES									
5005	Salaries & Wages	298,972	365,327	66,355	18.16%	808,805	1,095,982	287,177	26.20%	4,383,928
5010	Salaries & Wages-OTD	15,414	6,892	-8,522	123.65%	59,068	20,675	-38,393	185.70%	82,700
5020	Commission	1,875	1,250	-625	50.00%	3,750	3,750	0	0.00%	15,000
5025	Sick Pay	9,797	6,483	-3,314	51.12%	29,427	19,450	-9,977	51.30%	77,800
5030	Vacations	30,036	6,258	-23,778	379.96%	117,576	18,775	-98,801	526.24%	75,100
5040	FICA	26,273	28,570	2,297	8.04%	76,591	85,711	9,120	10.64%	342,844
5045	Workers Comp	5,810	6,448	638	9.89%	22,064	19,345	-2,719	14.06%	77,378
5050	401K Employer Contrb	12,340	14,939	2,599	17.40%	43,383	44,816	1,433	3.20%	179,265
5055	Empl.Ben. Med, Dent, Vision, Vol Life	45,926	40,565	-5,361	13.22%	134,998	121,695	-13,303	10.93%	486,781
5065	Payroll Processing Fees	1,998	2,500	502	20.08%	7,911	7,500	-411	5.48%	30,000
5075	Unemployment Expense	96	2,500	2,404	96.16%	848	7,500	6,652	88.69%	30,000
5099	TOTAL PAYROLL EXPENSES	448,537	481,732	33,195	6.89%	1,304,421	1,445,199	140,778	9.74%	5,780,797
6000	EXPENSES									
6005	Office Supplies	3,512	5,317	1,805	33.95%	13,589	15,950	2,361	14.80%	63,800
6010	Postage	459	458	-1	0.22%	2,136	1,375	-761	55.35%	5,500
6015	Printing	0	417	417	0.00%	0	1,250	1,250	0.00%	5,000
6020	IT Support	29,698	18,633	-11,065	59.38%	64,773	55,900	-8,873	15.87%	223,600
6025	Marketing	6,459	10,000	3,541	35.41%	51,953	30,000	-21,953	73.18%	120,000
6030	EE Recognition, EOM, and Anniversary	0	417	417	0.00%	0	1,250	1,250	0.00%	5,000
6045	Travel and Conferences	0	1,958	1,958	0.00%	0	5,875	5,875	0.00%	23,500
6105	Cleaning Supplies	8,820	10,417	1,597	15.33%	29,742	31,250	1,508	4.83%	125,000
6115	Linen	0	83	83	0.00%	0	250	250	0.00%	1,000
6125	Laundry Services	0	83	83	0.00%	0	250	250	0.00%	1,000
6130	Uniforms	0	42	42	0.00%	0	125	125	0.00%	500
6135	Outside Services	142,160	184,048	41,888	22.76%	410,513	552,143	141,630	25.65%	2,208,571
6136	Software Expense	5,219	0	-5,219	0.00%	18,367	0	-18,367	0.00%	0
6137	Registry	43,845	0	-43,845	0.00%	109,550	0	-109,550	0.00%	0
6140	COVID-19	1,426	583	-843	144.60%	4,279	1,750	-2,529	144.51%	7,000
6145	Employee Benefits	308	17	-291	1711.76%	425	50	-375	750.00%	200
6205	Food	29,116	37,500	8,384	22.36%	92,499	112,500	20,001	17.78%	450,000
6220	Wine	1,414	2,500	1,086	43.44%	5,446	7,500	2,054	27.39%	30,000

Heritage On The Marina (heritage)

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6250	Management Fees	5,437	5,333	-104	1.95%	16,310	16,000	-310	1.94%	64,000
6305	Medical Supplies	2,190	2,667	477	17.89%	6,402	8,000	1,598	19.98%	32,000
6315	Outside Medical Exp	200	443	243	54.85%	230	1,330	1,100	82.71%	5,322
6320	Other Medical Exp	0	0	0	0.00%	199	0	-199	0.00%	0
6410	Electric	7,127	8,727	1,600	18.33%	19,694	26,182	6,488	24.78%	104,727
6415	Gas	14,591	12,272	-2,319	18.90%	39,313	36,816	-2,497	6.78%	147,264
6420	Water	6,226	4,833	-1,393	28.82%	17,956	14,498	-3,458	23.85%	57,992
6425	Sewer	7,367	5,537	-1,830	33.05%	21,291	16,611	-4,680	28.17%	66,444
6430	Cell Phone Reimbursements	860	1,115	255	22.87%	3,010	3,346	336	10.04%	13,386
6435	Trash Removal	16,028	18,884	2,856	15.12%	52,287	56,652	4,365	7.70%	226,608
6440	Paper Shredding	2,220	1,442	-778	53.95%	6,147	4,326	-1,821	42.09%	17,302
6445	Medical Waste Disposal	832	0	-832	0.00%	3,261	0	-3,261	0.00%	0
6450	Telephone & Internet Svc	14,010	9,314	-4,696	50.42%	25,381	27,943	2,562	9.17%	111,771
6455	Internet & Mobile Communications	4	743	739	99.46%	4	2,230	2,226	99.82%	8,920
6505	Expendable Supplies	4,912	2,500	-2,412	96.48%	8,585	7,500	-1,085	14.47%	30,000
6510	Household Repl	12,723	3,500	-9,223	263.51%	22,438	10,500	-11,938	113.70%	42,000
6515	Equipment Maintenance	23,345	9,500	-13,845	145.74%	85,139	28,500	-56,639	198.73%	114,000
6520	Equipment Replacement	0	417	417	0.00%	71	1,250	1,179	94.32%	5,000
6525	Contract Maintenance	1,825	10,417	8,592	82.48%	5,225	31,250	26,025	83.28%	125,000
6530	Pest Control Service	375	417	42	10.07%	1,210	1,250	40	3.20%	5,000
6535	Grounds Maintenance	17,928	6,250	-11,678	186.85%	34,643	18,750	-15,893	84.76%	75,000
6540	Elevator Repairs	2,025	3,333	1,308	39.24%	6,989	10,000	3,011	30.11%	40,000
6545	Grease Trap Cleaning	175	167	-8	4.79%	500	500	0	0.00%	2,000
6550	Boiler/HVAC Repair	23,893	8,333	-15,560	186.73%	61,642	25,000	-36,642	146.57%	100,000
6555	Plumbing Repairs	0	2,500	2,500	0.00%	2,621	7,500	4,879	65.05%	30,000
6560	Security Services	32,215	29,167	-3,048	10.45%	92,343	87,500	-4,843	5.53%	350,000
6565	Fire Alarm Expense	4,649	2,250	-2,399	106.62%	14,649	6,750	-7,899	117.02%	27,000
6570	Generator Maintenance	1,610	1,250	-360	28.80%	3,052	3,750	698	18.61%	15,000
6575	Long-Term Maintenance	3,350	0	-3,350	0.00%	14,173	0	-14,173	0.00%	0
6580	Van, Transportation	2,350	2,970	620	20.88%	13,266	8,911	-4,355	48.87%	35,643
6590	Carpet Replacement	0	83	83	0.00%	0	250	250	0.00%	1,000
6605	Activities	2,301	4,125	1,824	44.22%	11,561	12,375	814	6.58%	49,500
6610	Holiday Party	0	1,000	1,000	0.00%	478	3,000	2,522	84.07%	12,000
6615	Arts Grant Expense	0	42	42	0.00%	0	125	125	0.00%	500

Heritage On The Marina (heritage)

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6625	Move-in-Gifts	0	21	21	0.00%	0	62	62	0.00%	250
6805	Accounting Fees	23,310	8,333	-14,977	179.73%	36,197	25,000	-11,197	44.79%	100,000
6810	Association Dues	1,376	2,500	1,124	44.96%	4,502	7,500	2,998	39.97%	30,000
6815	Fees, Licenses, and Permits	672	5,192	4,520	87.06%	989	15,575	14,586	93.65%	62,300
6820	Property Taxes	0	250	250	0.00%	0	750	750	0.00%	3,000
6825	Board Expenses	405	0	-405	0.00%	405	0	-405	0.00%	0
6830	Legal Fees	18,350	4,167	-14,183	340.36%	66,104	12,500	-53,604	428.83%	50,000
6835	Bank Fees	568	83	-485	584.34%	1,342	250	-1,092	436.80%	1,000
6840	Professional Fees	42,723	30,833	-11,890	38.56%	111,148	92,500	-18,648	20.16%	370,000
6845	Development	0	1,083	1,083	0.00%	0	3,250	3,250	0.00%	13,000
6910	Continuing Education / In-Service	1,164	392	-772	196.94%	1,379	1,175	-204	17.36%	4,700
6925	Meals	0	83	83	0.00%	0	250	250	0.00%	1,000
6930	Hotel	0	667	667	0.00%	415	2,000	1,585	79.25%	8,000
6990	Misc Overhead Expenses	1,209	0	-1,209	0.00%	2,111	0	-2,111	0.00%	0
7010	Insurance General/Prof. Liability	9,271	9,426	155	1.64%	27,813	28,277	464	1.64%	113,107
7015	Ins. - Property	5,756	5,852	96	1.64%	17,268	17,556	288	1.64%	70,224
7020	D&O Insurance	2,561	2,603	42	1.61%	7,682	7,810	128	1.64%	31,240
7025	Umbrella/Excess Ins	7,772	7,901	129	1.63%	23,315	23,703	388	1.64%	94,813
7035	Ins. - ERISA	123	0	-123	0.00%	369	0	-369	0.00%	0
7040	Ins. - Inland Marine	150	280	130	46.43%	451	840	389	46.31%	3,361
7045	Ins. - Cyber Liability	795	750	-45	6.00%	2,384	2,251	-133	5.91%	9,005
7050	Ins. - Van and Auto	487	496	9	1.81%	1,462	1,486	24	1.62%	5,946
	OPERATING EXPENSES	599,896	512,916	-86,980	16.96%	1,698,678	1,538,748	-159,930	10.39%	6,154,996
	TOTAL OPERATING EXPENSES	1,048,433	994,648	-53,785	5.41%	3,003,099	2,983,947	-19,152	0.64%	11,935,793
	Operating Ratio	1.79	1.57			1.81	1.57			1.57
	NET OPERATING INCOME	-462,586	-362,420	-100,166	21.65%	-1,339,960	-1,087,263	-252,697	18.86%	
9000	OTHER NON-OPERATING EXPENSES									
9211	Depreciation Expense	93,791	88,506	-5,285	5.97%	281,271	265,518	-15,753	5.93%	1,062,072
9511	Planning & Development	92,875	83,333	-9,542	11.45%	203,485	250,000	46,515	18.61%	1,000,000
9811	Other Expense	40	0	-40	0.00%	144	0	-144	0.00%	0
9949	TOTAL OTHER NON-OPERATING EXPENSES	186,706	171,839	-14,867	8.65%	484,900	515,518	30,618	5.94%	2,062,072
9997	TOTAL EXPENSES	1,235,139	1,166,487	-68,652	5.89%	3,487,999	3,499,465	11,466	0.33%	13,997,865
9998	NET INCOME	-649,292	-534,259	-115,033	21.53%	-1,824,860	-1,602,781	-222,079	13.86%	-6,411,129

Portfolio Performance Summary April 2025

PERFORMANCE (As of April 30th, 2025)

SF LADIES PROTECTION AND RELIEF SOCIETY DBA THE HERITAGE (888-82361)

	Since Inception													
	Jul 2000 -Apr 2025	Jan 2025 -Apr 2025	Jan 2024 -Dec 2024	Jan 2023 -Dec 2023	Jan 2022 -Dec 2022	Jan 2021 -Dec 2021	Jan 2020 -Dec 2020	Jan 2019 -Dec 2019	Jan 2018 -Dec 2018	Jan 2017 -Dec 2017	Jan 2016 -Dec 2016	Jan 2015 -Dec 2015	Jan 2014 -Dec 2014	Jan 2013 -Dec 2013
Opening Assets	\$26,225,646	\$63,802,514	\$62,269,221	\$61,074,791	\$80,485,907	\$74,469,477	\$74,137,263	\$65,782,234	\$75,887,637	\$71,420,835	\$74,575,692	\$78,615,276	\$75,573,946	\$66,731,043
Money Added/ Withdrawn	(\$60,854,441)	(\$5,842,067)	(\$6,325,773)	(\$7,885,229)	(\$5,343,295)	(\$4,596,959)	(\$6,158,000)	(\$3,604,959)	(\$3,990,000)	(\$6,704,871)	(\$7,902,883)	(\$3,929,090)	(\$2,800,000)	(\$5,158,904)
Management fees ¹	(\$6,529,995)	(\$55,538)	(\$87,164)	(\$85,050)	(\$95,343)	(\$143,604)	(\$327,351)	(\$334,973)	(\$356,298)	(\$345,760)	(\$390,412)	(\$363,688)	(\$372,004)	(\$334,211)
Money Earned	\$98,941,860	(\$121,839)	\$7,946,231	\$9,164,709	(\$13,972,479)	\$10,756,993	\$6,817,565	\$12,294,961	(\$5,759,105)	\$11,517,433	\$5,138,438	\$253,194	\$6,213,334	\$14,336,018
Net Assets	\$57,783,070	\$57,783,070	\$63,802,514 ¹³	\$62,269,221 ¹²	\$61,074,791 ¹¹	\$80,485,907 ¹⁰	\$74,469,477 ⁹	\$74,137,263 ⁸	\$65,782,234 ⁷	\$75,887,637 ⁶	\$71,420,835 ⁵	\$74,575,692 ⁴	\$78,615,276 ³	\$75,573,946
Return ²	6.2%	(0.4%)	13.2%	16.1%	(17.8%)	14.7%	9.9%	18.5%	(8.5%)	16.4%	6.7%	(0.3%)	7.9%	21.8%

¹Management fees on stocks are deducted quarterly in advance. In 2000, management fees were billed separately, rather than being deducted from the account.

²Performance is calculated after deduction of all management fees. Since inception performance numbers are reported on an annualized basis.

³This figure does not include approximately \$920,000 withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

⁴This figure does not include approximately \$550,000 withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

⁵This figure does not include approximately \$910,000 withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

⁶This figure does not include approximately \$2.0 million withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

⁷This figure does not include approximately \$2.5 million withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

⁸This figure does not include approximately \$665,000 withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

⁹This figure does not include approximately \$2.1 million withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

¹⁰This figure does not include approximately \$563,000 withdrawn from the managed portfolio and held in cash in account number 039-70923 for near-term spending.

¹¹This figure does not include approximately \$2.97mm withdrawn from the managed portfolio and held in cash in account number 033-91069 for near-term spending.

¹²This figure does not include approximately \$4.18 mm withdrawn from the managed portfolio and held in cash in account number 033-91069 for near-term spending.

¹³This figure does not include approximately \$3.86 mm withdrawn from the managed portfolio and held in cash in account number 033-91069 for near-term spending.

This report was created for you upon your request. It is for illustration purposes only, and is not a substitute for the official reporting relating to your Bernstein investments.

PERFORMANCE (As of April 30th, 2025)

SF LADIES PROTECTION AND RELIEF SOCIETY DBA THE HERITAGE (888-82361)

Jan 2012 - Dec 2012	Jan 2011 - Dec 2011	Jan 2010 - Dec 2010	Jan 2009 - Dec 2009	Jan 2008 - Dec 2008	Jan 2007 - Dec 2007	Jan 2006 - Dec 2006	Jan 2005 - Dec 2005	Jan 2004 - Dec 2004	Jan 2003 - Dec 2003	Jan 2002- Dec 2002	Jan 2001- Dec 2001	July 2000- Dec 2000
\$63,857,394	\$68,426,251	\$65,475,488	\$55,143,545	\$86,791,052	\$86,091,168	\$75,083,936	\$71,569,936	\$28,143,153	\$23,652,655	\$26,264,379	\$27,331,263	\$26,225,646
(\$4,488,832)	(\$2,698,148)	(\$3,164,406)	(\$3,111,342)	(\$3,794,600)	(\$2,230,432)	(\$1,736,365)	(\$2,257,939)	\$36,651,472	(\$376,976)	(\$1,460,917)	(\$1,770,507)	(\$173,418)
(\$305,951)	(\$319,017)	(\$307,897)	(\$261,991)	(\$352,574)	(\$406,920)	(\$314,496)	(\$298,405)	(\$243,016)	(\$127,117)	(\$141,142)	(\$111,866)	(\$48,207)
\$7,668,431	(\$1,551,692)	\$6,423,066	\$13,705,276	(\$27,500,333)	\$3,337,236	\$13,058,094	\$6,070,344	\$7,018,326	\$4,994,591	(\$1,009,665)	\$815,489	\$1,327,241
\$66,731,043	\$63,857,394	\$68,426,251	\$65,475,488	\$55,143,545	\$86,791,052	\$86,091,168	\$75,083,936	\$71,569,936	\$28,143,153	\$23,652,655	\$26,264,379	\$27,331,263
11.8%	(2.9%)	9.8%	25.6%	(32.7%)	3.4%	17.3%	8.3%	12.0%	20.9%	(4.5%)	2.7%	4.9%

Capital Spend Report January to March 2025

Month	Vendor	Project Detail	Project Number	Amount Expensed	Cummulative Total Expensed	Project Budget	Remaining Balance	Spend Remaining
Jan-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Billing 12/30/24-1/12/25	YARDI	5,533.15				
Jan-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Weekly Billing 1/13/25-1/26/25	YARDI	6,531.88				
Feb-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Billing 1/27/25-2/9/25	YARDI	5,253.48				
Feb-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Billing 2/10/25-2/23/25	YARDI	5,553.11				
Mar-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Billing 2/24/25-3/9/25	YARDI	7,810.28				
Mar-25	HOTT SOLUTIONS (v0000141)	WFB Positive Pay	YARDI	2,500.00				
Mar-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Billing 3/10/25-3/23/25	YARDI	5,153.60				
Mar-25	HOTT SOLUTIONS (v0000141)	Yardi Implementation Billing 3/24/25-4/6/25	YARDI	3,056.23				
YARDI			TOTAL YARDI		41,391.73	-		
Mar-25	THE SWENSON GROUP (v0000277)	3 Lenovo Laptops		3,742.13				
Mar-25 Journal Entry ????? Do we need to keep track VAN Deposit				20,000.00				
F&E			TOTAL F&E		23,742.13	-		
Jan-25	GARDENER'S GUILD (v0000122)	Cottage Landscape & Irrigation Installation	Proj#2025-1010 Apartment Renovations	5,857.00				
Jan-25	JOHN VEGA (v0000155)	Renovation #330-236-238-Dock	Proj#2025-1010 Apartment Renovations	2,958.00				
Jan-25	EJ WEBER ELECTRIC COMPANY, INC. (v0000101)	FACP Replacement	Proj#2025-1010 Apartment Renovations	4,255.85				
Jan-25	HKIT ARCHITECTS (v0000138)	Morgan Bldg. Elevator - Jan. 2025	Proj#2025-1010 Apartment Renovations	994.77				
Jan-25	HKIT ARCHITECTS (v0000138)	Renovation #327	Proj#2025-1010 Apartment Renovations	502.50				
Jan-25	HKIT ARCHITECTS (v0000138)	Renovation #213	Proj#2025-1010 Apartment Renovations	92.50				
Jan-25	HKIT ARCHITECTS (v0000138)	Renovation Unit 423 + Laundry	Proj#2025-1010 Apartment Renovations	2,349.00				
Jan-25	NELSON T. LEWIS CONSTRUCTION CO. (v000001)	Renovation #327	Proj#2025-1010 Apartment Renovations	7,083.29				
Jan-25	NELSON T. LEWIS CONSTRUCTION CO. (v000001)	Renovation #327	Proj#2025-1010 Apartment Renovations	13,592.00				
Mar-25	ARMSTRONG CARPET&LINOLEUM CO, INC. (v000001)	Renovation - Carpet Replacement #203	Proj#2025-1010 Apartment Renovations	3,385.00				
Mar-25	UNITED CALIFORNIA GLASS & DOOR (v000002)	Renovation - Unit#327 and #328	Proj#2025-1010 Apartment Renovations	3,840.49				
Apartment Renovations			TOTAL PROJECT 2025-1010		44,910.40	850,000.00	805,089.60	94.7%
Jan-25	GREEN BAY PAINTING (v0000131)	Paint Apt. 236, 323, 324	Proj#2025-1015 Painting	8,100.00				
Jan-25	GREEN BAY PAINTING (v0000131)	1530 Francisco St. paint entire stairwell walls	Proj#2025-1015 Painting	1,850.00				
Feb-25	Green Bay Painting	Flag Poles and Security Office Painting	Proj#2025-1015 Painting	7,300.00				
Painting			TOTAL PROJECT 2025-1015		17,250.00	45,000.00	27,750.00	61.7%
New Boiler Units & Plumbing work			TOTAL PROJECT 2025-1020		-	150,000.00	150,000.00	100.0%
Cell Communicator Upgrade			TOTAL PROJECT 2025-1025		-	125,000.00	125,000.00	100.0%

Feb-25 HKIT ARCHITECTS (v0000138)

Perry & Morgan Repairs	TOTAL PROJECT 2025-1030		-	95,000.00	95,000.00	100.0%
Perry Elevator Rebuild	TOTAL PROJECT 2025-1040		-	195,000.00	195,000.00	100.0%
Elevator Doors - Morgan Bldg	Proj#2025-1050 Morgan Bldg Elevator Door	1,752.27				
Morgan Elevator Mechanical Rebuild	TOTAL PROJECT 2025-1050		1,752.27	175,000.00	173,247.73	99.0%
Perry Aesthetic Renovation	TOTAL PROJECT 2025-1060		-	400,000.00	400,000.00	100.0%
Exterior Site Lighting	TOTAL PROJECT 2025-1070		-	75,000.00	75,000.00	100.0%
Building Roof Leaks	TOTAL PROJECT 2025-1080		-	50,000.00	50,000.00	100.0%
Parking lot roots / asphalt repairs	TOTAL PROJECT 2025-1083		-	35,000.00	35,000.00	100.0%
Corner Landscaping at Laguna and Bay	TOTAL PROJECT 2025-1085		-	35,000.00	35,000.00	100.0%
Access/Key Control Cleanup	TOTAL PROJECT 2025-1087		-	75,000.00	75,000.00	100.0%
Computer Upgrades	TOTAL PROJECT 2025-1090		-	28,500.00	28,500.00	100.0%
Feb-25 RCL COMMUNICATIONS (v0000226)	Call Nurse Response Care Emergency Call System	Proj#2025-1095 Contingency	85,290.63			
Mar-25 DIGITAL DREAMS COME TRUE, INC. (v0000093)	Digital Cameras for Parking Lot	Proj#2025-1095 Contingency	10,033.25			
Mar-25 RCL COMMUNICATIONS (v0000226)	Call Nurse Response Care Emergency Call System Transmitter	Proj#2025-1095 Contingency	6,447.62			
Contingency	TOTAL PROJECT 2025-1095		101,771.50	300,000.00	198,228.50	66.1%
CAPITAL as of March 2025	SUMMARY TOTAL	230,818.03	230,818.03	2,633,500.00	2,467,815.83	93.7%

Pre-Development Spend from Inception to March 2025

Period	Vendor - Invoice Number - Invoice Description	Invoice Description	Invoice Number	Date Invoiced		Source	YEAR	Amount	FY TOTAL	Vendor Summary Total
05	AVPOWEL /IN: 052424 Actuarial Analysis - HOTM Retainer Fee			5/24/2024		A/P		18,000.00		
03	BLACKBAUD /IN: INV-081212 NXT Optional Module - 4/7/22 - 4/6/23			3/10/2022		A/P	2024	8,372.71	18,000.00	18,000.00
							2022		8,372.71	8,372.71
02	CORNERSTONE EARTH GROUP, INC. /IN: 20916 Professional Services			2/23/2023		A/P	2023	3,150.00	3,150.00	3,150.00
9	CORNERSTONE EARTH GROUP, INC. /IN: 20916 Professional Services			9/25/2024		A/P	2024	5,155.00	5,155.00	5,155.00
08	CHARLES PANKOW BUILDERS, LTD. /IN: 22-F1-01 Precon Draw			8/18/2022		A/P		23,883.00		
08	CHARLES PANKOW BUILDERS, LTD. /IN: 22-F1-01A Precon Drawing - Balance			8/18/2022		A/P	2022	1,000.00	24,883.00	24,883.00
11	LAURA DARLING /IN: 117 Professional Services SNF Delicensure			11/30/2022		A/P		2,493.75		
12	LAURA DARLING /IN: 122 Professional Services SNF Delicensure			12/31/2022		A/P	2022	743.75	3,237.50	
01	LAURA DARLING /IN: 125 Professional Services SNF Delicensure			1/31/2023		A/P		787.50		
02	LAURA DARLING /IN: 128 Professional Services SNF Delicensure			2/28/2023		A/P		962.50		
03	LAURA DARLING /IN: 135 Professional Services SNF Delicensure			3/31/2023		A/P		393.75		
04	LAURA DARLING /IN: 138 Professional Services SNF Delicensure			4/30/2023		A/P		831.25		
05	LAURA DARLING /IN: 144 Professional Services SNF Delicensure			5/31/2023		A/P		1,356.25		
06	LAURA DARLING /IN: 150 Professional Services SNF Delicensure			6/30/2023		A/P		1,939.16		
07	LAURA DARLING /IN: 153 Professional Services SNF Delicensure			7/31/2023		A/P		1,225.00		
09	LAURA DARLING /IN: 156 Professional Services SNF Delicensure			9/18/2023		A/P	2023	1,050.00	8,545.41	
02	LAURA DARLING /IN: 125 Professional Services SNF Delicensure			2/8/2024		A/P		612.75		
06	DARLING /IN: 162 Professional Services SNF Delicensure			6/10/2024		A/P		175.00		
09	DARLING /IN: 163 Professional Services SNF Delicensure			9/25/2024		A/P		175.00		
03-2025	LAURA DARLING (v0000166)	Resident Letter/Revisions	165	4/6/2025		Yardi	2024	787.50	962.75	
							2025		787.50	13,533.16
04	DEPT of PUBLIC HEALTH /IN: 13550 Site Report Review			5/13/2024		A/P		1,248.00		
10	DEPARTE /IN: 13784 Site Report Review			10/31/2024		A/P	2024	162.00	1,410.00	1,410.00
10	D LAWRENCE GATES: 101623 Landscape Design			10/16/2023		A/P	2023	12,600.00	12,600.00	12,600.00
01	FARELLA BRAUN & MARTEL LLP /IN: 355577 Legal Services - #117367/39599			1/27/2021		A/P	2021	8,585.00	8,585.00	8,585.00
04	FORESIGHT LAND SURVEYING /IN: 040722 Professional Services			4/7/2022		A/P		3,200.00		
05	FORESIGHT LAND SURVEYING /IN: 3070 Professional Services - Final Payment			5/25/2022		A/P	2022	3,200.00	6,400.00	6,400.00
06	GARY BELL & ASSOCIATES, INC. /IN: 18922-E Professional Services Consulting			6/30/2022		A/P		15,600.00		
10	GARY BELL & ASSOCIATES, INC. /IN: 19069E Professional Services Consulting, City Permit Fees			10/31/2022		A/P	2022	10,377.38	25,977.38	25,977.38
06	GBA /IN: 20067-E Permit consulting Services			6/19/2024		A/P		1,225.00		
07	GBA /IN: 20020-E Permit Consulting Services			7/15/2024		A/P	2024	10,150.00	11,375.00	11,375.00
02	HANSON BRIDGETT LLP. /IN: 1280547 Legal Services - Project Explore			2/25/2021		A/P		5,366.00		

Period	Vendor - Invoice Number - Invoice Description	Invoice Description	Invoice Number	Date Invoiced		Source	YEAR	Amount	FY TOTAL	Vendor Summary Total
02	HANSON BRIDGETT LLP. /IN: 1282226 Legal Services - Foundation			2/25/2021		A/P		5,180.57		
02	HANSON BRIDGETT LLP. /IN: 1284490 Legal Services - Project Explore			2/25/2021		A/P		3,431.00		
03	HANSON BRIDGETT LLP. /IN: 1286448 Legal Services - Project Explore			3/10/2021		A/P		2,710.00		
04	HANSON BRIDGETT LLP. /IN: 1288853 Legal Services - Project Explore			4/15/2021		A/P		6,451.50		
08	HANSON BRIDGETT LLP. /IN: 1293608 Legal Services - Project Explore			8/31/2021		A/P		2,480.50		
							2021		25,619.57	25,619.57
09	HKS /IN: 24920.3-1038731 Professional Services 6/1 to 6/30/22			9/22/2022		A/P		18,253.00		
09	HKS /IN: 24940.0-1035379 Professional Services 4/1 to 4/30/22			9/22/2022		A/P		40,000.00		
09	HKS /IN: 24940.0-1036816 Professional Services 5/1 to 5/31/22			9/22/2022		A/P		20,267.38		
09	HKS /IN: 24940.0-1038223 Professional Services 6/1 to 6/30/22			9/22/2022		A/P		10,000.00		
09	HKS /IN: 24940.1-1035380 Professional Services 4/1 to 4/30/22			9/22/2022		A/P		14,500.00		
09	HKS /IN: 24940.3-1034101 Professional Services 3/1 to 3/31/22			9/22/2022		A/P		15,000.00		
09	HKS /IN: 24940.3-1035382 Professional Services 4/1 to 4/30/22			9/22/2022		A/P		8,788.97		
09	HKS /IN: 24940.3-1036818 Professional Services 5/1 to 5/31/22			9/22/2022		A/P		12,532.50		
09	HKS /IN: 24940.4-1039517 Professional Services - 7/1 to 7/31/22			9/30/2022		A/P		3,463.64		
09	HKS /IN: 24940.4-1040380 Professional Services - 8/1 to 8/31/22			9/30/2022		A/P		13,009.97		
10	HKS /IN: 94940.4-1041479 Professional Services - 9/1 to 9/30/22			10/24/2022		A/P		12,592.50		
11	HKS /IN: 24940.4-1042626 Professional Services - 9/16 to 10/31/22			11/23/2022		A/P		20,949.52		
12	HKS /IN: 2490.3-1039497 Professional Services 7/1 to 7/31/2022			12/31/2022		A/P		10,003.95		
							2022		199,361.43	
02	HKS /IN: 24940.4-1043252 Professional Services - Nov 2022			2/28/2023		A/P		11,155.65		
02	HKS /IN: 24940.4-1045381 Professional Services - 11/16 - 12/31/22			2/28/2023		A/P		5,742.50		
02	HKS /IN: 24940.4-1046054 Professional Services - Jan 2023			2/23/2023		A/P		4,515.01		
06	HKS /IN: 24940.4-1050855 Professional Services - March 2023 - May 2023			6/26/2023		A/P		1,331.25		
06	HKS /IN: 24940.4-1050937 Professional Services - SR Living Norcal Master Plan			6/26/2023		A/P		5,727.50		
07	HKS /IN: 24940.4-1052012 Professional Services - SR Living Norcal Master Plan			7/24/2023		A/P		6,063.70		
08	HKS /IN: 24940.4-1053221 Professional Services - SR Living Norcal Master Plan			8/28/2023		A/P		4,602.50		
10	HKS /IN: 24940-1055549 Professional Services 8/9 to 9/30/23			10/16/2023		A/P		9,100.00		
11	HKS /IN: 24940.004-1056583 Professional Services - 10/1-10/31/23			11/13/2023		A/P		16,615.00		
12	HKS /IN: 24940.004-1057858 Professional Services - 10/26-11/30/23			12/28/2023		A/P		2,930.00		
12	HKS /IN: 24940.004-1058919 Professional Services - 12/1-12/31/23			12/31/2023		A/P		4,675.00		
							2023		72,458.11	
02	HKS /IN: 24940.004 - 1060277 Professional Services - 12/21-1/31/24			2/15/2024		A/P		18,695.00		
03	HKS /IN: 24940.004-1061186 Professional Services - 2/1-2/29/24			3/14/2024		A/P		1,830.00		
04	HKS /IN: 24940.004-1062404 Professional Services - 3/1-3/31/24			4/15/2024		A/P		610.00		
06	HKS /IN: 24940.004-1063642 Professional Services - 4/1-4/30/24			6/30/2024		A/P		1,677.50		
07	HKS /IN: 24940.004-1065971 Professional Services - 6/1-6/30/2024			7/15/2024		A/P		2,745.00		
08	HKS /IN: 24940.004-1064843 Professional Services - 4/1-4/30/2024			8/8/2024		A/P		3,797.50		
							2024		29,355.00	
02-2025	HKS INC. (v0000139)	Professional Services - Feb 2025	24940.004-1075236	3/6/2025		Yardi		980.00		
03-2025	HKS INC. (v0000139)	Professional Services - 2/21/25 to 3/31/25	24940.004-1076313	4/4/2025		Yardi		2,380.00		
							2025		3,360.00	304,534.54
01-2025	In Compliance Services, Inc. (v0000324)	SP001 Fuel Oil System/Ancillary Services	2724	12/18/2024		Yardi		42,853.00		
							2025		42,853.00	42,853.00
04	KIMLEY-HORN AND ASSOC, INC. /IN: 211283 Staff Professional Services			4/22/2022		A/P		3,015.10		
04	KIMLEY-HORN AND ASSOC, INC. /IN: 21403892 Staff Professional Services			4/30/2022		A/P		434.09		
06	KIMLEY-HORN AND ASSOC, INC. /IN: 21638967 Staff Professional Services			6/30/2022		A/P		149.06		
							2022		3,598.25	
01	KIMLEY-HORN AND ASSOC, INC. /IN: 23983618 Staff Professional Services			1/31/2023		A/P		2,081.54		
03	KIMLEY-HORN AND ASSOC, INC. /IN: 19755101-0223 Staff Professional Services			3/23/2023		A/P		41,926.02		
05	KIMLEY-HORN AND ASSOC, INC. /IN: 197551001-0423 Staff Professional Services			5/18/2023		A/P		1,200.29		
12	KIMLEY-HORN AND ASSOC, INC. /IN: 197551001-1023 Staff Professional Services			12/28/2023		A/P		2,952.50		
12	KIMLEY-HORN AND ASSOC, INC. /IN: 197551001-1123 Staff Professional Services			12/28/2023		A/P		2,222.75		
							2023		50,383.10	
02	KIMLEY /IN: 197551001-0124 Staff Professional Services			2/29/2024		A/P		2,824.20		
							2024		2,824.20	56,805.55
07	LSA IN 189070 Professional Services			7/31/2023		A/P		641.25		

Period	Vendor - Invoice Number - Invoice Description	Invoice Description	Invoice Number	Date Invoiced	Source	YEAR	Amount	FY TOTAL	Vendor Summary Total
08	LSA IN 189612 Professional Services			8/28/2023	A/P		735.00		
09	LSA IN 190024 Professional Services			9/27/2023	A/P		3,948.75		
10	LSA IN 190404 Prof. Svcs. thru 9/30/23			10/25/2023	A/P		5,028.75		
11	LSA IN 190873 Prof. Svcs. thru 10/31/23			11/20/2023	A/P		17,700.14		
12	LSA IN: 191183 Professional Services thru 11/30/23			12/28/2023	A/P		18,646.73		
12	LSA IN: 191552 Professional Services thru 12/31/23			12/31/2023	A/P		12,063.75		
						2023		58,764.37	
02	LSA /IN: 192243 Professional Services thru 1/31/24			2/28/2024	A/P		17,328.75		
04	LSA /IN: 192473 Professional Services thru feb 2024			4/15/2024	A/P		7,617.50		
05	LSA /IN: 193616 Professional Services thru 4/30/2024			5/24/2024	A/P		31,857.50		
06	LSA /IN: 194274 Professional Services thru 5/31/24			6/30/2024	A/P		5,583.75		
07	LSA /IN: 193223 Professional Services thru March 2024			7/24/2024	A/P		15,400.00		
07	LSA /IN: 194679 Professional Services thru 6/30/2024			7/24/2024	A/P		8,460.00		
08	LSA /IN: 193616A Invoice 193616 Balance Payment			8/16/2024	A/P		1,060.00		
08	LSA /IN: 195175 Professional Services - July 2024			8/22/2024	A/P		19,746.25		
09	LSA /IN: 195714 Professional Services - August 2024			9/30/2024	A/P		13,839.25		
10	LSA /IN: 196156 Professional Services - Sept 2024			10/31/2024	A/P		2,246.25		
11	LSA ASSOCIATES, INC (v0000175)			11/22/2024	YARDI		2,003.39		
12	LSA ASSOCIATES, INC (v0000175)			12/26/2024	YARDI		5,678.75		
						2024		130,821.39	
01-2025	LSA ASSOCIATES, INC (v0000175)	Professional Services - Jan. 2025	197638	1/31/2025	Yardi		3,610.00		
						2025		3,610.00	
									193,195.76
06	NEW DEAL ADVISERS: 4807 Professional Services			6/30/2023	A/P		2,000.00		
07	NEW DEAL ADVISERS: 4851 Professional Services			7/24/2023	A/P		2,000.00		
08	NEW DEAL ADVISERS: 4898 Professional Services			8/28/2023	A/P		2,000.00		
09	NEW DEAL ADVISERS: 4944 Professional Services			9/27/2023	A/P		2,000.00		
10	NEW DEAL ADVISERS: 4991 Consulting Services			10/26/2023	A/P		2,000.00		
11	NEW DEAL ADVISERS: 5046 Consulting Services			11/20/2023	A/P		2,000.00		
12	NEW DEAL ADVISERS: 5100 Consulting Services			12/31/2023	A/P		2,000.00		
						2023		14,000.00	
01	NEWDEAL /IN: 5149 Consulting Services			2/8/2024	A/P		2,000.00		
04	NEWDEAL /IN: 5247 Consulting Services			4/15/2024	A/P		2,000.00		
05	NEWDEAL /IN: 5346 Consulting Services			5/24/2024	A/P		2,000.00		
06	NEWDEAL /IN: 5405 Consulting Services			6/19/2024	A/P		2,000.00		
07	NEWDEAL /IN: 5454 Consulting Services			7/24/2024	A/P		2,000.00		
08	NEWDEAL /IN: 52 Consulting Services			8/16/2024	A/P		2,000.00		
08	NEWDEAL /IN: 5295 Consulting Services			8/16/2024	A/P		2,000.00		
08	NEWDEAL /IN: 5507 Consulting Services			8/22/2024	A/P		10,000.00		
09	NEWDEAL /IN: 5562 Consulting Services			9/30/2024	A/P		2,000.00		
12	NEW DEAL ADVISERS (v0000196)			12/5/2024	YARDI		2,000.00		
12	NEW DEAL ADVISERS (v0000196)			12/26/2024	YARDI		10,000.00		
						2024		38,000.00	
01-2025	NEW DEAL ADVISERS (v0000196)	Consulting Svcs.	5769	1/15/2025	Yardi		2,000.00		
02-2025	NEW DEAL ADVISERS (v0000196)	Consulting Services	5821	2/15/2025	Yardi		2,000.00		
03-2025	NEW DEAL ADVISERS (v0000196)	Consulting Services	5874	3/15/2025	Yardi		2,000.00		
						2025		6,000.00	
									58,000.00
06	PAGE & TURNBULL /IN: 21286 Professional Services			6/30/2022	A/P		3,272.50		
06	PAGE & TURNBULL /IN: 23550 Professional Services			6/30/2022	A/P		1,150.00		
09	PAGE & TURNBULL /IN: 23896 Professional Services			9/22/2022	A/P		2,525.00		
11	PAGE & TURNBULL /IN: 24143 Professional Services			11/23/2022	A/P		3,364.15		
11	PAGE & TURNBULL /IN: 24311 Professional Services			11/30/2022	A/P		2,915.00		
						2022		13,226.65	
02	PAGE & TURNBULL /IN: 24561 Professional Services			2/23/2023	A/P		3,762.50		
03	PAGE & TURNBULL /IN: 24702 Professional Services			3/31/2023	A/P		2,530.90		
04	PAGE & TURNBULL /IN: 24854 Professional Services			4/30/2023	A/P		481.25		
05	PAGE & TURNBULL /IN: 24989 Professional Services			5/31/2023	A/P		811.25		
11	PAGE & TURNBULL /IN: 25795 Professional Services - Oct. 2023			11/30/2023	A/P		1,363.75		
12	PAGE & TURNBULL /IN: 25846 Professional Services			12/28/2023	A/P		468.75		
12	PAGE & TURNBULL /IN: 25956 Professional Services			12/31/2023	A/P		1,838.75		
						2023		11,257.15	

Period	Vendor - Invoice Number - Invoice Description	Invoice Description	Invoice Number	Date Invoiced	Source	YEAR	Amount	FY TOTAL	Vendor Summary Total
04	PAGE /IN: 26086 Professional Services - Jan 2024			4/15/2024	A/P		4,807.50		
05	PAGE /IN: 26488 Professional Services - April 2024			5/24/2024	A/P		1,920.00		
07	PAGE /IN: 26712 Professional Services - June 2024			7/24/2024	A/P		2,879.80		
08	PAGE /IN: 26859 Professional Services - July 2024			8/22/2024	A/P		1,167.50		
10	PAGE /IN: 27157 Professional Services - Aug & Sept 2024			10/31/2024	A/P		2,849.45		
12	PAGE & TURNBULL (v0000207)			12/26/2024	YARDI		723.75		
						2024		14,348.00	
02-2025	PAGE & TURNBULL (v0000207)	Professional Services - 12/1/24 to 2/28/25	27658A	3/25/2025	Yardi		17,639.55		
03-2025	PAGE & TURNBULL (v0000207)	Professional Services - 12/1/24 to 2/28/25	27685	3/25/2025	Yardi		4,212.50		
03-2025	PAGE & TURNBULL (v0000207)	Professional Services - March 2025	27773	4/23/2025	Yardi		9,692.50		
						2025		31,544.55	70,376.35
01	PERKINS COIE LLP /IN: 6545044 Professional Services - Land Use			1/31/2022	A/P		6,939.45		
03	PERKINS COIE LLP /IN: 6578027 Professional Services - Land Use			3/31/2022	A/P		10,541.70		
05	PERKINS COIE LLP /IN: 6616119 Professional Services - Land Use			5/31/2022	A/P		9,573.75		
06	PERKINS COIE LLP /IN: 66338 Professional Services - Land Use			6/30/2022	A/P		166.50		
						2022		27,221.40	
01	PERKINS COIE LLP /IN: 6754042 Professional Services -Land Use			1/31/2023	A/P		1,831.50		
02	PERKINS COIE LLP /IN: 6769037 Professional Services - Land Use			2/28/2023	A/P		2,029.50		
04	PERKINS COIE LLP /IN: 6806282 Professional Services			4/30/2023	A/P		16,164.90		
05	PERKINS COIE LLP /IN: 6814451 Professional Services - Land Use			5/18/2023	A/P		2,490.75		
06	PERKINS COIE LLP /IN: 6840579 Professional Services - Land Use			6/30/2023	A/P		13,828.50		
07	PERKINS COIE LLP /IN: 6856793 Professional Services			7/31/2023	A/P		8,505.90		
08	PERKINS COIE LLP /IN: 6806283 Professional Services - Land Use			8/18/2023	A/P		1,107.00		
08	PERKINS COIE LLP /IN: 6869116 Professional Services - Land Use			8/18/2023	A/P		5,474.25		
09	PERKINS COIE LLP /IN: 6896218 Professional Services - Land Use			9/27/2023	A/P		9,522.90		
10	PERKINS COIE LLP /IN: 6914222 Professional Services - Land Use			10/31/2023	A/P		17,296.20		
11	PERKINS COIE LLP /IN: 6930080 Prof. Services - Land Use Oct. 2023			11/30/2023	A/P		12,019.95		
12	PERKINS COIE LLP /IN: 6962121 Proffesional Service - Land Use Dec 2023			12/31/2023	A/P		9,170.55		
						2023		99,441.90	
02	PERKINS /IN: 6941356 Professional Service - Land Use Nov 2023			2/29/2024	A/P		3,091.50		
02	PERKINS /IN: 6985312 Professional Services - Land Use Jan 23			2/29/2024	A/P		24,871.50		
04	PERKINS /IN: 7019709 Professional Services - Land Use Mar '24			4/30/2024	A/P		1,485.00		
05	PERKINS /IN: 7035658 Professional Services - Land Use Apr '24			5/31/2024	A/P		21,555.00		
06	PERKINS /IN: 7002344 Professional Services - Land Use Feb'24			6/19/2024	A/P		6,786.00		
06	PERKINS /IN: 7050778 Professional Services - Land Use May '24			6/30/2024	A/P		48,469.50		
07	PERKINS /IN: 7069165 Professional Services - Land Use Jun '24			7/31/2024	A/P		11,605.50		
08	PERKINS /IN: 7077318 Professional Services - Land Use Jul '24			8/16/2024	A/P		20,092.50		
09	PERKINS /IN: 7101306 Professional Services - Land Use Aug 24			9/30/2024	A/P		9,427.50		
11	PERKINS COIE LLP (v0000211)			11/13/2024	YARDI		3,564.00		
12	PERKINS COIE LLP (v0000211)			12/5/2024	YARDI		1,881.00		
12	PERKINS COIE LLP (v0000211)			12/26/2024	YARDI		4,522.50		
						2024		157,351.50	
02-2025	PERKINS COIE LLP (v0000211)	Prof. Svcs. thru Jan. 2025	7177258	2/19/2025	Yardi		5,022.00		
02-2025	PERKINS COIE LLP (v0000211)	Professional Services - Feb 2025	7198198	3/28/2025	Yardi		14,465.25		
03-2025	PERKINS COIE LLP (v0000211)	Professional Services - L and Entitlements	7209389	4/21/2025	Yardi		56,848.50		
						2025		76,335.75	360,350.55
08	RADIUS /IN: 4713T PreApplication Package			8/31/2022	A/P		1,200.00		
						2022		1,200.00	1,200.00
04	ROCKRIDGE GEOTHECNICAL /IN: 16-1176-4 Professional Services			4/23/2023	A/P		9,000.00		
06	ROCKRIDGE GEOTHECNICAL /IN: 16-1176-3 Professional Services			6/30/2023	A/P		10,000.00		
						2023		19,000.00	
02	ROCKRID /IN: 16-1176-5 Professional Services to Feb 2024			2/28/2024	A/P		1,000.00		
						2024		1,000.00	20,000.00
05	ROCKWOOD PACIFIC INC. /IN: 052721 Master Planning - Initial Assessment			5/27/2021	A/P		2,500.00		
08	ROCKWOOD PACIFIC INC. /IN: HOM-02-21 Master Planning - Final Billing			8/31/2021	A/P		2,000.00		
10	ROCKWOOD PACIFIC INC. /IN: HOM-03-21 Professional Services			10/8/2021	A/P		10,836.50		
10	ROCKWOOD PACIFIC INC. /IN: HOM-04-21 Professional Services			10/31/2021	A/P		9,110.91		

Period	Vendor - Invoice Number - Invoice Description	Invoice Description	Invoice Number	Date Invoiced	Source	YEAR	Amount	FY TOTAL	Vendor Summary Total
11	ROCKWOOD PACIFIC INC. /IN: HOM-05-21 Professional Services			11/30/2021	A/P		7,500.00		
12	ROCKWOOD PACIFIC INC. /IN: HOM-01-22 Professional Services Dec 2021			12/31/2021	A/P		6,159.00		
						2021		38,106.41	
01	ROCKWOOD PACIFIC INC. /IN: HOM-02-22 Professional Services - Jan 2022			1/31/2022	A/P		11,516.13		
03	ROCKWOOD PACIFIC INC. /IN: HOM-03-22 Professional Services - Feb 2022			3/18/2022	A/P		7,779.75		
03	ROCKWOOD PACIFIC INC. /IN: HOM-04-22 Professional Services - March 2022			3/31/2022	A/P		14,078.50		
04	ROCKWOOD PACIFIC INC. /IN: HOM-05-22 Professional Services - April 2022			4/30/2022	A/P		19,209.41		
05	ROCKWOOD PACIFIC INC. /IN: HOM-06-22 Professional Services - May 2022			5/31/2022	A/P		10,691.85		
06	ROCKWOOD PACIFIC INC. /IN: HOM-07-22 Professional Services - June 2022			6/30/2022	A/P		14,625.47		
07	ROCKWOOD PACIFIC INC. /IN: HOM-08-22 Professional Services - July 2022			7/31/2022	A/P		13,675.65		
08	ROCKWOOD PACIFIC INC. /IN: HOM-09-22 Professional Services - August 2022			8/31/2022	A/P		7,172.50		
10	ROCKWOOD PACIFIC INC. /IN: HOM-10-22 Professional Services - October 2022			10/31/2022	A/P		9,014.50		
11	ROCKWOOD PACIFIC INC. /IN: HOM-11-22 Professional Services - Nov 2022			11/30/2022	A/P		10,102.81		
11	ROCKWOOD PACIFIC INC. /IN: HOM-12-22 Professional Services - Nov 2022			11/30/2022	A/P		12,101.34		
12	ROCKWOOD PACIFIC INC. /IN: HOM-01-23 Professional Services - Dec 2022			12/31/2022	A/P		12,678.50		
						2022		142,646.41	
01	ROCKWOOD PACIFIC INC. /IN: 1025 PID: 1416-1-1;GE Retainer Fee			1/30/2023	A/P		2,000.00		
01	ROCKWOOD PACIFIC INC. /IN: HOM-02-23 Professional Services - January 2023			1/31/2023	A/P		11,516.13		
02	ROCKWOOD PACIFIC INC. /IN: HOM-03-23 Professional Services - Feb 2023			2/28/2023	A/P		19,209.41		
04	ROCKWOOD PACIFIC INC. /IN: HOM-04-23 Professional Services - March 2023			4/18/2023	A/P		13,675.65		
05	ROCKWOOD PACIFIC INC. /IN: HOM-05-23 Professional Services - May 2023			5/11/2023	A/P		10,102.81		
05	ROCKWOOD PACIFIC INC. /IN: HOM-05-23 Professional Services - June 2023			5/31/2023	A/P		9,958.94		
06	ROCKWOOD PACIFIC INC. /IN: HOM-07-23 Professional Services - June 2023			6/30/2023	A/P		9,828.74		
07	ROCKWOOD PACIFIC INC. /IN: HOM-07-23 Professional Services - July 2023			7/31/2021	A/P		641.25		
07	ROCKWOOD PACIFIC INC. /IN: HOM-07-23 Professional Services - July 2023			7/30/2021	A/P		641.25-		
07	ROCKWOOD PACIFIC INC. /IN: HOM-07-23 Professional Services - July 2023			7/30/2021	A/P		11,116.00		
09	ROCKWOOD PACIFIC INC. /IN: HOM-09-23 Professional Services - Aug 2023			9/18/2023	A/P		8,667.00		
09	ROCKWOOD PACIFIC INC. /IN: HOM-10-23 Professional Services - Sept 2023			9/30/2023	A/P		9,244.89		
10	ROCKWOOD PACIFIC INC. /IN: HOM-11-23 Professional Services - Oct 2023			10/31/2023	A/P		13,510.89		
12	ROCKWOOD PACIFIC INC. /IN: HOM-12-23 Professional Services - Nov 2023			12/28/2023	A/P		8,746.00		
12	ROCKWOOD PACIFIC INC. /IN: HOM-01-24 Professional Services - Dec 2023			12/31/2023	A/P		9,244.89		
						2023		136,821.35	
02	ROCKW /IN: HOM-0224 Professional Services - Jan 2024			2/15/2024	A/P		11,592.55		
03	ROCKW /IN: HOM-03-24 Professional Services - Feb 2024			4/15/2024	A/P		9,114.14		
04	ROCKW /IN: HOM-04-24 Professional Services - Mar 2024			4/30/2024	A/P		7,666.49		
05	ROCKW /IN: HOM-05-24 Professional Services - Apr 2024			5/13/2024	A/P		12,548.27		
06	ROCKW /IN: HOM-06-24 Professional Services - May 2024			6/10/2024	A/P		19,525.10		
07	ROCKW /IN: HOM-07-24 Professional Services - June 2024			7/15/2024	A/P		7,598.38		
08	ROCKW /IN: HOM-08-24 Professional Services - July 2024			8/8/2024	A/P		10,749.44		
09	ROCKW /IN: HOM-09-24 Professional Services - August 2024			9/16/2024	A/P		10,428.66		
09	ROCKW /IN: HOM-10-24 Professional Services - Sept 2024			9/30/2024	A/P		6,581.79		
11	ROCKWOOD PACIFIC INC. (v0000238)			11/13/2024	YARDI		9,384.35		
12	ROCKWOOD PACIFIC INC. (v0000238)			12/18/2024	YARDI		7,358.85		
						2024		112,548.02	
01-2025	ROCKWOOD PACIFIC INC. (v0000238)	Prof. Svcs. Jan. 2025	HOM-2-25	2/6/2025	Yardi		10,495.26		
02-2025	ROCKWOOD PACIFIC INC. (v0000238)	Prof. Svcs. - March 2025	HOM-3-25	3/11/2025	Yardi		11,545.32		
03-2025	ROCKWOOD PACIFIC INC. (v0000238)	Professional Services - March 2025	HOM-4-25	4/3/2025	Yardi		16,953.97		
						2025		38,994.55	469,116.74
03	SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH /IN: 032323 Maher Fee			3/23/2023	A/P		888.00		
07	SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH /IN: 013194 Site Review			7/31/2023	A/P		444.00		
						2023		1,332.00	
03	SAN FRANCISCO PLANNING DEPT. /IN: 2022-9819EEA Environmental Initial Study			3/8/2023	A/P		300,172.00		
03	SAN FRANCISCO PLANNING DEPT. Plan Review			3/31/2023	A/P		134,686.00		
						2023		434,858.00	
02	SFPLAN /IN: 2022-009819EIR Environmental Impact Report			3/14/2024	A/P		137,058.00		
						2024		137,058.00	573,248.00
05	SHA /IN: HM-1 Consulting - Quick Look Report			5/24/2024	A/P		2,500.00		
						2024		2,500.00	2,500.00
01	SINGER ASSOCIATES, INC. /IN: 134791 Public Relations Services for Board Directors			1/31/2021	A/P		16,312.50		

Period	Vendor - Invoice Number - Invoice Description	Invoice Description	Invoice Number	Date Invoiced	Source	YEAR	Amount	FY TOTAL	Vendor Summary Total
02	SINGER ASSOCIATES, INC. /IN: 134878 Public Relations Services for Board Dir			2/28/2021	A/P		2,165.63		
03	SINGER ASSOCIATES, INC. /IN: 134976 Public Relations Services for Board Dir			3/31/2021	A/P		761.25		
04	SINGER ASSOCIATES, INC. /IN: 135069 Public Relations Services for Board Dir			4/30/2021	A/P		1,719.38		
05	SINGER ASSOCIATES, INC. /IN: 135158 Public Relations Services for Board Dir			5/31/2021	A/P		1,745.63		
06	SINGER ASSOCIATES, INC. /IN: 135243 Public Relations Services for Board Dir			6/30/2021	A/P		2,100.00		
09	SINGER ASSOCIATES, INC. /IN: 135517 Public Relations Services for Board Dir			9/30/2021	A/P		4,921.88		
10	SINGER ASSOCIATES, INC. /IN: 135611 Public Relations Services for Board Dir			10/31/2021	A/P		1,758.75		
12	SINGER ASSOCIATES, INC. /IN: 135776 Public Relations Services			12/23/2021	A/P		406.88		
						2021		31,891.90	
01	SINGER ASSOCIATES, INC. /IN: 135856 Public Relations Services for Board Dir			1/31/2022	A/P		787.50		
03	SINGER ASSOCIATES, INC. /IN: 135949 Public Relations Service			3/31/2022	A/P		1,732.50		
03	SINGER ASSOCIATES, INC. /IN: 136039 Public Relations Services			3/31/2022	A/P		354.38		
04	SINGER ASSOCIATES, INC. /IN: 136133 Public Relations Service			4/30/2022	A/P		1,614.38		
06	SINGER ASSOCIATES, INC. /IN: 136341 Public relations Services			6/30/2022	A/P		800.63		
07	SINGER ASSOCIATES, INC. /IN: 136446 Public Relations Services			7/31/2022	A/P		183.75		
08	SINGER ASSOCIATES, INC. /IN: 136553 Public Relations Services			8/31/2022	A/P		2,257.50		
09	SINGER ASSOCIATES, INC. /IN: 136650 Public Relations Services			9/30/2022	A/P		2,585.63		
						2022		10,316.27	42,208.17
01-2025	WILLIAM D. HENDRICKSON (v0000326)	Financial Services - January 2025	03112025A	1/28/2025	Yardi		6,600.00		
02-2025	WILLIAM D. HENDRICKSON (v0000326)	February 2025 Financial Services	03112025	3/3/2025	Yardi		3,300.00		
						2025		9,900.00	9,900.00
04	ZUMBRUNNEN, INC. /IN: 20637 Capital Reserve/Budget Study			4/13/2022	A/P		14,900.12		
07	ZUMBRUNNEN, INC. /IN: 20758 Capital Reserve Analysis & Budget Study			7/20/2022	A/P		25,820.60		
						2022		40,720.72	40,720.72
Planning & Development TOTAL (2021-2022-2023)							2,410,070.20	2,410,070.20	2,410,070.20

FY2021	104,202.88	Year Completed
FY2022	507,161.72	Year Completed
FY2023	922,611.39	Year Completed
FY2024	662,708.86	Year Completed
FY2025	213,385.35	Ongoing
TOTAL	2,410,070.20	