

**ABC Residential Services**  
**Computation of Room & Board Costs for CTH II Consumers**  
**Based on 6/30/12 Audited Financial Statements**

<u>Cost</u>	<u>Park CTH II</u>	<u>River CTH II</u>	<u>Meadow CTH II</u>	<u>Total</u>
Food	4,636	4,670	5,438	14,744
Telephone	1,830	2,476	1,871	6,177
Electricity	4,445	3,662	3,347	11,454
Water				-
Exterminating				-
Trash Removal				-
Cable/Satellite TV	93	1,086	924	2,941
Maintenance - contractual and supplies	4,501	4,515	5,155	14,171
Yard Maintenance	720	720	720	2,160
Household supplies	1,875	1,505	1,352	4,732
Furnishings				-
Property Insurance	230	152	286	668
Administrative Allocation	2,649	2,637	2,664	7,950
<b>Rent (computed from one of three methods below)</b>	12,136	12,136	12,136	36,408
<b>Total Annual Cost</b>	<b>33,953</b>	<b>33,559</b>	<b>33,893</b>	<b>101,405</b>
<b>Total Monthly Cost</b>	<b>2,829</b>	<b>2,797</b>	<b>2,824</b>	<b>8,450</b>
Number of residents	4	4	4	12
Monthly room & board per resident	707	699	706	704

**1. Computation of rental charge based on current market value of similar homes in the area Current market rentals in the area can be surveyed and calculated as below or the HUD Fair Market Rent Documentation System may be used to find FMV rent for the area. The website address for the HUD FMV Documentation System is <http://www.huduser.org/datasets/fmr.html>.**

**Monthly Rent**

123 Center St, Anytown, SC	1,500
456 Suburb Dr, Anytown, SC	1,250
111 Country Ln, Near Anytown, SC	1,400
525 Main St, Anytown, SC	1,560

**Average monthly rent** 1,428

<b>2. Depreciation Expense</b> (building & improvements / useful life)	<u>Park CTH II</u>	<u>River CTH II</u>	<u>Meadow CTH II</u>	<u>Total</u>
				-

**3. Mortgage or estimated mortgage expense**

Price (current fair market value of building or actual cost)	160,000
Deemed interest	6.50%
Life of loan in months	360
Monthly Payment	\$1,011.31
<b>Annual Mortgage Payments</b>	<u><u>\$12,135.71</u></u>

NOTE: If using Method 1 - Fair Market Rental Value - do not include the cost of items that are typically the responsibility of the landlord such as property insurance, maintenance and repairs, exterminating, and yard maintenance. The costs that are typically the landlord's responsibility in the area are excluded. For example, yard maintenance may or may not be the landlord's responsibility in the area.