

EXHIBIT – H

OAK HILL LAND LEASE COMMUNITY

SUMMARY and BREAKDOWN of 2019 RATES

Fees Property collects from tenants and pays to Township:

Property tax pass thru	\$58.94
Property tax balance	\$ 4.25 – Included in base rent
Monthly fee	\$13.00
License fee	<u>\$ 1.09</u> – Included in base rent
Total	<u>\$77.28</u> x 12 x 300 = \$278,208.00 per year paid to Township ¹

Rental Rate Range: 300 sites with approximately 105 different rates

Rental rate range with Township fees:	\$564.98 to \$894.83 (what tenant pays)
Rental rate range without Township fees:	\$487.70 to \$817.55 (what property has to operate on)

Breakdown: *With Township Fees* *Without Township Fees*

Average Site Fee -	\$653.72	\$576.44²
Median -	\$630.65	\$553.37
Highest -	\$894.83	\$817.55
Lowest -	\$564.98	\$487.70

Footnotes:

¹ This amount is paid to the Township; collections loss comes out of funds from base rents collected

² If all tenants paid \$593 + Township pass-on fees the property would have the same dollars to operate on as the 105 rates from \$487 to \$817 + Township pass-on fees to produce

EXHIBIT – I

2019 Maintenance Journal and Costs

This list is being provided to the Board to give examples of the consistent on-going level of services and maintenance provided to the tenants. Dollar amounts are shown to give the Board a sense of costs. We are not asking that dollar amounts be directly pass-on to tenants. Please note that this a list of examples not a list of all work and services provided.

Oak Hill Land Lease Community

2019 Maintenance Journal and Costs

This list is being provided to the Board to give examples of the consistent on-going level of services and maintenance provided to the tenants. Dollar amounts are shown to give the Board a sense of costs. We are not asking that dollar amounts be directly pass-on to tenants. Please note that this a list of examples not a list of all work and services provided.

Date	Description	Debit
01/08/19	Calcium Mailboxes, Clubhouse & School Bus Stops	266.56
01/08/19	Ice Control Roadways	1,146.22
01/08/19	Ice Control Roadways	1,146.22
03/11/19	Lawn Cutting	367.86
04/20/19	Cleaned Storm Drains correction	479.82
05/03/19	Common area Lawn Cutting	261.23
05/04/19	Lawn Cutting	367.86
05/17/19	Lawn Cutting	367.86
05/17/19	Lerch Disposal 11314	719.72
05/21/19	Eviction - 8 Seattle Slew- Complete Lockout, Changed Locks	186.58
05/24/19	Lerch Disposal 11346	719.72
05/24/19	Lerch Disposal 11345	719.72
05/28/19	Lerch Disposal 11351	719.72
05/28/19	Lerch Disposal 11350	719.72
05/28/19	Lerch Disposal 11348	719.72
05/29/19	Lawn Cutting	367.86
05/29/19	Lerch Disposal 11365	719.72
05/29/19	Lerch Disposal 11362	719.72
05/30/19	Lerch Disposal 11368	719.72
06/03/19	Repair & Replace 3 Street Signs	133.28
06/03/19	Trash removal - Republic Services (OH): 06/0/19 - 06/30/19 Service	251.24
06/04/19	Pickup & Remove 3 Truckloads pf Brush & Limbs	639.74
06/07/19	Shrubs & Flowers in Front of Clubhouse	1,439.44
06/09/19	Playgrounds - 2 Gallons Stain	83.7
06/09/19	Prep Paint Both Playgrounds	266.56
06/10/19	Dynamic Pest Control: Quarterly Pest Control Services - renewal	69.31
06/13/19	Chemical weed Control- Curb & Sidewalks	932.97
06/21/19	Lawn Cutting	367.86
06/21/19	Lerch Disposal 11386	719.72
06/21/19	Labor Involved With Lerch Disposal	3,198.75
06/26/19	Purchase & Replace Fire Extinguishers & Smoke Detectors	170.55
06/26/19	Purchase & Replace 2 Exit Signs	191.77
06/27/19	Replace Pole & Stop Sign at Second Entrance	133.28
07/02/19	Trash removal - Republic Services 07/01/19 - 07/31/19 Service	251.96
07/03/19	Clean Detention Pond - Remove Garbage & Debris	213.25
07/03/19	Lawn Cutting	367.86
07/05/19	Repair Street Sign Post. Concrete & Replace 3 Street Signs	197.26
07/16/19	Lawn Cutting	367.86

07/19/19	C&L Sweeper Serv: 07/17/19 cleaning @ OH MH Park	1,700.67
07/19/19	Cut & remove Damaged Trees from Storm	506.47
07/19/19	Crackmaster Supreme Certified Hot Tar	3,038.82
07/19/19	Labor -Clean & Fill Cracks in Tar	3,998.43
07/22/19	Replace All Filters - Air Ducts & Furnace	79.94
07/22/19	1 Dumpster 8 Seattle Slew - Clean Yard & Deck Porch & Furniture	766.87
07/24/19	Storm Damage - Cut & Cleanuo Trees & Broken Limbs	559.79
07/25/19	9 Snow Chief, Removed Old Fence, Cleaned & Removed All Debris from Yard	479.82
07/29/19	Lawn Cutting	367.86
07/29/19	Chemical weed Control- Curb & Sidewalks	932.97
08/01/19	Trash removal - Republic Services (OH): 08/01/19 - 08/31/19 Service	251.96
08/06/19	93 Secretariat - Eviction - Cut & Remove Trees & Shrubs	399.85
08/09/19	Eviction - Remove 1 Truckload of Garbage Left by Resident	213.25
08/10/19	Ruffian - Cut & Repair Large Sink Hole	373.19
08/12/19	Lawn Cutting	367.86
08/12/19	Remove 2 Truckloads of Brush, Clippings & Trees Throughout Park	426.48
08/23/19	Remove 1 Truckload Of Trimmings & Branches from ParkResidents	213.25
08/26/19	Remove 1 Truckload Of Trimmings & Branches from Park Residents	213.25
08/26/19	Lawn Cutting	367.86
08/28/19	Remove 1 Truckload of Debris from Detention Pond	213.25
08/30/19	Repair Sinkhole on Seattle	159.93
09/02/19	Chemical Weed Control, Curbs & Sdewalks	932.96
09/03/19	Trash removal - Republic Services (OH): 09/01/19 - 09/30/19 Service	222.38
09/07/19	Lawn Cutting	367.86
09/13/19	Dynamic Pest Control: Quarterly Pest Control Services - renewal	69.31
09/13/19	Remove 1 Truckload of Branches & Trimmings from Park Residents	213.25
09/24/19	Remove 1 Truckload of Branches & Trimmings from Park Residents	213.25
09/25/19	Lawn Cutting	367.86
10/02/19	Clean Retention Pond, Cut & Remove Limbs	346.52
10/02/19	Trash removal - Republic Services (OH): 10/01/19 - 10/31/19 Service	253.31
10/15/19	Lawn Cutting	367.86
10/29/19	Lawn Cutting	367.86
10/30/19	Pickup & Remove 1 Truck Load of Leaves & Branches	213.25
11/04/19	Remove Contents of Home & Shed	373.19
11/04/19	30 Yard Dumpster - Lertch Disposal	719.72
11/11/19	Trash removal - Republic Services (OH): 11/01/19 - 11/30/19 Service	310.24
11/14/19	Lawn Cutting	367.86
11/15/19	Cut & Remove Tree Blocking Street Lamp on Secretariat	159.97
11/15/19	Pickup & Remove 1 Truck Load of Leaves & Branches	213.25
11/15/19	Purchase Lumber to Board Up Windows & Winterize Home	399.8
11/18/19	Pickup Community Streets for Bulk Pickup	373.19
11/18/19	30 Yard Dumpster - Lertch Disposal	719.72
11/19/19	Labor for Community Bulk Pickup	373.19
11/19/19	Labor for Community Bulk Pickup	373.19
11/19/19	Labor for Community Bulk Pickup	373.19
11/19/19	30 Yard Dumpster - Lertch Disposal	719.72
11/19/19	30 Yard Dumpster - Lertch Disposal	719.72
11/20/19	Labor for Community Bulk Pickup	319.87
11/20/19	Labor for Community Bulk Pickup	319.87

11/20/19	20 Yard Dumpster	426.5
11/20/19	30 Yard Dumpster - Lertch Disposal	719.72
11/21/19	Labor for Community Bulk Pickup	319.87
11/21/19	20 Yard Dumpster	426.5
11/21/19	20 Yard Dumpster	426.5
11/22/19	2 Truck Loads of Leaves & Yard Waste Removal	426.5
11/30/19	1 Truck Load Leaves & Branches emoved	213.25
11/30/19	1 Truck Load Leaves & Branches Yard Waste Removed	213.25
12/02/19	Trash removal - Republic Services (OH): 12/01/19 - 12/31/19 Service	279.26
12/02/19	Ice Control Roadways	1,146.22
12/03/19	Calcium Mailboxes, School Bus Stops & Clubhouse	266.56
12/03/19	Ice Control Roadways	1,146.22
12/11/19	Remove Shopping Carts & Tires from Detention Pond	106.62
12/11/19	Calcium Mailboxes, Shool Bus Stops & Clubhouses	266.56
12/19/19	Calcium Mailboxes, Shool Bus Stops & Clubhouses	266.56
12/19/19	Ice Control Roadways	1,146.22
12/19/19	Calcium Mailboxes, Clubhouse & School Bus Stops	266.56
12/20/19	Dynamic Pest Control: Quarterly Pest Control Services - renewal	69.31
12/31/19	1 Truck load - Removal of XMas Trees, Leaves & Brush	213.25
01/02/20	Trash removal - Republic Services (OH): 01/01/20 - 01/31/20 - Service	279.1
01/24/20	Lertch Disposal - Remove 1 Dumpster	719.72
02/03/20	Trash removal - Republic Services (OH): 02/01/20 - 02/29/20 - Service	279.1
03/03/20	Trash removal - Republic Services (OH): 03/01/20 - 03/31/20 - Service	279.26
03/04/20	Cultivate Around Trees & Prune Trees Throughout Park	693.06
03/05/20	20 Yards Root Mulch	730.38
03/05/20	Labor to Pickup, Deliver & Spread Mulch	1,226.19
03/05/20	Play Ground Mulch	186.59
03/06/20	Dynamic Pest Control: Quarterly Pest Control Services - renewal	69.31
03/06/20	Repair Playground Set - Steps & Swing	159.94
03/19/20	Lawn Cutting	373.19
03/26/20	Repair Concrete Blocks on 2 Storm Drains	239.91
03/26/20	Storm Drains Removed & Cleaned	693.06
03/27/20	Cleaned Detention Pond of Tree Branches & Debris	479.81
03/28/20	Replace Entrance Stop Sign & Repair 3 Street Signs	197.26
03/30/20	Lawn Cutting	373.19
04/01/20	Trash removal - Republic Services (OH): 04/01/20 - 04/30/20 - Service	276.18
04/11/20	Lawn Cutting	373.19
04/21/20	Chemical weed control curbs & walks	932.96
04/23/20	Lawn Cutting	373.19
05/04/20	Trash removal - Republic Services (OH): 05/01/20 - 05/31/20 - Service	276.18
05/06/20	Repair Swingset & Repair steps at Seattle Slew Playground	186.59
05/06/20	Lawn Cutting	373.19
05/07/20	Repair Sink Hole at Seattle Slew	159.93
12/11/29	Ice Control Roadways	1,146.22