

Exhibit "F"
PROFORMA

PROPOSED LEX FOUNDATION INCOME/EXPENSE			
Year One	Year Two	Year Three	
\$ 185,898	\$ 191,534	\$ 197,176	Current Rent
	\$ 21,866	\$ 25,000	Additional Rent
\$ 70,000	\$ 70,000	\$ 70,000	CFTB Commitment
\$ 5,000	\$ 50,000	\$ 75,000	Grants
\$ 250,000	\$ 200,000	\$ 175,000	CRA \$175,000 years 4-5
\$ 104,055	\$ 104,055	\$ 104,055	Utilities Allowance from County
\$ 186,550	\$ 186,550	\$ 186,550	Contracted Services (Landscape, Pest) Allowance from County
\$ 142,650	\$ 142,650	\$ 142,650	County Laborer/Handyman Allowance from County
\$ 944,153	\$ 966,655	\$ 975,431	PROGRAM & OCCUPANCY INCOME
\$ (397,000)	\$ (417,650)	\$ (438,050)	Vendor Programmatic Expenses
\$ (104,055)	\$ (104,055)	\$ (104,055)	Utilities Cost
\$ (186,500)	\$ (186,500)	\$ (186,500)	Contracted Services Cost
\$ (142,650)	\$ (142,650)	\$ (142,650)	Handyman Cost
\$ (830,205)	\$ (850,855)	\$ (871,255)	PROGRAM & OCCUPANCY EXPENSE
\$ 113,948	\$ 115,800	\$ 104,176	NET INCOME/(COST)