

WOOD LANE ELDER HAUS II, INC.

PROJECT NO. 042-HD104

**FINANCIAL STATEMENTS
DECEMBER 31, 2010 AND 2009
WITH AUDITORS' REPORTS AND MORTGAGOR'S
AND MANAGEMENT AGENT'S CERTIFICATIONS**

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GILMORE, JASON & MAHLER, LTD

INDEPENDENT AUDITORS' REPORT

Board of Directors
Wood Lane Elder Haus II, Inc.
Bowling Green, Ohio

We have audited the accompanying statements of financial position of HUD Project No. 042-HD104, Wood Lane Elder Haus II, Inc., an Ohio nonprofit corporation, as of December 31, 2010 and 2009, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of Wood Lane Elder Haus II, Inc.'s management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Wood Lane Elder Haus II, Inc. as of December 31, 2010 and 2009, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 22, 2011, on our consideration of Wood Lane Elder Haus II, Inc.'s internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audits.

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 14 to 18 is presented for purposes of additional analysis as required by the *Consolidated Audit Guide for Audits of HUD Programs* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

Gilmore, Jason & Mahler, LTD

February 22, 2011

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
STATEMENTS OF FINANCIAL POSITION
December 31, 2010 and 2009

	ASSETS	<u>2010</u>	<u>2009</u>
Current assets			
Cash		\$ 3,719	\$ 1,157
Housing assistance receivable		913	852
Tenant accounts receivable		0	142
	Total current assets	<u>4,632</u>	<u>2,151</u>
Deposits held in trust			
Tenant security deposits held in trust		864	864
Minimum capital investment escrow		0	1,961
Restricted deposits and funded reserves			
Reserve for replacements		3,851	5,458
Residual receipts reserve		676	676
Property and equipment			
Land		14,950	14,950
Building and building improvements		364,810	359,922
Office furniture and equipment		22,775	22,775
	Total property and equipment	<u>402,535</u>	<u>397,647</u>
Less accumulated depreciation		62,894	50,443
	Net property and equipment	<u>339,641</u>	<u>347,204</u>
	Total assets	<u>\$ 349,664</u>	<u>\$ 358,314</u>
LIABILITIES AND NET ASSETS			
Current liabilities			
Accounts payable		\$ 5,344	\$ 4,740
Prepaid rents		913	852
	Total current liabilities	<u>6,257</u>	<u>5,592</u>
Deposit liabilities			
Tenant deposits held in trust		864	864
	Total liabilities	<u>7,121</u>	<u>6,456</u>
Net assets			
Unrestricted		(39,457)	(30,142)
Temporarily restricted		382,000	382,000
	Total net assets	<u>342,543</u>	<u>351,858</u>
	Total liabilities and net assets	<u>\$ 349,664</u>	<u>\$ 358,314</u>

The accompanying notes are an integral part of these financial statements.

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
STATEMENTS OF ACTIVITIES
For the Years Ended December 31, 2010 and 2009

	2010		
	Unrestricted	Temporarily Restricted	Total
Support and revenues			
Tenant assistance	\$ 10,346	\$ 0	\$ 10,346
Rental income, less vacancy loss of \$0 in 2010 and 2009	11,254		11,254
Financial income	2		2
Total support, revenues and release from restrictions	<u>21,602</u>	<u>0</u>	<u>21,602</u>
Expenses			
Management fees	2,376		2,376
Administrative	2,055		2,055
Professional fees	5,467		5,467
Utilities	4,564		4,564
Operating and maintenance	1,482		1,482
Taxes and insurance	2,522		2,522
Depreciation	12,451		12,451
Total expenses	<u>30,917</u>	<u>0</u>	<u>30,917</u>
Change in net assets	(9,315)	0	(9,315)
Net assets at beginning of year	<u>(30,142)</u>	<u>382,000</u>	<u>351,858</u>
Net assets at end of year	<u>\$ (39,457)</u>	<u>\$ 382,000</u>	<u>\$ 342,543</u>

2009		
Unrestricted	Temporarily Restricted	Total
\$ 9,434	\$ 0	\$ 9,434
10,666		10,666
2		2
<u>20,102</u>	<u>0</u>	<u>20,102</u>
2,211		2,211
1,658		1,658
5,712		5,712
4,517		4,517
2,699		2,699
2,672		2,672
<u>12,512</u>		<u>12,512</u>
<u>31,981</u>	<u>0</u>	<u>31,981</u>
(11,879)	0	(11,879)
<u>(18,263)</u>	<u>382,000</u>	<u>363,737</u>
<u>\$ (30,142)</u>	<u>\$ 382,000</u>	<u>\$ 351,858</u>

The accompanying notes are an integral part of these financial statements.

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2010 and 2009

	<u>2010</u>	<u>2009</u>
Cash flows from operating activities		
Rental income	\$ 21,742	\$ 19,958
Other operating receipts	2	2
Tenant security and other deposit receipts	(864)	(864)
Total cash flows from operating activities	<u>20,880</u>	<u>19,096</u>
Administrative	(9,898)	(9,746)
Utilities	(4,564)	(4,517)
Operating and maintenance	(878)	(2,771)
Taxes and insurance	(2,522)	(2,672)
Tenant security and other deposits	864	864
Net cash provided by operating activities	<u>3,882</u>	<u>254</u>
Cash flows from investing activities		
Purchases of property and equipment	(4,888)	0
Change in minimum capital investment	1,961	0
Change in reserve for replacements	1,607	(1,311)
Net cash used in investing activities	<u>(1,320)</u>	<u>(1,311)</u>
Net increase (decrease) in cash	<u>2,562</u>	<u>(1,057)</u>
Cash		
Cash at beginning of year	1,157	2,214
Cash at end of year	<u>\$ 3,719</u>	<u>\$ 1,157</u>
Reconciliation of change in net assets		
to net cash provided by operating activities:		
Change in net assets	\$ (9,315)	\$ (11,879)
Adjustments to reconcile change in net assets		
to net cash provided by operating activities:		
Depreciation	12,451	12,512
(Increase) decrease in operating assets:		
Tenant accounts receivable	142	(142)
Housing assistance receivable	(61)	(229)
Increase (decrease) in operating liabilities:		
Accounts payable	604	(72)
Prepaid rents	61	229
Accrued management fees	0	(165)
Net cash provided by operating activities	<u>\$ 3,882</u>	<u>\$ 254</u>

The accompanying notes are an integral part of these financial statements.

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
NOTES TO FINANCIAL STATEMENTS
December 31, 2010 and 2009 and 2009

Note 1–Nature of business

Wood Lane Elder Haus II, Inc. (Wood Lane) was organized to provide living facilities for disabled residents. Wood Lane (Project) is a separate legal entity located in Bowling Green, Ohio and is sponsored by Wood Lane Residential Properties (WLRP), which is a nonprofit private corporation. The management agent for Wood Lane is Preferred Properties, Inc., which is a nonprofit private corporation.

The operations of Wood Lane are regulated by the Federal Housing Administration (FHA) of the U.S. Department of Housing and Urban Development (HUD) under Section 811 of the Housing Act, (Regulatory Agreement). Wood Lane is required to comply with the terms of the Regulatory Agreement.

Note 2–Summary of significant accounting and reporting policies

Basis of accounting

The financial statements of Wood Lane have been prepared on the accrual basis of accounting. The accrual basis of accounting provides for the recognition of revenues when earned and the recognition of expenses when incurred.

Financial statement presentation

The accompanying financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic, Not for Profit Entities, Presentation of Financial Statements, to be in accordance with accounting principles generally accepted in the United States of America. Wood Lane is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Management is of the opinion that there were no permanently restricted net assets at December 31, 2010 and 2009.

Temporarily restricted net assets

Temporarily restricted net assets consist of a capital advance from HUD in the amount of \$382,000. The capital advance does not bear interest and need not be repaid as long as the housing remains available to disabled persons for at least 40 years. Failure to comply with HUD requirements would result in HUD billing the owner for the entire capital advance outstanding plus interest since the date of the first advance. Management believes the likelihood of required repayment is remote.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
NOTES TO FINANCIAL STATEMENTS – CONTINUED
December 31, 2010 and 2009 and 2009

Note 2—Summary of significant accounting and reporting policies – continued

Cash and cash equivalents

All unrestricted investments with original maturities of three months or less are cash equivalents. The Project had no cash equivalents at December 31, 2010 and 2009, respectively.

Accounts receivable

Accounts receivable consists of amounts due from HUD for housing assistance payments. The January 2011 and January 2010 housing assistance payments due from HUD are classified as housing assistance receivable in 2010 and 2009, respectively. Tenant accounts receivable consists of amounts due from tenants for rent. Accounts receivable are considered fully collectible at December 31, 2010 and 2009. Accordingly, no allowance for uncollectible accounts is required.

Property and equipment

The cost of the building and equipment will be depreciated over their estimated useful lives (ranging from 7 to 40 years), using the straight-line method. The Project has a capitalization policy for expenditures over \$1,000.

The Project reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. Management believes there were no impairment losses in 2010 or 2009.

Income taxes

Wood Lane is exempt from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code.

Management of the Project is required to determine whether a tax position of the Project is more likely than not to be sustained upon examination by the applicable taxing authority, including resolution of any related appeals or litigation processes, based on the technical merits of the position. Management of the Project is not aware of any tax positions for which it is reasonably possible that the total amounts of unrecognized tax benefits will significantly change in the next twelve months. However, management's conclusions may be subject to review and adjustment at a later date based on factors including, but not limited to, new tax laws, regulations, and administrative interpretations (including relevant court decisions). The Project's federal tax returns for the prior three fiscal years remain subject to examination by the Internal Revenue Service.

Subsequent events

The Project has evaluated all events subsequent to the statement of financial position date of December 31, 2010, through February 22, 2011, which is the date these financial statements were ready to be issued, and has determined that there are no subsequent events that require disclosure.

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
NOTES TO FINANCIAL STATEMENTS – CONTINUED
December 31, 2010 and 2009 and 2009

Note 3—Transactions with affiliates

The minimum capital investment escrow was set up during the construction phase to fund unexpected costs. HUD requires one-half of one percent of the total HUD-approved capital advance be escrowed at initial closing as a minimum capital investment. WLRP funded this account for Wood Lane in the amount of \$1,961. WLRP also advanced Wood Lane certain amounts for start-up of Wood Lane. As of December 31, 2009 the start up funds and minimum capital investment had been repaid to WLRP but the funds must remain in the minimum capital investment escrow until released from HUD. During January 2010 the minimum capital investment escrow was released and \$1,961 was deposited into the replacement reserve account.

WLRP also performs maintenance services for the Project. Fees paid to WLRP in 2010 and 2009 for maintenance services were \$412 and \$1,318, respectively.

Note 4—Commitments

HUD requires Wood Lane to fund the following reserves:

Residual receipts

Wood Lane's funds in excess of funds needed for their intended purpose must be deposited with the mortgagee within 60 days after year-end. Withdrawals from this account can be made only with approval of HUD and for project purposes. Required funding of the residual receipts is \$0 as of December 31, 2010 and 2009.

Replacement reserve

In 2010 and 2009 monthly funding payments of \$109.08 were required. The funds are to be used for the replacement of property, with the approval of HUD. The Capital Advance Program Regulatory Agreement requires that the mortgagor make monthly deposits to the replacement reserve account. The replacement reserve balance was \$3,851 and \$5,458 at December 31, 2010 and 2009, respectively. HUD approved withdrawals amounted to \$4,888 and \$0 in 2010 and 2009, respectively.

Note 5—Rental revenue

Wood Lane is a 4-unit housing development which receives monthly rentals as approved by HUD. The tenants are charged rental amounts based on a percentage of their income, and HUD subsidizes the remainder. HUD approved rentals per unit were \$450 June 2009 through December 2010 and \$375 January 2009 through May 2009. The rent subsidy contract with HUD expires October 2011.

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
NOTES TO FINANCIAL STATEMENTS – CONTINUED
December 31, 2010 and 2009 and 2009

Note 6—Current vulnerability due to certain concentrations

The Project's operations are concentrated in the multifamily real estate market. In addition, the Project operates in a heavily regulated environment. The operations of the Project are subject to the administrative directives, rules, and regulations of federal, state, and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules, and regulations are subject to change by an Act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.



GILMORE, JASION & MAHLER, LTD

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Directors
Wood Lane Elder Haus II, Inc.
Bowling Green, Ohio

We have audited the financial statements of Wood Lane Elder Haus II, Inc. (a nonprofit organization) as of and for the year ended December 31, 2010, and have issued our report thereon dated February 22, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered Wood Lane Elder Haus II, Inc.'s internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Wood Lane Elder Haus II, Inc.'s internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Wood Lane Elder Haus II, Inc.'s internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Wood Lane Elder Haus II, Inc.'s financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Trustees, management, and the Department of Housing and Urban Development, and is not intended to be and should not be used by anyone other than these specified parties.

Gilmore, Jason & Mahler, LTD

February 22, 2011

HUD SUPPLEMENTARY INFORMATION

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
BALANCE SHEET
December 31, 2010

ASSETS

Current assets

1120	Cash—operations	\$	3,719
1135	Housing assistance receivable		913
			4,632
Total current assets			

Restricted deposits and funded reserves

1191	Tenant deposits held in trust		864
1320	Reserve for replacements		3,851
1340	Residual receipts reserve		676
			5,391
Total deposits			

Property and equipment

1410	Land		14,950
1420	Building and building improvements		364,810
1465	Office equipment		22,775
			402,535
Total property and equipment			
1495	Less accumulated depreciation		62,894
			339,641
Net property and equipment			
			\$ 349,664
Total assets			

LIABILITIES AND NET ASSETS

Current liabilities

2110	Accounts payable	\$	5,344
2210	Prepaid revenues		913
			6,257
Total current liabilities			

Long term liabilities

2191	Tenant deposits held in trust		864
			7,121
Total liabilities			

Net assets

3131	Unrestricted net assets		(39,457)
3132	Temporarily restricted net assets		382,000
			342,543
Total net assets			
			\$ 349,664
Total liabilities and net assets			

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
STATEMENT OF PROFIT AND LOSS
For the Year Ended December 31, 2010

Rent revenue

5120	Rent revenue—gross potential	\$ 11,254
5121	Tenant assistance payments	10,346
	Total rent revenue	21,600

Financial revenue

5490	Revenue from investments	2
	Total financial revenue	2
	Total revenue	21,602

Administrative expenses

6203	Conventions and meetings	38
6310	Office salaries	1,272
6311	Office expense	745
6320	Management fees	2,376
6350	Audit expenses	5,155
6351	Bookkeeping fees	312
	Total administrative expenses	9,898

Utilities expenses

6450	Electricity	3,520
6452	Gas	1,044
	Total utilities expenses	4,564

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
STATEMENT OF PROFIT AND LOSS – CONTINUED
For the Year Ended December 31, 2010

Operating and maintenance expenses

6510 Payroll	232
6515 Supplies	180
6520 Contracts	840
6548 Snow removal	230
Total operating and maintenance expenses	1,482

Taxes and insurance

6720 Property and liability insurance	1,760
6790 Miscellaneous taxes, insurance, license and permits	762
Total taxes and insurance	2,522

	Total cost of operations before depreciation	18,466
Income before depreciation		3,136
6600 Depreciation		12,451
	Net loss	\$ (9,315)

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
OTHER SUPPLEMENTARY INFORMATION
For the Year Ended December 31, 2010

Current cash

	Cash (accounts 1120 and 1191)	\$	4,583
1135	Accounts receivable-HUD		913
	Total current cash		5,496

Current obligations

	2119 Accounts payable		5,344
2191	Tenant deposits held in trust		864
2210	Prepaid revenue		913
	Total current obligations		7,121

Cash deficit \$ (1,625)

Deposit due residual receipts \$ 0

Replacement reserve

In accordance with the provisions of the Regulatory Agreement, restricted cash is held at the bank to be used for the replacement of property, with the approval of HUD, as follows:

Beginning balance, January 1, 2010	\$	5,458
Monthly deposits (\$109.08 x 12)		1,309
Addition of minimum capital investment		1,961
Additional deposit		9
Interest earned		2
Authorized withdrawals		(4,888)
Ending balance, December 31, 2010	\$	3,851

Residual receipts

In accordance with the provisions of the Regulatory Agreement, restricted cash is held by the bank as follows:

Beginning balance, January 1, 2010	\$	676
Additions		0
Interest earned		0
Authorized withdrawals		0
Ending balance, December 31, 2010	\$	676

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD-104
SCHEDULE OF CHANGES IN FIXED ASSETS
For the Year Ended December 31, 2010

		Property and Equipment					
		Balance			Balance		
		12/31/09	Additions	Retirements	12/31/10		
1410	Land	\$ 14,950	\$ 0	\$ 0	\$ 14,950		
1420	Building and building improvements	359,922	4,888		364,810		
1465	Office furniture	22,775			22,775		
		<u>\$ 397,647</u>	<u>\$ 4,888</u>	<u>\$ 0</u>	<u>\$ 402,535</u>		

		Accumulated Depreciation					
		Balance	Current			Balance	Net
		12/31/09	Provisions	Retirements	12/31/10	12/31/10	Book Value
	Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,950	
1495	Accumulated depreciation	50,443	12,451		62,894	324,691	
		<u>\$ 50,443</u>	<u>\$ 12,451</u>	<u>\$ 0</u>	<u>\$ 62,894</u>	<u>\$ 339,641</u>	

**WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
MORTGAGOR'S CERTIFICATION**

We hereby certify that we have examined the accompanying financial statements and supplementary information of Wood Lane Elder Haus II, Inc. and, to the best of our knowledge and belief, the same is complete and accurate.

By: *Signature on File*
Greg Bair
Chief Executive Officer

By: *Signature on File*
Tonia Peters
Finance Director

Federal Employer Identification
Number 16-1675124

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
MANAGEMENT AGENT'S CERTIFICATION

We hereby certify that we have examined the accompanying financial statements and supplementary information of Wood Lane Elder Haus II, Inc. and, to the best of our knowledge and belief, the same is complete and accurate.

By: *Signature on File*
Lewis Ellis
Executive Director
Preferred Properties, Inc.

By: *Signature on File*
Beverly A. Zadiraka
Finance Manager
Preferred Properties, Inc.

Federal Employer Identification
Number 34-1715222

WOOD LANE ELDER HAUS II, INC.
PROJECT NO. 042-HD104
GENERAL INFORMATION
For the Year Ended December 31, 2010 and 2009

Gilmore, Jason & Mahler, LTD
1715 Indian Wood Circle, Suite 100
Maumee, OH 43537

Engagement Partner: Robert A. Bobek
Telephone Number: (419) 794-2000
Federal Employer I.D. Number: 34-1827159

The audit was performed between January 24, 2011 and January 26, 2011 at Wood Lane Elder Haus II, Inc.'s facility.

Records for the accounting and administration of the Federal Financial Assistance programs, and administration for the mortgagor and the management agent are located at 5555 Airport Highway, Suite 220, Toledo, Ohio 43615, telephone number (419) 244-9609.