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# Woningbouwvereniging Rosehaghe

## Inhoudsopgave

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A Meerjarenbegroting 2017 tot en met 2030

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A Meerjarenbegroting 2017 tot en met 2030

RESULTAAT NA BELASTINGEN

| Woningbouwvereniging Rosehaghe                  |                      |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
|-------------------------------------------------|----------------------|----------------------|----------------------|----------------------|------------------|-----------------------|-----------------|----------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|------------------|--------------|-------------------|-----------|--------|
| A Meerjarenbegroting 2017 tot en met 2030       |                      |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Ref                                             | 2012<br>jaarrekening | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2016<br>latent estim. | 2016<br>LE dash | 2016<br>LE niet dash | 2017<br>prognose | 2017<br>dash | 2017<br>niet dash | 2018<br>prognose | 2018<br>dash | 2018<br>niet dash | 2019<br>prognose | 2019<br>dash | 2019<br>niet dash | 2020<br>prognose | 2020<br>dash | 2020<br>niet dash | 2021<br>prognose | 2021<br>dash | 2021<br>niet dash | 2022<br>prognose | 2022<br>dash | 2022<br>niet dash | 2023<br>prognose | 2023<br>dash | 2023<br>niet dash | 2024<br>prognose | 2024<br>dash | 2024<br>niet dash | 2025<br>prognose | 2025<br>dash | 2025<br>niet dash | 2026<br>prognose | 2026<br>dash | 2026<br>niet dash |           |        |
|                                                 |                      |                      |                      |                      |                  |                       | 87,64%          | 2,86%<br>(+1,48%)    |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Huursprengsten                                  | B                    | 822.323              | 847.731              | 862.179              | 909.095          | 937.557               | 945.364         |                      | 969.965          | 968.157      | 45.000            | 985.685          | 923.447      | 47.460            | 1.006.226        | 943.545      | 15.076            | 47.460           | 1.031.755    |                   | 1.062.708        | 999.099      | 16.148            | 47.460           | 1.084.123    | 1.018.081         | 16.633           | 48.409       | 1.105.972         | 1.038.463        | 49.377       | 1.128.263         | 1.060.252        | 50.365       | 1.151.005         | 1.081.457        | 51.372       | 1.174.207         | 1.103.086 | 52.400 |
| Zelfstandige huurwoningen                       |                      |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Overige niet woningeigenheden                   |                      |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Reente bouwopgevoeg == huur-fin-baten en lasten |                      |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Totaal onroerend                                |                      | 822.323              | 847.731              | 862.179              | 909.095          | 937.557               | 946.364         | 900.364              | 45.000           | 969.965      | 922.505           | 47.460           | 985.685      | 938.225           | 47.460           | 1.006.226    | 958.766           | 47.460           | 1.031.755    | 984.295           | 47.460           | 1.062.708    | 1.015.248         | 47.460           | 1.084.123    | 1.035.714         | 48.409           | 1.105.972    | 1.056.586         | 49.377           | 1.128.263    | 1.077.896         | 50.365           | 1.151.005    | 1.099.632         | 51.372           | 1.174.207    | 1.121.807         | 52.400    |        |
| Bestuursvergoedingen                            | C1                   | 20.049               | 34.497               | 50.629               | 45.423           | 51.425                | 38.526          | 37.425               | 1.101            | 50.950       | 49.397            | 1.453            | 51.816       | 50.335            | 1.480            | 52.966       | 51.443            | 1.513            | 54.279       | 52.728            | 1.551            | 55.636       | 54.047            | 1.590            | 57.027       | 55.398            | 1.629            | 58.453       | 56.783            | 1.670            | 59.914       | 58.203            | 1.712            | 61.412       | 59.668            | 1.755            | 62.948       | 61.149            | 1.799     |        |
| Personeelskosten                                | C2                   |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Overige bedrijfskosten                          | D                    | 153.896              | 161.316              | 165.223              | 175.520          | 143.880               | 187.084         | 191.453              | 5.631            | 160.204      | 155.627           | 4.577            | 163.248      | 158.584           | 4.664            | 166.839      | 162.073           | 4.767            | 171.010      | 166.124           | 4.886            | 175.286      | 170.278           | 5.008            | 179.668      | 174.534           | 5.133            | 184.160      | 178.898           | 5.262            | 188.764      | 183.370           | 5.389            | 193.483      | 187.955           | 5.528            | 198.320      | 192.653           | 5.666     |        |
| Specifieke heffing onafhankelijk                | E                    | 3.885                | 31.500               | 38.380               | 630              | 1.291                 | 1.291           | 1.254                | 37               | 10.879       | 10.569            | 311              | 11.005       | 10.749            | 316              | 11.300       | 10.977            | 323              | 11.585       | 11.255            | 331              | 11.875       | 11.536            | 339              | 12.172       | 11.825            | 348              | 12.477       | 12.120            | 356              | 12.789       | 12.423            | 365              | 13.108       | 12.734            | 375              | 13.436       | 13.052            | 384       |        |
| Verhuurdersheffing                              | E                    |                      | 5.169                | 130.104              | 121.017          | 125.262               | 114.853         | 114.853              | 0                | 136.742      | 136.742           | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0         |        |
| Klachtenonderhoud                               | G1                   | 163.271              | 187.973              | 118.691              | 181.362          | 123.567               | 100.000         | 97.143               | 2.857            | 126.646      | 123.627           | 3.618            | 129.812      | 126.103           | 3.709            | 133.057      | 129.256           | 3.802            | 136.384      | 132.487           | 3.897            | 139.793      | 135.799           | 3.994            | 143.288      | 139.184           | 4.094            | 146.870      | 142.674           | 4.196            | 150.542      | 146.241           | 4.301            | 154.326      | 149.897           | 4.409            | 158.163      | 153.644           | 4.519     |        |
| Mislate-onderhoud                               | G2                   |                      | 73.332               |                      | 73.332           | 30.000                | 9.714           | 286                  | 75.165           | 73.018       | 2.148             | 57.783           | 56.132       | 1.651             | 59.228           | 57.536       | 1.682             | 60.709           | 58.974       | 1.735             | 62.226           | 60.448       | 1.778             | 63.782           | 61.950       | 1.822             | 65.377           | 63.509       | 1.868             | 67.011           | 65.096       | 1.915             | 68.696           | 66.724       | 1.962             | 70.403           | 68.382       | 2.012             |           |        |
| Plannetig onderhoud schilderwerk                | H                    | 63.841               | 72.834               | 1.207                |                  |                       | 77.729          | 30.742               | 0                | 0            | 179.517           | 174.388          | 5.129        | 180.033           | 174.889          | 5.144        | 129.812           | 126.103          | 3.709        | 33.933            | 32.963           | 970          | 156.620           | 152.145          | 4.475        | 35.651            | 34.632           | 1.019        | 208.185           | 202.237          | 5.948        | 208.763           | 202.818          | 5.965        | 150.542           | 146.241          | 4.301        | 39.352            | 38.228    | 1.124  |
| Plannetig onderhoud dakverving                  | H                    | 0                    | 1.452                | 213.237              |                  | 1.619.772             | 645.962         | 153.020              | 148.658          | 4.372        | 605.800           | 588.451          | 17.359       | 646.072           | 627.613          | 18.459       | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0         |        |
| Totaal uitgevoert                               |                      | 433.942              | 494.361              | 725.287              | 1.289.655        | 705.572               | 620.837         | 606.361              | 14.457           | 1.345.904    | 1.311.759         | 24.545           | 1.228.820    | 1.204.406         | 25.424           | 953.163      | 937.387           | 15.806           | 487.901      | 454.533           | 13.388           | 901.427      | 884.263           | 17.184           | 491.589      | 477.543           | 14.045           | 975.521      | 956.221           | 18.361           | 687.802      | 668.151           | 19.862           | 641.537      | 622.207           | 18.320           | 542.622      | 527.118           | 15.565    |        |
| Operationele kasstroom excl fin baten en lasten |                      | 411.381              | 352.810              | 156.782              | -360.560         | 228.985               | 324.527         | 293.983              | 30.543           | -375.839     | -388.754          | 12.915           | -254.145     | -266.181          | 12.036           | 493.033      | 421.379           | 31.654           | 563.854      | 529.763           | 34.091           | 461.270      | 436.994           | 30.276           | 592.535      | 558.171           | 34.364           | 430.451      | 400.374           | 30.077           | 440.460      | 409.747           | 30.713           | 509.468      | 476.425           | 33.043           | 631.555      | 594.688           | 36.896    |        |
| Financiële baten                                | F                    | -169                 | -1.417               | -8.399               | 0                | -25.629               | -24.970         | -23.831              | -23.150          | -681         | -21.513           | -20.898          | -615         | -10.818           | -10.606          | -312         | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0         |        |
| Financiële lasten                               | F                    | 4.349                | 1.716                | 33.693               | 35.539           | 33.842                | 33.842          | 32.875               | 967              | 32.173       | 31.253            | 919              | 40.765       | 39.600            | 1.165            | 38.605       | 37.502            | 1.103            | 36.404       | 35.364            | 1.040            | 34.162       | 33.186            | 976              | 31.879       | 30.968            | 911              | 29.552       | 28.708            | 844              | 27.182       | 26.405            | 777              | 24.768       | 24.060            | 708              | 22.308       | 21.670            | 637       |        |
| Financiële baten en lasten                      |                      | 4.180                | 299                  | 25.294               | 0                | 9.910                 | 8.873           | 10.011               | 9.725            | 286          | 10.660            | 10.355           | 305          | 29.947            | 28.994           | 853          | 38.605            | 37.502           | 1.103        | 36.404            | 35.364           | 1.040        | 34.162            | 33.186           | 976          | 31.879            | 30.968           | 911          | 29.552            | 28.708           | 844          | 27.182            | 26.405           | 777          | 24.768            | 24.060           | 708          | 22.308            | 21.670    | 637    |
| Operationele kasstroom                          |                      | 407.201              | 352.511              | 131.488              | 0                | -370.470              | 220.112         | 314.516              | 284.258          | 30.257       | -386.499          | -399.110         | 12.611       | -283.992          | -295.175         | 11.184       | 414.429           | 383.877          | 30.551       | 527.450           | 494.399          | 33.051       | 427.108           | 397.808          | 29.300       | 560.566           | 527.203          | 33.453       | 400.899           | 371.666          | 29.232       | 413.278           | 383.342          | 29.937       | 484.700           | 452.365          | 32.335       | 609.277           | 573.018   | 36.259 |
| Duurzaamheid & reconstructie                    | I                    | 143.127              | 223.519              | 108.331              |                  |                       | 717.347         | 180.000              | 180.000          |              |                   | 87.335           | 87.335       | 0                 | 93.141           | 93.141       | 0                 |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Dakverbetering                                  | H                    |                      |                      |                      | 123.866          | 22.062                | 22.062          | 22.062               | 0                |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Overige investeringen                           |                      | 143.127              | 223.519              | 108.331              |                  |                       | 841.213         | 202.062              | 202.062          | 0            | 87.335            | 87.335           | 0            | 93.141            | 93.141           | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0         |        |
| INVESTERINGSACTIVITEITEN                        |                      |                      |                      |                      |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Mutatie ledenkapitaal                           |                      |                      |                      |                      | 364              | 0                     |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Aflossing leningen Rabobank                     | J                    | -75.000              | -39.564              | 0                    | 0                | 0                     | 0               | 0                    | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 | 0                | 0            | 0                 |           |        |
| Opname leningen dakvervang                      |                      |                      |                      | 2.000.000            |                  |                       |                 |                      |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |                  |              |                   |           |        |
| Aflossing leningen NPF                          | F                    |                      |                      | -31.792              | -91.935          | -80.731               | -80.732         | -90.083              | -2.649           | -94.413      | -91.715           | -2.698           | -118.645     | -115.255          | -3.399           | -120.618     | -117.365          | -3.452           | -123.031     | -119.516          | -3.518           | -125.286     | -121.706          | -3.580           | -127.685     | -123.938          | -3.645           | -129.923     | -126.211          | -3.712           | -132.207     | -128.527          | -3.780           | -134.736     | -130.887          | -3.850           | -137.211     | -133.290          | -3.920    |        |
| FINANCIËRINGSACTIVITEITEN                       |                      | -75.000              | -39.564              | 1.968.208            | -61.571          | -80.731               | -80.732         | -90.083              | -2.649           | -94.413      | -91.715           | -2.698           | -118.645     | -115.255          | -3.399           | -120.618     | -117.365          | -3.452           | -123.031     | -119.516          | -3.518           | -125.286     | -121.706          | -3.580           | -127.685     | -123.938          | -3.645           | -129.923     | -126.211          | -3.712           | -132.207     | -128.527          | -3.780           | -134.736     | -130.887          | -3.850           | -137.211     | -133.290          | -3.920    |        |
| KASSTROOM                                       |                      | 189.074              | 89.408               | 1.991.365            | -1.303.254       | -74.681               | 18.722          | -7.886               | 27.608           | -568.247     | -578.180          | 8.913            | 45.981       | -568.247          | -578.180         | 22.272       | 293.611           | 286.511          | 27.190       | 404.419           | 374.882          | 29.538       | 301.822           | 276.362          | 25.720       | 433.073           | 403.265          | 29.808       | 270.976           | 245.465          | 25.520       | 280.971           | 254.814          | 26.157       | 349.964           | 321.479          | 28.485       | 472.066           | 438.728   | 32.339 |
| Beginstand liquiditeiten                        | **                   |                      |                      |                      |                  |                       | check totaal    | 18.722               |                  | 1.049.280    | 481.013           | check totaal     | 60.981       | 526.955           | check totaal     | 820.605      | check totaal      | 203.811          | 820.605      | check totaal      | 1.225.024        | check totaal | 491.419           | check totaal     | 391.822      | check totaal      | 423.073          | check totaal | 1.959.919         | check totaal     | 770.876      | check totaal      | 2.230.895        | check totaal | 2.511.895         | check totaal     | 2.861.830    | check totaal      | 3.232.896 |        |
| Eindstand liquiditeiten                         |                      |                      |                      |                      |                  |                       |                 |                      |                  | 481.013      | 526.955           |                  |              | 526.955           |                  | 820.605      | 820.605           |                  | 1.225.024    | 1.225.024         |                  | 491.419      | 491.419           |                  | 391.822      | 391.822           |                  | 423.073      | 423               |                  |              |                   |                  |              |                   |                  |              |                   |           |        |

Opm

Teltoelichting

Gecorrigeerd saldo van de rekening-courant, bedrijfsopslaan bij Rabobank en het bouwopst

Kostenverrekening

Huair rest posten

100% de

Verhuurderheffing

4 vorderingen (res-ded) gedeest door totaal 140 vorderingen

Al overige posten

Op vorderingsvrij toerekenbaar

20.788

154.987

| Woningbouwvereniging Rosehaghe              |                        |                      |                      |                      |                      |                  |                            |                            |                            |                            |                            |                            |                  |                  |                  |                  |                  |                  |                  |                  |           |
|---------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------|
| B    Huuropbrengsten                        |                        |                      |                      |                      |                      |                  |                            |                            |                            |                            |                            |                            |                  |                  |                  |                  |                  |                  |                  |                  |           |
|                                             | ref                    | 2012<br>jaarrekening | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2017<br>prognose<br>jaar 1 | 2018<br>prognose<br>jaar 2 | 2019<br>prognose<br>jaar 3 | 2020<br>prognose<br>jaar 4 | 2021<br>prognose<br>jaar 5 | 2022<br>prognose<br>jaar 6 | 2023<br>prognose | 2024<br>prognose | 2025<br>prognose | 2026<br>prognose | 2027<br>prognose | 2028<br>prognose | 2029<br>prognose | 2030<br>prognose |           |
|                                             | stijging huren         |                      | 1,036                | 1,034                |                      | 1,0286           |                            | 1,0180                     | 1,0207                     | 1,0253                     | 1,0300                     | 1,020                      | 1,020            | 1,020            | 1,020            | 1,020            | 1,020            | 1,020            | 1,020            | 1,020            |           |
| 8020.01                                     | Huuropbrengst woningen | B1                   | 816.488              | 845.491              | 874.468              | 901.697          | 927.523                    | 959.744                    | 975.100                    | 995.284                    | 1.020.465                  | 1.051.079                  | 1.072.101        | 1.093.543        | 1.115.414        | 1.137.722        | 1.160.476        | 1.183.686        | 1.207.359        | 1.231.507        | 1.256.137 |
| 8020.02                                     | Huurderving woningen   | B2                   | -2.480               | -3.565               | -1.849               | -7.501           | -3.896                     | -4.127                     | -4.193                     | -4.280                     | -4.388                     | -4.520                     | -4.610           | -4.702           | -4.796           | -4.892           | -4.990           | -5.090           | -5.192           | -5.295           | -5.401    |
| Totaal DAEB & Niet DAEB                     |                        |                      | 814.008              | 841.926              | 872.619              | 0                | 894.196                    | 923.627                    | 955.617                    | 970.907                    | 991.005                    | 1.016.077                  | 1.046.559        | 1.067.491        | 1.088.840        | 1.110.617        | 1.132.830        | 1.155.486        | 1.178.596        | 1.202.168        | 1.226.211 |
| Niet DAEB (vrije sector)                    |                        |                      |                      |                      | 74.783               |                  |                            | 44.550                     | 47.460                     | 47.460                     | 47.460                     | 47.460                     | 48.409           | 49.377           | 50.365           | 51.372           | 52.400           | 53.448           | 54.517           | 55.607           | 56.719    |
| DAEB                                        |                        |                      |                      |                      | 797.836              | 0                | 894.196                    | 879.077                    | 908.157                    | 923.447                    | 943.545                    | 968.617                    | 999.099          | 1.019.081        | 1.039.463        | 1.060.252        | 1.081.457        | 1.103.086        | 1.125.148        | 1.147.651        | 1.170.604 |
| % niet daeb ten opzichte totaal woninghuren |                        |                      |                      |                      |                      |                  |                            | 4,82%                      | 4,97%                      | 4,89%                      | 4,79%                      | 4,67%                      | 4,53%            | 4,53%            | 4,53%            | 4,53%            | 4,53%            | 4,53%            | 4,53%            | 4,53%            | 4,53%     |
| 8020.03                                     | Exploitatie zaal       |                      | 8.315                | 5.805                | 9.560                | 14.899           | 13.930                     | 14.348                     | 14.778                     | 15.221                     | 15.678                     | 16.148                     | 16.633           | 17.132           | 17.646           | 18.175           | 18.720           | 19.282           | 19.860           | 20.456           | 21.070    |
| Totaal Huuropbrengsten                      |                        |                      | 822.323              | 847.731              | 882.179              | 0                | 909.095                    | 937.557                    | 969.965                    | 985.685                    | 1.006.226                  | 1.031.755                  | 1.062.708        | 1.084.123        | 1.105.972        | 1.128.263        | 1.151.005        | 1.174.207        | 1.197.878        | 1.222.028        | 1.246.667 |
| % niet daeb ten opzichte toetsingsomzet     |                        |                      |                      |                      |                      |                  |                            | 4,75%                      | 4,89%                      | 4,81%                      | 4,72%                      | 4,60%                      | 4,47%            | 4,47%            | 4,46%            | 4,46%            | 4,46%            | 4,46%            | 4,46%            | 4,46%            | 4,46%     |

B1 Huur indexaties

|                                                                                                                    |       |              |                             |
|--------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------------------------|
| Huurverhoging per 01-07-2013 was 3,5%                                                                              |       |              |                             |
| Huurverhoging per 01-07-2014 was 3%                                                                                |       |              |                             |
| Huurverhoging per 01-07-2015 was een mix van 1% en 2,5%. Mixpercentage 1,89%                                       |       |              |                             |
| Huurverhoging per 01-07-2016 was .....                                                                             |       |              |                             |
| Opgave BDO verwachte inflatie: .....                                                                               |       | huurstijging |                             |
| 2015                                                                                                               | 0,70% | 1%           | 1,70% toe te passen in 2016 |
| 2016                                                                                                               | 1,40% | 1%           | 2,40% toe te passen in 2017 |
| 2017                                                                                                               | 1,58% | 1%           | 2,58% toe te passen in 2018 |
| 2018                                                                                                               | 1,71% | 1%           | 2,71% toe te passen in 2019 |
| 2019                                                                                                               | 1,79% | 1%           | 2,79% toe te passen in 2020 |
| voorzichtigheidshalve op 2% gezet.                                                                                 |       |              |                             |
| Corpodata nieuwsbrief 01-10-2015: voor de langere termijn (vanaf prognosejaar 6) dient te worden uitgegaan van 2%. |       |              |                             |

B2 Huurderving

|                                                                              |  |  |  |
|------------------------------------------------------------------------------|--|--|--|
| Voor wat betreft de huurderving werd uitgegaan van 1% van de totale huursom. |  |  |  |
| Huurderving ontstaat met name als gevolg van het uitvoeren van renovaties.   |  |  |  |
| Berekening H.Zeevenhooven dd 24-10-2015:                                     |  |  |  |
| 3.900                                                                        |  |  |  |
| 900.702                                                                      |  |  |  |
| 0,43% nieuw uitgangspunt                                                     |  |  |  |

B5 Opgave Huib-Zeevenhooven d.d. 18-04-2016  
Anslinstraat-16 wordt tijdelijk verhuurd voor € 650

|                            | Kops-2<br>vanaf 1-1-16 | Hoefm-24<br>vanaf 1-1-16 | Hoefm-13<br>vanaf 1-4-16 | Anslin-7<br>vanaf 1-4-16 | Kops-18<br>sociale sector |
|----------------------------|------------------------|--------------------------|--------------------------|--------------------------|---------------------------|
| Vrije sector woning        | 1200                   | 1050                     | 950                      | 1000                     |                           |
| Sociale huur oud           | 336                    | 712                      | 672                      | 490                      |                           |
| Extra huurbaten per woning | 864                    | 338                      | 278                      | 510                      |                           |
| Vrije sector woning        | 1200                   | 1050                     | 950                      | 1000                     |                           |
| aantal maanden 2016        | 12                     | 12                       | 9                        | 9                        |                           |
| Niet daeb huurbaten 2016   | 14400                  | 12600                    | 8650                     | 9000                     | 44550                     |
| Extra huurbaten 2016       | 864                    | 338                      | 278                      | 510                      |                           |
| aantal maanden 2016        | 12                     | 12                       | 9                        | 9                        |                           |
| Extra huurbaten 2016       | 10368                  | 4066                     | 2502                     | 4590                     | 21516                     |

| 2017 Niet - DAEB                     | Kops 2<br>Kleinman | Hoofm 24<br>JCC Kruijver | Hoofm 13<br>Speelman        | Anslin 7<br>vd Mark | Per maand        | Per jaar |
|--------------------------------------|--------------------|--------------------------|-----------------------------|---------------------|------------------|----------|
| Vrije sector woning                  | 1.200              | 1.000                    | 950                         | 975                 |                  | 4.125    |
| aantal maanden 2017                  | 12                 | 12                       | 12                          | 12                  |                  |          |
| Niet daeb huurbaten 2017             | 14.400             | 12.000                   | 11.400                      | 11.700              |                  |          |
|                                      |                    |                          |                             |                     | correctie huren: | -170     |
|                                      |                    |                          |                             |                     | verwacht 2017:   | 3.955    |
| <b>Prognose huren 2017</b>           |                    |                          |                             |                     |                  |          |
| Bruto huren december 2016            | 79.695,24          |                          |                             |                     |                  |          |
| Af: Niet-DAEB *                      | -4.125,00          |                          | dec-16                      |                     |                  |          |
| DAEB december 2016                   | 75.570,24          |                          |                             |                     |                  |          |
|                                      |                    |                          | verhoging incl harmonisatie |                     |                  |          |
| 1e halfjaar 2017 DAEB                | 453.421,44         |                          | 1,20%                       | 458.862,50          |                  |          |
| 2e halfjaar 2017 DAEB                | 458.862,50         |                          |                             |                     |                  |          |
|                                      | 912.283,94         |                          |                             |                     |                  |          |
| Geheel 2017 Niet-DAEB                | 47.460,00          |                          |                             |                     |                  |          |
| Totaal huurbaten (excl. huurderving) | 959.743,94         |                          |                             |                     |                  |          |

\* veronderstelling dat de Niet-daeb huren niet worden verhoogd in 2017

|                                                         |  |  |  |
|---------------------------------------------------------|--|--|--|
| Indicatie percentage Niet-Daeb o.b.v. huur januari 2017 |  |  |  |
| Bruto huren december 2016                               |  |  |  |
| 79.695,24                                               |  |  |  |
| Af: niet DAEB december                                  |  |  |  |
| -4.125,00                                               |  |  |  |
| Bij: niet-DAEB na correctie van € 170                   |  |  |  |
| 3.955,00                                                |  |  |  |
| Bruto huren januari 2017                                |  |  |  |
| 79.525,24                                               |  |  |  |
| 4,97%                                                   |  |  |  |

937.557

Update economische parameters beoordelingskader / september 2016

|                                                                              |           |           |           |           |           |
|------------------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|
| Prijsinflatie: huren, belastingen, verzekeringen en overige zakelijke lasten |           |           |           |           |           |
| Loonstijging: beheerkosten exclusief de zakelijke lasten                     |           |           |           |           |           |
| Bouwkosten: onderhoudskosten, verbeteruitgaven                               |           |           |           |           |           |
| Leegwaardestijging: stijging verkoopopbrengsten => n.v.t.                    |           |           |           |           |           |
|                                                                              | 2016      | 2017      | 2018      | 2019      | 2020      |
| Prijsinflatie                                                                | 0,20%     | 0,60%     | 1,07%     | 1,53%     | 2,00%     |
| harmonisatie                                                                 | 1%        | 1%        | 1%        | 1%        | 1%        |
|                                                                              | 1,20%     | 1,60%     | 2,07%     | 2,53%     | 3,00%     |
|                                                                              | huur 2017 | huur 2018 | huur 2019 | huur 2020 | huur 2021 |

|              |       |       |       |       |
|--------------|-------|-------|-------|-------|
| Loonstijging | 1,60% | 1,90% | 2,20% | 2,50% |
| Bouwkosten   | 1,60% | 1,90% | 2,20% | 2,50% |

Loonstijging en bouwkosten zijn identiek

| C1 Bestuursvergoedingen        |                           |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
|--------------------------------|---------------------------|----------------------|----------------------|----------------------|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------|--------|
|                                | ref                       | 2012<br>jaarrekening | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2017<br>prognose | 2018<br>prognose | 2019<br>prognose | 2020<br>prognose | 2021<br>prognose | 2022<br>prognose | 2023<br>prognose | 2024<br>prognose | 2025<br>prognose | 2026<br>prognose | 2027<br>prognose | 2028<br>prognose | 2029<br>prognose | 2030<br>prognose |        |        |
|                                |                           |                      |                      |                      |                      |                  | 1,016            | 1,019            | 1,022            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            |        |        |
|                                |                           |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
| Bestuursvergoedingen           |                           |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
| 401000                         | Bestuursvergoeding        | C1                   | 22.446               | 32.503               | 48.200               | 38.301           | 31.800           | 46.278           | 47.157           | 48.194           | 49.399           | 50.634           | 51.900           | 53.197           | 54.527           | 55.891           | 57.288           | 58.720           | 60.188           | 61.693           | 63.235 |        |
| 402000                         | Sociale lasten (zvw)      |                      |                      |                      | 2.622                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
| 47201x                         | Externe interim directeur | C3                   |                      |                      |                      |                  | 15.125           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
| Vergoedingen Raad van Toezicht |                           |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
| 472020                         | Bestuurskosten            | C2                   | 3.603                | 1.994                | 2.429                | 4.500            | 4.500            | 4.572            | 4.659            | 4.761            | 4.880            | 5.002            | 5.127            | 5.256            | 5.387            | 5.522            | 5.660            | 5.801            | 5.946            | 6.095            | 6.247  |        |
|                                |                           |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |        |        |
| Totaal                         |                           |                      | 26.049               | 34.497               | 50.629               | 0                | 45.423           | 51.425           | 50.850           | 51.816           | 52.956           | 54.279           | 55.636           | 57.027           | 58.453           | 59.914           | 61.412           | 62.948           | 64.521           | 66.134           | 67.788 | 69.482 |

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| Woningbouwvereniging Rosehaghe |                                                                                      |              |              |               |              |               |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
|--------------------------------|--------------------------------------------------------------------------------------|--------------|--------------|---------------|--------------|---------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| C2 Personeelskosten beheerder  |                                                                                      |              |              |               |              |               |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
|                                |                                                                                      | 2012         | 2013         | 2014          | 2015         | 2016          | 2017         | 2018     | 2019     | 2020     | 2021     | 2022     | 2023     | 2024     | 2025     | 2026     | 2027     | 2028     | 2029     | 2030     |
|                                | ref                                                                                  | jaarrekening | jaarrekening | jaarrekening  | jaarrekening | prognose      | prognose     | prognose | prognose | prognose | prognose | prognose | prognose | prognose | prognose | prognose | prognose | prognose | prognose | prognose |
| 2015 x 25%                     |                                                                                      |              |              |               |              |               |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| <b>Verenigingsgebouw</b>       |                                                                                      |              |              |               |              |               |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| 401005                         | Salaris beheerder                                                                    | 1            |              | 14.811        | 17.758       | 5.228         |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| 401400                         | Subsidie sociale lasten                                                              |              |              | -1.342        | -1.971       | -463          |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| 402000                         | Sociale lasten                                                                       |              |              | 2.262         | 3.264        | 838           |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| 403000                         | Pensioenpremie                                                                       |              |              | 2.295         | 2.931        | 449           |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| <b>Totaal</b>                  |                                                                                      |              |              | <b>18.026</b> | <b>0</b>     | <b>21.982</b> | <b>6.052</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| Ref                            | Toelichting                                                                          |              |              |               |              |               |              |          |          |          |          |          |          |          |          |          |          |          |          |          |
| 1                              | In dienst vanaf 1 april 2014, salars 2015 voor geheel jaar, salaris 2016 tot 1 april |              |              |               |              |               |              |          |          |          |          |          |          |          |          |          |          |          |          |          |

| Woningbouwvereniging Rosehaghe  |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
|---------------------------------|----------------------------------------------|----------------|----------------|----------------|----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| D Overige bedrijfskosten        |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
|                                 | 2012                                         | 2013           | 2014           | 2015           | 2016     | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           | 2024           | 2025           | 2026           | 2027           | 2028           | 2029           | 2030           |                |
| ref                             | jaarrekening                                 | jaarrekening   | jaarrekening   | jaarrekening   | prognose | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       | prognose       |
|                                 |                                              |                |                |                |          | 1,016          | 1,019          | 1,022          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          | 1,025          |
| <b>Belasting en verzekering</b> |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 442000                          | Heffingen en bel. (watersch. en OZB)         | 69.090         | 71.333         | 73.116         | 52.064   | 70.000         | 71.120         | 72.471         | 74.066         | 75.917         | 77.815         | 79.761         | 81.755         | 83.798         | 85.893         | 88.041         | 90.242         | 92.498         | 94.810         | 97.181         |
| 487001                          | Verzekering inventaris                       |                |                |                |          |                | 0              |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 487000                          | Assurantiekosten                             | 2.126          | 2.345          | 2.345          | 2.345    | 2.404          | 2.442          | 2.489          | 2.544          | 2.607          | 2.672          | 2.739          | 2.808          | 2.878          | 2.950          | 3.024          | 3.099          | 3.177          | 3.256          | 3.337          |
|                                 |                                              | <b>71.216</b>  | <b>73.678</b>  | <b>75.461</b>  | <b>0</b> | <b>54.409</b>  | <b>72.404</b>  | <b>73.562</b>  | <b>74.960</b>  | <b>76.609</b>  | <b>78.525</b>  | <b>80.488</b>  | <b>82.500</b>  | <b>84.562</b>  | <b>86.676</b>  | <b>88.843</b>  | <b>91.064</b>  | <b>93.341</b>  | <b>95.674</b>  | <b>98.066</b>  |
| <b>Verenigingsgebouw</b>        |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 472050                          | Inkoop en ov.kosten Zaeltje                  |                |                | 5.031          | 3.740    | 3.437          | 3.492          | 3.558          | 3.637          | 3.728          | 3.821          | 3.916          | 4.014          | 4.115          | 4.217          | 4.323          | 4.431          | 4.542          | 4.655          | 4.772          |
| 497000                          | Herinrichting zaal                           |                |                | 17.807         |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 430000                          | Kantinekosten                                |                |                | 15             |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 444100                          | Schoonmaakkosten                             | 4.559          | 4.531          | 4.022          | 5.189    | 4.571          | 4.644          | 4.732          | 4.836          | 4.957          | 5.081          | 5.208          | 5.339          | 5.472          | 5.609          | 5.749          | 5.893          | 6.040          | 6.191          | 6.346          |
| 445000                          | Gas water en elektra                         | 2.618          | 2.507          | 2.364          | 3.948    | 3.032          | 3.081          | 3.139          | 3.208          | 3.288          | 3.371          | 3.455          | 3.541          | 3.630          | 3.720          | 3.813          | 3.909          | 4.006          | 4.107          | 4.209          |
| 449900                          | Overige huisvestingskosten                   |                | 250            |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
|                                 |                                              | <b>7.177</b>   | <b>7.288</b>   | <b>29.239</b>  | <b>0</b> | <b>12.877</b>  | <b>11.040</b>  | <b>11.217</b>  | <b>11.430</b>  | <b>11.681</b>  | <b>11.973</b>  | <b>12.273</b>  | <b>12.579</b>  | <b>12.894</b>  | <b>13.216</b>  | <b>13.547</b>  | <b>13.885</b>  | <b>14.232</b>  | <b>14.588</b>  | <b>14.953</b>  |
| <b>Kantoorkosten</b>            |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 450000                          | Kantoorbenodigdheden                         | 2.354          | 2.985          | 315            | 449      | 1.400          | 1.422          | 1.449          | 1.481          | 1.518          | 1.556          | 1.595          | 1.635          | 1.676          | 1.718          | 1.761          | 1.805          | 1.850          | 1.896          | 1.944          |
| 451000                          | Port- en verzendkosten                       | 125            | 80             | 124            | 4        | 100            | 102            | 104            | 106            | 108            | 111            | 114            | 117            | 120            | 123            | 126            | 129            | 132            | 135            | 139            |
| 453000                          | Computer- en softwarekosten                  | 140            | 4.407          | 2.881          | 1.306    | 1.500          | 1.524          | 1.553          | 1.587          | 1.627          | 1.667          | 1.709          | 1.752          | 1.796          | 1.841          | 1.887          | 1.934          | 1.982          | 2.032          | 2.082          |
| 454500                          | Drukwerk                                     |                | 441            | 2.419          | 2.311    | 2.000          | 2.032          | 2.071          | 2.116          | 2.169          | 2.223          | 2.279          | 2.336          | 2.394          | 2.454          | 2.515          | 2.578          | 2.643          | 2.709          | 2.777          |
| 459900                          | Overige kantoorkosten                        |                |                |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
|                                 |                                              | <b>2.619</b>   | <b>7.913</b>   | <b>5.739</b>   | <b>0</b> | <b>4.070</b>   | <b>5.000</b>   | <b>5.080</b>   | <b>5.177</b>   | <b>5.290</b>   | <b>5.423</b>   | <b>5.558</b>   | <b>5.697</b>   | <b>5.840</b>   | <b>5.986</b>   | <b>6.135</b>   | <b>6.289</b>   | <b>6.446</b>   | <b>6.607</b>   | <b>6.772</b>   |
| <b>Algemene kosten</b>          |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 470000                          | Advertentiekosten                            |                |                |                | 640      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 472000                          | Representatiekosten                          | 974            | 19             | 407            |          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 472020                          | Bestuurskosten/presentiegelden               |                |                |                | 816      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| 472030                          | Representatiekosten best                     | 1.086          | 570            | 0              | 750      | 500            | 508            | 518            | 529            | 542            | 556            | 570            | 584            | 599            | 614            | 629            | 645            | 661            | 677            | 694            |
| 472040                          | Onkosten bewonerscommissie                   | 820            | 1.054          | 5.355          | 2.027    | 500            | 508            | 518            | 529            | 542            | 556            | 570            | 584            | 599            | 614            | 629            | 645            | 661            | 677            | 694            |
| 474500                          | Kleine bedrijfsartikelen                     |                |                |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 476500                          | Giften                                       | 1.500          | 250            |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 480000                          | Contributies en bijdrage                     | 24             |                | 770            | 1.054    | 1.296          | 1.317          | 1.342          | 1.371          | 1.406          | 1.441          | 1.477          | 1.514          | 1.551          | 1.590          | 1.630          | 1.671          | 1.713          | 1.755          | 1.799          |
| 481000                          | Vergunningen en leges                        |                |                |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 482000                          | Advieskosten div                             | 18.445         | 16.835         |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 482100                          | Advieskosten technisch                       | 17.450         | 21.219         | 7.060          | 34.162   | 15.000         | 15.240         | 15.530         | 15.871         | 16.268         | 16.675         | 17.092         | 17.519         | 17.957         | 18.406         | 18.866         | 19.338         | 19.821         | 20.316         | 20.824         |
| 482200                          | Advieskosten financieel & governance         | 1.089          | 436            | 4.821          | 21.762   | 6.000          | 6.500          | 6.624          | 6.769          | 6.938          | 7.112          | 7.290          | 7.472          | 7.659          | 7.850          | 8.046          | 8.248          | 8.454          | 8.665          | 8.882          |
| 482300                          | Advieskosten overige                         |                |                |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 483000                          | Administratiekosten                          | 20.355         | 23.887         | 22.379         | 6.822    | 6.776          | 6.884          | 7.015          | 7.170          | 7.349          | 7.533          | 7.721          | 7.914          | 8.112          | 8.314          | 8.522          | 8.735          | 8.954          | 9.178          | 9.407          |
| 483005                          | Accountantskosten RA                         |                |                |                | 25.206   | 13.794         | 20.000         | 20.380         | 20.828         | 21.349         | 21.883         | 22.430         | 22.991         | 23.565         | 24.155         | 24.758         | 25.377         | 26.012         | 26.662         | 27.329         |
| 484000                          | Accountantskosten BDO                        | 10.289         | 9.075          | 9.680          | 9.506    | 10.204         | 18.000         | 18.342         | 18.746         | 19.214         | 19.695         | 20.187         | 20.692         | 21.209         | 21.739         | 22.283         | 22.840         | 23.411         | 23.996         | 24.596         |
| 485000                          | Juridische kosten                            | 130            | 1.912          | 2.309          | 329      | 405            | 411            | 419            | 429            | 439            | 450            | 461            | 473            | 485            | 497            | 509            | 522            | 535            | 549            | 562            |
| 486000                          | Notariskosten                                |                |                | 1.713          | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 487500                          | Kleine aanschaffingen                        | 629            | 126            | 350            | 782      | 961            | 976            | 995            | 1.017          | 1.042          | 1.068          | 1.095          | 1.122          | 1.150          | 1.179          | 1.209          | 1.239          | 1.270          | 1.302          | 1.334          |
| 489800                          | Boeten                                       |                |                | 115            | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 489900                          | Overige algemene kosten                      | 182            | 1.172          | -175           | -60      | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 802004                          | Omzet adm kosten                             | -98            | -31            |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 841000                          | Betalingsverschil debiteuren                 | 11             | -1             |                | 328      | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 891000                          | Betalingsverschil crediteuren                | -3             |                |                | -35      | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 902000                          | Administratie en afrond. verschillen         |                | -86            |                | 75       | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| 909000                          | Overige bijz resultaten => verenigingsgebouw |                | -4.000         |                | 0        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
|                                 |                                              | <b>72.883</b>  | <b>72.437</b>  | <b>54.784</b>  | <b>0</b> | <b>104.164</b> | <b>55.436</b>  | <b>70.345</b>  | <b>71.682</b>  | <b>73.259</b>  | <b>75.090</b>  | <b>76.967</b>  | <b>78.891</b>  | <b>80.864</b>  | <b>82.885</b>  | <b>84.957</b>  | <b>87.081</b>  | <b>89.258</b>  | <b>91.490</b>  | <b>93.777</b>  |
| <b>Totaal</b>                   |                                              |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
|                                 |                                              | <b>153.896</b> | <b>161.316</b> | <b>165.223</b> | <b>0</b> | <b>175.520</b> | <b>143.880</b> | <b>160.204</b> | <b>163.248</b> | <b>166.839</b> | <b>171.010</b> | <b>175.286</b> | <b>179.668</b> | <b>184.160</b> | <b>188.764</b> | <b>193.483</b> | <b>198.320</b> | <b>203.278</b> | <b>208.360</b> | <b>213.569</b> |
| Ref                             | Toelichting                                  |                |                |                |          |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |

| Woningbouwvereniging Rosehaghe                  |                                                               |                                                               |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|----------------------|----------------------|-------------------------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| E Bijzondere baten en lasten                    |                                                               | vanaf 2018 is de verhuurderheffing verhoogd met 2,5% inflatie |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | ref                                                           | 2012<br>jaarrekening                                          | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening                                  | 2016<br>prognose | 2017<br>prognose | 2018<br>prognose  | 2019<br>prognose  | 2020<br>prognose  | 2021<br>prognose  | 2022<br>prognose | 2023<br>prognose | 2024<br>prognose | 2025<br>prognose | 2026<br>prognose | 2027<br>prognose | 2028<br>prognose | 2029<br>prognose | 2030<br>prognose |
| 480100                                          | Bijdrageheffing autoriteit woningcorp.                        | E3                                                            | 3.885                |                      | 630                                                   | 1.291            | 1.323            | 1.356             | 1.390             | 1.425             | 1.461             | 1.497            | 1.535            | 1.573            | 1.612            | 1.653            | 1.694            | 1.736            | 1.780            | 1.824            |
| 480200                                          | Saneringsheffing CFV                                          | E1                                                            | 0                    | 31.500               | 28.280                                                | 0                | 0                | 9.556             | 9.709             | 9.910             | 10.161            | 10.415           | 10.675           | 10.942           | 11.216           | 11.496           | 11.783           | 12.078           | 12.380           | 12.689           |
| 480300                                          | Verhuurderheffing                                             | E2                                                            | 0                    | 5.169                | 130.104                                               | 121.017          | 125.262          | 136.742           |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Totaal                                          |                                                               |                                                               | 3.885                | 36.669               | 158.384                                               | 0                | 121.647          | 126.553           | 147.622           | 11.065            | 11.300            | 11.586           | 11.875           | 12.172           | 12.477           | 12.789           | 13.108           | 13.436           | 13.772           | 14.116           |
|                                                 |                                                               |                                                               |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Ref                                             | Toelichting                                                   |                                                               |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| E1                                              | Saneringsheffing                                              |                                                               |                      | 2013                 | 2014                                                  | 2015             | 2016             | jaarhuurb<br>2017 | jaarhuurb<br>2018 | jaarhuurb<br>2019 | jaarhuurb<br>2020 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | bedrag                                                        |                                                               |                      | 225                  | 204                                                   | 0                | 0                | 955.617           | 970.907           | 991.005           | 1.016.077         |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | In 2015 en 2016 komt er geen saneringsheffing                 |                                                               |                      | 140                  | 140                                                   | 140              | 140              | 1%                | 1%                | 1%                | 1%                |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Vanaf 2017 is inschatting WSW 1% van de huursom |                                                               |                                                               | 31.500               | 28.560               | 0                                                     | 0                | 9.556            | 9.709             | 9.910             | 10.161            |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| E2                                              | Verhuurderheffing                                             |                                                               |                      | 2013                 | 2014                                                  | 2015             | 2016             | 2017              | 2018              | 2019              | 2020              | 2021             | 2022             | 2023             | 2024             | 2025             | 2026             | 2027             | 2028             | 2029             |
|                                                 | WOZ waarde per 01-01-2013                                     |                                                               | 39.765.000           | 0,014%               | 0,381%                                                | 0,449%           | 0,491%           | 0,536%            | 0,536%            | 0,536%            | 0,536%            | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           |
|                                                 | Af: gemiddelde WOZ waarde 10 woningen                         |                                                               | -2.840.357           |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 |                                                               |                                                               | 36.924.643           |                      | 5.169                                                 | 140.683          | 165.792          | 181.300           | 197.916           | 197.916           | 197.916           | 197.916          | 197.916          | 197.916          | 197.916          | 197.916          | 197.916          | 197.916          | 197.916          | 197.916          |
|                                                 | Verhuurderheffing o.b.v. uitspaak 07-05-2014                  |                                                               |                      | 2013                 | 2014                                                  | 2015             | 2016             | 2017              | 2018              | 2019              | 2020              | 2021             | 2022             | 2023             | 2024             | 2025             | 2026             | 2027             | 2028             | 2029             |
|                                                 | WOZ waarde per                                                |                                                               | 37.400.000           | 0,014%               | 0,381%                                                | 0,449%           | 0,491%           | 0,536%            | 0,536%            | 0,536%            | 0,536%            | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           |
|                                                 | Af: gemiddelde WOZ waarde 10 woningen                         |                                                               | -2.671.429           |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 |                                                               |                                                               | 34.728.571           |                      |                                                       | 155.931          | 170.517          | 186.145           | 186.145           | 186.145           | 186.145           | 186.145          | 186.145          | 186.145          | 186.145          | 186.145          | 186.145          | 186.145          | 186.145          | 186.145          |
|                                                 | Verhuurderheffing o.b.v. opgave H. Zeevenhooven dd 06-11-2015 |                                                               |                      | 2013                 | 2014                                                  | 2015             | 2016             | 2017              | 2018              | 2019              | 2020              | 2021             | 2022             | 2023             | 2024             | 2025             | 2026             | 2027             | 2028             | 2029             |
|                                                 | WOZ waarde 2015                                               |                                                               | 31.889.543           | 0,014%               | 0,381%                                                | 0,449%           | 0,491%           | 0,536%            | 0,536%            | 0,536%            | 0,536%            | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           | 0,536%           |
| Af: gemiddelde WOZ waarde 10 woningen           |                                                               | -2.277.825                                                    |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 |                                                               | 29.611.719                                                    |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 18 woningen                                     |                                                               | -4.100.084                                                    |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Rekentotaal                                     |                                                               | 25.511.634                                                    |                      |                      | 114.547                                               | 125.262          | 136.742          | 136.742           | 136.742           | 136.742           | 136.742           | 136.742          | 136.742          | 136.742          | 136.742          | 136.742          | 136.742          | 136.742          | 136.742          | 136.742          |
|                                                 |                                                               |                                                               |                      |                      |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| E3                                              | Bijdrageheffing autoriteit woningcorporaties                  |                                                               |                      | tarief               |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | Woningen                                                      |                                                               | 140                  | € 1,49000            | 208,60                                                |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | WOZ waarde obv dvi 2014                                       |                                                               | 37013                | € 0,01140            | 421,95                                                |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 |                                                               |                                                               |                      | 630,55               | aanslag 29-09-2015: 629,68                            |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | Bijdrageheffing autoriteit woningcorporaties                  |                                                               |                      | tarief               |                                                       |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | Woningen                                                      |                                                               | 140                  | € 3,30000            | 462,00                                                |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 | WOZ waarde obv dvi 2014                                       |                                                               | 33155                | € 0,02500            | 828,88                                                |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                 |                                                               |                                                               |                      | 1.290,88             | begroting 2016 op te hogen met 2,5% inflatie per jaar |                  |                  |                   |                   |                   |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |

Verwachting is dat er in 2017 al 17 woningen boven de huurtoeslaggrens stijgen. Het aantal woningen boven de huurtoeslaggrens is dus hoger dan het aantal woningen in de vrije sector.

| Woningbouwvereniging Rosehaghe                 |     |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|------------------------------------------------|-----|----------------------|----------------------|----------------------|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| F Financiële baten en lasten                   |     |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                                | ref | 2012<br>jaarrekening | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2017<br>prognose | 2018<br>prognose | 2019<br>prognose | 2020<br>prognose | 2021<br>prognose | 2022<br>prognose | 2023<br>prognose | 2024<br>prognose | 2025<br>prognose | 2026<br>prognose | 2027<br>prognose | 2028<br>prognose | 2029<br>prognose | 2030<br>prognose |
|                                                |     |                      |                      |                      |                      |                  | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            |
| 930000 Rente bank                              |     | -169                 | -1.417               | -2.137               | -1.512               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 930003 Rente bouwdeposito                      |     |                      |                      | -6.262               | -24.117              | -24.970          | -21.513          | -10.918          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Totaal financiële baten                        |     | -169                 | -1.417               | -8.399               | 0                    | -25.629          | -24.970          | -21.513          | -10.918          | 0                | 0                | 0                | 0                | 0                | 0                | 0                | 0                | 0                | 0                | 0                |
| 931000 Kosten bank                             |     | 1.268                | 1.227                | 952                  | 516                  | 470              | 482              | 494              | 506              | 519              | 532              | 545              | 559              | 573              | 587              | 602              | 617              | 632              | 648              | 664              |
| 931001 Afsluitprovisie lening Restauratiefonds |     |                      |                      | 23.882               |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 933000 Rente hypotheek NRF                     |     |                      |                      | 8.859                | 35.023               | 33.372           | 31.691           | 40.271           | 38.099           | 35.885           | 33.631           | 31.334           | 28.993           | 26.609           | 24.181           | 21.706           | 19.185           | 16.617           | 14.000           | 11.334           |
| 9320 Rente leningen                            |     | 3.167                | 489                  |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 9340 Rente fiskus en bedrijfs                  |     |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 9350 Rente rc                                  | F1  |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 9390 Rente overig                              |     | -86                  |                      | 0                    |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Totaal financiële lasten                       |     | 4.349                | 1.716                | 33.693               | 0                    | 35.539           | 33.842           | 32.173           | 40.765           | 38.605           | 36.404           | 34.162           | 31.879           | 29.552           | 27.182           | 24.768           | 22.308           | 19.802           | 17.249           | 14.648           |

| Ref | Toelichting                                                |        |    |        |         |             |             |             |             |             |         |         |         |         |         |         |         |         |         |         |
|-----|------------------------------------------------------------|--------|----|--------|---------|-------------|-------------|-------------|-------------|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| F1  | Schatting standen rekening-courant en bedrijfspaarrekening |        | 0  | 0      | 0       | 0           | 0           | 0           | 0           | 0           |         |         |         |         |         |         |         |         |         |         |
|     | Rentebate                                                  |        | 1% | 1%     | 1%      | 1%          | 1%          | 1%          | 1%          | 1%          |         |         |         |         |         |         |         |         |         |         |
|     |                                                            |        | 0  | 0      | 0       | 0           | 0           | 0           | 0           | 0           |         |         |         |         |         |         |         |         |         |         |
|     | Beginstand rekening-courant bank & spaarrek                |        |    |        |         |             |             |             |             |             |         |         |         |         |         |         |         |         |         |         |
|     | Eindstand rekening-courant bank                            |        |    |        |         |             |             |             |             |             |         |         |         |         |         |         |         |         |         |         |
|     | Gemiddeld                                                  |        |    | 0      | 0       | 0           | 0           | 0           | 0           | 0           |         |         |         |         |         |         |         |         |         |         |
|     | Rente en aflossing Restauratiefonds                        |        |    | 31.792 | 105.798 | 126.958     | 126.104     | 126.104     | 126.104     | 126.104     | 126.104 | 126.104 | 126.104 | 126.104 | 126.104 | 126.104 | 126.104 | 126.104 | 126.104 | 126.104 |
|     | maandtermijn                                               |        |    |        | 10.579  | 10.579      | 10.509      | 10.509      | 10.509      | 10.509      | 10.509  | 10.509  | 10.509  | 10.509  | 10.509  | 10.509  | 10.509  | 10.509  | 10.509  | 10.509  |
|     | Extra financiering Restauratiefonds                        | 541759 |    |        | 0       | 0           |             | 32.813      | 32.813      | 32.813      | 32.813  | 32.813  | 32.813  | 32.813  | 32.813  | 32.813  | 32.813  | 32.813  | 32.813  | 32.813  |
|     | Totaal rente en aflossing Restauratiefonds                 |        |    | 31.792 | 105.798 | 126.958     | 126.104     | 126.104     | 158.917     | 158.917     | 158.917 | 158.917 | 158.917 | 158.917 | 158.917 | 158.917 | 158.917 | 158.917 | 158.917 | 158.917 |
|     | Rente bestaande leningen                                   |        |    |        |         | 33372,33313 | 31690,82829 | 29977,99079 | 28233,21623 | 26455,88817 | 24645,4 | 22801   | 20922,2 | 19008,3 | 17058,5 | 15072,2 | 13048,7 | 10987,2 | 8887,04 | 6747,45 |
|     | Rente extra financiering                                   |        |    |        |         | 10293,421   | 9865,542729 | 9429,534771 | 8985,24     | 8532,51     | 8071,17 | 7601,07 | 7122,04 | 6633,91 | 6136,5  | 5629,64 | 5113,15 | 4586,84 | 4050,54 | 3504,05 |
|     | Totaal rente                                               |        |    |        |         | 33.372      | 31.691      | 40.271      | 38.099      | 35.885      | 33.631  | 31.334  | 28.993  | 26.609  | 24.181  | 21.706  | 19.185  | 16.617  | 14.000  | 11.334  |
|     | Totaal aflossing                                           |        |    |        |         | 92.731      | 94.413      | 118.645     | 120.818     | 123.031     | 125.286 | 127.583 | 129.923 | 132.307 | 134.736 | 137.211 | 139.732 | 142.300 | 144.916 | 147.582 |

Rente Bouwdepot Restauratiefonds -11000 -24.117,00 -24.969,50 -21.512,89 -10.918,35  
het Bouwdepot wordt wel jaarlijks berekend maar afrekening is in 2019:

ist mogelijke schatting. Verdere uitwerking zal plaatsvinden na ontvangst jaarpogave Nationaal Restauratiefonds.

|                                           |              |              |              |             |             |
|-------------------------------------------|--------------|--------------|--------------|-------------|-------------|
| Beginstand                                | 2.000.000,00 | 1.785.685,00 | 1.086.326,00 | 936.203,50  | 806.340,39  |
| Uitbreiding depot door extra financiering |              |              |              | 541.759,00  |             |
| Opname uit depot                          | -220.577,00  | -723.476,00  | -175.092,00  | -693.135,00 | -739.213,00 |
| Eindstand                                 | 1.785.685,00 | 1.062.209,00 | 911.234,00   | 784.827,50  | 67.127,39   |
| gemiddeld                                 |              | 1.423.947,00 | 998.780,00   | 860.515,50  | 436.733,89  |
| 2,50%                                     |              | 24.117,00    | 24.969,50    | 21.512,89   | 10.918,35   |
| Stand na bijschrijving rente:             |              | 1.086.326,00 | 936.203,50   | 806.340,39  |             |

| Woningbouwvereniging Rosehaghe      |             |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
|-------------------------------------|-------------|----------------------|----------------------|----------------------|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------|
| G1 Klachtenonderhoud                |             |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
|                                     | ref         | 2012<br>jaarrekening | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2017<br>prognose | 2018<br>prognose | 2019<br>prognose | 2020<br>prognose | 2021<br>prognose | 2022<br>prognose | 2023<br>prognose | 2024<br>prognose | 2025<br>prognose | 2026<br>prognose | 2027<br>prognose | 2028<br>prognose | 2029<br>prognose | 2030<br>prognose |         |
| 490100 Aannemer algemeen            |             | 78.144               | 96.263               | 59.953               | 120.561              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 4902 Aannemer metselwerken          |             | 7.473                |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 491000 Loodgieter algemeen          |             | 35.374               | 29.045               | 19.888               | 14.094               |                  | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            | 1,025            |         |
| 4911 Loodgieter riolering           |             | 1.577                |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 492000 CV installateur              |             | 14.288               | 33.840               | 20.126               | 30.759               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 4921 Gasserv. K'land CV onderhoud   |             | 11.029               |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 4930 Klein schilderwerk             |             | 5.117                | 1.982                |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 494000 Elektricien                  |             | 6.782                | 1.460                | 2.487                | 2.593                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 495000 Hovenier                     |             | 3.420                | 15.757               | 6.220                | 3.971                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 496000 Gasserv. CV onderhoud        |             |                      | 9.626                | 10.017               | 8.926                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 488000 Onderhoud en klein materiaal |             | 67                   |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 488958 Vervanging CV-ketels         |             |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| 461000 Reparatie en onderhoud       |             |                      |                      | 1.611                | 478                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |
| Totaal                              | G2          | 163.271              | 187.973              | 118.691              | 0                    | 181.382          | 123.557          | 126.646          | 129.812          | 133.057          | 136.384          | 139.793          | 143.288          | 146.870          | 150.542          | 154.306          | 158.163          | 162.117          | 166.170          | 170.325          | 174.583 |
|                                     |             |                      |                      |                      |                      | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          | cf MJOP          |         |
| Ref                                 | Toelichting |                      |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |

| Woningbouwvereniging Rosehaghe |                                                  |                      |                      |                      |                      |                  |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |        |        |
|--------------------------------|--------------------------------------------------|----------------------|----------------------|----------------------|----------------------|------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--------|--------|
| G2 Mutatie onderhoud           |                                                  |                      |                      |                      |                      |                  |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |        |        |
|                                | ref                                              | 2012<br>jaarrekening | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2017<br>prognose<br>1,025 | 2018<br>prognose<br>1,025 | 2019<br>prognose<br>1,025 | 2020<br>prognose<br>1,025 | 2021<br>prognose<br>1,025 | 2022<br>prognose<br>1,025 | 2023<br>prognose<br>1,025 | 2024<br>prognose<br>1,025 | 2025<br>prognose<br>1,025 | 2026<br>prognose<br>1,025 | 2027<br>prognose<br>1,025 | 2028<br>prognose<br>1,025 | 2029<br>prognose<br>1,025 | 2030<br>prognose<br>1,025 |        |        |
| 4xxxxx                         | Mutatie onderhoud                                |                      |                      |                      |                      | 73.332           | 75.165                    | 57.783                    | 59.228                    | 60.709                    | 62.226                    | 63.782                    | 65.377                    | 67.011                    | 68.686                    | 70.403                    | 72.163                    | 73.968                    | 75.817                    | 77.712                    |        |        |
|                                | Totaal                                           | G2                   | 0                    | 0                    | 0                    | 0                | 0                         | 73.332                    | 75.165                    | 57.783                    | 59.228                    | 60.709                    | 62.226                    | 63.782                    | 65.377                    | 67.011                    | 68.686                    | 70.403                    | 72.163                    | 73.968                    | 75.817 | 77.712 |
| Ref                            | Toelichting                                      |                      |                      |                      |                      |                  |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |                           |        |        |
|                                | Aantal mutaties (bron herstelplan April 2016)    |                      |                      |                      |                      | 4                | 4                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         | 3                         |        |        |
|                                | Bedrag per mutatie (bron herstelplan April 2016) |                      |                      |                      |                      | 18.333,00        | 18.791,33                 | 19.261,11                 | 19.742,64                 | 20.236,20                 | 20.742,11                 | 21.260,66                 | 21.792,18                 | 22.336,98                 | 22.895,40                 | 23.467,79                 | 24.054,48                 | 24.655,85                 | 25.272,24                 | 25.904,05                 |        |        |
|                                | Totaal                                           |                      |                      |                      |                      | 73.332,00        | 75.165,30                 | 57.783,32                 | 59.227,91                 | 60.708,61                 | 62.226,32                 | 63.781,98                 | 65.376,53                 | 67.010,94                 | 68.686,21                 | 70.403,37                 | 72.163,45                 | 73.967,54                 | 75.816,73                 | 77.712,15                 |        |        |

[illegible]

|                                                              |                                              |           |
|--------------------------------------------------------------|----------------------------------------------|-----------|
| KofaxMerlinBlobFile_3f675d30-b2d5-4e42-821b-1b5cd05dc29d - H | CONCEPT - GEEN ACCOUNTANTSCONTROLE TOEGEPAST | 31-5-2017 |
|--------------------------------------------------------------|----------------------------------------------|-----------|

Woningbouwvereniging Rosehaghe

[illegible][illegible]

|                                   |                                                |                                        |                 |                    |
|-----------------------------------|------------------------------------------------|----------------------------------------|-----------------|--------------------|
| Toelichting                       |                                                |                                        |                 |                    |
| I1                                | De 2014 prognose is als volgt opgebouwd:       |                                        |                 |                    |
|                                   | Gemiddelde prijs renovatie type III en type IV | 120.000                                |                 |                    |
|                                   | Geschat aantal renovaties per jaar             | 3,0                                    |                 |                    |
|                                   |                                                | 360.000                                |                 |                    |
|                                   | Aantal renovaties in de periode 1993 - 2013:   | 70                                     |                 |                    |
|                                   | per jaar                                       | 3,5                                    |                 |                    |
|                                   | Geactiveerd 2013                               | 172.255                                |                 |                    |
|                                   | Anslijnstraat 61                               | 126.855                                |                 |                    |
|                                   | Hoofmanstraat 9 (betaald in 2013)              | 45.400                                 |                 |                    |
|                                   | I2                                             | Verwachting uitgaven verenigingsgebouw | 80.000          |                    |
| Bestedingen 2013                  |                                                | 27.327                                 |                 |                    |
| Prognose uitgaven ver.gebouw 2014 |                                                | 52.673                                 |                 |                    |
| Geactiveerd 2014                  |                                                | 91.353                                 |                 |                    |
| Kosten 2014                       |                                                | 17.807                                 |                 |                    |
| Geactiveerd 2013                  |                                                | 28.474                                 |                 |                    |
| Totaal uitgaven verenigingsgebouw |                                                | 137.634                                |                 |                    |
| 119.827                           |                                                |                                        |                 |                    |
| <b>Renovaties 2015</b>            |                                                |                                        |                 |                    |
|                                   |                                                | t/m 31 oktober                         | nto<br>facturen | latest<br>estimate |
|                                   | Anslijnstraat 53                               | 149.916                                | 149.916         | 149.916            |
|                                   | Anslijnstraat 35                               | 150.586                                | 150.586         | 150.586            |
|                                   | Kopsstraat 2                                   | 112.501                                | 140.501         | 175.000            |
| regie                             | Brouwerskade 83                                | 140.020                                | 140.020         | 160.000            |
| regie                             | Kopsstraat 18                                  |                                        |                 | 96.800             |
|                                   | Anslijnstraat 16                               |                                        |                 |                    |
|                                   | Totaal                                         | 553.023                                | 581.023         | 732.302            |
| begroting 2016                    |                                                |                                        |                 |                    |
| 180000                            |                                                |                                        |                 |                    |

| Woningbouwvereniging Rosehaghe |                                      |                     |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|--------------------------------|--------------------------------------|---------------------|----------------------|----------------------|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| J                              | Aflossing en rente leningen Rabobank |                     |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | ref                                  | 2012<br>ruw concept | 2013<br>jaarrekening | 2014<br>jaarrekening | 2015<br>jaarrekening | 2016<br>prognose | 2017<br>prognose | 2018<br>prognose | 2019<br>prognose | 2020<br>prognose | 2021<br>prognose | 2022<br>prognose | 2023<br>prognose | 2024<br>prognose | 2025<br>prognose | 2026<br>prognose | 2027<br>prognose | 2028<br>prognose | 2029<br>prognose | 2030<br>prognose |
|                                | Aflossingen Rabobank                 | I1                  | 75.000               | 39.584               |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Rente leningen Rabobank              | I2                  |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Totaal                               |                     |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Ref                            | Toelichting                          |                     |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| I1                             | Rabobank lening 3844.905.707         |                     |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Beginstand                           |                     | 47925                | 22929                |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Aflossingen                          |                     | 24996                | 22929                |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Eindstand                            |                     | 22929                | 0                    |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Rabobank lening 3263.977.954         |                     |                      |                      |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Beginstand                           |                     | 66659                | 16655                |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Aflossingen                          |                     | 50004                | 16655                |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|                                | Eindstand                            |                     | 16655                | 0                    |                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |