January 1 to December 31 Budget Table

Benjamin Wickham

Property: **Arthur St SLH** **8910 Aurther St, Cotati, CA**

	2019 Budget	2019 YTD	2019 ANNUALIZED*	2020 BUDGET	Increase / Decrease	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Comments/Discussion
RENT INCOME .			0	14,850	14,850	0	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	Assumes each resident pays 30% of minimum monthly SSI
VOUCHER INCOME			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
LESS VACANCY			0	(743)	(743)	0	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)	5% vacancy rate
LAUNDRY & VENDING INCOME			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OTHER REVENUE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NSF & LATE FEES & SCREENING			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DAMAGES & CLEANING			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INTEREST INCOME			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL REVENUE	**0**	**0**	**0**	**14,108**	**14,108**	**0**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	**1,283**	
ADVERTISING/MARKETING			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OFFICE SUPPLIES			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MANAGEMENT FEE			0	3,780	3,780	315	315	315	315	315	315	315	315	315	315	315	315	Third-party manageemnt company fee
Asset Management Fee (LP) NEF			0			95	95	95	95	95	95	95	95	95	95	95	95	7% asset management fee for CDC overhead
RESIDENT MANAGER, SALARY / BENEFITS			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MANAGER RENT FREE UNIT			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RESIDENT SERVICE FEE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
LEGAL EXPENSE			0	1,200	1,200	100	100	100	100	100	100	100	100	100	100	100	100	County counsel legal support
AUDITING EXPENSE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ACCOUNTING SERVICES			0	600	600	50	50	50	50	50	50	50	50	50	50	50	50	CDC accounting overhead
TELEPHONE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BAD DEBTS			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MISC ADMINISTRATIVE			0	0	0													
COMPUTER/INTERNET SERVICE EXPENSE			0	0	0													
ELECTRICITY					5,400	450	450	450	450	450	450	450	450	450	450	450	450	
WATER & SEWER					3,000	250	250	250	250	250	250	250	250	250	250	250	250	
NATURAL GAS					3,000	250	250	250	250	250	250	250	250	250	250	250	250	
GARBAGE AND TRASH REMOVAL					1,080	90	90	90	90	90	90	90	90	90	90	90	90	
CLEANING SUPPLIES					0	0	0	0	0	0	0	0	0	0	0	0	0	
EXTERMINATING CONTRACT					1,375	0	125	125	125	125	125	125	125	125	125	125	125	
GROUNDS SUPPLIES					0	0	0	0	0	0	0	0	0	0	0	0	0	
GROUNDS MAINTENANCE					6,050	0	550	550	550	550	550	550	550	550	550	550	550	
REPAIRS MATERIALS					825	0	75	75	75	75	75	75	75	75	75	75	75	
REPAIRS CONTRACT					3,850	0	350	350	350	350	350	350	350	350	350	350	350	
REPLACEMENT RESERVE ELIGIBLE					0													
PAYROLL - MAINTENANCE					0													
CLEANING CONTRACT					8,250	0	750	750	750	750	750	750	750	750	750	750	750	
PAINTING CONTRACT					550	0	50	50	50	50	50	50	50	50	50	50	50	
TURNOVER CONTRACT					1,100	0	100	100	100	100	100	100	100	100	100	100	100	
MISC MAINTENANCE EXPENSES					1,100	0	100	100	100	100	100	100	100	100	100	100	100	
PROPERTY INSURANCE			0	1,650	1,650	0	150	150	150	150	150	150	150	150	150	150	150	
MORTGAGE INSURANCE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REAL ESTATE TAXES			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PAYROLL TAXES			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
WORKERS COMPENSATION			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXES\LICENSES\PERMITS			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
LAUNDRY LEASE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	**0**	**0**	**0**	**42,810**	**42,810**	**1,600**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	**3,850**	
NET OPERATING INCOME	**0**	**0**	**0**	**(28,703)**	**(28,703)**	**(1,600)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	**(2,567)**	
DEPRECIATION																		
AMORTIZATION																		
RESERVE WITHDRAWALS (PROJECTED)	**0**	**0**	**0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PERMANENT LOAN PRINCIPAL			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REPLACEMENT RESERVE CONTRIBUTIONS			0	2,400	2,400	200	200	200	200	200	200	200	200	200	200	200	200	
Captial Projects			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL SUBTRACTIONS:	**0**	**0**	**0**	**2,400**	**2,400**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	
NET CASH FLOW				**(31,103)**		**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	**(2,767)**	