

	Total	Cherry Court	Convent Hill	Highland Gardens	Holton Terrace	Lapham Park	Olga Village	Scattered Sites I	Scattered Sites II	Townhomes at Carver Park	Victory Manor	Westlawn Renaissance (East)	Westlawn Renaissance II (WG Scat Sites)	Westlawn Renaissance III
INCOME														
RENTAL INCOME														
Rental Income	6,096,610	872,700	672,220	923,860	0	0	0	219,600	243,700	198,690	399,980	2,270,600	295,260	0
Rental Income - Public Housing	448,752	0	0	0	0	0	0	0	0	244,800	0	0	0	203,952
Rental Income - Market	3,373,586	0	0	0	773,400	1,534,500	285,986	0	0	647,700	54,000	0	0	78,000
Rental Income - Commercial	142,640	38,260	900	69,380	0	34,100	0	0	0	0	0	0	0	0
Rental Income - Subsidy	369,096	0	0	0	0	0	0	0	0	0	0	0	0	369,096
Vacancies - Residential	(256,294)	(18,000)	(17,520)	(37,000)	(18,000)	(29,000)	0	(4,200)	(11,100)	(16,500)	(5,200)	(42,000)	(3,520)	(54,254)
Uncollected Rent	(31,650)	(8,500)	(750)	(2,000)	(2,500)	(1,500)	(600)	0	0	(4,800)	0	(11,000)	0	0
Public Housing Utilities	(84,000)	0	0	0	0	0	0	0	0	(84,000)	0	0	0	0
Rental Concessions	(950)	0	(700)	0	0	0	0	0	0	(250)	0	0	0	0
TOTAL RENTAL INCOME	10,057,790	884,460	654,150	954,240	752,900	1,538,100	285,386	215,400	232,600	985,640	448,780	2,217,600	291,740	596,794
OTHER INCOME														
Laundry Receipts	62,730	4,800	4,500	5,100	5,580	21,000	5,250	0	0	0	4,500	6,000	0	6,000
Tenant Damage Receipts	30,100	3,000	1,500	800	1,600	1,100	0	400	500	400	0	20,000	0	800
Miscellaneous Income	2,150	400	50	200	400	200	0	0	200	200	0	200	300	0
Late Fees	38,280	3,600	800	2,800	1,800	2,500	300	1,000	750	9,200	1,440	12,500	390	1,200
Sales & Service Tenants	30,180	4,800	1,400	1,300	2,400	3,800	150	900	800	4,500	1,000	7,000	250	1,880
Application Fee Income	1,860	300	100	280	300	100	0	0	0	400	100	240	40	0
Lease Add-On Fee	300	0	0	100	0	0	0	0	0	100	0	100	0	0
TOTAL OTHER INCOME	165,600	16,900	8,350	10,580	12,080	28,700	5,700	2,300	2,250	14,800	7,040	46,040	980	9,880
TOTAL INCOME	10,223,390	901,360	662,500	964,820	764,980	1,566,800	291,086	217,700	234,850	1,000,440	455,820	2,263,640	292,720	606,674
OPERATING EXPENSE														
ADMINSITRATIVE EXPENSE														
Marketing	3,050	200	300	250	200	400	0	0	0	600	250	750	100	0
Seminars and Training	8,400	750	1,000	700	750	1,000	200	300	400	1,200	600	1,500	0	0
Credit & Criminal	2,420	400	100	280	400	100	0	0	0	400	250	340	150	0
Office Expense	81,436	6,000	3,275	7,375	7,000	9,200	1,505	1,820	2,035	7,175	1,200	12,770	600	21,481
Tax Credit Fees	51,565	5,400	3,600	5,700	3,900	9,045	1,480	1,080	1,080	4,980	2,700	11,250	1,350	0
Management Fee	424,598	40,320	25,200	39,672	39,600	65,124	12,210	10,000	13,200	46,848	18,360	78,000	9,180	26,884
Cable T.V./Internet Expense	12,800	750	0	1,200	750	1,300	3,300	0	0	0	0	5,500	0	0
Case Manager	142,080	0	0	0	0	37,080	0	0	0	0	0	105,000	0	0
Payroll - Administrative	736,402	81,500	38,300	89,700	105,000	86,000	25,500	18,300	17,000	81,000	20,000	131,000	21,611	21,491
Legal Expense	26,050	4,500	1,200	2,600	4,500	2,000	400	850	750	3,000	1,000	5,250	0	0
Audit Expense	104,390	9,000	7,935	8,145	9,000	10,000	7,935	10,500	9,875	10,000	5,500	11,000	5,500	0
Bookkeeping Fees	170,511	16,975	12,396	16,210	6,175	26,590	3,840	5,660	5,640	16,975	10,200	32,150	4,700	13,000
Telephone Expense	39,400	11,500	0	14,000	0	2,200	5,600	0	0	0	1,200	4,900	0	0
Home Visits	550	0	0	0	0	0	0	0	0	0	400	0	150	0
Social Activities	7,230	1,100	680	750	1,100	2,100	0	0	0	0	500	1,000	0	0
Donations	900	0	0	0	0	0	200	0	0	0	200	500	0	0
Miscellaneous Admin Expense	323,120	2,600	296,420	2,500	2,300	2,800	1,000	400	800	2,600	1,500	9,500	700	0
TOTAL ADMINISTRATIVE EXPENSE	2,134,902	180,995	390,406	189,082	180,675	254,939	63,170	48,910	50,780	174,778	63,860	410,410	44,041	82,856
UTILITIES														
Electricity	699,900	128,000	0	99,500	75,000	144,500	39,000	700	1,600	7,800	39,000	145,000	800	19,000
Gas	245,000	24,800	0	41,000	38,000	48,000	14,500	800	1,800	3,200	14,500	31,000	400	27,000
Water & Sewer	560,400	30,000	0	27,000	25,800	69,300	18,500	25,100	25,500	121,000	13,000	145,000	26,200	34,000
TOTAL UTILITIES	1,505,300	182,800	0	167,500	138,800	261,800	72,000	26,600	28,900	132,000	66,500	321,000	27,400	80,000
MAINTENANCE EXPENSE														
Waste & Recycle	129,425	32,000	0	27,800	32,000	11,500	3,800	50	100	0	12,000	10,175	0	0
Snow Removal	227,150	18,000	0	18,000	18,000	11,500	1,000	100	50	44,000	18,000	72,000	8,500	18,000
Landscaping	181,525	6,950	4,200	6,225	6,500	8,100	700	500	400	26,700	3,750	100,000	11,000	6,500
Exterminating	105,600	8,000	800	10,500	8,000	32,000	800	2,000	1,500	15,000	5,000	14,000	2,000	6,000
Security Expense	195,900	14,800	12,000	8,500	14,800	28,000	10,800	3,500	2,900	22,000	5,600	63,000	2,000	8,000
Janitorial	477,095	59,900	500	64,500	59,900	113,200	6,000	1,895	2,200	6,000	37,800	61,200	2,000	62,000
Payroll - Maintenance	822,700	57,500	38,800	65,100	57,500	113,000	48,500	19,300	19,000	125,000	20,000	201,500	15,500	42,000
Electrical Maintenance & Repair	56,400	3,050	250	2,400	3,050	9,500	950	100	300	7,500	500	28,000	800	0
HVAC Maintenance & Repair	149,040	19,000	600	20,400	19,000	25,200	7,640	1,500	2,000	17,000	2,000	30,700	4,000	0
Plumbing Maintenance & Repair	33,400	5,200	800	2,750	5,200	7,000	1,200	1,000	650	2,600	500	4,500	2,000	0
General Maintenance	427,318	24,694	4,750	29,730	24,694	68,100	14,660	10,500	16,100	31,500	11,000	104,290	12,000	75,300
Appliance Maintenance & Repair	26,400	1,750	200	1,800	1,750	4,600	2,400	1,200	800	5,000	400	6,500	0	0
Elevator Expense	87,800	9,100	0	8,100	9,100	21,500	4,000	0	0	0	12,000	12,000	0	12,000
Painting	216,124	12,500	23,024	7,500	6,000	24,000	3,200	11,500	10,100	54,000	2,400	59,900	2,000	0
Decorations	55,700	1,150	800	4,600	1,150	10,800	2,800	700	600	2,200	5,000	25,500	400	0
Project-Owned Vehicle Maintenance	42,750	3,400	100	4,400	3,400	7,500	2,100	1,700	900	7,250	3,600	8,000	400	0
Miscellaneous Maint Expense	125,800	900	200	1,350	900	1,500	250	100	100	2,800	0	117,500	200	0
TOTAL MAINTENANCE EXPENSE	3,360,127	277,894	87,024	283,655	270,944	497,000	110,800	55,645	5					

Tax Credits LLCs
Consolidated Budget
FY2020

	Total	Cherry Court	Convent Hill	Highland Gardens	Holton Terrace	Lapham Park	Olga Village	Scattered Sites I	Scattered Sites II	Townhomes at Carver Park	Victory Manor	Westlawn Renaissance (East)	Westlawn Renaissance II (WG Scat Sites)	Westlawn Renaissance III
Building Improvements - Other	2,500	0	0	0	0	0	0	0	0	0	1,000	0	1,500	0
TOTAL NON-RECURRING EXPENDITURES	386,670	36,300	20,620	0	17,200	50,000	8,100	31,400	24,750	39,250	6,500	150,750	1,800	0
RESERVE ACTIVITY														
Repl Reserve Deposits	445,662	32,782	21,855	31,143	61,800	73,262	10,108	9,676	9,966	32,040	19,669	104,480	9,835	29,046
Repl Reserve Withdrawals	(4,000)	0	0	0	0	0	(4,000)	0	0	0	0	0	0	0
TOTAL RESERVE ACTIVITY	441,662	32,782	21,855	31,143	61,800	73,262	6,108	9,676	9,966	32,040	19,669	104,480	9,835	29,046
OTHER EXPENSES														
Partnership Management Fee	79,358	0	0	0	0	30,150	0	0	11,708	0	0	37,500	0	0
Asset Management Fee	74,846	4,844	4,565	5,000	7,000	10,452	2,035	10,900	3,500	7,300	4,500	12,500	2,250	0
Tax Credit Monitoring Fee	4,230	0	0	0	0	0	0	0	0	0	0	0	0	4,230
TOTAL OTHER EXPENSES	158,434	4,844	4,565	5,000	7,000	40,602	2,035	10,900	15,208	7,300	4,500	50,000	2,250	4,230
NET SURPLUS / DEFICIT	694,001	22,215	26,554	74,190	20,791	204,937	2,023	4,149	13,346	63,772	55,341	57,735	43,741	105,207