New Northgate Housing LLC (665)

DRAFT Budget Worksheet

.1.20 FINAL APPROVED BY BUDGET COMMITTEE

	B	C	D	E	F	G	H	I	J
	PY Actuals Dec 2019	CY Budget	CYTD Actuals Aug 2020	CY Annualized *	Variance C & E	Proposed Budget	Variance E & G	Variance C & G	Comments
: Resident/Subsidy	$ 4,443,928.00	$ 4,541,690.76	$ 3,018,210.00	$ 4,527,315.00		$ 4,611,432.00			
/ Factor						0.34%			
crease %						2.00%			
:									
	$ 2,291,058	$ 2,375,377	$ 1,526,222	$ 2,289,333	$ (86,044)	$ 2,262,588	$ (26,745)	$ (112,789)	HUD OCAF increase only effective 11/1 increase in rents
	$ 2,152,870	$ 2,166,314	$ 1,491,988	$ 2,237,982	$ 71,668	$ 2,348,844	$ 110,862	$ 182,530	HUD OCAF increase only effective 11/
its	$ (50,437)	$ (45,000)	$ (10,056)	$ (15,084)	$ 29,916	$ (45,000)	$ (29,916)	$ -	Proforma contingency
dents	$ (5,421)	$ (12,086)	$ (4,635)	$ (6,953)	$ 5,133	$ (6,953)	$ -	$ 5,133	
	$ (2,043)	$ -	$ (4,988)	$ (4,988)	$ (4,988)	$ -	$ 4,988	$ -	2020 included one protracted eviction
eceipts	$ 4,386,027	$ 4,484,605	$ 2,998,531	$ 4,500,291	$ 15,685	$ 4,559,480	$ 59,189	$ 74,874	
Income	$ 1,202	$ 925	$ -	$ -	$ (925)	$ -	$ -	$ (925)	
nents	$ 2,866	$ 1,500	$ 60	$ 90	$ (1,410)	$ 92	$ 2	$ (1,408)	
	$ -	$ -	$ 750	$ 1,125	$ 1,125	$ 1,148	$ 23	$ 1,148	
s	$ 46	$ 50	$ -	$ -	$ (50)	$ -	$ -	$ (50)	
ıe	$ 3,263	$ 1,000	$ 1,666	$ 2,499	$ 1,499	$ 2,549	$ 50	$ 1,549	
pts	$ 7,377	$ 3,475	$ 2,476	$ 3,714	$ 239	$ 3,788	$ 74	$ 313	
ration	$ 412	$ 250	$ 43	$ 65	$ (185)	$ 66	$ 1	$ (184)	
ɔme	$ 412	$ 250	$ 43	$ 65	$ (185)	$ 66	$ 1	$ (184)	
	$ 4,393,816	$ 4,488,330	$ 3,001,050	$ 4,504,069	$ 15,739	$ 4,563,334	$ 59,265	$ 75,004	
s									
;									
	$ 2,270	$ 1,650	$ 1,515	$ 2,273	$ (622)	$ 2,318	$ (45)	$ (668)	
ɔorts	$ 5,624	$ 4,194	$ 2,442	$ 3,662	$ 532	$ 3,736	$ (73)	$ 459	
xpenses	$ 7,893	$ 5,845	$ 3,957	$ 5,935	$ (90)	$ 6,054	$ (119)	$ (209)	
nses									
	$ 175,040	$ 180,291	$ 120,194	$ 180,291	$ -	$ 185,700	$ (5,409)	$ (5,409)	3%
ɜs	$ 162,213	$ 203,310	$ 98,326	$ 157,488	$ 45,822	$ 213,598	$ (56,110)	$ (10,288)	3% increase -annualized less due to ope
nefits	$ 28,987	$ 29,914	$ 17,809	$ 26,713	$ 3,201	$ 39,119	$ (12,406)	$ (9,205)	Includes 6% increase in inusrance
	$ 5,747	$ 10,000	$ 11,795	$ 15,128	$ (5,128)	$ 10,000	$ 5,128	$ (0)	
	$ 12,800	$ 12,800	$ 13,100	$ 13,100	$ (300)	$ 13,362	$ (262)	$ (562)	2% increase
ications	$ 12,226	$ 12,000	$ 7,518	$ 11,278	$ 722	$ 12,000	$ (722)	$ -	
	$ 74,959	$ 66,616	$ 43,369	$ 65,053	$ 1,562	$ 66,616	$ (1,563)	$ (0)	
	$ 5,946	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

	B	C	D	E	F	G	H	I	J
	PY Actuals Dec 2019	CY Budget	CYTD Actuals Aug 2020	CY Annualized *	Variance C & E	Proposed Budget	Variance E & G	Variance C & G	Comments
ıcation	$ 9,174	$ 11,000	$ 5,106	$ 7,659	$ 3,341	$ 11,000	$ (3,341)	$ 0	
ıs	$ 890	$ 1,780	$ 990	$ 1,485	$ 295	$ 1,780	$ (295)	$ (0)	
ɛrvices	$ 96,895	$ 95,760	$ 38,485	$ 57,728	$ 38,032	$ 75,760	$ (18,032)	$ 20,000	reduced based on staffing structure char
	$ 2,063	$ 500	$ 1,688	$ 2,531	$ (2,031)	$ 500	$ 2,031	$ 0	
ɛe Expenses	**$ 586,940**	**$ 623,972**	**$ 358,379**	**$ 538,455**	**$ 85,517**	**$ 629,435**	**$ (90,981)**	**$ (5,464)**	
es									
s	$ 421,918	$ 399,670	$ 240,527	$ 360,791	$ 38,879	$ 343,859	$ 16,932	$ 55,811	reduced by 1 Maint tech position
ıefits	$ 63,014	$ 65,832	$ 32,202	$ 48,304	$ 17,528	$ 61,798	$ (13,494)	$ 4,034	reduced by 1 Maint tech position
	$ 5,447	$ 5,497	$ 2,566	$ 3,849	$ 1,647	$ 5,497	$ (1,648)	$ (0)	
ıtract	$ 10,700	$ 5,515	$ 799	$ 1,199	$ 4,316	$ 5,000	$ (3,801)	$ 515	
	$ 6,491	$ 9,000	$ 4,261	$ 7,748	$ 1,252	$ 9,000	$ (1,252)	$ -	
	$ 48,983	$ 20,000	$ 18,525	$ 35,475	$ (15,475)	$ 36,185	$ (710)	$ (16,185)	Supplemental landscape contractor help
;	$ 33,051	$ 22,000	$ 4,631	$ 6,947	$ 15,053	$ 15,000	$ (8,053)	$ 7,000	
									Annualized includes extra contract labor
	$ 107,760	$ 42,000	$ 53,603	$ 62,603	$ (20,603)	$ 42,000	$ 20,603	$ -	during COVID lock-down
	$ 25,274	$ 15,000	$ 9,554	$ 14,331	$ 669	$ 15,000	$ (669)	$ -	
	$ 47,064	$ 5,500	$ 5,012	$ 7,518	$ (2,018)	$ 5,500	$ 2,018	$ (0)	
	$ 16,542	$ 11,000	$ 7,859	$ 11,789	$ (789)	$ 11,000	$ 789	$ 0	
	$ 5,646	$ 2,200	$ 3,253	$ 4,880	$ (2,680)	$ 2,200	$ 2,680	$ (0)	
	$ 98,554	$ 100,465	$ 58,194	$ 87,291	$ 13,174	$ 100,000	$ (12,709)	$ 465	
									Annualized includes extra contract labor
	$ 26,455	$ 32,000	$ 48,425	$ 51,425	$ (19,425)	$ 32,000	$ 19,425	$ 0	during COVID lock-down
	$ 4,294	$ 3,000	$ 2,099	$ 3,149	$ (149)	$ 3,000	$ 149	$ -	
	$ -	$ -	$ 12,294	$ 16,000	$ (16,000)	$ 8,000	$ 8,000	$ (8,000)	
ɔairs	$ 58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
ıs	$ 9,662	$ 5,800	$ 6,482	$ 9,723	$ (3,923)	$ 6,000	$ 3,723	$ (200)	Firestoppers replacement in 2021
ʒystems	$ 2,717	$ 1,000	$ 1,118	$ 1,677	$ (677)	$ 1,000	$ 677	$ (0)	
	$ 3,575	$ 2,000	$ 4,079	$ 6,118	$ (4,118)	$ 6,000	$ 118	$ (4,000)	
moval	$ 113,075	$ 111,648	$ 76,145	$ 114,217	$ (2,569)	$ 153,600	$ (39,383)	$ (41,952)	Includes Trash, Composting and 1800 Ji
	$ 27,555	$ 18,000	$ 9,644	$ 36,133	$ (18,133)	$ 66,495	$ (30,362)	$ (48,495)	Contracting out Snow Removal - pricing
ıent	$ 32,618	$ 24,000	$ 16,577	$ 24,866	$ (866)	$ 16,000	$ 8,866	$ 8,000	Reduced based on actuals
	$ 821	$ 1,000	$ 449	$ 673	$ 327	$ 700	$ (27)	$ 300	
	$ 2,447	$ 2,500	$ 4,172	$ 6,259	$ (3,759)	$ 2,500	$ 3,759	$ (0)	
Expenses	**$ 1,113,720**	**$ 904,627**	**$ 622,474**	**$ 922,965**	**$ (18,338)**	**$ 947,333**	**$ (24,368)**	**$ (42,706)**	
	$ 20,130	$ 20,586	$ 11,646	$ 19,015	$ 1,571	$ 19,015	$ -	$ 1,571	No increase per BED
	$ 8,557	$ 6,987	$ 4,557	$ 8,218	$ (1,231)	$ 8,349	$ (131)	$ (1,363)	1.6% increase per VT Gas
									Increased consumption due to COVID -
	$ 236,335	$ 241,148	$ 177,343	$ 258,775	$ (17,627)	$ 258,775	$ -	$ (17,627)	all day
nses	**$ 265,023**	**$ 268,720**	**$ 193,546**	**$ 286,008**	**$ (17,288)**	**$ 286,139**	**$ (131)**	**$ (17,419)**	

	B	C	D	E	F	G	H	I	J
	PY Actuals Dec 2019	CY Budget	CYTD Actuals Aug 2020	CY Annualized *	Variance C & E	Proposed Budget	Variance E & G	Variance C & G	Comments
				$ 11,625					
xpense									
	$ 295,797	$ 295,590	$ 203,754	$ 283,034	$ 12,557	$ 288,694	$ (5,661)	$ 6,896	2% increase in 21
;	$ 20,996	$ 15,506	$ 11,566	$ 17,349	$ (1,844)	$ 16,293	$ 1,057	$ (787)	
	$ 39,278	$ 37,151	$ 23,574	$ 35,360	$ 1,790	$ 29,707	$ 5,653	$ 7,444	
te	$ 250	$ 500	$ -	$ -	$ 500	$ -	$ -	$ 500	
. Permits	$ 15,510	$ 7,755	$ 10,413	$ 11,625	$ (3,870)	$ 11,625	$ -	$ (3,870)	City Apt Inspection Fees
Ins	$ 112,186	$ 118,146	$ 74,865	$ 112,298	$ 5,848	$ 119,036	$ (6,738)	$ (890)	6% increase budgeted
ınce	$ 3,568	$ 3,639	$ 2,268	$ 3,402	$ 237	$ 3,606	$ (204)	$ 33	6% increase budgeted
	$ 27,753	$ 31,804	$ 20,481	$ 30,722	$ 1,082	$ 24,177	$ 6,545	$ 7,627	
nce Expenses	**$ 515,338**	**$ 510,090**	**$ 346,921**	**$ 493,790**	**$ 16,300**	**$ 493,138**	**$ 653**	**$ 16,953**	
penses	**$ 2,488,915**	**$ 2,313,254**	**$ 1,525,277**	**$ 2,247,153**	**$ 66,101**	**$ 2,362,099**	**$ (114,947)**	**$ (48,846)**	
me	**$ 1,904,901**	**$ 2,175,076**	**$ 1,475,773**	**$ 2,256,917**	**$ 81,840**	**$ 2,201,235**	**$ (55,682)**	**$ 26,158**	
ıe & Expenses									
ıe									
l Res	$ 5,756	$ -	$ 1,285	$ 1,928	$ 1,928	$ -	$ (1,928)	$ -	
r Res	$ 1,924	$ -	$ 492	$ 738	$ 738	$ -	$ (738)	$ -	
Operation	$ 359	$ -	$ 74	$ 110	$ 110	$ -	$ (110)	$ -	
g Income	**$ 8,039**	**$ -**	**$ 1,851**	**$ 2,777**	**$ 2,777**	**$ -**	**$ (2,777)**	**$ -**	
	$ 547,304	$ 540,810	$ 361,428	$ 540,810	$ -	$ 532,656	$ 8,154	$ 8,154	
	$ 23,292	$ 22,733	$ 15,223	$ 22,733	$ -	$ 22,117	$ 616	$ 616	
ım	$ 30,443	$ 31,875	$ 20,005	$ 31,875	$ -	$ 32,513	$ (638)	$ (638)	
ɔense	$ 25,810	$ 25,829	$ 17,207	$ 25,829	$ -	$ 25,810	$ 19	$ 19	
ıenses	**$ 626,849**	**$ 621,247**	**$ 413,863**	**$ 621,247**	**$ -**	**$ 613,095**	**$ 8,152**	**$ 8,152**	
	$ 832,018	$ 693,886	$ 554,678	$ 693,886	$ -	$ 693,886	$ -	$ -	
	$ 11,753	$ 11,753	$ 7,835	$ 11,753	$ -	$ 11,753	$ -	$ -	
	$ 843,771	**$ 705,639**	**$ 562,514**	**$ 705,639**	**$ -**	**$ 705,639**	**$ -**	**$ -**	
ıse (Entity)	$ 118,057	$ 92,327	$ 111,583	$ 88,083	$ 4,244	$ 92,327	$ (4,244)	$ -	Level funded for 2021
;ement Fee	$ 38,587	$ 39,359	$ 25,725	$ 38,587	$ 772	$ 39,359	$ (772)	$ (0)	2% increase
ses	**$ 156,644**	**$ 131,686**	**$ 137,307**	**$ 126,670**	**$ 5,016**	**$ 131,686**	**$ (5,016)**	**$ (0)**	

	B	C	D	E	F	G	H	I	J
	PY Actuals Dec 2019	CY Budget	CYTD Actuals Aug 2020	CY Annualized *	Variance C & E	Proposed Budget	Variance E & G	Variance C & G	Comments
g Expenses	$ 1,619,225	$ 1,458,571	$ 1,111,833	$ 1,450,778	$ 7,793	$ 1,450,419	$ 359	$ 8,152	
	$ 285,676	$ 716,505	$ 363,940	$ 806,138	$ 89,633	$ 750,815	$ (55,323)	$ (34,310)	
nts									
tization	$ 843,770	$ 705,639	$ 562,514	$ 705,639	$ -	$ 719,751	$ 14,113	$ (14,113)	
Releases	$ -	$ 1,543,809	$ 1,022,406	$ 1,543,809	$ -	$ 1,621,342	$ 77,533	$ (77,533)	This pays for cap improvements below
ases	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
leases	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Escrow Releases	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
set/Incent. mgt fees	$ 25,810	$ 25,829	$ 17,207	$ 25,829	$ -	$ 25,810	$ (19)	$ 19	
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
						$ -	$ -	$ -	
Deposits	$ 715,856	$ (1,068,162)	$ (714,032)	$ (1,068,162)	$ -	$ (1,100,207)	$ (32,045)	$ 32,045	
	$ (1,713,144)	$ (1,543,809)	$ (728,820)	$ (1,625,809)	$ (82,000)	$ (1,621,342)	$ 4,467	$ 77,533	Phase IV of Exterior
ome	$ (8,039)	$ -	$ (1,851)	$ (1,851)	$ (1,851)	$ (1,851)	$ -	$ 1,851	
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
l	$ (230,429)	$ (238,835)	$ (158,267)	$ (238,835)	$ -	$ (247,606)	$ (8,770)	$ 8,770	
n Operations	**$ (80,499)**	**$ 140,976**	**$ 363,096**	**$ 146,758**	**$ 5,782**	**$ 146,713**	**$ (45)**	**$ (5,737)**	**Working to meet the proforma cash fl**
nts									
& Operating Escrows	$ (43,277)	$ -	$ (284,657)		$ -	$ -	$ -	$ -	
scrows & Reserves	$ (689)	$ -	$ 51,359		$ -	$ -	$ -	$ -	
Balances	$ (11,735)	$ -	$ 17,784		$ -	$ -	$ -	$ -	
ssets	$ 85,992	$ -	$ (70,730)		$ -	$ -	$ -	$ -	
Accrued Expenses	$ 24,917		$ (5,630)		$ -	$ -	$ -	$ -	
Liabilities	$ 4,035		$ 1,525		$ -	$ -	$ -	$ -	
and expense	$ 8,039	$ -	$ 1,851		$ -	$ -	$ -	$ -	
e Interest	$ -	$ -	$ (1,285)		$ -	$ -	$ -	$ -	
	$ (13,217)	**$ 140,976**	**$ 73,313**	**$ 146,758**	**$ 5,782**	**$ 146,713**	**$ (45)**	**$ (5,737)**	
				$ 58,703					
al Statement					$ 5,782		$ (45)	$ (146,276)	
))	$ (13,217)	$ 140,976	$ 73,313		$ 0		$ (0)	$ 140,539	
		$ 2,175,076	$ 1,475,773	$ 2,256,917		$ 2,201,235			
		$ (1,068,162)	$ (714,032)	$ (1,068,162)		$ (1,100,207)			
		$ 1,543,809	$ 1,022,406	$ 1,543,809		$ 1,621,342			
ment		$ (1,543,809)	$ (728,820)	$ (1,625,809)		$ (1,621,342)			
		$ 1,106,914	$ 1,055,327	$ 1,106,755		$ 1,101,028			
		$ 563,543	$ 376,651	$ 563,543		$ 554,772			
		$ 238,835	$ 158,267	$ 238,835		$ 247,606			
		$ 802,378	$ 534,919	$ 802,378		$ 802,378			

FOR 2021 BUDGET- RESIDENT SERVICES LINE ITEM

Northgate **RESIDENT SERVICES BUDGET**	**2021**	Comments
Resident Services Staffing Costs	40760	Includes funds for RSC Services as needed & Food Pantry Coordinator (part-time)
Events/Programs	14000	Includes events and activities for full year - re-imagined & restructured for 2020/21
Youth Programs	5000	
Food Security Program	16000	
Miscellaneous	0	
TOTAL EXPENSE	75760	Total amount included in operating budget for resident services

NROC BOARD AND COMMUNITY BUILDING BUDGET		For 2021 Northgate Budget - Entity Expense Line item for Services
	2021	Notes
NROC Staffing Costs	78,857	NROC Community Builder - includes salary, benefits fringe, etc. all costs. Budgeted 3% salary increase plus anticipated increase in benefits
Meeting Expenses	5,000	Reduced based on reduction in meeting costs; expected to continue in 2021
Board Development & Training	8,470	Includes Neighborworks Leadership Institute, NLIHC, housing awareness, and local training options. Continued funding to ensure training opportunities for Board that may expand virtually in 2021. Other training costs also included in seperate op budget training line item.
TOTAL EXPENSE	**92,327**	Total included in NROC Board Line item in Operating Budget (Entity Expense)
	92,327.00	LEVEL FUNDED FOR 2021

NORTHGATE RENTS 2020/2021

TIER & BDRM SIZE	2020 RENT	2021 Rent	Dollar Increase	
S8- 1 (HUD)	$ 1,186	$ 1,207	$ 21	PER HUD OCAF 11/1/20
L1-1	$ 508	$ 508	$ -	
L2-1	$ -	$ -	$ -	
L3-1	$ -	$ -	$ -	
MOD-1	$ 737	$ 737	$ -	
S8-2 (HUD)	$ 1,442	$ 1,468	$ 26	PER HUD OCAF 11/1/20
L1-2	$ 561	$ 561	$ -	
L2-2	$ 684	$ 684	$ -	
L3-2	$ 803	$ 803	$ -	
MOD-2	$ 848	$ 848	$ -	
S8-3 (HUD)	$ 1,619	$ 1,648	$ 29	PER HUD OCAF 11/1/20
L1-3	$ -	$ -	$ -	
L2-3	$ 757	$ 757	$ -	
L3-3	$ 894	$ 894	$ -	
MOD-3	$ 1,064	$ 1,064	$ -	