

NEW NORTHGATE HOUSING LLC

FINANCIAL REPORTS FOR JULY 2019

New Northgate Housing LLC

Table of Contents

- 1) Cash Activity Summary
- 2) Balance Sheet
- 3) Operating Statement / Budget Comparison
- 4) Accounts Receivable Aging Summary
- 5) Accounts Payable Aging Summary
- 6) Schedule of Capital Improvements

<u>Discretionary Cash</u>				Prior Year-End
Prior Month-End	Current Month Net Activity	Current Month-End		
Cash-Operating	(2,512.10)	7,291.59		17,502.69
Cash-Savings	484,760.88	1,130,537.43		19,613.89
Cash-Security Deposits	1,094.10	163,883.13		159,180.60
Petty Cash	-	1,000.00		1,000.00

<u>Escrows & Reserves</u>				YTD Deposits	YTD Releases
Prior Month-End	Current Month Deposits	Current Month Interest	Current Month-End		
Real Estate Tax Escrow	50,300.12	30,000.00	2.39	(75,450.11)	4,852.40
Insurance Escrow	52,928.86	10,000.00	4.94	-	62,933.80
Replacement Reserves	1,775,162.12	87,268.15	-	(804,337.00)	1,058,093.27
Special Escrow #1	545,072.93	-	-	-	545,072.93
Special Escrow #2	101,373.64	-	-	-	101,373.64

Cash-Operating	9,803.69	(2,512.10)	7,291.59	17,502.69
Cash-Savings	645,776.55	484,760.88	1,130,537.43	19,613.89
Cash-Security Deposits	162,789.03	1,094.10	163,883.13	159,180.60
Petty Cash	1,000.00	-	1,000.00	1,000.00

	Prior Month-End	Current Month		Current Month-End	YTD Deposits	YTD Releases
		Deposits	Interest			
Real Estate Tax Escrow	50,300.12	30,000.00	2.39	(75,450.11)	165,000.00	220,347.29
Insurance Escrow	52,928.86	10,000.00	4.94	-	70,000.00	50,092.78
Replacement Reserves	1,775,162.12	87,268.15	-	(804,337.00)	610,877.05	1,724,115.26
Special Escrow #1	545,072.93	-	-	-	-	-
Special Escrow #2	101,373.64	-	-	-	-	-

New Northgate Housing LLC (665)
Balance Sheet
July 31, 2019

<u>Assets</u>	
<u>Current Assets</u>	
Petty Cash	1,000.00
Cash-Operating	7,291.59
Cash-Savings	1,130,537.43
Cash-Security Deposits	163,883.13
Total Cash	<u>1,302,712.15</u>
A/R-Residents	16,308.30
A/R-Subsidy	8,622.00
Prepaid Insurance	59,506.05
Prepaid MIP	12,684.48
Prepaid Real Estate Taxes	50,300.07
Other Prepaid Expense	12,357.80
Total Receivables & Prepaids	<u>159,778.70</u>
Real Estate Tax Escrow	4,852.40
Insurance Escrow	62,933.80
Replacement Reserves	1,058,093.27
Other Escrows & Reserves	646,446.57
Total Escrows & Reserves	<u>1,772,326.04</u>
<u>Non-Current Assets</u>	
Land & Improvements	1,312,708.35
Building & Improvements	24,663,175.93
Furnishings, Fixtures & Equipment	476,454.15
Maintenance Equipment	57,057.53
Vehicles	110,110.88
Accumulated Depreciation	(5,061,030.39)
Net Fixed Assets	<u>21,558,476.45</u>
Bond Cost	55,000.00
Finance Fees	415,135.00
Accumulated Amortization	(83,740.29)
Net Other Assets	<u>386,394.71</u>
Total Assets	<u>25,179,688.05</u>

New Northgate Housing LLC (665)
Balance Sheet
July 31, 2019

Liabilities & Capital

Current Liabilities

A/P-Trade	43,442.53
Accrued Mortgage Interest	47,974.90
Accrued Expenses	113,742.90
Security Deposits & Accrued Interest	161,262.36
Total Current Liabilities	366,422.69

Non-Current Liabilities

Mortgage Payable #1	12,170,337.34
Mortgage Payable #2	2,326,705.12
Note Payable-Flex Sub Loan	2,580,989.61
Note Payable-State DHCD Home Loan	4,872,309.00
Note Payable #1	381,204.12
Note Payable #3	350,000.00
Note Payable #4	120,000.00
Accrued Loan Interest	32,286.57
Total Non-Current Liabilities	22,833,831.76

Capital

Contributed Capital	100.00
Retained Earnings	1,979,333.60
Total Capital	1,979,433.60

Total Liabilities & Capital

25,179,688.05

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
SUMMARY							
Income							
Effective Gross Rental Income	366,705.00	367,897.00	(1,192.00)	2,558,191.00	2,562,989.00	(4,798.00)	4,402,474.00
Interest & Dividend Income	52.21	-	52.21	287.62	-	287.62	-
Other Income	2,170.00	352.91	1,817.09	4,507.82	2,470.37	2,037.45	4,234.92
Total Income	368,927.21	368,249.91	677.30	2,562,986.44	2,565,459.37	(2,472.93)	4,406,708.92
Operating Expenses							
Renting & Marketing Expenses	559.50	600.00	40.50	3,424.52	4,200.00	775.48	7,200.00
Administrative Expenses	49,428.81	51,698.40	2,269.59	337,194.31	382,427.55	45,233.24	648,958.30
Maintenance Expenses	84,308.06	66,519.52	(17,788.54)	586,130.28	494,475.21	(91,655.07)	847,411.38
Utilities Expenses	20,347.60	22,020.24	1,672.64	148,595.78	154,141.68	5,545.90	264,242.88
Taxes & Insurance Expenses	42,343.68	42,882.12	538.44	300,638.77	302,565.48	1,926.71	519,366.72
Resident Services Expenses	-	-	-	-	-	-	-
Total Operating Expenses	196,987.65	183,720.28	(13,267.37)	1,375,983.66	1,337,809.92	(38,173.74)	2,287,179.28
Net Operating Income	171,939.56	184,529.63	(12,590.07)	1,187,002.78	1,227,649.45	(40,646.67)	2,119,529.64
Non-Operating & Other Expenses							
Mortgage Interest	47,635.03	47,635.03	-	334,638.24	334,638.24	-	571,949.13
Other Financial Expense	2,536.90	2,604.17	67.27	17,758.30	18,229.19	470.89	31,250.04
Financial and Administrative Expense	-	-	-	-	-	-	-
Accrued Interest & Asset/Incent. mgt fees	2,152.42	2,100.10	(52.32)	15,066.94	14,700.70	(366.24)	25,201.20
Entity Expenses	12,505.47	11,085.75	(1,419.72)	107,608.53	77,600.25	(30,008.28)	133,029.00
Depreciation & Amortization	64,063.85	58,271.67	(5,792.18)	448,446.95	407,901.69	(40,545.26)	699,260.04
Net Assisted Living Expenses	-	-	-	-	-	-	-
Total Non-Operating & Other Expenses	128,893.67	121,696.72	(7,196.95)	923,518.96	853,070.07	(70,448.89)	1,460,689.41
Net Income	43,045.89	62,832.91	(19,787.02)	263,483.82	374,579.38	(111,095.56)	658,840.23
Cash Flow Reconciliation							
Depreciation & Amortization	64,063.85	58,272.00	5,791.85	448,446.95	407,904.00	40,542.95	699,264.00
Replacement Reserve Deposit	(87,268.15)	(87,268.15)	-	(610,877.05)	(610,877.05)	-	(1,047,217.80)
Replacement Reserve Release	804,337.00	76,896.67	727,440.33	1,724,115.26	538,276.69	1,185,838.57	922,760.04
Accrued Interest & Asset/Incent. mgt fees	5,368.00	5,615.02	(247.02)	37,576.00	39,305.14	(1,729.14)	67,380.24
Capital Improvements	(362,301.65)	(76,896.67)	(285,404.98)	(645,455.79)	(538,276.69)	(107,179.10)	(922,760.04)
Retirement of Loan Principal	(19,229.79)	(19,229.79)	-	(133,415.50)	(133,415.50)	-	(230,428.71)

Budget Comparison

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Total Cash Flow Adjustments	404,969.26	(42,610.92)	447,580.18	820,389.87	(297,083.41)	1,117,473.28	(511,002.27)
Net Cash Flow From Operations	448,015.15	20,221.99	427,793.16	1,083,873.69	77,495.97	1,006,377.72	147,837.96

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<i>Plus/(Minus):</i>							
Decr/(Incr) in Savings & Operating Escrows	(449,318.10)	-	(449,318.10)	(1,075,516.55)	-	(1,075,516.55)	-
Decr/(Incr) in Net A/R Balances	(15,177.33)	-	(15,177.33)	(3,230.13)	-	(3,230.13)	-
Decr/(Incr) in Other Assets	(33,623.85)	-	(33,623.85)	(19,053.27)	-	(19,053.27)	-
Incr/(Decr) in A/P & Accrued Expenses	51,195.22	-	51,195.22	23,195.93	-	23,195.93	-
Incr/(Decr) in Other Liabilities	(387.61)	-	(387.61)	3,028.29	-	3,028.29	-
Prior year cash flow payment	(3,215.58)	(3,514.92)	299.34	(22,509.06)	(24,604.44)	2,095.38	(42,179.04)
Net Cash Flow	(2,512.10)	16,707.07	(19,219.17)	(10,211.10)	52,891.53	(63,102.63)	105,658.92

Income	
Rental Income	
Rent-Resident Share	
Rent-Subsidy	
Gross Potential Rental Income	
Vacancy	
Concessions	
Bad Debt	
Effective Gross Rental Income	
Interest & Dividend Income	
Interest Income-Operation	
Total Interest & Dividend Income	
Other Income	
Laundry & Vending Income	
Damage Reimbursements	
Keys & Access Cards	
Miscellaneous Income	
Total Other Income	
Total Income	
<u>Operating Expenses</u>	
Renting & Marketing Expenses	
Advertising	
CORI's & Credit Reports	
Total Marketing Expenses	
Administrative Expenses	
Management Fee	
Administrative Salaries	
Admin Employee Benefits	

DETAIL						
MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
189,014.00	191,381.00	(2,367.00)	1,341,325.00	1,327,377.00	13,948.00	2,284,282.00
180,021.00	180,266.00	(245.00)	1,236,154.00	1,261,862.00	(25,708.00)	2,163,192.00
369,035.00	371,647.00	(2,612.00)	2,577,479.00	2,589,239.00	(11,760.00)	4,447,474.00
(2,290.00)	(3,750.00)	1,460.00	(14,988.00)	(26,250.00)	11,262.00	(45,000.00)
(40.00)	-	(40.00)	(2,257.00)	-	(2,257.00)	-
-	-	-	(2,043.00)	-	(2,043.00)	-
366,705.00	367,897.00	(1,192.00)	2,558,191.00	2,562,989.00	(4,798.00)	4,402,474.00
52.21	-	52.21	287.62	-	287.62	-
52.21	-	52.21	287.62	-	287.62	-
-	-	-	460.50	-	460.50	-
1,600.00	324.58	1,275.42	1,880.00	2,272.06	(392.06)	3,894.96
-	-	-	26.00	-	26.00	-
570.00	28.33	541.67	2,141.32	198.31	1,943.01	339.96
2,170.00	352.91	1,817.09	4,507.82	2,470.37	2,037.45	4,234.92
368,927.21	368,249.91	677.30	2,562,986.44	2,565,459.37	(2,472.93)	4,406,708.92
40.00	16.67	(23.33)	848.97	116.69	(732.28)	200.04
519.50	583.33	63.83	2,575.55	4,083.31	1,507.76	6,999.96
559.50	600.00	40.50	3,424.52	4,200.00	775.48	7,200.00
14,586.68	14,586.68	-	102,106.76	102,106.76	-	175,040.16
10,951.01	16,077.50	5,126.49	85,043.35	120,581.25	35,537.90	209,007.50
1,509.02	3,867.55	2,358.53	17,465.01	27,072.85	9,607.84	46,410.60
Budget Comparison						

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Legal	-	833.33	833.33	787.10	5,833.31	5,046.21	9,999.96
Auditing	-	-	-	12,800.00	12,500.00	(300.00)	12,500.00
Telephone/Communications	1,413.40	1,416.67	3.27	6,710.03	9,916.69	3,206.66	17,000.04
Office Expense	9,283.64	4,750.00	(4,533.64)	41,938.38	33,250.00	(8,688.38)	57,000.00
Temp Admin Staff	2,916.86	-	(2,916.86)	5,946.08	-	(5,946.08)	-
Staff Training & Education	1,368.00	916.67	(451.33)	5,828.12	6,416.69	588.57	11,000.04
Dues & Memberships	-	108.33	108.33	890.00	758.31	(131.69)	1,299.96
Resident & Social Services	7,400.20	8,766.67	1,366.47	57,429.48	61,366.69	3,937.21	105,200.04
Misc Admin	-	375.00	375.00	250.00	2,625.00	2,375.00	4,500.00
Total Administrative Expenses	49,428.81	51,698.40	2,269.59	337,194.31	382,427.55	45,233.24	648,958.30

Maintenance Expenses

Maintenance Salaries	30,132.41	32,177.14	2,044.73	249,153.22	241,328.55	(7,824.67)	418,302.82
Maint Employee Benefits	4,739.23	6,492.38	1,753.15	36,317.92	45,446.66	9,128.74	77,908.56
Janitor Materials	433.84	416.67	(17.17)	3,128.39	2,916.69	(211.70)	5,000.04
Janitor/Cleaning Contract	5,996.70	250.00	(5,746.70)	8,700.30	1,750.00	(6,950.30)	3,000.00
Grounds Materials	204.05	750.00	545.95	5,101.16	5,250.00	148.84	9,000.00
Grounds Contracts	2,820.00	208.33	(2,611.67)	18,775.90	1,458.31	(17,317.59)	2,499.96
Decorating Materials	2,550.94	1,333.33	(1,217.61)	13,823.06	9,333.31	(4,489.75)	15,999.96
Decorating Contract	6,595.00	2,500.00	(4,095.00)	40,165.00	17,500.00	(22,665.00)	30,000.00
Carpentry Materials	2,327.94	1,500.00	(827.94)	8,291.10	10,500.00	2,208.90	18,000.00
Carpentry Contract	1,764.05	208.33	(1,555.72)	4,547.39	1,458.31	(3,089.08)	2,499.96
Electrical Materials	3,322.14	1,666.67	(1,655.47)	8,827.55	11,666.69	2,839.14	20,000.04
Electrical Contract	742.00	391.67	(350.33)	1,864.37	2,741.69	877.32	4,700.04
Plumbing Materials	5,431.37	4,333.33	(1,098.04)	54,679.05	30,333.31	(24,345.74)	51,999.96
Plumbing Contract	3,535.00	2,666.67	(868.33)	15,143.60	18,666.69	3,523.09	32,000.04
Appliance Materials	182.54	208.33	25.79	1,755.81	1,458.31	(297.50)	2,499.96
Fire & Safety Systems	1,238.42	416.67	(821.75)	4,177.04	2,916.69	(1,260.35)	5,000.04
Locks/Keys/Access Systems	-	83.33	83.33	1,453.62	583.31	(870.31)	999.96
Exterminating	600.00	333.33	(266.67)	1,600.00	2,333.31	733.31	3,999.96
Garbage & Trash Removal	9,649.04	8,291.67	(1,357.37)	64,378.67	58,041.69	(6,336.98)	99,500.04
Snow Removal	-	-	-	18,220.54	12,750.00	(5,470.54)	17,000.00
Maintenance Equipment	1,741.70	2,000.00	258.30	23,871.04	14,000.00	(9,871.04)	24,000.00
Uniforms	172.79	250.00	77.21	685.21	1,750.00	1,064.79	3,000.00
Misc. Maintenance	128.90	41.67	(87.23)	1,470.34	291.69	(1,178.65)	500.04
Total Maintenance Expenses	84,308.06	66,519.52	(17,788.54)	586,130.28	494,475.21	(91,655.07)	847,411.38

Utilities Expenses

Budget Comparison

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Electricity	1,654.89	1,642.92	(11.97)	10,602.95	11,500.44	897.49	19,715.04
Gas	120.95	586.18	465.23	4,634.00	4,103.26	(530.74)	7,034.16
Water & Sewer	18,571.76	19,791.14	1,219.38	133,358.83	138,537.98	5,179.15	237,493.68
Total Utilities Expenses	20,347.60	22,020.24	1,672.64	148,595.78	154,141.68	5,545.90	264,242.88

Taxes & Insurance Expenses

Real Estate Taxes	25,150.04	24,226.46	(923.58)	170,047.22	169,585.22	(462.00)	290,717.52
Admin Payroll Taxes	1,132.48	1,608.31	475.83	13,399.54	12,062.33	(1,337.21)	20,908.04
Maint Payroll Taxes	2,220.74	3,172.97	952.23	26,284.51	23,797.27	(2,487.24)	41,248.60
Corporate Taxes-State	-	20.83	20.83	250.00	145.81	(104.19)	249.96
Misc Tax, License & Permits	1,292.50	1,208.33	(84.17)	9,047.50	8,458.31	(589.19)	14,499.96
Property & Liability Ins	9,409.42	9,436.27	26.85	65,138.50	66,053.89	915.39	113,235.24
Motor Vehicle Insurance	297.33	366.33	69.00	2,081.31	2,564.31	483.00	4,395.96
Workmen's Comp	2,841.17	2,842.62	1.45	14,390.19	19,898.34	5,508.15	34,111.44
Total Taxes & Insurance Expenses	42,343.68	42,882.12	538.44	300,638.77	302,565.48	1,926.71	519,366.72

Total Operating Expenses

	196,987.65	183,720.28	(13,267.37)	1,375,983.66	1,337,809.92	(38,173.74)	2,287,179.28
--	------------	------------	-------------	--------------	--------------	-------------	--------------

Net Operating Income

	171,939.56	184,529.63	(12,590.07)	1,187,002.78	1,227,649.45	(40,646.67)	2,119,529.64
--	------------	------------	-------------	--------------	--------------	-------------	--------------

Non-Operating Income & Expenses

Financial Expenses

Mortgage interest	47,635.03	47,635.03	-	334,638.24	334,638.24	-	571,949.13
Mortgage Ins Premium	2,536.90	2,604.17	67.27	17,758.30	18,229.19	470.89	31,250.04
Soft debt interest expense	2,152.42	2,100.10	(52.32)	15,066.94	14,700.70	(366.24)	25,201.20
Total Financial Expenses	52,324.35	52,339.30	14.95	367,463.48	367,568.13	104.65	628,400.37

Entity Expenses

Social Service Expense (Entity)	9,289.89	7,570.83	(1,719.06)	85,099.47	52,995.81	(32,103.66)	90,849.96
Special asset management fee	3,215.58	3,514.92	299.34	22,509.06	24,604.44	2,095.38	42,179.04
Total Entity Expenses	12,505.47	11,085.75	(1,419.72)	107,608.53	77,600.25	(30,008.28)	133,029.00

Budget Comparison

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Depreciation & Amortization							
Depreciation	64,063.85	56,690.00	(7,373.85)	448,446.95	396,830.00	(51,616.95)	680,280.00
Amortization Exp	-	1,581.67	1,581.67	-	11,071.69	11,071.69	18,980.04
Total Depreciation & Amortization	64,063.85	58,271.67	(5,792.18)	448,446.95	407,901.69	(40,545.26)	699,260.04
Total Non-Operating Expenses & Income	128,893.67	121,696.72	(7,196.95)	923,518.96	853,070.07	(70,448.89)	1,460,689.41
Net Income	43,045.89	62,832.91	(19,787.02)	263,483.82	374,579.38	(111,095.56)	658,840.23

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Cash Flow Reconciliation							
Sources / (Uses) of Operating Cash							
Net Income	43,045.89	62,832.91	(19,787.02)	263,483.82	374,579.38	(111,095.56)	658,840.23
<i>Add:</i>							
Depreciation & Amortization	64,063.85	58,272.00	5,791.85	448,446.95	407,904.00	40,542.95	699,264.00
Replacement Reserve Releases	804,337.00	76,896.67	727,440.33	1,724,115.26	538,276.69	1,185,838.57	922,760.04
Accrued Interest & Asset/Incent. mgt fees	5,368.00	5,615.02	(247.02)	37,576.00	39,305.14	(1,729.14)	67,380.24
<i>Less:</i>							
Replacement Reserve Deposits	(87,268.15)	(87,268.15)	-	(610,877.05)	(610,877.05)	-	(1,047,217.80)
Capital Improvements	(362,301.65)	(76,896.67)	(285,404.98)	(645,455.79)	(538,276.69)	(107,179.10)	(922,760.04)
Loan Principal Retired	(19,229.79)	(19,229.79)	-	(133,415.50)	(133,415.50)	-	(230,428.71)
Net Cash Flow from Operations	448,015.15	20,221.99	427,793.16	1,083,873.69	77,495.97	1,006,377.72	147,837.96

New Northgate Housing LLC (665)
Budget Comparison
For the period ending July 31, 2019

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<i>Plus/(Minus):</i>							
Decr/(Incr) in Savings & Operating Escrows	(449,318.10)	-	(449,318.10)	(1,075,516.55)	-	(1,075,516.55)	-
Decr/(Incr) in Net A/R Balances	(15,177.33)	-	(15,177.33)	(3,230.13)	-	(3,230.13)	-
Decr/(Incr) in Other Assets	(33,623.85)	-	(33,623.85)	(19,053.27)	-	(19,053.27)	-
Incr/(Decr) in A/P & Accrued Expenses	51,195.22	-	51,195.22	23,195.93	-	23,195.93	-
Incr/(Decr) in Other Liabilities	(387.61)	-	(387.61)	3,028.29	-	3,028.29	-
Prior year cash flow payment	(3,215.58)	(3,514.92)	299.34	(22,509.06)	(24,604.44)	2,095.38	(42,179.04)
Net Cash Flow	(2,512.10)	16,707.07	(19,219.17)	(10,211.10)	52,891.53	(63,102.63)	105,658.92

New Northgate Housing LLC
Accounts Receivable Summary
July 31, 2019

0 - 30 Days	\$	31,163.27
31 - 60 Days		8,603.22
61 - 90 Days		1,879.00
91 Days or more		1,277.06
Total Resident Receivables	\$	42,922.55
Prepaid Rent		
Pending Prepay Refund		(26,614.25)
Total Net Receivables	\$	16,308.30
Subsidy Receivable/(Prepaid)	\$	8,622.00
Total Receivables/Prepaid	\$	24,930.30

VACANCIES		
Current Month's Vacancy Loss	\$	2,290.00
Current Month's Loss Percentage		0.62%
Year-To-Date Vacancy Loss	\$	14,988.00
Year-To-Date Loss Percentage		0.58%
Year to Date Concessions	\$	2,257.00
Year to Date Bad Debts	\$	2,043.00

New Northgate Housing LLC
Accounts Payable Summary
July 31, 2019

Total	Current	31-60 Days	61-90 Days	OVER 90 Days
-------	---------	---------------	---------------	-----------------

Total Accounts Payable	\$	43,442.53	\$	27,422.31	\$	13,088.86	\$	966.03	\$	1,965.33
------------------------	----	-----------	----	-----------	----	-----------	----	--------	----	----------

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee	Payee Name	Invoice	Invoice Date	Invoice #	Current	0-30	31-60	61-90	Over
Code		Notes			Owed	Owed	Owed	Owed	90
acmeglas	ACME Glass Company								
		sement window apt	7/12/2019	25792	204.05	204.05	0.00	0.00	0.00
Total acmeglas					204.05	204.05	0.00	0.00	0.00
aramark3	Aramark								
		Uniforms	7/3/2019	217030200	112.82	112.82	0.00	0.00	0.00
Total aramark3					112.82	112.82	0.00	0.00	0.00
bpwaste	BP Wastewater Services of VT								
		mbing Unit 425 Rep	7/25/2019	2355	260.00	260.00	0.00	0.00	0.00
Total bpwaste					260.00	260.00	0.00	0.00	0.00
case665	Casella								
		L9 Trash Removal Se	7/1/2019	2926074	7,767.70	0.00	7,767.70	0.00	0.00
Total case665					7,767.70	0.00	7,767.70	0.00	0.00
cedtscre	CED								
		Batteries	7/19/2019	8124-625372	265.59	265.59	0.00	0.00	0.00
		Fire / CO Detectors	7/19/2019	8124-625371	232.39	232.39	0.00	0.00	0.00
		ain fixtures and LED	7/19/2019	8124-625368	66.99	66.99	0.00	0.00	0.00
Total cedtscre					564.97	564.97	0.00	0.00	0.00
chamhous	Champlain Housing Trust								
		ledge for St. Joseph's	7/17/2019	CR11046	2,500.00	2,500.00	0.00	0.00	0.00
		Technical Assistance	7/1/2019	HOC0719005	3,215.58	0.00	3,215.58	0.00	0.00
Total chamhous					5,715.58	2,500.00	3,215.58	0.00	0.00
comcast	Comcast								
		7/10-8/9/19 Intern	7/1/2019	00210891138-07	715.01	0.00	715.01	0.00	0.00

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee Code	Payee Name	Invoice #	Invoice Date	Notes	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed
Total comcast			7/14/2019	Internet	118.09	118.09	0.00	0.00	0.00
					833.10	118.09	715.01	0.00	0.00
croselec	Crossroads Electric, LLC								
			7/9/2019	placement for units 34	742.00	742.00	0.00	0.00	0.00
Total croselec					742.00	742.00	0.00	0.00	0.00
dionsec	Dion Security								
			7/8/2019	Hardware for JAM Ph	708.23	708.23	0.00	0.00	0.00
Total dionsec					708.23	708.23	0.00	0.00	0.00
emilkayo	Emily Kayoi								
			7/5/2019	Yoga	140.00	140.00	0.00	0.00	0.00
Total emilkayo					140.00	140.00	0.00	0.00	0.00
ermahnke	Erhard Mahnke								
			7/16/2019	CLI Conference	228.00	228.00	0.00	0.00	0.00
Total ermahnke					228.00	228.00	0.00	0.00	0.00
exrappl	Express Appliance & Kitchens								
			7/12/2019	Refrigerators	1,474.46	1,474.46	0.00	0.00	0.00
Total exrappl					1,474.46	1,474.46	0.00	0.00	0.00
foledist	Foley Distributing Corp.								
			7/10/2019	oves, Liners, Pprtowe	102.71	102.71	0.00	0.00	0.00
Total foledist					102.71	102.71	0.00	0.00	0.00
foleserv	Foley Services								
			7/16/2019	Office Runners	153.35	153.35	0.00	0.00	0.00

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee	Payee Name	Invoice	Invoice Date	Invoice #	Current	0-30	31-60	61-90	Over
Code	Notes				Owed	Owed	Owed	Owed	90
Total foleserv									
					153.35	153.35	0.00	0.00	0.00
funnbusi	Funny Business								
	requested prior to event	7/22/2019	072219FBE		275.00	275.00	0.00	0.00	0.00
Total funnbusi									
					275.00	275.00	0.00	0.00	0.00
gordonst	Gordon Stamp & Engraving								
	Plate Engraving	7/10/2019	76486		17.66	17.66	0.00	0.00	0.00
Total gordonst									
					17.66	17.66	0.00	0.00	0.00
grangrou	Granite Group								
	Boiler parts	7/18/2019	11805276-00		861.19	861.19	0.00	0.00	0.00
	Boiler parts	7/18/2019	11805276-01		348.63	348.63	0.00	0.00	0.00
	Boiler parts	7/23/2019	11815173-00		486.86	486.86	0.00	0.00	0.00
	Boiler parts	7/23/2019	11812352-00		481.51	481.51	0.00	0.00	0.00
	PVC piping	3/12/2019	11502992-00		244.73	0.00	0.00	0.00	244.73
Total grangrou									
					2,422.92	2,178.19	0.00	0.00	244.73
hdsupply	HD Supply Facilities Maintenance								
	door chains for JAM F	7/11/2019	9173921428		226.84	226.84	0.00	0.00	0.00
	3p Firestops, Bulbs, F	7/11/2019	9173921430		98.76	98.76	0.00	0.00	0.00
	3p Firestops, Bulbs, F	7/11/2019	9173921430		189.54	189.54	0.00	0.00	0.00
	3p Firestops, Bulbs, F	7/11/2019	9173921430		448.93	448.93	0.00	0.00	0.00
Total hdsupply									
					964.07	964.07	0.00	0.00	0.00
hills	Biben's Ace Hardware (Hill's)								
	Turnover supplies	7/25/2019	117338/4		68.06	68.06	0.00	0.00	0.00
Total hills									
					68.06	68.06	0.00	0.00	0.00

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee Code	Payee Name	Invoice Notes	Invoice Date	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed
jimmess	Jim Messier's Shell								
		Gasoline	7/11/2019	5910	68.27	68.27	0.00	0.00	0.00
		Gasoline	7/15/2019	5917	38.50	38.50	0.00	0.00	0.00
		Gasoline	7/19/2019	5932	94.50	94.50	0.00	0.00	0.00
		Gasoline	7/19/2019	5931	57.54	57.54	0.00	0.00	0.00
Total jimmess					258.81	258.81	0.00	0.00	0.00
keconst	K & E Construction								
		floor replacement #45	7/19/2019	5838	1,120.00	1,120.00	0.00	0.00	0.00
		pressure washing 50% de	7/17/2019	5826	5,690.00	5,690.00	0.00	0.00	0.00
		remover #445 - Paintir	7/19/2019	5840	1,040.00	1,040.00	0.00	0.00	0.00
		Unit #49 Repair	7/19/2019	5839	1,050.00	1,050.00	0.00	0.00	0.00
		Unit 69 Deck Repair	7/19/2019	5837	70.00	70.00	0.00	0.00	0.00
Total keconst					8,970.00	8,970.00	0.00	0.00	0.00
kitworld	Kitchen World, Inc.								
		removers - countertop	7/10/2019	44457	481.50	481.50	0.00	0.00	0.00
Total kitworld					481.50	481.50	0.00	0.00	0.00
lindrome	Linda Romeo								
		CLI Conference	7/16/2019	CR11216	228.00	228.00	0.00	0.00	0.00
Total lindrome					228.00	228.00	0.00	0.00	0.00
lrpest	Ehrlich								
		extermination services	7/3/2019	3464875	200.00	200.00	0.00	0.00	0.00
Total lrpest					200.00	200.00	0.00	0.00	0.00
mltrent	Milton Rental & Sales Ctr., Inc.								
		Bed edger rental	5/15/2019	1-577585	349.80	0.00	0.00	349.80	0.00

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee	Payee Name	Invoice	Invoice Date	Invoice #	Current	0-30	31-60	61-90	Over
Code		Notes			Owed	Owed	Owed	Owed	90
									Owed
		Mower tune up	4/22/2019	1-9186	733.72	0.00	0.00	0.00	733.72
		Trimmer head	7/24/2019	1-582993	29.67	29.67	0.00	0.00	0.00
Total milrent					1,113.19	29.67	0.00	349.80	733.72
minotech	Minot Technology								
		Wi-Fi Assessment	7/29/2019	26098	1,187.50	1,187.50	0.00	0.00	0.00
Total minotech					1,187.50	1,187.50	0.00	0.00	0.00
nowacomp	No Waste Compost LLC								
		Compost Services	5/1/2019	28	980.00	0.00	0.00	0.00	980.00
Total nowacomp					980.00	0.00	0.00	0.00	980.00
ormobush	Ormond Bushey & Sons, Inc.								
		Cleaning chemicals	7/11/2019	151138	121.08	121.08	0.00	0.00	0.00
		Shur Pac	7/15/2019	071520	204.05	204.05	0.00	0.00	0.00
Total ormobush					325.13	325.13	0.00	0.00	0.00
parimile	Paris K Miles								
		atures for awards eve	7/12/2019	103901	300.00	300.00	0.00	0.00	0.00
Total parimile					300.00	300.00	0.00	0.00	0.00
ricelum	Rice Lumber								
		Decking Lumber	7/12/2019	188542	202.41	202.41	0.00	0.00	0.00
Total ricelum					202.41	202.41	0.00	0.00	0.00
ricoh214	Ricoh USA Inc								
		7-8/6/19 Copier Servi	7/19/2019	102391526	250.32	250.32	0.00	0.00	0.00
Total ricoh214					250.32	250.32	0.00	0.00	0.00

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee Code	Payee Name	Invoice #	Invoice Date	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed
ricohusa	Ricoh USA, Inc.							
			Copier Service	30.00	30.00	0.00	0.00	0.00
			1081799841	30.00	30.00	0.00	0.00	0.00
Total ricohusa				30.00	30.00	0.00	0.00	0.00
ricowell	Wells Fargo Vendor Financial Services, LLC							
			Copier Servi	505.24	505.24	0.00	0.00	0.00
			5-8/4/19	505.24	505.24	0.00	0.00	0.00
Total ricowell				505.24	505.24	0.00	0.00	0.00
sherwbur	Sherwin Williams							
			cut, brushes, pan line	127.99	127.99	0.00	0.00	0.00
			Paint / Poly	446.00	446.00	0.00	0.00	0.00
			Paint / Poly	230.00	230.00	0.00	0.00	0.00
Total sherwbur				803.99	803.99	0.00	0.00	0.00
swiskenc	Swish White River LTD							
			Sanding Screens	89.88	0.00	0.00	89.88	0.00
			W311253	89.88	0.00	0.00	89.88	0.00
Total swiskenc				89.88	0.00	0.00	89.88	0.00
tedwimp	Ted Wimpey							
			CLI Conference	228.00	228.00	0.00	0.00	0.00
			CR11212	228.00	228.00	0.00	0.00	0.00
Total tedwimp				228.00	228.00	0.00	0.00	0.00
timmora	Tim Moran							
			CLI Conference	228.00	228.00	0.00	0.00	0.00
			CR11213	228.00	228.00	0.00	0.00	0.00
Total timmora				228.00	228.00	0.00	0.00	0.00
tsi	Technical Support International, Inc.							
			Technical Support	57.50	0.00	0.00	57.50	0.00
			Technical Support	518.64	0.00	0.00	518.64	0.00
			88502 665	57.50	0.00	0.00	57.50	0.00
			88127 665	518.64	0.00	0.00	518.64	0.00

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee	Payee Name	Invoice	Invoice Date	Invoice #	Current	0-30	31-60	61-90	Over
Code		Notes			Owed	Owed	Owed	Owed	90
Total tsi					576.14	0.00	0.00	576.14	0.00
uspsburl	Postmaster of Burlington		Site address	7/26/2019	CR11219	500.00	0.00	0.00	0.00
Total uspsburl					500.00	500.00	0.00	0.00	0.00
vantpres	Vantage Press		Adult Gathering	7/18/2019	89409	212.93	0.00	0.00	0.00
Total vantpres					212.93	212.93	0.00	0.00	0.00
vergas	Vermont Gas Systems, Inc.								
	ate Rd # COMM 0606		7/5/2019	83691-070519	59.97	59.97	0.00	0.00	0.00
	ate Vacant Unit 0617		7/5/2019	83048-070519	14.11	14.11	0.00	0.00	0.00
	ate Vacant Unit 0627		7/5/2019	78212-070519	4.78	4.78	0.00	0.00	0.00
	te RD #MAINT 0606		7/5/2019	83709-070519	46.20	46.20	0.00	0.00	0.00
	CREDIT		5/15/2019	2147676 051319	-49.79	0.00	0.00	-49.79	0.00
Total vergas					75.27	125.06	0.00	-49.79	0.00
vtfdbnk	Vermont Foodbank								
	Food Pantry		7/17/2019	AO1370561	194.89	194.89	0.00	0.00	0.00
	Food Pantry		7/17/2019	AO137278-1	18.88	18.88	0.00	0.00	0.00
	Food Pantry		4/24/2019	AO135041-1	6.88	0.00	0.00	0.00	6.88
Total vtfdbnk					220.65	213.77	0.00	0.00	6.88
wbmason2	W.B. Mason Co, Inc.								
	Toner		7/12/2019	200816653	68.47	68.47	0.00	0.00	0.00
Total wbmason2					68.47	68.47	0.00	0.00	0.00
westaff	Westaff								

Payables Aging Report

Property = 665

Period: 07/2019

As of : 07/31/2019

Payee	Payee Name	Invoice	Invoice Date	Invoice #	Current	0-30	31-60	61-90	Over
Code		Notes			Owed	Owed	Owed	Owed	90
Total westaff		mp Agency WE 0623:	7/1/2019	FV04678525	707.48	0.00	707.48	0.00	0.00
		mp Agency WE 0630:	7/1/2019	FV04678526	683.09	0.00	683.09	0.00	0.00
		mp Agency WE 0707:	7/8/2019	FV04696619	182.40	182.40	0.00	0.00	0.00
					1,572.97	182.40	1,390.57	0.00	0.00
wilmar	The Home Depot Pro (formerly Wilmar)								
		volt Latches for JAM P	7/18/2019	502596364	102.89	102.89	0.00	0.00	0.00
		volt latches for JAM Pi	7/18/2019	502596372	154.59	154.59	0.00	0.00	0.00
		Faucets	7/15/2019	501880975	168.80	168.80	0.00	0.00	0.00
		oor Stops, carpet strip	7/3/2019	500234299	96.11	96.11	0.00	0.00	0.00
		hen and bathroom pa	7/5/2019	500472005	268.20	268.20	0.00	0.00	0.00
		Sinks / disposal	7/16/2019	502108467	288.86	288.86	0.00	0.00	0.00
Total wilmar					1,079.45	1,079.45	0.00	0.00	
Grand Total					43,442.53	27,422.31	13,088.86	966.03	1,965.33

New Northgate Housing LLC
Capital Improvements
For The Year Ending December 31, 2019

Beginning Balance at 01/01/2019									
FY 2019 Fixed Asset Additions									
Budget Item	Date	Payee	Fixed Asset (Balance Sheet) Account				Total		
			Site Impr 1415	Bldg Impr 1430	F, F & E 1440	Maint Equip 1470			
			745,839.35	10,776,649.12	429,544.37	57,057.53	110,110.88		
unit 234 - kitchen floor 2 br	Jan-19	Essex Paint and Carpet, Inc.		2,038.25			2,038.25		
unit 129 - kitchen floor 2 br	Jan-19	Essex Paint and Carpet, Inc.		2,038.25			2,038.25		
2 stoves	Jan-19	Express Appliance & Kitchens			1,003.66				
new desk	Feb-19	Kitchen World, Inc.		1,916.29					
unit 440 - install kitchen floor	Feb-19	Essex Paint and Carpet, Inc.		2,098.25					
unit 458 - install kitchen floor	Feb-19	Essex Paint and Carpet, Inc.		2,098.25					
unit 47 - install kitchen floor	Feb-19	Essex Paint and Carpet, Inc.		2,038.25					
reception area furniture	Feb-19	Ashley Home Store			3,216.82				
community building blinds	Mar-19	Budget Blinds of Colchester		2,528.10					
range + fridge	Apr-19	Express Appliance & Kitchens			1,228.36				
2 refrigerators for replacemement	Apr-19	Express Appliance & Kitchens			1,453.06				
range	Apr-19	Express Appliance & Kitchens			501.83				
range and fridge	Apr-19	Express Appliance & Kitchens			501.83				
kitchen floor	Apr-19	Express Appliance & Kitchens			1,228.36				
Inv# 27 - City of Burling Permit Closures	May-19	Essex Paint and Carpet, Inc.		2,038.25					
Inv# 28 - 2017 Trim Replacement	May-19	Tom O'Brien		4,487.00					
Inv# 29 2017 - Bldg F Siding Replacement	May-19	Tom O'Brien		3,085.00					
payment for 2 bathroom renovations	May-19	J.A. Morrissey, Inc.		5,032.04					
2019 siding project req# 1	Jun-19	J.A. Morrissey, Inc.		180,559.00					
retainage for 2019 siding project req# 1	Jun-19	J.A. Morrissey, Inc.		20,062.00					
office floor installation	Jun-19	Essex Paint and Carpet, Inc.			8,278.29				
gathering space construction project	Jun-19	Michael Lawrence Associates PLC	1750.00						
gathering space project-design and materials procurement	Jun-19	Terra-Logic Landscape Architecture	5933.00						
gathering space project-pergola project deposit	Jun-19	Terra-Logic Landscape Architecture	3200.00						
Deadbolt latches - JAM Project	Jul-19	The Home Depot Pro (formerly Wilmar)		257.23					
Deadbolt latches - JAM Project	Jul-19	The Home Depot Pro (formerly Wilmar)		771.68					
Door latches for JAM project	Jul-19	The Home Depot Pro (formerly Wilmar)		231.51					
Deadbolt latches for JAM project	Jul-19	The Home Depot Pro (formerly Wilmar)		282.95					
2019 siding project req# 2	Jul-19	J.A. Morrissey, Inc.		319,621.00					
retainage for 2019 siding project req# 2	Jul-19	J.A. Morrissey, Inc.		35,514.00					
Door Hardware for JAM Project	Jul-19	Dion Security		708.23					
Deadbolt Latches for JAM Project	Jul-19	The Home Depot Pro (formerly Wilmar)		102.89					
Deadbolt latches for JAM Project	Jul-19	The Home Depot Pro (formerly Wilmar)		154.59					
2 Refrigerator	Jul-19	Express Appliance & Kitchens		1,452.92					
2 Ranges	Jul-19	Express Appliance & Kitchens		1,003.66					
Refrigerator	Jul-19	Express Appliance & Kitchens		726.53					
Refrigerators	Jul-19	Express Appliance & Kitchens		1,474.46					
Total 2019 Fixed Assets Additions			10,883.00	592,320.58	42,252.21	-	-		
Ending Balance at 12/31/19			756,722.35	\$11,368,969.70	\$471,796.58	57,057.53	110,110.88		

