

NORTHGATE NOTES TO ACCOMPANY FINANCIAL REPORT – 4/30/20

Attached please find the Northgate monthly financial report for the period ending 4/30/20. Summary of information is detailed below.

Page 1 Cash Summary

This page includes list of all restricted and unrestricted cash accounts and activity and balances.

Page 2/3: Balance Sheet

This listing provides all cash and non-cash assets along with all liabilities.

Page 4/5 Accrual Operations compared to Budget – Summary

This page is a summary of the income and expenses for the month and year to date. It indicates all revenue and expenses by category. A net operating income/loss line item is indicated before and after non-cash expenses.

Receipts (page 6)

Income is greater than budget to date primarily due to low turnover and vacancy rate.

Renting/Marketing & Administrative Expenses (page 6) – Overall expenses are less than budget with variances between line items mostly related to timing.

Maintenance Expenses (page 7) Overall maintenance costs are on track with variances between line items related to timing, some unanticipated costs, as well as items that will be reimbursed with replacement reserves in accordance with the capital improvement plan.

Utilities (page 7) – Overall these expenses are greater than budget, with water/sewer higher related to increased usage at several meters during this period; staff are investigating the reason for the increase. Gas and electric are lower than budget.

Taxes and Insurance (page 7) – Overall these expenses are on target with budget; variances are due to timing.

Total Operating Expenses (page 8) – total operating expenses are under budget, with variances overall related to timing of costs.

Non-Operating Expenses (page 8)

All mortgages and escrows were paid in accordance with the required payment schedules.

Entity Expenses (page 8)

This includes NROC staffing costs and NROC Board expenses and costs are on track with budget.

Special Asset Management fee – this line item includes the fee paid to CHT for technical services in accordance with the agreement between NROC and CHT.

Cash Flow Reconciliation (page 9/10) -reflects transfers to/from operating account from other restricted accounts and escrows; and capital improvement costs.

Receivables (page 11)

Net resident receivables as of 4/30 reflect amounts owed by residents for past due rent. As always, we are working with residents who have past due accounts; details are included in the Management Report.

Vacancy Rate (page 11)

The current month's vacancy loss is < 0%. Year-to-date rate is also < 0%.

Payables (page 12) – This is the balance owed as of 4/30; all have since been paid.

New Northgate Housing LLC (665)
Cash Activity Summary
April 30, 2020

<u>Discretionary Cash</u>	Prior Month-End	Current Month Net Activity			Current Month-End			Prior Year-End
Cash-Operating	35,378.14	(11,331.69)			24,046.45			3,725.86
Cash-Savings	93,025.49	(19,999.24)			73,026.25			3,017.50
Cash-Security Deposits	163,677.12	0.51			163,677.63			163,684.25
Petty Cash	1,000.00	-			1,000.00			1,000.00

<u>Escrows & Reserves</u>	Prior Month-End	Current Month			Current Month-End	YTD Deposits	YTD Releases	Prior Year-End
		Deposits	Interest	Releases				
Real Estate Tax Escrow	53,969.27	25,000.00	0.22	(75,450.11)	3,519.38	100,000.00	150,900.22	54,410.82
Insurance Escrow	49,550.43	10,000.00	0.37	(34,898.03)	24,652.77	40,000.00	124,007.03	108,655.50
Replacement Reserves	1,600,109.95	89,013.51	-	-	1,689,123.46	356,054.04	122,405.89	1,455,475.31
Special Escrow #1	545,403.58	-	-	-	545,403.58	-	-	545,403.58
Special Escrow #2	101,732.30	-	-	-	101,732.30	-	-	101,732.30

New Northgate Housing LLC (665)
Balance Sheet
April 30, 2020

<u>Assets</u>	
Current Assets	
Petty Cash	1,000.00
Cash-Operating	24,046.45
Cash-Savings	73,026.25
Cash-Security Deposits	163,677.63
Total Cash	<u>261,750.33</u>
A/R-Residents	21,126.94
A/R-Subsidy	1,443.00
A/R-Other	5,657.00
Prepaid Insurance	94,742.73
Prepaid MIP	20,005.35
Prepaid Real Estate Taxes	50,300.07
Other Prepaid Expense	21,408.43
Total Receivables & Prepays	<u>214,683.52</u>
Real Estate Tax Escrow	3,519.38
Insurance Escrow	24,652.77
Replacement Reserves	1,689,123.46
Other Escrows & Reserves	647,135.88
Total Escrows & Reserves	<u>2,364,431.49</u>
Non-Current Assets	
Land & Improvements	1,333,353.35
Building & Improvements	25,738,379.58
Furnishings, Fixtures & Equipment	461,546.73
Maintenance Equipment	57,057.53
Vehicles	110,110.88
Accumulated Depreciation	(5,721,939.27)
Net Fixed Assets	<u>21,978,508.80</u>
Other Assets	
Bond Cost	55,000.00
Finance Fees	415,135.00
Accumulated Amortization	(99,410.97)
Net Other Assets	<u>370,724.03</u>
Total Assets	<u><u>25,190,098.17</u></u>

New Northgate Housing LLC (665)
Balance Sheet
April 30, 2020

Liabilities & Capital

Current Liabilities

A/P-Trade	19,051.20
Accrued Mortgage Interest	46,622.27
Accrued Expenses	65,155.76
Prepaid Rent-Residents	450.00
Security Deposits & Accrued Interest	163,364.61
Total Current Liabilities	<u>294,643.84</u>

Non-Current Liabilities

Mortgage Payable #1	12,040,415.41
Mortgage Payable #2	2,280,953.89
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	51,632.95
Total Non-Current Liabilities	<u>22,677,504.98</u>

Capital

Contributed Capital	100.00
Retained Earnings	2,217,849.35
Total Capital	<u>2,217,949.35</u>

Total Liabilities & Capital	<u>25,190,098.17</u>
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New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
SUMMARY							
<u>Income</u>							
Effective Gross Rental Income	378,207.00	373,717.09	4,489.91	1,504,828.00	1,494,868.36	9,959.64	4,484,605.08
Interest & Dividend Income	1.35	20.83	(19.48)	21.83	83.32	(61.49)	249.96
Other Income	-	212.50	(212.50)	1,040.00	1,081.25	(41.25)	3,475.00
Total Income	378,208.35	373,950.42	4,257.93	1,505,889.83	1,496,032.93	9,856.90	4,488,330.04
<u>Operating Expenses</u>							
Renting & Marketing Expenses	519.50	487.05	(32.45)	2,236.80	1,948.20	(288.60)	5,844.60
Administrative Expenses	43,680.52	62,427.70	18,747.18	193,150.98	211,310.80	18,159.82	623,971.62
Maintenance Expenses	66,023.72	73,606.95	7,583.23	286,201.38	293,827.80	7,626.42	904,627.24
Utilities Expenses	24,527.89	21,623.19	(2,904.70)	98,389.70	93,660.27	(4,729.43)	268,719.92
Taxes & Insurance Expenses	42,557.83	42,169.98	(387.85)	176,719.77	168,679.92	(8,039.85)	510,090.24
Resident Services Expenses	-	-	-	-	-	-	-
Total Operating Expenses	177,309.46	200,314.87	23,005.41	756,698.63	769,426.99	12,728.36	2,313,253.62
Net Operating Income	200,898.89	173,635.55	27,263.34	749,191.20	726,605.94	22,585.26	2,175,076.42
<u>Non-Operating & Other Expenses</u>							
Mortgage Interest	47,111.56	47,111.56	-	188,799.33	188,799.33	-	563,542.87
Other Financial Expense	2,391.98	2,656.25	264.27	10,002.68	10,625.00	622.32	31,875.00
Financial and Administrative Expense	-	-	-	-	-	-	-
Accrued Interest & Asset/Incent. mgt fees	2,150.83	2,152.42	1.59	8,603.32	8,609.68	6.36	25,829.04
Entity Expenses	8,666.58	10,973.81	2,307.23	43,645.81	43,895.24	249.43	131,685.72
Depreciation & Amortization	70,314.22	58,803.22	(11,511.00)	281,256.88	235,212.88	(46,044.00)	705,638.64
Net Assisted Living Expenses	-	-	-	-	-	-	-
Total Non-Operating & Other Expenses	130,635.17	121,697.26	(8,937.91)	532,308.02	487,142.13	(45,165.89)	1,458,571.27
Net Income	70,263.72	51,938.29	18,325.43	216,883.18	239,463.81	(22,580.63)	716,505.15
<u>Cash Flow Reconciliation</u>							
Depreciation & Amortization	70,314.22	58,803.22	11,511.00	281,256.88	235,212.88	46,044.00	705,638.64
Replacement Reserve Deposit	(89,013.51)	(89,013.51)	-	(356,054.04)	(356,054.04)	-	(1,068,162.12)
Replacement Reserve Release	-	128,650.75	(128,650.75)	122,405.89	514,603.00	(392,197.11)	1,543,809.00
Accrued Interest & Asset/Incent. mgt fees	5,366.41	5,432.31	(65.90)	21,465.64	21,729.24	(263.60)	65,187.72
Capital Improvements	(781.86)	(128,650.75)	127,868.89	(13,253.44)	(514,603.00)	501,349.56	(1,543,809.00)
Retirement of Loan Principal	(19,753.26)	(19,902.92)	149.66	(78,659.95)	(79,611.68)	951.73	(238,835.04)
Total Cash Flow Adjustments	(33,868.00)	(44,680.90)	10,812.90	(22,839.02)	(178,723.60)	155,884.58	(536,170.80)

**New Northgate Housing LLC (665)
 Budget Comparison
 For the period ending April 30, 2020**

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Net Cash Flow From Operations	36,395.72	7,257.39	29,138.33	194,044.16	60,740.21	133,303.95	180,334.35

New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<i>Plus/(Minus):</i>							
Decr/(Incr) in Savings & Operating Escrows	95,346.79	-	95,346.79	64,885.42	-	64,885.42	-
Decr/(Incr) in Net A/R Balances	9,233.50	-	9,233.50	11,314.86	-	11,314.86	-
Decr/(Incr) in Other Assets	(104,419.53)	-	(104,419.53)	(162,104.81)	-	(162,104.81)	-
Incr/(Decr) in A/P & Accrued Expenses	(44,561.10)	-	(44,561.10)	(76,052.10)	-	(76,052.10)	-
Incr/(Decr) in Other Liabilities	(111.49)	-	(111.49)	1,095.38	-	1,095.38	-
Prior year cash flow payment	(3,215.58)	(3,279.89)	64.31	(12,862.32)	(13,119.56)	257.24	(39,358.68)
Net Cash Flow	<u>(11,331.69)</u>	<u>3,977.50</u>	<u>(15,309.19)</u>	<u>20,320.59</u>	<u>47,620.65</u>	<u>(27,300.06)</u>	<u>140,975.67</u>

New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<i>DETAIL</i>							
<u>Income</u>							
Rental Income							
Rent-Resident Share	193,134.00	197,948.07	(4,814.07)	764,830.00	791,792.28	(26,962.28)	2,375,376.84
Rent-Subsidy	186,135.00	180,526.16	5,608.84	741,891.00	722,104.64	19,786.36	2,166,313.92
Gross Potential Rental Income	379,269.00	378,474.23	794.77	1,506,721.00	1,513,896.92	(7,175.92)	4,541,690.76
Vacancy	(848.00)	(3,750.00)	2,902.00	(2,101.00)	(15,000.00)	12,899.00	(45,000.00)
Concessions	(214.00)	(1,007.14)	793.14	(1,495.00)	(4,028.56)	2,533.56	(12,085.68)
Bad Debt	-	-	-	1,703.00	-	1,703.00	-
Effective Gross Rental Income	378,207.00	373,717.09	4,489.91	1,504,828.00	1,494,868.36	9,959.64	4,484,605.08
Interest & Dividend Income							
Interest Income-Operation	1.35	20.83	(19.48)	21.83	83.32	(61.49)	249.96
Total Interest & Dividend Income	1.35	20.83	(19.48)	21.83	83.32	(61.49)	249.96
Other Income							
Laundry & Vending Income	-	-	-	-	231.25	(231.25)	925.00
Damage Reimbursements	-	125.00	(125.00)	60.00	500.00	(440.00)	1,500.00
Keys & Access Cards	-	4.17	(4.17)	-	16.68	(16.68)	50.04
Miscellaneous Income	-	83.33	(83.33)	980.00	333.32	646.68	999.96
Total Other Income	-	212.50	(212.50)	1,040.00	1,081.25	(41.25)	3,475.00
Total Income	378,208.35	373,950.42	4,257.93	1,505,889.83	1,496,032.93	9,856.90	4,488,330.04
<u>Operating Expenses</u>							
Renting & Marketing Expenses							
Advertising	-	137.52	137.52	990.00	550.08	(439.92)	1,650.24
CORI's & Credit Reports	519.50	349.53	(169.97)	1,246.80	1,398.12	151.32	4,194.36
Total Marketing Expenses	519.50	487.05	(32.45)	2,236.80	1,948.20	(288.60)	5,844.60
Administrative Expenses							
Management Fee	15,024.28	15,024.28	-	60,097.12	60,097.12	-	180,291.36
Administrative Salaries	10,224.54	15,639.24	5,414.70	52,165.25	62,556.96	10,391.71	203,310.10
Admin Employee Benefits	1,867.74	2,492.87	625.13	9,708.11	9,971.48	263.37	29,914.44
Legal	3,131.00	833.33	(2,297.67)	11,065.16	3,333.32	(7,731.84)	9,999.96
Auditing	-	12,800.00	12,800.00	-	12,800.00	12,800.00	12,800.00

New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Telephone/Communications	1,022.03	1,000.00	(22.03)	3,718.33	4,000.00	281.67	12,000.00
Office Expense	8,539.78	5,551.31	(2,988.47)	25,682.38	22,205.24	(3,477.14)	66,615.72
Staff Training & Education	-	916.67	916.67	5,100.00	3,666.68	(1,433.32)	11,000.04
Dues & Memberships	275.00	148.33	(126.67)	550.00	593.32	43.32	1,779.96
Resident & Social Services	3,596.15	7,980.00	4,383.85	23,337.07	31,920.00	8,582.93	95,760.00
Misc Admin	-	41.67	41.67	1,727.56	166.68	(1,560.88)	500.04
Total Administrative Expenses	43,680.52	62,427.70	18,747.18	193,150.98	211,310.80	18,159.82	623,971.62
Maintenance Expenses							
Maintenance Salaries	28,038.48	30,743.84	2,705.36	133,572.52	122,975.36	(10,597.16)	399,669.92
Maint Employee Benefits	4,445.87	5,485.96	1,040.09	16,120.88	21,943.84	5,822.96	65,831.52
Janitor Materials	888.11	458.07	(430.04)	1,993.16	1,832.28	(160.88)	5,496.84
Janitor/Cleaning Contract	-	459.61	459.61	638.13	1,838.44	1,200.31	5,515.32
Grounds Materials	2,236.50	900.00	(1,336.50)	2,404.89	900.00	(1,504.89)	9,000.00
Grounds Contracts	-	2,000.00	2,000.00	-	2,000.00	2,000.00	20,000.00
Decorating Materials	1,188.46	1,833.33	644.87	2,644.72	7,333.32	4,688.60	21,999.96
Decorating Contract	11,637.50	3,500.00	(8,137.50)	15,940.50	14,000.00	(1,940.50)	42,000.00
Carpentry Materials	453.86	1,250.00	796.14	3,828.81	5,000.00	1,171.19	15,000.00
Carpentry Contract	-	458.33	458.33	3,727.00	1,833.32	(1,893.68)	5,499.96
Electrical Materials	743.72	916.67	172.95	2,616.84	3,666.68	1,049.84	11,000.04
Electrical Contract	441.64	183.33	(258.31)	1,943.76	733.32	(1,210.44)	2,199.96
Plumbing Materials	3,076.20	8,372.11	5,295.91	32,696.24	33,488.44	792.20	100,465.32
Plumbing Contract	2,658.40	2,666.67	8.27	13,673.30	10,666.68	(3,006.62)	32,000.04
Appliance Materials	-	250.00	250.00	1,656.99	1,000.00	(656.99)	3,000.00
COVID-19 Expense	610.50	-	(610.50)	610.50	-	(610.50)	-
Fire & Safety Systems	531.01	483.33	(47.68)	1,568.26	1,933.32	365.06	5,799.96
Locks/Keys/Access Systems	151.52	83.33	(68.19)	505.88	333.32	(172.56)	999.96
Exterminating	650.00	166.67	(483.33)	650.00	666.68	16.68	2,000.04
Garbage & Trash Removal	7,450.86	9,304.04	1,853.18	32,149.67	37,216.16	5,066.49	111,648.48
Snow Removal	220.40	1,800.00	1,579.60	9,035.65	15,300.00	6,264.35	18,000.00
Maintenance Equipment	396.79	2,000.00	1,603.21	7,211.91	8,000.00	788.09	24,000.00
Uniforms	-	83.33	83.33	-	333.32	333.32	999.96
Misc. Maintenance	203.90	208.33	4.43	1,011.77	833.32	(178.45)	2,499.96
Total Maintenance Expenses	66,023.72	73,606.95	7,583.23	286,201.38	293,827.80	7,626.42	904,627.24
Utilities Expenses							
Electricity	1,080.28	1,260.89	180.61	6,031.89	6,732.70	700.81	20,585.63
Gas	853.88	443.78	(410.10)	3,434.60	4,227.76	793.16	6,986.63

New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Water & Sewer	22,593.73	19,918.52	(2,675.21)	88,923.21	82,699.81	(6,223.40)	241,147.66
Total Utilities Expenses	24,527.89	21,623.19	(2,904.70)	98,389.70	93,660.27	(4,729.43)	268,719.92
Taxes & Insurance Expenses							
Real Estate Taxes	25,150.04	24,632.52	(517.52)	100,600.15	98,530.08	(2,070.07)	295,590.24
Admin Payroll Taxes	1,023.76	1,192.74	168.98	6,961.37	4,770.96	(2,190.41)	15,505.62
Maint Payroll Taxes	2,772.66	2,857.75	85.09	15,695.61	11,431.00	(4,264.61)	37,150.74
Corporate Taxes-State	-	41.67	41.67	-	166.68	166.68	500.04
Misc Tax, License & Permits	1,301.68	646.25	(655.43)	5,206.68	2,585.00	(2,621.68)	7,755.00
Property & Liability Ins	9,466.02	9,845.47	379.45	36,881.28	39,381.88	2,500.60	118,145.64
Motor Vehicle Insurance	283.50	303.28	19.78	1,134.00	1,213.12	79.12	3,639.36
Workmen's Comp	2,560.17	2,650.30	90.13	10,240.68	10,601.20	360.52	31,803.60
Total Taxes & Insurance Expenses	42,557.83	42,169.98	(387.85)	176,719.77	168,679.92	(8,039.85)	510,090.24
Total Operating Expenses	177,309.46	200,314.87	23,005.41	756,698.63	769,426.99	12,728.36	2,313,253.62
Net Operating Income	200,898.89	173,635.55	27,263.34	749,191.20	726,605.94	22,585.26	2,175,076.42
<u>Non-Operating Income & Expenses</u>							
Financial Expenses							
Mortgage interest	47,111.56	47,111.56	-	188,799.33	188,799.33	-	563,542.87
Mortgage Ins Premium	2,391.98	2,656.25	264.27	10,002.68	10,625.00	622.32	31,875.00

New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Soft debt interest expense	2,150.83	2,152.42	1.59	8,603.32	8,609.68	6.36	25,829.04
Total Financial Expenses	51,654.37	51,920.23	265.86	207,405.33	208,034.01	628.68	621,246.91
Entity Expenses							
Social Service Expense (Entity)	5,451.00	7,693.92	2,242.92	30,783.49	30,775.68	(7.81)	92,327.04
Special asset management fee	3,215.58	3,279.89	64.31	12,862.32	13,119.56	257.24	39,358.68
Total Entity Expenses	8,666.58	10,973.81	2,307.23	43,645.81	43,895.24	249.43	131,685.72
Depreciation & Amortization							
Depreciation	69,334.80	57,823.80	(11,511.00)	277,339.20	231,295.20	(46,044.00)	693,885.60
Amortization Exp	979.42	979.42	-	3,917.68	3,917.68	-	11,753.04
Total Depreciation & Amortization	70,314.22	58,803.22	(11,511.00)	281,256.88	235,212.88	(46,044.00)	705,638.64
Total Non-Operating Expenses & Income	130,635.17	121,697.26	(8,937.91)	532,308.02	487,142.13	(45,165.89)	1,458,571.27
Net Income	70,263.72	51,938.29	18,325.43	216,883.18	239,463.81	(22,580.63)	716,505.15

New Northgate Housing LLC (665)
Budget Comparison
For the period ending April 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<u>Cash Flow Reconciliation</u>							
Sources / (Uses) of Operating Cash							
Net Income	70,263.72	51,938.29	18,325.43	216,883.18	239,463.81	(22,580.63)	716,505.15
<i>Add:</i>							
Depreciation & Amortization	70,314.22	58,803.22	11,511.00	281,256.88	235,212.88	46,044.00	705,638.64
Replacement Reserve Releases	-	128,650.75	(128,650.75)	122,405.89	514,603.00	(392,197.11)	1,543,809.00
Accrued Interest & Asset/Incent. mgt fees	5,366.41	5,432.31	(65.90)	21,465.64	21,729.24	(263.60)	65,187.72
<i>Less:</i>							
Replacement Reserve Deposits	(89,013.51)	(89,013.51)	-	(356,054.04)	(356,054.04)	-	(1,068,162.12)
Capital Improvements	(781.86)	(128,650.75)	127,868.89	(13,253.44)	(514,603.00)	501,349.56	(1,543,809.00)
Loan Principal Retired	(19,753.26)	(19,902.92)	149.66	(78,659.95)	(79,611.68)	951.73	(238,835.04)
Net Cash Flow from Operations	36,395.72	7,257.39	29,138.33	194,044.16	60,740.21	133,303.95	180,334.35
<i>Plus/(Minus):</i>							
Decr/(Incr) in Savings & Operating Escrows	95,346.79	-	95,346.79	64,885.42	-	64,885.42	-
Decr/(Incr) in Net A/R Balances	9,233.50	-	9,233.50	11,314.86	-	11,314.86	-
Decr/(Incr) in Other Assets	(104,419.53)	-	(104,419.53)	(162,104.81)	-	(162,104.81)	-
Incr/(Decr) in A/P & Accrued Expenses	(44,561.10)	-	(44,561.10)	(76,052.10)	-	(76,052.10)	-
Incr/(Decr) in Other Liabilities	(111.49)	-	(111.49)	1,095.38	-	1,095.38	-
Prior year cash flow payment	(3,215.58)	(3,279.89)	64.31	(12,862.32)	(13,119.56)	257.24	(39,358.68)
Net Cash Flow	(11,331.69)	3,977.50	(15,309.19)	20,320.59	47,620.65	(27,300.06)	140,975.67

New Northgate Housing LLC
Accounts Receivable Summary
April 30, 2020

0 - 30 Days	\$	25,347.50
31 - 60 Days		12,014.00
61 - 90 Days		6,078.00
91 Days or more		11,252.96
Total Resident Receivables	\$	54,692.46
Prepaid Rent		
Pending Prepay Refund		(33,565.52)
Total Net Receivables	\$	21,126.94
Subsidy Receivable/(Prepaid)	\$	1,443.00
Total Receivables/Prepaid	\$	22,569.94

VACANCIES		
Current Month's Vacancy Loss	\$	848.00
Current Month's Loss Percentage		0.22%
Year-To-Date Vacancy Loss	\$	2,101.00
Year-To-Date Loss Percentage		0.14%
Year to Date Concessions	\$	1,495.00
Year to Date Bad Debts	\$	(1,703.00)

**New Northgate Housing LLC
Accounts Payable Summary
April 30, 2020**

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

\$ 19,051.20	\$ 19,051.20	\$ -	\$ -	\$ -
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