

NORTHGATE NOTES TO ACCOMPANY FINANCIAL REPORT – 6/30/20

Attached please find the Northgate monthly financial report for the period ending 6/30/20. 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. Bad debt is related to a prior eviction that occurred in early 2020.

Renting/Marketing & Administrative Expenses (page 6) – Overall expenses are on track with variances between line items related to timing and some unanticipated expenses. Legal costs are greater related to the eviction that occurred earlier in the year; salaries and benefits are less than budget related to the vacant reception/office position and resident services is lower due to the vacant RSC position.

Maintenance Expenses (page 7) Overall maintenance costs are on target with budget with variances between line items related to timing, recent staff turnover, some unanticipated costs, use of contractors for in-unit work due to COVID 19 protocols, 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 continuing to investigate 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 mostly due to timing.

Total Operating Expenses (page 8) – total operating expenses are under budget, with variances described a above.

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. Replacement Reserve releases are for the approved capital improvements underway or completed to date.

Receivables (page 11)

Net resident receivables as of 6/30 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) – None as of 6/30;

Capital Improvements – includes capital expenses to date in accordance with the approved capital plan.

NEW NORTHGATE HOUSING LLC
FINANCIAL REPORTS FOR JUNE 2020

New Northgate Housing LLC

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- 6) Schedule of Capital Improvements

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

<u>Discretionary Cash</u>	Prior Month-End	Current Month Net Activity			Current Month-End			Prior Year-End
Cash-Operating	59,589.28	(12,099.09)			47,490.19			3,725.86
Cash-Savings	73,026.87	869,012.30			942,039.17			3,017.50
Cash-Security Deposits	163,881.15	(799.50)			163,081.65			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	
		Deposits	Interest	Releases				
Real Estate Tax Escrow	28,519.52	25,000.00	0.32	-	53,519.84	150,000.00	150,900.22	54,410.82
Insurance Escrow	15,601.69	10,000.00	0.16	-	25,601.85	60,000.00	143,058.23	108,655.50
Replacement Reserves	1,778,136.97	89,013.51	-	(900,000.00)	967,150.48	534,081.06	1,022,405.89	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
June 30, 2020

<u>Assets</u>	
Current Assets	
Petty Cash	1,000.00
Cash-Operating	47,490.19
Cash-Savings	942,039.17
Cash-Security Deposits	163,081.65
Total Cash	<u>1,153,611.01</u>
A/R-Residents	14,651.01
A/R-Subsidy	8,180.00
A/R-Other	5,900.00
Prepaid Insurance	72,750.35
Prepaid MIP	15,004.01
Other Prepaid Expense	16,162.96
Total Receivables & Prepaids	<u>132,648.33</u>
Real Estate Tax Escrow	53,519.84
Insurance Escrow	25,601.85
Replacement Reserves	967,150.48
Other Escrows & Reserves	647,135.88
Total Escrows & Reserves	<u>1,693,408.05</u>
Non-Current Assets	
Land & Improvements	1,347,703.35
Building & Improvements	25,779,487.87
Furnishings, Fixtures & Equipment	464,364.04
Maintenance Equipment	57,057.53
Vehicles	110,110.88
Accumulated Depreciation	(5,860,608.87)
Net Fixed Assets	<u>21,898,114.80</u>
Other Assets	
Bond Cost	55,000.00
Finance Fees	415,135.00
Accumulated Amortization	(101,369.81)
Net Other Assets	<u>368,765.19</u>
Total Assets	<u><u>25,246,547.38</u></u>

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

Liabilities & Capital

Current Liabilities

A/P-Trade	(321.05)
Accrued Mortgage Interest	46,622.27
Accrued Expenses	70,864.68
Prepaid Rent-Residents	550.00
Security Deposits & Accrued Interest	162,813.44
Total Current Liabilities	<u>280,529.34</u>

Non-Current Liabilities

Mortgage Payable #1	12,010,944.67
Mortgage Payable #2	2,270,740.28
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	55,934.61
Total Non-Current Liabilities	<u>22,642,122.29</u>

Capital

Contributed Capital	100.00
Retained Earnings	2,323,795.75
Total Capital	<u>2,323,895.75</u>

Total Liabilities & Capital	<u>25,246,547.38</u>
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New Northgate Housing LLC (665)
Budget Comparison
For the period ending June 30, 2020

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<i>SUMMARY</i>							
<u>Income</u>							
Effective Gross Rental Income	376,044.00	373,717.09	2,326.91	2,245,733.00	2,242,302.54	3,430.46	4,484,605.08
Interest & Dividend Income	7.78	20.83	(13.05)	30.49	124.98	(94.49)	249.96
Other Income	1,191.00	212.50	978.50	2,271.00	1,737.50	533.50	3,475.00
Total Income	377,242.78	373,950.42	3,292.36	2,248,034.49	2,244,165.02	3,869.47	4,488,330.04
<u>Operating Expenses</u>							
Renting & Marketing Expenses	455.59	487.05	31.46	2,950.19	2,922.30	(27.89)	5,844.60
Administrative Expenses	34,472.68	49,627.70	15,155.02	264,791.96	318,385.81	53,593.85	623,971.62
Maintenance Expenses	108,009.03	73,256.95	(34,752.08)	456,207.08	455,713.62	(493.46)	904,627.24
Utilities Expenses	25,529.24	17,448.04	(8,081.20)	147,661.92	133,108.89	(14,553.03)	268,719.92
Taxes & Insurance Expenses	41,408.73	42,169.98	761.25	259,973.77	255,045.12	(4,928.65)	510,090.24
Resident Services Expenses	-	-	-	-	-	-	-
Total Operating Expenses	209,875.27	182,989.72	(26,885.55)	1,131,584.92	1,165,175.74	33,590.82	2,313,253.62
Net Operating Income	167,367.51	190,960.70	(23,593.19)	1,116,449.57	1,078,989.28	37,460.29	2,175,076.42
<u>Non-Operating & Other Expenses</u>							
Mortgage Interest	46,992.94	46,992.94	-	282,844.62	282,844.62	-	563,542.87
Other Financial Expense	2,500.67	2,656.25	155.58	15,004.02	15,937.50	933.48	31,875.00
Financial and Administrative Expense	-	-	-	-	-	-	-
Accrued Interest & Asset/Incent. mgt fees	2,150.83	2,152.42	1.59	12,904.98	12,914.52	9.54	25,829.04
Entity Expenses	8,704.37	10,973.81	2,269.44	60,981.05	65,842.86	4,861.81	131,685.72
Depreciation & Amortization	70,314.22	58,803.22	(11,511.00)	421,885.32	352,819.32	(69,066.00)	705,638.64
Net Assisted Living Expenses	-	-	-	-	-	-	-
Total Non-Operating & Other Expenses	130,663.03	121,578.64	(9,084.39)	793,619.99	730,358.82	(63,261.17)	1,458,571.27
Net Income	36,704.48	69,382.06	(32,677.58)	322,829.58	348,630.46	(25,800.88)	716,505.15
<u>Cash Flow Reconciliation</u>							
Depreciation & Amortization	70,314.22	58,803.22	11,511.00	421,885.32	352,819.32	69,066.00	705,638.64
Replacement Reserve Deposit	(89,013.51)	(89,013.51)	-	(534,081.06)	(534,081.06)	-	(1,068,162.12)
Replacement Reserve Release	900,000.00	128,650.75	771,349.25	1,022,405.89	771,904.50	250,501.39	1,543,809.00
Accrued Interest & Asset/Incent. mgt fees	5,366.41	5,432.31	(65.90)	32,198.46	32,593.86	(395.40)	65,187.72
Capital Improvements	(58,275.60)	(128,650.75)	70,375.15	(71,529.04)	(771,904.50)	700,375.46	(1,543,809.00)
Retirement of Loan Principal	(19,871.88)	(19,902.92)	31.04	(118,344.30)	(119,417.52)	1,073.22	(238,835.04)
Total Cash Flow Adjustments	808,519.64	(44,680.90)	853,200.54	752,535.27	(268,085.40)	1,020,620.67	(536,170.80)

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

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Net Cash Flow From Operations	845,224.12	24,701.16	820,522.96	1,075,364.85	80,545.06	994,819.79	180,334.35

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

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<i>Plus/(Minus):</i>							
Decr/(Incr) in Savings & Operating Escrows	(904,012.78)	-	(904,012.78)	(855,077.04)	-	(855,077.04)	-
Decr/(Incr) in Net A/R Balances	872.43	-	872.43	11,153.79	-	11,153.79	-
Decr/(Incr) in Other Assets	1,001,594.41	-	1,001,594.41	1,014,722.36	-	1,014,722.36	-
Incr/(Decr) in A/P & Accrued Expenses	5,513.41	-	5,513.41	(89,715.43)	-	(89,715.43)	-
Incr/(Decr) in Other Liabilities	200.50	-	200.50	544.21	-	544.21	-
Prior year cash flow payment	(3,215.58)	(3,279.89)	64.31	(19,293.48)	(19,679.34)	385.86	(39,358.68)
Net Cash Flow	<u>946,176.51</u>	<u>21,421.27</u>	<u>924,755.24</u>	<u>1,137,699.26</u>	<u>60,865.72</u>	<u>1,076,833.54</u>	<u>140,975.67</u>

New Northgate Housing LLC (665)
Budget Comparison
For the period ending June 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	190,764.00	197,948.07	(7,184.07)	1,145,129.00	1,187,688.42	(42,559.42)	2,375,376.84
Rent-Subsidy	187,993.00	180,526.16	7,466.84	1,116,351.00	1,083,156.96	33,194.04	2,166,313.92
Gross Potential Rental Income	378,757.00	378,474.23	282.77	2,261,480.00	2,270,845.38	(9,365.38)	4,541,690.76
Vacancy	(1,521.00)	(3,750.00)	2,229.00	(7,121.00)	(22,500.00)	15,379.00	(45,000.00)
Concessions	(1,192.00)	(1,007.14)	(184.86)	(3,638.00)	(6,042.84)	2,404.84	(12,085.68)
Bad Debt	-	-	-	(4,988.00)	-	(4,988.00)	-
Effective Gross Rental Income	376,044.00	373,717.09	2,326.91	2,245,733.00	2,242,302.54	3,430.46	4,484,605.08
Interest & Dividend Income							
Interest Income-Operation	7.78	20.83	(13.05)	30.49	124.98	(94.49)	249.96
Total Interest & Dividend Income	7.78	20.83	(13.05)	30.49	124.98	(94.49)	249.96
Other Income							
Laundry & Vending Income	-	-	-	-	462.50	(462.50)	925.00
Damage Reimbursements	-	125.00	(125.00)	60.00	750.00	(690.00)	1,500.00
Grant Income	750.00	-	750.00	750.00	-	750.00	-
Keys & Access Cards	-	4.17	(4.17)	-	25.02	(25.02)	50.04
Miscellaneous Income	441.00	83.33	357.67	1,461.00	499.98	961.02	999.96
Total Other Income	1,191.00	212.50	978.50	2,271.00	1,737.50	533.50	3,475.00
Total Income	377,242.78	373,950.42	3,292.36	2,248,034.49	2,244,165.02	3,869.47	4,488,330.04
<u>Operating Expenses</u>							
Renting & Marketing Expenses							
Advertising	39.99	137.52	97.53	1,079.99	825.12	(254.87)	1,650.24
CORI's & Credit Reports	415.60	349.53	(66.07)	1,870.20	2,097.18	226.98	4,194.36
Total Marketing Expenses	455.59	487.05	31.46	2,950.19	2,922.30	(27.89)	5,844.60
Administrative Expenses							
Management Fee	15,024.28	15,024.28	-	90,145.68	90,145.68	-	180,291.36
Administrative Salaries	10,214.02	15,639.24	5,425.22	72,592.72	101,655.05	29,062.33	203,310.10
Admin Employee Benefits	2,085.28	2,492.87	407.59	13,661.16	14,957.22	1,296.06	29,914.44
Legal	(147.45)	833.33	980.78	11,277.71	4,999.98	(6,277.73)	9,999.96

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

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Auditing	-	-	-	-	12,800.00	12,800.00	12,800.00
Telephone/Communications	963.61	1,000.00	36.39	5,683.06	6,000.00	316.94	12,000.00
Office Expense	4,103.63	5,551.31	1,447.68	35,349.10	33,307.86	(2,041.24)	66,615.72
Staff Training & Education	(194.00)	916.67	1,110.67	4,906.00	5,500.02	594.02	11,000.04
Dues & Memberships	-	148.33	148.33	550.00	889.98	339.98	1,779.96
Resident & Social Services	2,443.31	7,980.00	5,536.69	28,928.97	47,880.00	18,951.03	95,760.00
Misc Admin	(20.00)	41.67	61.67	1,697.56	250.02	(1,447.54)	500.04
Total Administrative Expenses	34,472.68	49,627.70	15,155.02	264,791.96	318,385.81	53,593.85	623,971.62
Maintenance Expenses							
Maintenance Salaries	22,013.89	30,743.84	8,729.95	182,242.07	199,834.96	17,592.89	399,669.92
Maint Employee Benefits	3,514.34	5,485.96	1,971.62	24,053.24	32,915.76	8,862.52	65,831.52
Janitor Materials	205.35	458.07	252.72	2,327.69	2,748.42	420.73	5,496.84
Janitor/Cleaning Contract	-	459.61	459.61	638.13	2,757.66	2,119.53	5,515.32
Grounds Materials	1,720.03	1,350.00	(370.03)	4,261.33	3,600.00	(661.33)	9,000.00
Grounds Contracts	5,155.00	3,000.00	(2,155.00)	7,655.00	8,000.00	345.00	20,000.00
Decorating Materials	777.27	1,833.33	1,056.06	3,827.86	10,999.98	7,172.12	21,999.96
Decorating Contract	6,430.00	3,500.00	(2,930.00)	29,994.94	21,000.00	(8,994.94)	42,000.00
Carpentry Materials	2,492.54	1,250.00	(1,242.54)	7,562.16	7,500.00	(62.16)	15,000.00
Carpentry Contract	515.00	458.33	(56.67)	4,242.00	2,749.98	(1,492.02)	5,499.96
Electrical Materials	1,749.06	916.67	(832.39)	4,606.81	5,500.02	893.21	11,000.04
Electrical Contract	127.24	183.33	56.09	2,071.00	1,099.98	(971.02)	2,199.96
Plumbing Materials	11,673.34	8,372.11	(3,301.23)	49,403.01	50,232.66	829.65	100,465.32
Plumbing Contract	26,582.22	2,666.67	(23,915.55)	40,966.52	16,000.02	(24,966.50)	32,000.04
Appliance Materials	249.79	250.00	0.21	1,906.78	1,500.00	(406.78)	3,000.00
COVID-19 Expense	4,109.90	-	(4,109.90)	7,541.51	-	(7,541.51)	-
Fire & Safety Systems	581.26	483.33	(97.93)	2,166.77	2,899.98	733.21	5,799.96
Locks/Keys/Access Systems	154.08	83.33	(70.75)	659.96	499.98	(159.98)	999.96
Exterminating	1,491.78	166.67	(1,325.11)	2,141.78	1,000.02	(1,141.76)	2,000.04
Garbage & Trash Removal	10,474.29	9,304.04	(1,170.25)	51,328.50	55,824.24	4,495.74	111,648.48
Snow Removal	-	-	-	9,035.65	15,300.00	6,264.35	18,000.00
Maintenance Equipment	7,340.11	2,000.00	(5,340.11)	15,706.16	12,000.00	(3,706.16)	24,000.00
Uniforms	448.64	83.33	(365.31)	448.64	499.98	51.34	999.96
Misc. Maintenance	203.90	208.33	4.43	1,419.57	1,249.98	(169.59)	2,499.96
Total Maintenance Expenses	108,009.03	73,256.95	(34,752.08)	456,207.08	455,713.62	(493.46)	904,627.24
Utilities Expenses							
Electricity	1,186.75	1,102.05	(84.70)	8,422.01	9,127.02	705.01	20,585.63

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

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Gas	91.76	49.13	(42.63)	3,988.73	4,603.31	614.58	6,986.63
Water & Sewer	24,250.73	16,296.86	(7,953.87)	135,251.18	119,378.56	(15,872.62)	241,147.66
Total Utilities Expenses	25,529.24	17,448.04	(8,081.20)	147,661.92	133,108.89	(14,553.03)	268,719.92
Taxes & Insurance Expenses							
Real Estate Taxes	25,150.03	24,632.52	(517.51)	150,900.22	147,795.12	(3,105.10)	295,590.24
Admin Payroll Taxes	1,011.22	1,192.74	181.52	9,017.16	7,752.81	(1,264.35)	15,505.62
Maint Payroll Taxes	1,606.12	2,857.75	1,251.63	19,311.03	18,575.37	(735.66)	37,150.74
Corporate Taxes-State	-	41.67	41.67	-	250.02	250.02	500.04
Misc Tax, License & Permits	1,301.67	646.25	(655.42)	7,810.02	3,877.50	(3,932.52)	7,755.00
Property & Liability Ins	9,496.02	9,845.47	349.45	55,873.32	59,072.82	3,199.50	118,145.64
Motor Vehicle Insurance	283.50	303.28	19.78	1,701.00	1,819.68	118.68	3,639.36
Workmen's Comp	2,560.17	2,650.30	90.13	15,361.02	15,901.80	540.78	31,803.60
Total Taxes & Insurance Expenses	41,408.73	42,169.98	761.25	259,973.77	255,045.12	(4,928.65)	510,090.24
Total Operating Expenses	209,875.27	182,989.72	(26,885.55)	1,131,584.92	1,165,175.74	33,590.82	2,313,253.62
Net Operating Income	167,367.51	190,960.70	(23,593.19)	1,116,449.57	1,078,989.28	37,460.29	2,175,076.42
<u>Non-Operating Income & Expenses</u>							
Financial Expenses							
Mortgage interest	46,992.94	46,992.94	-	282,844.62	282,844.62	-	563,542.87
Mortgage Ins Premium	2,500.67	2,656.25	155.58	15,004.02	15,937.50	933.48	31,875.00

New Northgate Housing LLC (665)
Budget Comparison
For the period ending June 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	12,904.98	12,914.52	9.54	25,829.04
Total Financial Expenses	51,644.44	51,801.61	157.17	310,753.62	311,696.64	943.02	621,246.91
Entity Expenses							
Social Service Expense (Entity)	5,488.79	7,693.92	2,205.13	41,687.57	46,163.52	4,475.95	92,327.04
Special asset management fee	3,215.58	3,279.89	64.31	19,293.48	19,679.34	385.86	39,358.68
Total Entity Expenses	8,704.37	10,973.81	2,269.44	60,981.05	65,842.86	4,861.81	131,685.72
Depreciation & Amortization							
Depreciation	69,334.80	57,823.80	(11,511.00)	416,008.80	346,942.80	(69,066.00)	693,885.60
Amortization Exp	979.42	979.42	-	5,876.52	5,876.52	-	11,753.04
Total Depreciation & Amortization	70,314.22	58,803.22	(11,511.00)	421,885.32	352,819.32	(69,066.00)	705,638.64
Total Non-Operating Expenses & Income	130,663.03	121,578.64	(9,084.39)	793,619.99	730,358.82	(63,261.17)	1,458,571.27
Net Income	36,704.48	69,382.06	(32,677.58)	322,829.58	348,630.46	(25,800.88)	716,505.15

New Northgate Housing LLC (665)
Budget Comparison
For the period ending June 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	36,704.48	69,382.06	(32,677.58)	322,829.58	348,630.46	(25,800.88)	716,505.15
<i>Add:</i>							
Depreciation & Amortization	70,314.22	58,803.22	11,511.00	421,885.32	352,819.32	69,066.00	705,638.64
Replacement Reserve Releases	900,000.00	128,650.75	771,349.25	1,022,405.89	771,904.50	250,501.39	1,543,809.00
Accrued Interest & Asset/Incent. mgt fees	5,366.41	5,432.31	(65.90)	32,198.46	32,593.86	(395.40)	65,187.72
<i>Less:</i>							
Replacement Reserve Deposits	(89,013.51)	(89,013.51)	-	(534,081.06)	(534,081.06)	-	(1,068,162.12)
Capital Improvements	(58,275.60)	(128,650.75)	70,375.15	(71,529.04)	(771,904.50)	700,375.46	(1,543,809.00)
Loan Principal Retired	(19,871.88)	(19,902.92)	31.04	(118,344.30)	(119,417.52)	1,073.22	(238,835.04)
Net Cash Flow from Operations	(113,051.48)	24,701.16	820,522.96	(18,570.08)	80,545.06	994,819.79	180,334.35
<i>Plus/(Minus):</i>							
Decr/(Incr) in Savings & Operating Escrows	(904,012.78)	-	(904,012.78)	(855,077.04)	-	(855,077.04)	-
Decr/(Incr) in Net A/R Balances	872.43	-	872.43	11,153.79	-	11,153.79	-
Decr/(Incr) in Other Assets	1,001,594.41	-	1,001,594.41	1,014,722.36	-	1,014,722.36	-
Incr/(Decr) in A/P & Accrued Expenses	5,513.41	-	5,513.41	(89,715.43)	-	(89,715.43)	-
Incr/(Decr) in Other Liabilities	200.50	-	200.50	544.21	-	544.21	-
Prior year cash flow payment	(3,215.58)	(3,279.89)	64.31	(19,293.48)	(19,679.34)	385.86	(39,358.68)
Net Cash Flow	(12,099.09)	21,421.27	924,755.24	43,764.33	60,865.72	1,076,833.54	140,975.67

New Northgate Housing LLC
Accounts Receivable Summary
June 30, 2020

0 - 30 Days	\$	24,161.80
31 - 60 Days		11,103.00
61 - 90 Days		4,825.00
91 Days or more		10,595.96
Total Resident Receivables	\$	50,685.76
Prepaid Rent		
Pending Prepay Refund		(36,034.75)
Total Net Receivables	\$	14,651.01
Subsidy Receivable/(Prepaid)	\$	8,180.00
Total Receivables/Prepaid	\$	22,831.01

VACANCIES		
Current Month's Vacancy Loss	\$	1,521.00
Current Month's Loss Percentage		0.40%
Year-To-Date Vacancy Loss	\$	7,121.00
Year-To-Date Loss Percentage		0.31%
Year to Date Concessions	\$	3,638.00
Year to Date Bad Debts	\$	4,988.00

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

Total	Current	31-60 Days	61-90 Days	OVER 90 Days
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Total Accounts Payable	\$ (321.05)	\$ (1,154.20)	\$ 833.15	\$ -	\$ -
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Payables Aging Report

Property = 665

Period: 06/2020

As of : 06/30/2020

Payee	Payee Name	Invoice	Invoice Date	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code					Owed	Owed	Owed	Owed	90	
										Owed
nadiscib	Nadine L. Scibek									
		legal services	6/4/2020	43382	79.60	79.60	0.00	0.00	0.00	06/04/20 legal services
		legal services	6/4/2020	43382	-835.80	-835.80	0.00	0.00	0.00	credit for duplicate paid with ck#9793
		legal services	6/4/2020	43383	39.80	39.80	0.00	0.00	0.00	06/04/20 legal services
		legal services	6/4/2020	43383	-437.80	-437.80	0.00	0.00	0.00	credit for duplicate paid with ck#9793
		legal services	5/6/2020	43228	537.30	0.00	537.30	0.00	0.00	legal services
		legal services	5/6/2020	43229	119.40	0.00	119.40	0.00	0.00	legal services
		legal services	5/6/2020	43227	176.45	0.00	176.45	0.00	0.00	legal services
Total nadiscib					-321.05	-1,154.20	833.15	0.00	0.00	
Grand Total					-321.05	-1,154.20	833.15	0.00	0.00	

