

2019 Capitol Hill Housing Blended Budget

														Department		2018 Portfolio	Portfolio Totals 2019				2018 Grand Total	2019 Grand Total	
	Admin	Finance	IT	HR	External Relations	Asset Mgmt	Real Estate Develop	Sustainability & Planning	Property Mgmt	Maint	Resident Services	Compliance	CHREMS	Total 2018	Total 2019	2018 Buildings Total	CHH Directly Owned	Distribution Eligible Bldgs	Separate Cash Flow	2019 Buildings Total			
	Tenant Revenue																						
Residential tenant revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,845,808	4,668,378	4,701,011	1,112,400	10,481,789	9,845,808	10,481,789	
Commercial rent revenue, net	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,667,085	249,993	1,450,213	-	1,700,206	1,667,085	1,700,206	
Triple net revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	206,760	52,400	225,400	-	277,800	206,760	277,800	
Parking, Laundry & Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	179,206	101,510	62,290	3,775	167,575	179,206	167,575	
Gross Tenant Revenue:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,898,859	5,072,281	6,438,914	1,116,175	12,627,370	11,898,859	12,627,370	
Residential Vacancy & Concessions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(323,645)	(134,142)	(121,941)	(41,936)	(298,020)	(323,645)	(298,020)	
Net Tenant Revenue:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,575,214	4,938,138	6,316,973	1,074,239	12,329,350	11,575,214	12,329,350	
Other Operating Revenue																							
Accounting & Compliance fees	-	492,065	-	-	-	-	-	-	-	-	-	231,123	-	876,428	723,188	-	-	-	-	-	876,428	723,188	
Developer Fees	-	-	-	-	-	-	1,474,755	-	-	-	-	-	-	706,000	1,474,755	-	-	-	-	-	706,000	1,474,755	
Partnership Management Fees	-	-	-	-	-	326,717	-	-	16,000	-	-	-	-	646,214	342,717	-	-	-	-	-	646,214	342,717	
Property Management Fees	-	-	-	-	-	-	-	-	1,673,890	-	-	64,401	-	1,593,451	1,738,291	-	-	-	-	-	1,593,451	1,738,291	
Grants & donations	-	-	-	-	645,071	-	-	334,419	-	-	113,674	-	-	907,570	1,093,164	-	-	-	-	-	907,570	1,093,164	
Other Income	-	24,000	-	-	-	-	-	-	-	33,034	-	-	-	52,164	57,034	203,810	-	28,000	-	28,000	255,974	85,034	
Total Other Operating Revenue:	-	516,065	-	-	645,071	326,717	1,474,755	334,419	1,689,890	33,034	113,674	231,123	64,401	4,781,826	5,429,150	203,810	-	28,000	-	28,000	4,985,636	5,457,150	
Total Revenue:	-	516,065	-	-	645,071	326,717	1,474,755	334,419	1,689,890	33,034	113,674	231,123	64,401	4,781,826	5,429,150	11,779,024	4,938,138	6,344,973	1,074,239	12,357,350	16,560,850	17,786,499	
Operating Expenses																							
Administrative	483,201	55,332	178,508	46,505	60,000	10,865	141,200	8,265	27,100	-	25,000	35,260	3,100	1,174,758	1,074,336	746,383	346,461	384,731	87,944	819,136	1,921,142	1,893,472	
Accounting, Audit & Legal	15,500	28,000	-	3,000	-	-	-	1,000	-	-	-	-	2,700	84,660	50,200	436,777	185,608	211,607	41,479	438,694	521,437	488,894	
Admin - Dues and Subscriptions	13,498	600	-	540	-	1,900	-	900	-	-	-	-	-	19,570	17,438	9,339	4,215	3,684	859	8,758	28,909	26,196	
Admin - General	59,600	400	66,590	12,950	10,000	120	4,000	375	1,600	-	-	-	400	223,305	156,035	175,091	89,997	78,714	15,003	183,715	398,396	339,750	
Admin - Training and Education	22,950	8,700	4,000	13,515	-	8,845	12,200	5,990	21,500	-	-	9,000	-	107,685	106,700	13,886	6,125	5,972	1,018	13,115	121,571	119,815	
Bad Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,950	36,900	3,100	46,950	-	46,950	
Board Expense	10,200	-	-	-	-	-	-	-	-	-	-	-	-	6,700	10,200	-	-	-	-	-	6,700	10,200	
CHH Occupancy Expense	358,953	1,200	-	-	-	-	-	-	3,500	-	-	1,260	-	343,000	364,913	-	-	-	-	-	343,000	364,913	
Compliance, Taxes & License	500	-	-	-	-	-	-	-	600	-	-	-	4,800	1,850	5,900	218,789	79,470	164,974	7,270	251,714	220,639	257,614	
Consulting	2,500	-	-	16,500	50,000	-	125,000	-	500	-	-	25,000	-	211,500	219,500	16,103	12,000	9,640	11,500	33,140	227,603	252,640	
Debt Service	-	49,100	-	-	-	-	-	-	-	-	-	-	-	48,000	49,100	2,594,878	719,920	1,641,356	222,262	2,583,538	2,642,878	2,632,638	
Leasing/Compliance Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	247,344	87,775	54,968	-	142,743	247,344	142,743	
Partnership Mgmt Fee Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138,811	-	182,639	-	182,639	138,811	182,639	
Payroll, Taxes and Benefits	272,672	693,026	203,267	146,904	571,629	374,884	966,215	390,338	954,406	58,960	77,794	402,428	17,282	5,018,558	5,129,805	1,714,065	794,083	760,295	224,944	1,779,323	6,732,623	6,909,127	
Repair & Maintenance	21,600	-	-	-	-	-	-	-	-	33,034	-	-	-	95,896	54,634	1,547,966	623,509	852,301	163,733	1,639,542	1,643,861	1,694,176	
Property Mgmt Fee Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,142,654	664,607	394,993	50,973	1,110,573	1,142,654	1,110,573	
Resident Activities	-	-	-	-	-	-	-	-	-	-	24,180	-	-	1,180	24,180	51,188	16,480	18,576	10,247	45,303	52,368	69,483	
Taxes & Insurance	39,529	-	-	-	-	-	-	-	600	-	-	-	4,800	40,469	44,929	489,340	198,637	302,437	30,903	531,977	529,809	576,907	
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,362,165	612,371	779,010	120,047	1,511,428	1,362,165	1,511,428	
Total Operating Expenses:	817,002	797,458	381,775	193,409	631,629	385,749	1,107,415	398,603	982,106	91,994	126,974	437,688	25,182	6,378,861	6,376,984	10,034,795	4,063,843	5,371,306	911,053	10,346,202	16,413,656	16,723,187	
Operating income/loss before reserves	(817,002)	(281,393)	(381,775)	(193,409)	13,442	(59,033)	367,340	(64,184)	707,784	(58,960)	(13,300)	(206,566)	39,219	(1,597,035)	(947,835)	1,744,229	874,295	973,666	163,186	2,011,147	147,194	1,063,313	
Reserve Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	569,819	268,251	263,791	41,796	573,838	569,819	573,838	
Net Operating income/loss	(817,002)	(281,393)	(381,775)	(193,409)	13,442	(59,033)	367,340	(64,184)	707,784	(58,960)	(13,300)	(206,566)	39,219	(1,597,035)	(947,835)	1,174,410	606,044	709,876	121,390	1,437,309	(422,625)	489,474	
Non Operating Income/Loss																							
Repayment of line of credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Repayment of board designated	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(350,000)	
Total Non-operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	545,000	(350,000)	
Budgeted Cash flow	(817,002)	(281,393)	(381,775)	(193,409)	13,442	(59,033)	367,340	(64,184)	707,784	(58,960)	(13,300)	(206,566)	39,219	(1,597,035)	(947,835)	1,174,410	606,044	709,876	121,390	1,437,309	122,375	139,474	

Note: The budget above represents those entities that are classified as blended component units for purposes of preparing audited financial statements. This primarily excludes active tax credit partnerships that still have a third party investor as well as the operating budgets for third party buildings. The net cash flow from those properties is maintained in separately controlled entities and cannot be used to fund general CHH operations. While the individual budgets for these entities are not included, the numbers above do include any fees that CHH earns or charges back to those properties (for example property management fees).