

PROJECTED ANNUAL OPERATING BUDGET			Asset Management - Multifamily Housing									Updated 7/22/2020								
CHFA Form HM 6-12 (Rev. 10/2016)																				
Development Name: PARKSIDE VILLAGE ONE CHFA Number: 0 Mortgagor (Owner): BRADFORD HOUSING AUTHORITY			Fiscal Year-End: 2020 HUD Number: State number(s): E67 Prepared By: BHA AND MERIT PROPERTIES			Beginning: 01/01/2020 No. of Units: 50						2020 Beacon Projected Budget			2020 Beacon Reprojections for 8/2020 thru 12/2020			2021 Beacon Projected Budget		
LINE ITEM DESCRIPTION	Former SSHP Acct. #	HUD/CHFA Acct #	A	B	C	D	E	F	G	H	2020 Projected Budget	\$ Per Unit	\$ Per Unit Month	2020 Projected Budget	\$ Per Unit	\$ Per Unit Month	2021 Projected Budget	\$ Per Unit	\$ Per Unit Month	
			2019 BUDGET	2019 ACTUAL*	2019 VARIANCE	2020 ADJUST +/-	2020 BUDGET	\$ Per unit	\$ Per Unit Month	% of GPI										
1 Rent Revenue- Gross Potential (Tenant's Portion)	3 100	5120	236,364	236,364	0	18,540	254,904	5,098	425	86.0 1%	254,904	5,098	425	106,210	2,124	425	257,453	5,149	429	
2 Rental Income-Excess of Base	J100.I	5 120.1	13,5 72	13, 572	0	0	13,572	271	23	4.58%	13,572	271	23	5,655	113	23	13,708	274	23	
3 Tenant Assistance Payments (HAP Receipts)		5121	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
4 Tenant Assistance Payments (RAP Receipts)	2811	512 1.1	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
5 Tenant Assistance Payments (ERAP Receipts)		512 1.2	36,444	36,444	0	(8,544)	27,900	558	47	9.41%	27,900	558	47	11,625	233	47	28,179	564	47	
6 Tenant Assistance Payments - Congregate		5121.3	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
7 Rent Revenue- Stores & Commercial		5140	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
8 Rent Revenue- Garage & Parking	3300	517 0	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
9 Flexible Subsidy Revenue		518 0	0	0	0	0	0	0	0	0.00%74		0	0	0	0	0	0	0	0	
10 Miscellaneous Rent Revenue	3120/3300	519 0	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
11 Excess Rent	3100.1	519 1	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
12 Excess Utilities	3110	5191.1	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
13 Rent Revenue- Insurance		5192	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
14 Special Claims Revenue	3220	5193	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
15 Retained Excess Income		5194	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
16 Total Rent Revenue (GPI@ 1 00% Occupancy)		S100T	286,380	286,380	0	9,996	296,376	5,928	494	100.0 0%	296,376	5,928	494	123,490	2,470	494	299,340	5,987	499	
17 Apartments- Vacancy	3210	5220	0	47,558	47,558	(138)	47,420	948	79	16.00%	65,502	1,310	109	19,760	395	79	47,904	958	80	
18 Stores & Commercial- Vacancy		5240	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
19 Rental Concessions		5250	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
20 Garage & Parking - Vacancy		5270	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
21 Misc (other vacancy)		5290	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0	
22 Total Vacancies		5200T	0	47,558	47,558	(138)	47,420	948	79	16.00%	65,502	1,310	109	19,760	395	79	47,904	958	80	
23 Net Rental Revenue (Rent Revenue Less Vacancy)		5125N	286,380	238,822	(47,558)	10,134	248,956	4,979	415	84.00%	230,874	4,617	385	103,730	2,075	415	251,436	5,029	419	
24 Elderly & Congregate Serv. Income (attach schedulele)		5300	11,251	11,251	0	0	11,251	225	19	3.80%	0	0	0	0	0	0	0	0	0	
25 Financial Revenue - Project Operations	36 10	5410	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0	
26 Revenue from Investments - Residual Receipts		5430	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0	
27 Revenue from Investments - Replacement Reserves		5440	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0	
28 Revenue from Investments - Miscellaneous		5490	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0	
29 Total Financial Revenue		5400T	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0	
30 Laundry & Vending Revenue	3620	5910	1,333	1,092	(241)	158	1,250	25	2	42.00%	1,250	25	2	521	10	2	1,263	25	2	
31 NSF & Late Fees		5915	111	140	29	60	200	4	0	7.00%	200	4	0	83	2	0	202	4	0	
32 Damages & Cleaning Fees		5930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

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76	Garbage & Trash Removal	4710	6525	9,124	9,124	0	181	9,305	186	16	3.14%	9,305	186	16	3,877	78	16	9,584	192	16
77	Security Payroll Contracts	4430.3	6530	3,000	1,250	(1,750)	(750)	500	10	1	0.17%	500	10	1	208	4	1	515	10	1
78	Security Rent Free Unit		6531	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
79	Grounds Payroll J.Koplyc and emergency ot	4410.3	6535	0	0	0	0	0	0	0	0.00%	4,600	115	10	1,917	48	10	4,738	118	10
80	Grounds Supplies		6536	525	525	0	125	650	13	1	0.22%	650	13	1	271	5	1	670	13	1
81	Gro Grounds Contracts	4430.4	6537	9,252	9,252	0	(3,252)	6,000	120	10	2.02%	6,000	120	10	2,500	50	10	6,180	124	10
82	Repairs Payroll	4410	6540	21,436	21,436	0	564	22,000	440	37	7.42%	22,000	440	37	10,206	204	41	22,660	453	38
83	Repairs Materials	4420	6541	10,000	6,126	(3,874)	(1,126)	5,000	100	8	1.69%	5,000	100	8	2,083	42	8	5,150	103	9
84	Repairs Contracts	4430	6542	6,000	6,155	155	45	6,200	124	10	2.09%	6,200	124	10	2,583	52	10	6,386	128	11
85	Elevator for Maintenance Contract	4430.5	6545	2,500	1,689	(811)	811	2,500	50	4	0.84%	2,500	50	4	1,042	21	4	2,575	52	4
86	Heating/Cooling Repairs & Maintenance		6546	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
87	Swimming Pool Maintenance Contract	4430.6	6547	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
88	Snow Removal		6548	8,000	8,480	480	770	9,250	185	15	3.12%	9,250	185	15	3,854	77	15	9,528	191	16
89	Decorating (Painting) Contract/Payroll		6560	7,500	3,750	(3,750)	6,250	10,000	200	17	3.37%	10,000	200	17	14,367	287	57	10,300	206	17
90	Decorating Supplies		6561	2,000	4,200	2,200	7,000	11,200	224	19	3.78%	11,200	224	19	4,667	93	19	11,536	231	19
91	Vehicle & Maint. Equip. Operation & Repairs	4440	6570	750	1,500	750	(1,000)	500	10	1	0.17%	500	10	1	208	4	1	515	10	1
92	Miscellaneous Operating & Maintenance	6200	6590	3,000	3,000	0	0	3,000	60	5	0.0101	3,000	60	5	1,250	25	5	3,090	62	5
													0	0	0	0	0	0	0	0
													0	0	0	0	0	0	0	0
													0	0	0	0	0	0	0	0
													0	0	0	0	0	0	0	0
													0	0	0	0	0	0	0	0
93	<b>Total Operating &amp; Maintenance Expenses</b>		<b>6500T</b>	<b>92,137</b>	<b>82,187</b>	<b>(9,950)</b>	<b>9,718</b>	<b>91,905</b>	<b>1,838</b>	<b>153</b>	<b>31.01%</b>	<b>96,505</b>	<b>1,930</b>	<b>161</b>	<b>51,450</b>	<b>1,029</b>	<b>206</b>	<b>99,400</b>	<b>1,988</b>	<b>166</b>
94	Real Estate Tax	4715	6710	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0
95	Payroll Taxes(project share)	4161	6711	2,378	2,594	216	1	2,595	52	4	0.68%	2,595	52	4	1,348	27	5	2,673	53	4
96	Misc Taxes, Licenses, Permits	4711	6719	0	0	0	2,208	0	0	0	0.00%		0	0	0	0	0	0	0	0
97	Property & Liability Insurance	4160	6720	10,309	9,667	(642)	0	11,875	238	20	4.01%	11,875	238	20	4,948	99	20	12,231	245	20
98	Fidelity Bond Insurance		6721	0	0	0	1	0	0	0	0.00%		0	0	0	0	0	0	0	0
99	Workman's Compensation		6722	2,217	2,184	(33)	0	2,185	44	4	0.74%	2,185	44	4	1,085	22	4	2,251	45	4
100	Health Insurance & Other Employee Benefits		6723	8,799	0	(8,799)	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
101	Pension Expense		6724	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
102	Other Post-Employment Benefits Expense		6725	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
103	Other Insurance		6729	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
104	<b>Total Taxes &amp; Insurance</b>			<b>23,703</b>	<b>14,445</b>	<b>(9,258)</b>	<b>2,210</b>	<b>16,655</b>	<b>334</b>	<b>28</b>	<b>5.62%</b>	<b>16,655</b>	<b>333</b>	<b>28</b>	<b>7,382</b>	<b>148</b>	<b>30</b>	<b>17,155</b>	<b>343</b>	<b>29</b>
105	Elderly & Congregate Serv. Expense		6900	0	0	0	0	0	0	0	0.00%				0	0				
106	<b>TOTAL OPERATING EXPENSES ( Before Depr. &amp; Interest)</b>		<b>6000T</b>	<b>259,227</b>	<b>240,054</b>	<b>(19,173)</b>	<b>26,807</b>	<b>266,861</b>	<b>5,337</b>	<b>445</b>	<b>90.04%</b>	<b>283,945</b>	<b>5,679</b>	<b>473</b>	<b>142,814</b>	<b>2,856</b>	<b>571</b>	<b>306,897</b>	<b>6,138</b>	<b>511</b>
107	<b>Operating Income (Loss) ( Before Depr. &amp; Interest)</b>		<b>5060T</b>	<b>39,848</b>	<b>39,572</b>	<b>(276)</b>	<b>(39,209)</b>	<b>363</b>	<b>7</b>	<b>1</b>	<b>0.12%</b>	<b>(46,054)</b>	<b>(921)</b>	<b>(77)</b>	<b>(19,189)</b>	<b>(384)</b>	<b>(77)</b>	<b>(48,374)</b>	<b>(967)</b>	<b>(81)</b>
108	Mortgage Principal & Interest- CHFA Debt I09 Mortgage		100 I-BI	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0
109	Mortgage Principal & Interest - Other Debt		1002-BI	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0
110	Mortgage Insurance Premium / Service Charges		6850-BI	0	0	0	0	0	0	0	0.00%	0	0	0	0	0	0	0	0	0
111	Miscellaneous Financial Expenses		6890-BI	0	1,250	1,250	0	1,250	25	2	0.42%	1,250	25	2	521	25	5	1,288	25	2
112	<b>Total Financial Expenditures</b>			<b>0</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>	<b>1,250</b>	<b>25</b>	<b>2</b>	<b>0.42%</b>	<b>1,250</b>	<b>0</b>	<b>0</b>	<b>521</b>	<b>0</b>	<b>0</b>	<b>1,288</b>	<b>0</b>	<b>0</b>
113	Replacement Reserve Deposits		13 JO-BI	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
114	Operation & Maintenance Escrow Acct. Deposits		1320-BI	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
115	Operating (Other) Reserve Deposits		1330-BI	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
116	<b>CASH FLOW AFTER DEBT SERVICE</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>(47,304)</b>	<b>0</b>	<b>0</b>	<b>(19,710)</b>	<b>0</b>	<b>0</b>	<b>(49,661)</b>	<b>0</b>	<b>0</b>
															0	0				
117	Capital Improvements-Building		1410-BI	0	0	0	25,800	25,800	516	43	8.71%	38,500	770	64	16,042	321	64	39,655	793	66
118	Capital Improvements-Equipment		1420-BI	0	0	0	7,500	7,500	150	13	2.53%	7,500	150	13	3,125	63	13	7,725	155	13
119	Operation & Maintenance Escrow Acct. Releases		1430-BI	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
120	Replacement Reserve Releases		1440-BI	0	0	0	0	0	0	0	0.00%		0	0	0	0	0	0	0	0
121	Operating Reserve Releases		1450-BI	0	0	0	0	0	0	0	0.00%	(20,000)	0	0	(8,333)	0	0	(20,600)	0	0
												26,000	520	43	10,833	217	43	26,780	536	45
122	<b>Unadjusted Cash Flow</b>			<b>39,848</b>	<b>39,572</b>	<b>(276)</b>	<b>(39,209)</b>	<b>363</b>	<b>7</b>	<b>1</b>	<b>0.12%</b>	<b>(73,304)</b>	<b>(1,466)</b>	<b>(209)</b>	<b>(30,543)</b>	<b>(611)</b>	<b>(122)</b>	<b>(76,441)</b>	<b>(1,529)</b>	<b>(218)</b>

