

**CAPITOL HILL HOUSING 2016  
2016 BUDGET SUMMARY - ALL ENTITIES**

	CHH w/o Buildings	CHH Blended Component Unit Bldgs	TOTAL CHH	Discrete Component Unit Bldgs	Total CHH & DCU Bldgs	Total Buildings
<b>REVENUE</b>						
Rents		8,453,980	8,453,980	5,739,328	14,193,308	14,193,308
Commercial Rents		717,796	717,796	751,976	1,469,772	1,469,772
Tenant fees		230,716	230,716	306,716	537,432	537,432
Accounting Fees/Other Income	424,018		424,018		424,018	
Front Line Salary Allocation	444,569		444,569		444,569	
Fees for Service	474,569		474,569		474,569	
Management fees - CHH	930,996		930,996		930,996	
Management fees - affiliates	464,827		464,827		464,827	
Interest Income	120,000		120,000			
Cash flow from properties	495,000		425,000		425,000	
Partnership Mgmt Fees	469,909		469,909		469,909	
<b>GROSS INCOME</b>	<b>3,823,889</b>	<b>9,402,492</b>	<b>13,226,381</b>	<b>6,798,020</b>	<b>20,024,401</b>	<b>16,200,512</b>
(Less Vacancy Loss)		(253,504)	(253,504)	(202,930)	(456,434)	(456,434)
<b>TOTAL OPERATING REVENUE</b>	<b>3,823,889</b>	<b>9,148,988</b>	<b>12,972,877</b>	<b>6,595,090</b>	<b>19,567,967</b>	<b>15,744,078</b>
<b>EXPENSES</b>						
Bookkeeping		215,301	215,301	131,107	346,408	346,408
Audit - Public & State	66,000	117,740	183,740	93,300	277,040	211,040
Legal	12,240	13,900	26,140	7,400	33,540	21,300
Advertising	4,000		4,000		4,000	
Bad Debt		21,800	21,800	10,200	32,000	32,000
Consulting/Other contract services	36,148	34,100	70,248	56,000	126,248	90,100
Debt Service Banks		1,327,786	1,327,786	1,585,790	2,913,576	2,913,576
Debt Service State		220,924	220,924	57,053	277,977	277,977
Debt Service City		36,892	36,892		36,892	36,892
Debt - other		131,547	131,547	479,947	611,494	611,494
Education/Training	50,000		50,000		50,000	
Dues	18,707		18,707		18,707	
Publications	5,242		5,242		5,242	
Insurance	43,904	229,550	273,454	182,635	456,089	412,185
Compliance Fees (WSHFC/SHA)						
Other Licenses, Fees, Permits		21,860	21,860	31,850	53,710	53,710
Real Estate Taxes		102,710	102,710	93,711	196,421	196,421
Misc admin/other		183,971	183,971	96,659	280,630	280,630
Council expenses	5,864		5,864		5,864	
Supplies - Office	22,854	53,152	76,006		76,006	53,152
Office Expense: Telephone	35,600		35,600		35,600	
Printing/Duplicating	32,020		32,020		32,020	
Postage	12,675		12,675		12,675	

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Salaries	3,077,074	1,061,385	4,138,459	554,207	4,692,666	1,615,592
Employee Benefits	480,067	195,043	675,110	89,551	764,661	284,594
Payroll Taxes	260,276	112,851	373,127	60,147	433,274	172,998
Retirement	57,168	12,193	69,361	6,428	75,789	18,621
Rent credit						
On-Site Communications						
Other expenses	11,250		11,250	174,097	185,347	174,097
Staff appreciation	10,000		10,000	1	10,001	1
Property Mgmt fees		863,353	863,353	437,605	1,300,958	1,300,958
Commercial PM Fee		53,076	53,076	7,889	60,965	60,965
Asset Mgmt fee		25,008	25,008		25,008	25,008
Partnership Mgmt Fee		190,000	190,000	39,098	229,098	229,098
Leasing Allocation		259,503	259,503	138,583	398,086	398,086
Occupancy - Lease & NNN	306,948		306,948		306,948	
Repair & Maintenance		1,420,470	1,420,470	923,178	2,343,648	2,343,648
MSP Vans Op Costs	36,799		36,799		36,799	
Equipment purchase	2,500		2,500		2,500	
Technology costs	74,400		74,400	26,881	101,281	26,881
Local Travel	15,400	25,888	41,288	15,203	56,491	41,091
Travel - non-local	13,000		13,000		13,000	
Gas/Oil						
Electricity	6,300	1,167,223	1,173,523	585,060	1,758,583	1,752,283
Water/Sewer						
Garbage						
<b>Total Expenses</b>	<b>4,696,437</b>	<b>8,097,226</b>	12,793,663	<b>5,883,580</b>	<b>18,677,243</b>	<b>13,980,806</b>
<b>Income Before Reserves</b>	<b>(872,548)</b>		(872,548)	<b>711,510</b>	<b>890,724</b>	<b>1,763,272</b>
<b>Reserves</b>						
Minimum Replacement Reserve		474,673	474,673	252,811	727,484	727,484
Minimum Operating Reserve		27,384	27,384	10,980	38,364	38,364
Excess/Other Reserves		4,600	4,600		4,600	4,600
<b>Total Reserves</b>		<b>506,657</b>	506,657	<b>263,791</b>	<b>770,448</b>	<b>770,448</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>4,696,437</b>	<b>8,603,883</b>	13,300,320	<b>6,147,371</b>	<b>19,447,691</b>	<b>14,751,254</b>
<b>NET OPERATING INCOME</b>	<b>(872,548)</b>	<b>545,105</b>	(327,443)	<b>447,719</b>	<b>120,276</b>	<b>992,824</b>
<b>Interest Income</b>						
<b>Cash flow to CHH</b>		(300,000)	(300,000)	(121,502)	<b>(421,502)</b>	(421,502)
<b>Other Grants/Contributions</b>	<b>630,000</b>		630,000		<b>630,000</b>	
<b>Distributions</b>						
<b>SURPLUS (DEFICIT)</b>	<b>(242,548)</b>	<b>245,105</b>	2,557	<b>326,217</b>	<b>328,774</b>	<b>571,322</b>

\* assuming net zero