

	2019 Budget		2021 Actual	
Rent	\$ 532,113.60	\$	467,128.00	
Other Income	\$ -	\$	13,640.41	Closing holdbacks, laundry
The Village Bank Grant	\$ -	\$	25,000.00	
Net Effective Income	\$ 532,113.60	\$	513,978.02	
Expenses				
Administrative	\$ 112,997.87	\$	153,841.97	Salaries, benefits, legal, property management, bookkeeping, asset management
Maintenance	\$ 122,387.64	\$	96,094.32	Salaries, materials and supplies, contracts, condo fees
Resident Services	\$ 33,000.00	\$	-	Resident services paid for by NHA's RSD budget in 2021
Replacement Reserve	\$ 66,000.00	\$	50,000.00	
Utilities	\$ 75,579.76	\$	65,765.78	Water, electric, gas
Real Estate Taxes	\$ -	\$	52,246.01	
Insurance	\$ 34,018.47	\$	34,770.69	
Predevelopment Costs	\$ -	\$	3,852.00	
Total Expenses	\$ 443,983.74	\$	464,781.28	
Net Operating Income	\$ 88,129.86	\$	49,196.74	
Debt Service				
The Village Bank	\$ (40,688.49)	\$	(40,416.00)	
Net Cash Flow	\$ 47,441.37	\$	8,780.74	