

Section 13 (A)

2012

HOME Project(s) funding worksheet

ANNUAL OPERATING BUDGET

Project: _____

Developer: _____

<u>REVENUE</u>	Annual	Per Unit
Gross Rent Potential	_____	_____
Other Revenue	_____	_____
Subtotal	_____	_____
Combined VacancyRate	_____	_____
Adjusted Gross Income	\$ _____	_____

OPERATING EXPENSES

Administrative Costs	Annual	
Advertising	_____	_____
Management	_____	_____
Legal/Partnership	_____	_____
Accounting/Audit	_____	_____
Compliance Monitoring	_____	_____
Other	_____	_____
Subtotal	\$ _____	_____

Maintenance	Annual	
Decorating	_____	_____
Repairs	_____	_____
Exterminating	_____	_____
Grounds	_____	_____
Other	_____	_____
Subtotal	\$ _____	_____

Operating	Annual	Per Unit
Elevator	_____	_____
Common Electricity	_____	_____
Water/Sewer	_____	_____
Gas	_____	_____
Trash Removal	_____	_____
Payroll	_____	_____
Payroll Taxes & Fringes	_____	_____
Other	_____	_____
Subtotal	\$ _____	_____

Escrows & Reserves	Annual	
Insurance	_____	_____
Real Estate Taxes	_____	_____
Other Taxes	_____	_____
Replacement Reserve	_____	_____
Other	_____	_____
Subtotal	\$ _____	_____

Total Operating Expenses _____

NET OPERATING INCOME

MORTGAGE

Mortgage Amount _____

Annual Mortgage Pmt _____

Amortization (years) _____

Interest Rate _____

Year 1 Debt Coverage Ratio _____

NET CASH FLOW	Annual	Per Unit
	\$ _____	_____