



BC Housing

BC HOUSING CAPITAL BUDGET FORMAT AND CODINGSOCIETY: **Salvation Army** DATE: **August 22, 2015**PROJECT ADDRESS: **533 Slater Road, Cranbrook**BCH FILE NO.: BCH PROJ REF NO. **93559**

Cost Type (Budget Code)	Budget Description	Total Budget Amount	Revisions	Revised Budget Amount	Budget Category Totals
12100	APPRAISALS/STUDIES	N/A			
12105	Appraisal	5,500	-	5,500	
12110	Market Rent Appraisal	-	-	-	
12115	GST Appraisal	2,500	-	2,500	
12120	Market/Fees Study	-	-	-	
12125	Need & Demand Assessment	-	-	-	
12130	Traffic Study	-	-	-	
	Total Appraisals/Studies				8,000
12150	ACQUISITION AND SERVICING	N/A			
12155	Land Value	500,000	-	500,000	
12160	Offsite Service Costs	125,000	-	125,000	
12165	Environmental Remediation	-	-	-	
12170	Property Transfer Tax	-	-	-	
12171	PTT - Purchase	-	-	-	
12172	PTT - Lease	-	-	-	
12175	Demolition	-	-	-	
12180	Mortgage Buy-out	-	-	-	
	Total Acquisition and Servicing				625,000
12200	MUNICIPAL FEES	N/A			
12201	Municipal Fees	-	-	-	
12205	Building Permit	38,000	-	38,000	
12210	Development Cost Charges	73,914	-	73,914	
12215	Regional Development Cost	-	-	-	
12220	OCP/Rezoning Application	-	-	-	
12225	Subdivision Appl.	-	-	-	
12230	Municipal Connection Fee	125,000	-	125,000	
12235	Building Grade	-	-	-	
12240	Development Permit	300	-	300	
	Total Municipal Fees				237,214
12250	UTILITY FEES	N/A			
12252	Gas Connection Fees	10,000	-	10,000	
12255	Hydro Connection Fees	15,000	-	15,000	
12260	Cable Connection Fees	10,000	-	10,000	
12265	Telephone Connection Fees	10,000	-	10,000	
	Total Utility Fees				45,000
12350	DESIGN CONSULTANTS	N/A			
12355	Architect Contract				
12356	Architect Contract - Sub-Consultants	-	-	-	
12357	Architect Contract - Fees	345,090	-	345,090	
12358	Architect Contract - Disbursements	-	-	-	
12360	Structural	42,000	-	42,000	
12365	Electrical	52,500	-	52,500	
12370	Mechanical	68,250	-	68,250	
12375	Landscape	15,750	-	15,750	
12380	Building Envelope	12,600	-	12,600	
12385	Code Consultant	6,825	-	6,825	
12390	Civil Consultant	23,100	-	23,100	
12395	Certified Professional	-	-	-	
12400	Security Consultant	-	-	-	
12405	Acoustic	3,675	-	3,675	
12410	Kitchen Consultant	8,925	-	8,925	
12415	Interior Designer	-	-	-	
12420	LEEDS Consultant - Commissioning	-	-	-	
	Total Design Consultants				578,715

Cost Type (Budget Code)	Budget Description	Total Budget Amount	Revisions	Revised Budget Amount	Budget Category Totals
12450	CONSULTANTS	N/A			
12455	Development Consultant				
12456	Development Consultant Fees	188,668	-	188,668	
12457	Development Consultant Disbursements	9,433	-	9,433	
12458	Development Consultant Extraordinary Travel	13,141	-	13,141	
12460	Geotechnical	10,000	-	10,000	
12465	Surveyor	15,000	-	15,000	
12470	Topographical Surveyor	-	-	-	
12475	Cost Consultant	20,000	-	20,000	
12480	Environmental Consultant	7,500	-	7,500	
12485	Hazardous Materials Consultant	-	-	-	
12490	Arborist	-	-	-	
12500	Service Delivery Consultant	-	-	-	
12505	Fire Safety Plan	5,000	-	5,000	
12510	Maintenance & Renewal Plan	8,500	-	8,500	
12515	BC Housing Inspector	-	-	-	
12516	BCH Inspector Fees	30,000	-	30,000	
12517	BCH Inspector Disbursements	2,400	-	2,400	
12520	Direct Delivery	-	-	-	
12525	Community Consultant	-	-	-	
	Total Consultants				309,643
12550	MISCELLANEOUS SOFT COST	N/A			
12555	Property Taxes pre IAD	-	-	-	
12560	Utilities pre IAD	-	-	-	
12565	Course of Construction Insurance	72,346	-	72,346	
12570	Professional E&O Insurance	-	-	-	
12575	Society Organizational Expenses	25,000	-	25,000	
12580	Society Legal Fees	8,000	-	8,000	
12585	BC Housing Legal Fees	8,000	-	8,000	
12590	BC Housing Program Sign	2,000	-	2,000	
12595	BC Housing Recoverable Costs	-	-	-	
12600	Maintenance Costs	-	-	-	
12605	Title Fees	-	-	-	
12610	Security pre-construction	-	-	-	
12617	GST Self-Supply	132,418	-	132,418	
	Total Miscellaneous Soft Cost				247,764
12650	BORROWING COSTS	N/A			
12655	Interest pre IAD	51,643	-	51,643	
12660	Loan Admin Fee	2,500	-	2,500	
12665	Mortgage Insurance Fee	5,000	-	5,000	
12670	Loan Fee	52,967	-	52,967	
	Total Borrowing Costs				112,111
12700	CONSTRUCTION	N/A			
12705	Construction Contract 1				
12706	Construction Manager - Pre Con Services	20,000	-	20,000	
12707	Construction Manager	153,000	-	153,000	
12708	Construction Manager Disbursements	7,650	-	7,650	
12709	Support/Service Delivery	-	-	-	
12710	Construction Costs	5,100,000	-	5,100,000	
12720	Construction Contract 2	-	-	-	
12730	Construction Contract 3	-	-	-	
12740	Construction Contract 4	-	-	-	
12750	Landscaping	75,000	-	75,000	
12755	Unit Appliances	8,000	-	8,000	
12760	Common Laundry/Kitchen Equipment	10,000	-	10,000	
12765	Commercial Kitchen Appliances	150,000	-	150,000	
12770	On-Site Security	30,000	-	30,000	
12775	Building Warranty	-	-	-	
	Total Construction				5,553,650

Cost Type (Budget Code)	Budget Description	Total Budget Amount	Revisions	Revised Budget Amount	Budget Category Totals
12800	BUILDING START-UP/COMMISSIONING	N/A			
12805	Project Commissioning	25,000	-	25,000	
12810	Vacancy Loss	26,256	-	26,256	
12815	Marketing	-	-	-	
12820	Common Dining/Furnishings	48,000	-	48,000	
12825	Office Equipment	15,000	-	15,000	
12830	Maintenance Equipment	15,000	-	15,000	
12835	Support Services Equip/Supplies	15,000	-	15,000	
	Total Building Start-up/Commissioning				144,256
12850	CONTINGENCIES	N/A			
12855	Project Contingency	185,386	-	185,386	
12859	Miscellaneous	-	-	-	
	Total Contingencies				185,386
	GROSS BUDGET				8,046,738
12900	DEDUCTIONS	N/A			
12910	Land Equity	500,000	-	500,000	
12920	Equity				
12921	Society Equity Held by BCH	-	-	-	
12922	Society Equity	2,250,000	-	2,250,000	
12940	Grants				
12943	City of Cranbrook	-	-	-	
12944	Regional District	-	-	-	
12945	Bridge Grant	5,296,738	-	5,296,738	
	Total Deductions				8,046,738
	NET CAPITAL BUDGET				-

CAPITAL COST BUDGET NOTES

Project Location:	533 Slater Road, Cranbrook	Date:	August 22, 2015
Project Name:	East Kootenany (Shelter) Housing Project	Rev:	8
Society:	Salvation Army		

Project Statistics:

Building Area:	30,000	Square Feet			
	2,787	Square Metres			
Market Units:	-				
Affordable Units:	40				
Total Unit Count:	40				
	Total Cost	Land	Equity	Total	
Project Cost-Land-Equity	\$ 8,046,738	\$ 500,000	\$ 2,250,000	\$ 5,296,738	
From Cap Copst Budget	\$ 8,046,738				

Cost Type (Budget)	Budget Description	Budget Notes:
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		CALCULATIONS:		TOTAL	
12105	Appraisal			\$ 5,500.00	Estimate
12110	Market Rent Appraisal			\$ -	
12115	GST Appraisal			\$ 2,500.00	
12120	Market/Fees Study			\$ -	
12125	Need & Demand Assessment			\$ -	Estimate
12130	Traffic Study			\$ -	
12155	Land Value			\$ 500,000.00	Based on BC Housing Estimate
12160	Offsite Service Costs			\$ 125,000.00	Estimate
12165	Environmental Remediation			\$ -	
12170	Property Transfer Tax			\$ -	
12171	PTT - Purchase			\$ -	
12172	PTT - Lease			\$ -	
12175	Demolition			\$ -	
12180	Mortgage Buy-out			\$ -	
		Units	Per Unit Cost		
12201	Municipal Fees	40	950	\$ -	
12205	Building Permit			\$ 38,000.00	Estimate - \$950 per unit ~ 2015 rates
		Per Sq Metre Rate	Per Square Metre		
12210	Development Cost Charges	\$ 26.52	2,787	\$ 73,913.63	Institutional rate
12215	Regional Development Cost	\$ -	-	\$ -	
12220	OCP/Rezoning Application			\$ -	Site is Zoned
12225	Subdivision Appl.			\$ -	
12230	Municipal Connection Fee			\$ 125,000.00	Estimate
12235	Building Grade			\$ -	
12240	Development Permit			\$ 300.00	
12252	Gas Connection Fees			\$ 10,000.00	
12255	Hydro Connection Fees			\$ 15,000.00	Estimate
12260	Cable Connection Fees			\$ 10,000.00	
12265	Telephone Connection Fees			\$ 10,000.00	Estimate
		Fees	Expenses		
12356	Architect Contract - Sub-Consultants	\$ -	\$ -	\$ -	
12357	Architect Contract - Fees	\$ 310,090	\$ 35,000	\$ 345,090.00	
12358	Architect Contract - Disbursements	\$ -	\$ -	\$ -	
12360	Structural	\$ 40,000	\$ 2,000.00	\$ 42,000.00	
12365	Electrical	\$ 50,000	\$ 2,500.00	\$ 52,500.00	
12370	Mechanical	\$ 65,000	\$ 3,250.00	\$ 68,250.00	
12375	Landscape	\$ 15,000	\$ 750.00	\$ 15,750.00	
12380	Building Envelope	\$ 12,000	\$ 600.00	\$ 12,600.00	
12385	Code Consultant	\$ 6,500	\$ 325.00	\$ 6,825.00	
12390	Civil Consultant	\$ 22,000	\$ 1,100.00	\$ 23,100.00	
12395	Certified Professional	\$ -	\$ -	\$ -	
12400	Security Consultant	\$ -	\$ -	\$ -	
12405	Acoustic	\$ 3,500	\$ 175.00	\$ 3,675.00	
12410	Kitchen Consultant	\$ 8,500	\$ 425.00	\$ 8,925.00	
12415	Interior Designer	\$ -	\$ -	\$ -	
12420	LEEDS Consultant - Commissioning			\$ -	
		Percentage	Cap Cost Budget		
12456	Development Consultant Fees	2.50%	7,546,738	\$ 188,668.45	As per DC Matrix (Total minus land)

CAPITAL COST BUDGET NOTES

12457	Development Consultant Disbursements	5.00%	\$ 188,668	\$ 9,433.42	
		Trips	Trip Per Diem		
12458	Development Consultant Extraordinary Travel	17	\$ 773	\$ 13,141.00	
12460	Geotechnical			\$ 10,000.00	<i>Estimate</i>
12465	Surveyor			\$ 15,000.00	<i>Estimate ~ Subdivision?</i>
12470	Topographical Surveyor			\$ -	
12475	Cost Consultant			\$ 20,000.00	<i>Estimate</i>
12480	Environmental Consultant			\$ 7,500.00	
12485	Hazardous Materials Consultant			\$ -	
12490	Arborist			\$ -	
12500	Service Delivery Consultant			\$ -	
12505	Fire Safety Plan			\$ 5,000.00	<i>Contractors Responsibility</i>
12510	Maintenance & Renewal Plan			\$ 8,500.00	
12515	BC Housing Inspector			\$ -	
12516	BCH Inspector Fees			\$ 30,000.00	
		Percentage	Fee		
12517	BCH Inspector Disbursements	8%	\$ 30,000.00	\$ 2,400.00	
12520	Direct Delivery			\$ -	
12525	Community Consultant			\$ -	
		Mill Rate	Per/1000	Project Cost	
12555	Property Taxes pre IAD	\$ -	1,000	\$8,046,738	\$ -
12560	Utilities pre IAD				\$ -
	<u>Monthly Course of Construction:</u>	Project Cost	100	Rate	
		\$8,046,738	100	0.063	\$ 5,069
					<i>Monthly Course of Construction: Total costs/100 x .063</i>
					<i>"Total Course of Construction": Monthly course of construction cost x month</i>
A	<u>Total Course of Construction</u>	MCC	Months		
		\$5,069.44	10	\$	50,694
					<i>"Wrap up" Insurance: Total Project cost divided by 1000 x 2.50</i>
					<i>Total Insurance Pre-IAD Cost: "Wrap Up" plus "Total Course of Construction"</i>
B	<u>Wrap-up Liability Insurance</u>	Marsh Total	1000	Rate	
		\$5,632,717	\$1,000	2.50	\$ 14,082
C	<u>March Fee</u>		<i>For entire term</i>		\$ 2,500
12565	Course of Construction Insurance		TOTAL:	\$ 72,346	\$ 72,345.69
12570	Professional E&O Insurance				\$ -
12575	Society Organizational Expenses				\$ 25,000.00
12580	Society Legal Fees				\$ 8,000.00
12585	BC Housing Legal Fees				\$ 8,000.00
12590	BC Housing Program Sign				\$ 2,000.00
12595	BC Housing Recoverable Costs				\$ -
12600	Maintenance Costs				\$ -
12605	Title Fees				\$ -
12610	Security pre-construction				\$ -
		Rate	Project Cost		
12617	GST Self-Supply	2.50%	5,296,738	\$ 132,418.45	<i>Should be less if CBT/SA Money in first</i>
		Project Cost	Interest	Months	Construction Period
12655	Interest pre IAD	5,296,738	1.80%	12	13
12660	Loan Admin Fee				\$ 51,643.20
12665	Mortgage Insurance Fee				\$ 2,500.00
					\$ 5,000.00
		Rate	Project Cost		
12670	Loan Fee	1.00%	5,296,738	\$ 52,967.38	
		Rate	Months		
	Construction Manager - Pre Con Services	5,000	4	\$ 20,000.00	<i>Needed/ Without LEED?</i>
		Rate	Construction Cost		
12707	Construction Manager	3.00%	5,100,000	\$ 153,000.00	
12708	Construction Manager Disbursements	5.00%	\$ 153,000	\$ 7,650.00	
12709	Support/Service Delivery			\$ -	
		\$/Sq.Ft	Square feet		
12710	Construction Costs	\$ 170	30,000	\$ 5,100,000.00	<i>BC Housing Cost Target for the area ~ No LEED</i>
12720	Construction Contract 2			\$ -	
12730	Construction Contract 3			\$ -	
12740	Construction Contract 4			\$ -	
12750	Landscaping			\$ 75,000.00	<i>Partial Site</i>
		Unit Cost	Units		
12755	Unit Appliances	\$ 200	40	\$ 8,000.00	<i>SOR:Bar Fridge</i>
	Common Laundry/Kitchen				
12760	Equipment	\$ 2,000	5	\$ 10,000.00	<i>Commercial Washer/Dryer</i>
12765	Commercial Kitchen Appliances			\$ 150,000.00	
12770	On-Site Security			\$ 30,000.00	<i>Estimate</i>
12775	Building Warranty			\$ -	
12805	Project Commissioning			\$ 25,000.00	<i>Estimate</i>
		Percentage	Months	Operating Amount	
12810	Vacancy Loss	8.00%	12	\$ 27,350	\$ 26,256.00

CAPITAL COST BUDGET NOTES

12815	Marketing			\$	-	
		Units	Rate			
12820	Common Dining/Furnishings	40	\$ 1,200	\$	48,000.00	<i>Estimate</i>
12825	Office Equipment			\$	15,000.00	<i>Estimate</i>
12830	Maintenance Equipment			\$	15,000.00	
12835	Support Services Equip/Supplies			\$	15,000.00	
		Percentage	Project Costs			
12855	Project Contingency	3.50%	\$ 5,296,738	\$	185,385.83	
12859	Miscellaneous			\$	-	
				<i>CHECK</i>	\$ 8,046,738.05	\$
						<i>From Capital Cost Budget</i>
						<i>8,046,738.05</i>
12910	Land Equity			\$	500,000.00	
12921	Society Equity Held by BCH			\$	-	
12922	Society Equity			\$	2,250,000.00	
12943	City of Cranbrook			\$	-	
12944	Regional District			\$	-	
12945	Bridge Grant			\$	5,296,738.05	<i>Total minus equity</i>

533 Slater Road, Cranbrook

Operating Target Costs:

Date: **August 22, 2015**

Mortgage	\$0
Gross Gross Floor Area (GFA)	30000
No. Of Units	40

Housing Expenses		BC Housing Benchmark (\$)	Project Per Unit/Month	Monthly	Total Cost	Notes:
1	Housing Administration	83.00	83.00	3,320	39,840	
2	Maintenance	152.00	152.00	6,080	72,960	
3	Audit Fees	9.00	9.00	360	4,320	
4	Insurance	19.00	19.00	760	9,120	
5	Property Taxes	6.00	45.00	1,800	21,600	
6	Utilities	89.00	89.00	3,560	42,720	
7	Replacement Reserve Provision	53.00	53.00	2,120	25,440	
8	Land Lease, Rent, Strata Fees, etc.	-	-	-	-	
9	Contingency for Vacancy Loss	6.00	6.00	240	2,880	
Total for Housing		417.00	456.00	14,920	179,040	

Support Services Expenses (If Applicable)		BC Housing Benchmark (\$)	Project Per Unit/Month	Monthly	Total Cost	Notes:
1	Housekeeping and Laundry	110.00	-	-	-	
2	Food Services - (12\$/shelter person) Assumes 12	258.54	360.00	4,320	51,840	Based on 12 shelter units
3	Support Services Supplies incl Cable	16.00	-	-	-	
4	Replacment of Support Service Related FFE	-	-	-	-	
Sub total for Support Service Expenses		-	-	4,320	51,840	
5	Staffing:					
5A	Ministry Director		67.59	2,703.51	32,442	
5B	Security		201.57	8,062.87	96,754	
5C	Janitor		55.45	2,218.13	26,618	
5D	Weekend Cook (SA CONTRIBUTION)		-	-	-	
5E	Shelter Worker		135.60	5,424.17	65,090	
5F	Transitional HSG		68.25	2,730.00	32,760	
5G	Administration		85.31	3,412.50	40,950	
Total Support Service Staff Costs		-	613.78	21,847.66	294,613.99	
Support Service Administration at 10%		-	-	-	-	
Total Support Services Expenses		-	613.78	26,167.66	346,453.99	

RENT TABLE

Project Location: 533 Slater Road, Cranbrook **Date:** August 22, 2015
Project Name: East Kootenany (Shelter) Housing Project
Society: Salvation Army

Unit Type	Beds	Form	Area	1st Floor			2nd Floor			3rd Floor			4th Floor			TOTAL UNITS	TOTAL RENT
				Units	Rent	Total Rent	Units	Rent	Total Rent	Units	Rent	Total Rent	Units	Rent	Total Rent		
1	1	SOR - Apartment	350	4	\$ 375.00	\$ 1,500.00	14	\$ 375.00	\$ 5,250.00	10	\$ 375.00	\$ 3,750.00	10	\$ 375.00	\$ 3,750.00	38	\$ 14,250.00
2	1	Family Apartment	720	1	\$ 500.00	\$ 500.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 500.00
3	2	Shelter (12 beds)	936	1	\$ 12,600.00	\$ 12,600.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 12,600.00
4	2	Apartment	0	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -
5	2	Apartment	0	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -
A	3	Townhouse	0	0	\$ -	\$ -										0	\$ -
B	4	Townhouse	0	0	\$ -	\$ -										0	\$ -
C	5	Townhouse	0	0	\$ -	\$ -										0	\$ -
TOTALS				6		\$ 14,600.00	14	\$375.00	\$5,250.00	10	\$375.00	\$3,750.00	10	\$375.00	\$3,750.00	40	\$ 27,350.00

Summary	Apartment Totals:					Townhouses:			TOTALS	CPI % Check
	SORs	Family Trans	Shelter	4	5	A	B	C		
Total #: Market Units	-	-	-	-	-	-	-	-	0	0%
Total #: Affordable Units	38	1	1	-	-	-	-	-	40	100%
Total #: Units	38	1	1	-	-	-	-	-	40	
Total Net Residential Area	13,300	720	936	-	-	-	-	-	14,956	
Total Revenue: Market Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue: Affordable Units	\$ 14,250.00	\$ 500.00	\$ 12,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,350.00	
Total Revenue: All Units	\$ 14,250.00	\$ 500.00	\$ 12,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,350.00	

PROJECT CASH FLOW - RENTAL

Pro Forma Income Projections	Total Units:	40		Date: August 22, 2015
	Shelter Units:	12		

Project Location: **533 Slater Road, Cranbrook**
 Project Name: **East Kootenany (Shelter) Housing Project**
 Society: **Salvation Army**

Estimated Growth Rates:	Percentage:
Rents	0.00%
Energy	2.00%
Operating Expenses	0.03%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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Housing Only

Units	Form		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
0	Market		-	-	-	-	-	-	-	-	-	-	
40	Affordable (38 units/1 Family/8 Shelter Beds)		27,350.00	328,200.00	328,200.00	328,200.00	328,200.00	328,200.00	328,200.00	328,200.00	328,200.00	328,200.00	
	Equity from Society Donations		-	-	-	-	-	-	-	-	-	-	\$0.00
	Operating Bridge Funding		275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	\$2,750,000.00
	Other Income - Parking		-	-	-	-	-	-	-	-	-	-	
Gross Revenue Sub-Total			603,200.00	603,200.00	603,200.00	603,200.00	603,200.00	603,200.00	603,200.00	603,200.00	603,200.00	603,200.00	
9	Less Vacancy @	6.00	6.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	No increase
Gross Revenue Total			600,320.00	600,320.00	600,320.00	600,320.00	600,320.00	600,320.00	600,320.00	600,320.00	600,320.00	600,320.00	

	Housing Expenses	BCH PUPM	Project PUPM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
1	Housing Administration	83.00	83.00	39,840.00	39,840.00	39,840.00	39,840.00	39,840.00	39,840.00	39,840.00	39,840.00	39,840.00	39,840.00	No increase
2	Maintenance	152.00	152.00	72,960.00	72,960.00	72,960.00	72,960.00	72,960.00	72,960.00	72,960.00	72,960.00	72,960.00	72,960.00	No increase
3	Audit Fees	9.00	9.00	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	No increase
4	Insurance	19.00	19.00	9,120.00	9,120.00	9,120.00	9,120.00	9,120.00	9,120.00	9,120.00	9,120.00	9,120.00	9,120.00	No increase
5A	Property Taxes - market units	-	-	-	-	-	-	-	-	-	-	-	-	
5B	Property Taxes - affordable units	6.00	45.00	21,600.00	21,605.40	21,610.80	21,616.20	21,621.61	21,627.01	21,632.42	21,637.83	21,643.24	21,648.65	0.025%
6	Utilities	89.00	89.00	42,720.00	43,574.40	44,445.89	45,334.81	46,241.50	47,166.33	48,109.66	49,071.85	50,053.29	51,054.35	2.000%
7	Replacement Reserve Provision	53.00	53.00	25,440.00	25,440.00	25,440.00	25,440.00	25,440.00	25,440.00	25,440.00	25,440.00	25,440.00	25,440.00	No increase
8	Land Lease, Rent, Starta Fees, ect.	-	-	-	-	-	-	-	-	-	-	-	-	
Total Housing Only			411.00	450.00	216,000.00	216,859.80	217,736.69	218,631.01	219,543.11	220,473.35	221,422.08	222,389.68	223,376.53	224,383.00
Net Housing Operating Income				384,320.00	383,460.20	382,583.31	381,688.99	380,776.89	379,846.65	378,897.92	377,930.32	376,943.47	375,937.00	
Annual Debt Service - Rental				-	-	-	-	-	-	-	-	-	-	Retired Mortgage
Cash Flow - Rental				384,320.00	383,460.20	382,583.31	381,688.99	380,776.89	379,846.65	378,897.92	377,930.32	376,943.47	375,937.00	\$3,802,384.76

Support Services Expenses

	Operating Expenses/Staffing	BCH PUPM	Project PUPM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
1	Housekeeping and Laundry	110.00	-	-	-	-	-	-	-	-	-	-	-	
2	Food Services - (12\$/shelter person) Assumes 12	258.54	360.00	51,840.00	51,852.96	51,865.92	51,878.89	51,891.86	51,904.83	51,917.81	51,930.79	51,943.77	51,956.76	0.025%
3	Support Services Supplies incl Cable	16.00	-	-	-	-	-	-	-	-	-	-	-	
4	Replacement of Support Service Related FFE	-	-	-	-	-	-	-	-	-	-	-	-	
Sub total for Support Service Expenses			384.54	360.00	51,840.00	51,852.96	51,865.92	51,878.89	51,891.86	51,904.83	51,917.81	51,930.79	51,943.77	51,956.76
5	Staffing:	-	-	-	-	-	-	-	-	-	-	-	-	
5A	Ministry Director	-	67.59	32,442.06	32,450.17	32,458.28	32,466.40	32,474.51	32,482.63	32,490.75	32,498.88	32,507.00	32,515.13	0.025%
5B	Security	-	201.57	96,754.41	96,778.60	96,802.79	96,826.99	96,851.20	96,875.41	96,899.63	96,923.86	96,948.09	96,972.32	0.025%
5C	Janitor	-	55.45	26,617.50	26,624.15	26,630.81	26,637.47	26,644.13	26,650.79	26,657.45	26,664.12	26,670.78	26,677.45	0.025%
5D	Weekend Cook (SA CONTRIBUTION)	-	-	-	-	-	-	-	-	-	-	-	-	0.025%
5E	Shelter Worker	-	135.60	65,090.03	65,106.30	65,122.57	65,138.85	65,155.14	65,171.43	65,187.72	65,204.02	65,220.32	65,236.62	0.025%
5F	Transitional HSG	-	68.25	32,760.00	32,768.19	32,776.38	32,784.58	32,792.77	32,800.97	32,809.17	32,817.37	32,825.58	32,833.78	0.025%
5G	Administration	-	85.31	40,950.00	40,960.24	40,970.48	40,980.72	40,990.97	41,001.21	41,011.46	41,021.72	41,031.97	41,042.23	0.025%
Total Support Service Staff Costs			-	613.78	294,613.99	294,687.65	294,761.32	294,835.01	294,908.72	294,982.44	295,056.19	295,129.95	295,203.74	295,277.54
Total Support Services Expenses			973.78	346,453.99	346,540.61	346,627.24	346,713.90	346,800.58	346,887.28	346,974.00	347,060.74	347,147.51	347,234.29	
Net Operating Expenses and Staffing				37,866.01	36,919.59	35,956.07	34,975.09	33,976.31	32,959.38	31,923.92	30,869.58	29,795.97	28,702.70	\$333,944.62