



Dwelling Place NPHC Global Properties & Rel  
Period = Jun 2019

	Kelsey Apartments		LCH36		Martineau Holdings		Midtown Village		New Hope Homes		Pine Avenue		Reflections		Roosevelt		Verne Barry		Villa Esperanza		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
<b>400020 INCOME/REVENUE</b>	<b>14 Units</b>		<b>49 Units</b>		<b>23 Units</b>		<b>30 Units</b>		<b>12 Units</b>			<b>60 Units</b>		<b>52 Units</b>		<b>116 Units</b>		<b>40 Units</b>			
409110 RENTAL INCOME																					
409120 GROSS RESIDENTIAL RENT POTENTIAL	56,892	56,892	218,760	218,688	105,774	105,774	124,020	124,020	45,804	45,804	0	0	297,000	297,000	199,036	204,252	419,640	415,512	173,200	174,372	
409120 RENTAL GAIN/LOSS	(577)	(969)	(529)	(296)	(1,223)	(1,535)	(1,426)	(598)	(2,081)	(2,097)	0	0	(308)	0	918	0	(10)	0	0	0	
409990 TOTAL GROSS RENT POTENTIAL	56,315	55,923	218,231	218,392	104,551	104,239	122,594	123,422	43,723	43,707	0	0	296,692	297,000	199,954	204,252	419,630	415,512	173,200	174,372	
410200 COMMERCIAL INCOME	9,984	9,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
410210 COMMERCIAL INCOME- RELATED PAR	0	0	19,245	19,244	5,658	5,658	0	0	0	0	0	0	0	0	0	0	28,278	28,554	0	0	
410300 LESS: VACANCY LOSS	(4,368)	(1,956)	(9,110)	(8,844)	(4,028)	(3,198)	(2,599)	(1,290)	(1,203)	(750)	0	0	(4,762)	(3,798)	(12,245)	(11,502)	(14,802)	(3,396)	(1,370)	(3,792)	
410400 LESS: CONCESSIONS	(77)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NET RENTAL INCOME	61,854	63,951	228,366	228,792	106,181	106,699	119,995	122,132	42,520	42,957	0	0	291,930	293,202	187,709	192,750	433,106	440,670	171,830	170,580	
412299 INTEREST & DIVIDEND INCOME	471	336	158	0	398	168	10,161	15,258	125	60	0	0	33,604	40,026	90	0	32,860	41,268	110	60	
402950 CONTRIBUTIONS/GRANTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
404900 GOVERNMENT FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,500	64,925	0	0	
OTHER MISCELLANEOUS INCOME	1,065	1,074	2,455	2,766	4,328	4,626	150	66	375	702	0	0	1,052	1,020	665	516	1,605	1,914	815	966	
OTHER INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>499900 TOTAL INCOME/REVENUE</b>	<b>63,390</b>	<b>65,361</b>	<b>230,979</b>	<b>231,558</b>	<b>110,907</b>	<b>111,493</b>	<b>130,306</b>	<b>137,456</b>	<b>43,020</b>	<b>43,719</b>	<b>0</b>	<b>0</b>	<b>326,586</b>	<b>334,248</b>	<b>188,464</b>	<b>193,266</b>	<b>529,071</b>	<b>548,777</b>	<b>172,755</b>	<b>171,606</b>	
600000 EXPENSES																					
601900 SALARIES	5,961	6,954	27,290	30,750	10,934	13,236	28,232	27,702	6,124	7,092	0	0	37,522	37,212	31,845	32,274	69,827	78,714	21,227	20,874	
602900 BENEFITS	1,975	1,680	7,919	8,076	3,524	3,048	1,386	1,836	1,809	1,698	0	0	9,812	10,542	4,695	4,644	7,025	12,978	4,675	2,070	
603900 PAYROLL TAX	638	882	2,843	3,768	1,166	1,668	2,981	3,168	657	894	0	0	3,820	4,338	3,245	3,684	7,572	9,582	2,228	2,412	
604900 CONTRACT LABOR	1,564	0	13,671	1,272	3,824	0	3,135	2,648	2,218	0	0	0	0	35,371	37,332	34,409	25,038	56,178	61,194	3,156	2,544
610900 FEES AND SERVICES	15,136	13,721	33,851	29,741	10,309	8,772	24,406	28,671	9,237	6,792	0	0	109,103	106,792	43,336	28,704	102,495	105,462	29,382	26,820	
621900 UTILITIES	7,500	6,048	29,772	31,446	12,478	11,214	16,114	16,038	3,986	4,602	0	0	34,089	32,958	53,336	33,510	113,843	116,545	16,584	15,972	
626990 MAINTENANCE & REPAIRS	7,777	10,776	42,099	45,295	26,766	22,470	22,407	26,690	8,564	15,286	0	0	56,443	45,492	29,163	22,722	85,811	86,733	29,389	28,781	
627920 MORTGAGE AND CONSTRUCTION INT	6,074	6,018	0	0	17,299	17,299	6,662	6,663	0	0	0	0	13,413	13,413	0	0	0	0	23,890	23,735	
627955 INSURANCE	3,967	4,374	15,042	14,016	5,396	7,842	8,787	9,219	3,307	3,282	0	0	16,908	16,362	13,758	13,998	15,725	16,287	7,663	8,148	
627970 TAXES	0	0	0	0	0	0	8,405	8,430	0	0	0	0	0	0	0	0	0	0	0	0	
628900 ADMINISTRATIVE SUPPLIES	406	504	1,822	1,674	1,960	792	953	1,038	528	525	0	0	2,904	3,456	3,763	2,436	3,333	4,812	1,076	834	
630900 EMPLOYEE DEVELOPMENT	18	66	106	210	31	132	129	84	16	72	0	0	925	436	153	126	142	420	330	198	
633900 BAD DEBT	0	1,140	12,065	7,908	0	1,056	0	0	0	702	0	0	997	412	4,935	1,452	2,656	3,804	0	1,248	
635900 OTHER EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
638900 MISCELLANEOUS EXPENSE	0	0	232	0	0	0	0	0	0	0	0	0	0	4,109	4,104	0	0	0	7,030	2,502	
<b>699900 TOTAL EXPENSES</b>	<b>51,017</b>	<b>52,163</b>	<b>186,714</b>	<b>174,156</b>	<b>93,688</b>	<b>87,529</b>	<b>123,597</b>	<b>132,186</b>	<b>36,446</b>	<b>40,945</b>	<b>0</b>	<b>0</b>	<b>321,307</b>	<b>308,746</b>	<b>226,746</b>	<b>172,692</b>	<b>464,605</b>	<b>496,531</b>	<b>146,630</b>	<b>136,138</b>	
<b>700000 NET OPERATING INCOME BEFORE</b>	<b>12,373</b>	<b>13,198</b>	<b>44,265</b>	<b>57,402</b>	<b>17,218</b>	<b>23,964</b>	<b>6,709</b>	<b>5,270</b>	<b>6,574</b>	<b>2,773</b>	<b>0</b>	<b>0</b>	<b>5,279</b>	<b>25,502</b>	<b>(38,282)</b>	<b>20,574</b>	<b>64,466</b>	<b>52,246</b>	<b>26,124</b>	<b>35,468</b>	
<b>899900 OTHER INCOME AND EXPENSES</b>	<b>86,463</b>	<b>86,464</b>	<b>235,534</b>	<b>235,228</b>	<b>112,952</b>	<b>112,952</b>	<b>168,116</b>	<b>168,116</b>	<b>1,456</b>	<b>776</b>	<b>0</b>	<b>0</b>	<b>193,006</b>	<b>228,514</b>	<b>303,660</b>	<b>303,660</b>	<b>413,750</b>	<b>413,750</b>	<b>15,542</b>	<b>14,968</b>	
<b>899999 NET INCOME</b>	<b>(74,090)</b>	<b>(73,265)</b>	<b>(191,270)</b>	<b>(177,826)</b>	<b>(95,734)</b>	<b>(88,988)</b>	<b>(161,407)</b>	<b>(162,846)</b>	<b>5,118</b>	<b>1,997</b>	<b>0</b>	<b>0</b>	<b>(187,727)</b>	<b>(203,012)</b>	<b>(341,942)</b>	<b>(283,086)</b>	<b>(349,284)</b>	<b>(361,504)</b>	<b>10,583</b>	<b>20,500</b>	
<b>Cash Flows from Operating activities</b>																					
Depreciation and Amortization	71,987		186,244		112,952		166,382		680		0		192,753		275,444		314,879		15,542		
Amortization of Financing Fees	315		0		0		1,734		0		0		253		0		0		0		
Unrealized gain on trading securities	0		0		0		0		0		0		0		0		0		0		
<b>Changes in operating accounts</b>																					
Accounts receivable	1,743		4,884		20		82		(2,679)		0		(264)		5,952		38,567		845		
Prepaid expenses	(560)		(15,808)		5,277		8,787		3,069		0		(17,278)		1,581		15,640		7,561		
Tenant security deposits	1,108		199		1,807		296		(33)		0		(403)		120		(209)		(746)		
Accounts payable	(22,573)		(28,144)		(4,384)		(8,939)		(41,607)		316,173		(27,781)		40,453		(11,111)		26,990		
Accrued liabilities	13,800		47,806		(641)		(6,512)		499		0		(1,756)		26,621		95,205		(969)		
Deferred revenue	776		(787)		824		(901)		(116)		0		402		(655)		1,336		(705)		
<b>Net cash provided/used by operating activities</b>	<b>(7,494)</b>		<b>3,124</b>		<b>20,121</b>		<b>(478)</b>		<b>(35,069)</b>		<b>316,173</b>		<b>(41,803)</b>		<b>7,575</b>		<b>105,024</b>		<b>59,100</b>		
<b>Cash flows from Investing activities</b>																					
Change in restricted cash-designated accounts and escrows	0		(7,952)		0		(29,444)		0		0		(15,402)		(8,124)		(76,754)		(24,909)		
Change in cash restricted for current construction	0		0		0		0		0		4,379		0		0		0		0		
Purchase of property and equipment	0		0		0		0		0		(1,136,567)		0		0		0		(11,314)		
Net change in trading securities	0		0		0		0		0		0		0		0		0		0		
Change in investments	0		0		0		0		0		0		0		0		0		0		
<b>Net cash provided/used by investing activities</b>	<b>0</b>		<b>(7,952)</b>		<b>0</b>		<b>(29,444)</b>		<b>0</b>		<b>(1,132,188)</b>		<b>(15,402)</b>		<b>(8,124)</b>		<b>(76,754)</b>		<b>(36,223)</b>		
<b>Cash Flows from Financing activities</b>																					
Payments on long-term debt	(27,122)		(587,963)		(14,109)		(1,085)		0		0		(1,134)		12,956		0		(15,396)		
Long-term borrowing	0		0		0		0		0		816,015		0		0		0		0		
Partners' distributions	0		0		0		0		0		0		(15,400)		0		0		0		
Contributed capital	0		606,638		0		0		37,580		0		0		0		0		0		
<b>Net</b>																					

**Dwelling Place NPHC Global Properties & Rel**  
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	Westshore/Whitehal		Weston Apartments		White River		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
<b>400020 INCOME/REVENUE</b>	<b>48 Units</b>		<b>190 Units</b>		<b>31 Units</b>			
409110 RENTAL INCOME								
409120 GROSS RESIDENTIAL RENT POTENTIAL	173,520	173,520	898,196	896,390	148,728	148,728	4,102,842	4,101,958
409120 RENTAL GAIN/LOSS	234	0	0	0	0	0	(9,445)	(9,934)
409990 TOTAL GROSS RENT POTENTIAL	173,754	173,520	898,196	896,390	148,728	148,728	4,093,397	4,092,024
410200 COMMERCIAL INCOME	0	0	0	0	0	0	9,984	9,984
410210 COMMERCIAL INCOME- RELATED PAR	0	0	23,130	22,762	0	0	236,032	236,362
410300 LESS: VACANCY LOSS	(7,633)	(7,950)	(27,417)	(19,848)	66	(6,042)	(149,706)	(116,598)
410400 LESS: CONCESSIONS	(348)	0	0	0	0	0	(1,091)	(258)
NET RENTAL INCOME	165,773	165,570	893,909	899,304	148,794	142,686	4,188,616	4,221,514
412299 INTEREST & DIVIDEND INCOME	537	204	3,698	1,056	545	774	154,488	165,822
402950 CONTRIBUTIONS/GRANTS	0	0	0	0	0	0	305	0
404900 GOVERNMENT FUNDING	0	0	0	0	0	0	375,704	378,688
OTHER MISCELLANEOUS INCOME	1,550	1,500	10,534	10,110	1,074	1,128	36,764	39,666
OTHER INCOME	0	0	490	0	0	0	1,578	24
<b>499900 TOTAL INCOME/REVENUE</b>	<b>167,860</b>	<b>167,274</b>	<b>908,630</b>	<b>910,470</b>	<b>150,413</b>	<b>144,588</b>	<b>4,757,454</b>	<b>4,805,714</b>
600000 EXPENSES								
601900 SALARIES	28,914	27,744	99,094	103,938	17,674	19,614	536,139	591,624
602900 BENEFITS	2,847	4,080	13,865	19,464	1,904	3,084	91,306	120,624
603900 PAYROLL TAX	3,284	3,666	10,950	12,870	1,986	2,532	56,942	72,066
604900 CONTRACT LABOR	0	0	108,145	108,096	0	0	456,752	434,384
610900 FEES AND SERVICES	29,224	29,844	114,455	106,176	28,233	29,915	842,314	800,026
621900 UTILITIES	16,914	15,720	99,659	110,934	10,479	11,874	709,026	703,883
626990 MAINTENANCE & REPAIRS	28,930	25,182	126,503	168,922	17,100	21,212	735,248	742,049
627920 MORTGAGE AND CONSTRUCTION INT	8,486	8,388	61,316	60,947	26,349	26,086	204,196	202,393
627955 INSURANCE	12,987	11,556	43,244	42,402	7,641	6,858	236,755	239,335
627970 TAXES	25,355	25,355	0	0	14,836	15,100	58,077	58,365
628900 ADMINISTRATIVE SUPPLIES	1,767	2,286	5,795	6,282	1,291	2,376	37,144	42,747
630900 EMPLOYEE DEVELOPMENT	597	270	1,385	1,038	587	480	6,624	4,716
633900 BAD DEBT	632	2,424	29,421	7,500	186	1,734	72,713	50,446
635900 OTHER EXPENSES	0	0	0	0	0	0	211,748	208,439
638900 MISCELLANEOUS EXPENSE	0	0	0	0	0	0	13,988	8,976
<b>699900 TOTAL EXPENSES</b>	<b>159,937</b>	<b>156,515</b>	<b>713,831</b>	<b>748,569</b>	<b>128,267</b>	<b>140,865</b>	<b>4,268,970</b>	<b>4,280,074</b>
<b>700000 NET OPERATING INCOME BEFORE</b>	<b>7,923</b>	<b>10,759</b>	<b>194,799</b>	<b>161,901</b>	<b>22,146</b>	<b>3,723</b>	<b>488,484</b>	<b>525,640</b>
<b>899900 OTHER INCOME AND EXPENSES</b>	<b>54,238</b>	<b>54,238</b>	<b>227,944</b>	<b>232,628</b>	<b>34,783</b>	<b>34,784</b>	<b>2,776,537</b>	<b>3,024,430</b>
<b>899999 NET INCOME</b>	<b>(46,314)</b>	<b>(43,478)</b>	<b>(33,146)</b>	<b>(70,727)</b>	<b>(12,637)</b>	<b>(31,061)</b>	<b>(2,288,052)</b>	<b>(2,498,790)</b>
<b>Cash Flows from Operating activities</b>								
Depreciation and Amortization	50,888		203,092		33,878		2,621,564	
Amortization of Financing Fees	0		2,524		0		6,566	
Unrealized gain on trading securities	0		0		0		(110,568)	
<b>Changes in operating accounts</b>								
Accounts receivable	(38,390)		6,217		(216)		106,678	
Prepaid expenses	(2,271)		43,108		(1,320)		27,987	
Tenant security deposits	(223)		(1,085)		(214)		630	
Accounts payable	73,489		46,746		(3,748)		1,318,017	
Accrued liabilities	1,661		16,825		(113)		294,846	
Deferred revenue	14,348		(4,727)		298		21,705	
<b>Net cash provided/used by operating activities</b>	<b>53,187</b>		<b>279,554</b>		<b>15,929</b>		<b>1,999,372</b>	
<b>Cash flows from Investing activities</b>								
Change in restricted cash-designated accounts and escrows	(3,699)		(112,998)		(6,926)		(366,381)	
Change in cash restricted for current construction	0		0		0		(195,964)	
Purchase of property and equipment	0		(37,776)		0		(5,440,811)	
Net change in trading securities	0		0		0		3	
Change in investments	0		0		0		14,109	
<b>Net cash provided/used by investing activities</b>	<b>(3,699)</b>		<b>(150,775)</b>		<b>(6,926)</b>		<b>(5,989,045)</b>	
<b>Cash Flows from Financing activities</b>								
Payments on long-term debt	(14,741)		(35,180)		(9,603)		(722,326)	
Long-term borrowing	0		0		0		2,660,288	
Partners' distributions	0		0		0		(40,586)	
Contributed capital	0		0		0		2,190,815	
<b>Net cash provided/used by financing activities</b>	<b>(14,741)</b>		<b>(35,180)</b>		<b>(9,603)</b>		<b>4,088,191</b>	
<b>Net (decrease) increase in cash and cash equiv:</b>	<b>34,747</b>		<b>93,599</b>		<b>(600)</b>		<b>98,519</b>	
Cash and Cash equivalents at Beginning of Year	55,756		179,329		37,249		1,600,802	
<b>CASH AND CASH EQUIVALENTS AT END OF PERI</b>	<b>90,503</b>		<b>272,928</b>		<b>36,649</b>		<b>1,699,321</b>	
Vacancy Loss	4%		3%		0%		4%	
Total Economic Vacancy(Vacancy and Bad Debt)	5%		6%		0%		5%	
Total Economic Vacancy Goals	5%	5%	3%	3%	4%	4%	5%	5%
A/R goal limit(percent of monthly GRP)	8%	8%	10%	10%	8%	8%	5%	5%