

Dwelling Place Community Land Trust
2020-2024 Operating Budget Projections

		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Portfolio											
New Hope, Martineau and Grandville Unit Transition		15	5	7	8	10	0	0	0	0	0
Annual number of New CLT units		0	20	15	15	15	15	15	15	15	15
Cumulative number of homes & homeowners		15	40	62	85	110	125	140	155	170	185
Revenue											
Portfolio Revenue											
	Monthly										
Ground Lease Fees - Homeowners	\$100	\$ 9,000	\$ 21,000	\$ 52,200	\$ 79,200	\$ 108,000	\$ 132,000	\$ 150,000	\$ 168,000	\$ 186,000	\$ 204,000
Ground Lease Fees - Dwelling Place	\$100	\$ 18,000	\$ 29,750	\$ 21,250	\$ 11,600	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
Earned Fee Revenue											
	Per Home										
Sales Fee for Each Home Sold	\$ 2,000	\$ 30,000	\$ 50,000	\$ 44,000	\$ 46,000	\$ 50,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
External Fundraising											
Grants Secured	\$	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In-kind Contributions: Dwelling Place	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Contributions	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fundraising Events	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (Dwelling Place from sales proceeds or other grants)	\$	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE		\$ 357,000	\$ 100,750	\$ 117,450	\$ 136,800	\$ 164,000	\$ 162,000	\$ 180,000	\$ 198,000	\$ 216,000	\$ 234,000
Expenses											
	Annual COLA: 3%										
Personnel Salaries											
CLT Coordinator	\$65,000	\$ 54,167	\$ 66,950	\$ 68,959	\$ 71,027	\$ 73,158	\$ 73,158	\$ 73,158	\$ 73,158	\$ 73,158	\$ 73,158
	FTE:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Stewardship Coordinator	\$38,418	\$ 8,004	\$ 19,785	\$ 20,379	\$ 20,990	\$ 43,239	\$ 43,239	\$ 43,239	\$ 43,239	\$ 43,239	\$ 43,239
	FTE:	25%	50%	50%	50%	100%	100%	100%	100%	100%	100%
Administrative Support	\$41,038	\$ 6,840	\$ 8,454	\$ 8,708	\$ 8,969	\$ 9,238	\$ 9,238	\$ 9,238	\$ 9,238	\$ 9,238	\$ 9,238
	FTE:	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Other	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTE:	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total: Personnel Salaries		\$ 69,010	\$ 95,189	\$ 98,045	\$ 100,986	\$ 125,635	\$ 125,635	\$ 125,635	\$ 125,635	\$ 125,635	\$ 125,635
Benefits											
Payroll Taxes, Federal	7,992.24	\$ 6,660.20	\$ 8,232.01	\$ 8,478.97	\$ 8,733.34	\$ 8,995.34	\$ 9,265.20	\$ 9,543.15	\$ 9,829.45	\$ 10,124.33	\$ 10,428.06
Payroll Taxes, State	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Benefits, Health Insurance	22,840.27	\$ 19,033.56	\$ 23,525.48	\$ 24,701.75	\$ 25,936.84	\$ 27,233.68	\$ 28,595.37	\$ 30,025.13	\$ 31,526.39	\$ 33,102.71	\$ 34,757.85
Total: Benefits		\$ 25,693.76	\$ 31,757.49	\$ 33,180.72	\$ 34,670.18	\$ 36,229.02	\$ 37,860.56	\$ 39,568.29	\$ 41,355.84	\$ 43,227.04	\$ 45,185.91
Total Personnel Costs		\$ 94,704	\$ 126,946	\$ 131,225	\$ 135,656	\$ 161,864	\$ 163,496	\$ 165,204	\$ 166,991	\$ 168,862	\$ 170,821
Contract Services											
Legal	\$	\$ 50,000	\$ 10,000	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460
Audit	\$	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
Technical Assistance	\$	\$ 20,000	\$ 5,000	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460
Other	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Contract Services		\$ 72,000	\$ 17,060	\$ 6,122	\$ 6,305	\$ 6,495	\$ 6,689	\$ 6,890	\$ 7,097	\$ 7,310	\$ 7,529
Administration and Overhead											
FF&E	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer/Technology	\$	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
Office Rental*DP Rental of Space	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$	\$ 240	\$ 247	\$ 255	\$ 262	\$ 270	\$ 278	\$ 287	\$ 295	\$ 304	\$ 313
Printing	\$	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563	\$ 580	\$ 597	\$ 615	\$ 633	\$ 652
Telephone	\$	\$ 600	\$ 618	\$ 637	\$ 656	\$ 675	\$ 696	\$ 716	\$ 738	\$ 760	\$ 783
Internet Service	\$	\$ 300	\$ 309	\$ 318	\$ 328	\$ 338	\$ 348	\$ 358	\$ 369	\$ 380	\$ 391
Travel	\$	\$ 1,200	\$ 1,236	\$ 1,273	\$ 1,311	\$ 1,351	\$ 1,391	\$ 1,433	\$ 1,476	\$ 1,520	\$ 1,566
Supplies (meeting and office)	\$	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563	\$ 580	\$ 597	\$ 615	\$ 633	\$ 652
Messaging & Community Education	\$	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914
Insurance	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Conferences and Training	\$	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262
HomeKeeper/Applications	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Administration & Overhead		\$ 10,840	\$ 11,165	\$ 11,500	\$ 11,845	\$ 12,201	\$ 12,567	\$ 12,944	\$ 13,332	\$ 13,732	\$ 14,144
Other Expenses											
Start-up Costs	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserves		0	0	0	0	0	0	0	0	0	0
Total Other Expenses		0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES		\$ 177,544	\$ 155,172	\$ 148,847	\$ 153,807	\$ 180,559	\$ 182,752	\$ 185,037	\$ 187,420	\$ 189,904	\$ 192,494
Year-End Fund Balance		\$179,456	(\$54,422)	(\$31,397)	(\$17,007)	(\$16,559)	(\$20,752)	(\$5,037)	\$10,580	\$26,096	\$41,506
Cumulative Fund Balance		\$179,456	\$125,035	\$93,637	\$76,630	\$60,071	\$39,319	\$34,282	\$44,862	\$70,958	\$112,465