

Community Roots Housing - 2025 Budget
Approved on 12/9/2024
Modified Cash-Basis Statement

	2022 Actual	2023 Actual	2024 Forecast	2025 Budget	Change	Change
Residential Tenant Revenue						
Residential tenant revenue	10,824,506	12,817,136	12,472,351	12,739,923	267,572	2.10%
Parking, Laundry & Other	146,771	204,417	194,478	164,551	-29,927	-18.19%
Residential Vacancy & Concessions	-1,026,963	-1,020,430	-1,314,600	-916,483	398,117	-43.44%
Net Residential Revenue	9,944,314	12,001,123	11,352,229	11,987,992	635,763	5.30%
Commercial Tenant Revenue						
Commercial Rent Revenue	1,559,782	1,552,149	1,491,535	1,691,981	200,446	11.85%
Triple net revenue	449,803	409,808	351,811	457,761	105,950	23.15%
Commercial vacancy & concessions	-48,986	-41,712	-1,388	-43,004	-41,616	96.77%
Net Commercial Revenue	1,960,599	1,920,244	1,841,959	2,106,738	264,779	12.57%
Bad Debt & Collection Loss	-667,164	-1,004,887	-720,109	-1,167,683	-447,574	38.33%
Total Tenant Revenue	11,237,749	12,916,479	12,474,079	12,927,046	452,968	3.50%
Other Operating Revenue						
Grants & Donations, net	1,307,273	539,028	1,018,708	960,000	-58,708	-6.12%
Accounting & Compliance fees	976,799	1,033,265	1,231,860	1,729,370	497,510	28.77%
Developer Fees	5,602,811	1,361,024	2,243,094	1,790,000	-453,094	-25.31%
Partnership Management Fees	324,266	237,359	166,016	36,900	-129,116	-349.91%
Property Management Fees	1,580,742	1,587,364	1,507,361	1,774,014	266,653	15.03%
Interest Income	359,382	460,690	49,128	49,000	-128	-0.26%
Other Income	430	51,460	139,568	780	-138,788	-17793.30%
Total Other Operating Revenue	10,151,702	5,270,190	6,355,735	6,340,065	-15,670	-0.25%
Operating Revenue	21,389,452	18,186,669	18,829,813	19,267,111	437,298	2.27%

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	Actual	Actual	Forecast	Budget		
Operating Expenses						
Administrative	1,751,082	2,023,962	1,875,639	2,021,492	145,853	7.22%
CHH Occupancy Expense	477,959	252,062	525,302	525,302	0	0.00%
Compliance, Taxes & License	309,742	337,064	313,225	393,549	80,324	20.41%
Consulting	375,779	292,284	96,624	450,635	354,011	78.56%
Debt Service	1,875,429	2,354,543	2,378,700	2,556,235	177,535	6.95%
Insurance	598,408	903,553	1,089,148	1,362,831	273,683	20.08%
Leasing & Compliance Expense	162,544	329,518	390,680	510,255	119,576	23.43%
Other & Misc	119,293	8,436	-6,020	12,346	18,366	148.76%
Management Fees Expense	1,153,006	1,268,572	997,253	1,069,583	72,330	6.76%
Payroll, Taxes and Benefits	8,518,457	8,742,590	8,616,914	8,466,605	-150,309	-1.78%
Repairs & Maintenance	2,244,123	2,772,968	3,440,909	2,350,838	-1,090,070	-46.37%
Resident activities	18,673	18,005	12,774	27,313	14,539	53.23%
Utilities	1,536,143	1,789,837	1,660,376	1,708,924	48,548	2.84%
Operating Expenses	19,140,638	21,093,394	21,391,523	21,455,910	64,387	0.30%
Operating Surplus (Deficit)	2,248,814	-2,906,725	-2,561,710	-2,188,799	372,911	-17.04%
Reserve Contributions (Uses)	508,326	525,499	486,668	506,182	19,514	3.86%
Transactional Activities, net	0	1,400,000	3,587,602	5,000,000	1,412,398	28.25%
Revenue Contingency	0	0	0	-820,000	-820,000	100.00%
Adjusted Operating Surplus (Deficit)	1,740,488	-2,032,224	539,225	1,485,019	945,795	63.69%