



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee Chairperson and Committee Members

FROM: Jorge M. Gonzalez, City Manager

DATE: October 27, 2011

SUBJECT: **A DISCUSSION OF A PROPOSED MODIFICATION OF THE PROMISSORY NOTE DATED FEBRUARY 5, 2007, BETWEEN MBCDC: MERIDIAN PLACE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, TO THE MIAMI BEACH REDEVELOPMENT AGENCY; AND TO DISCUSS A SUBORDINATION OF THE CITY'S MORTGAGES IN FAVOR OF A MORTGAGE MADE BY A COMMERCIAL LENDING INSTITUTION.**

BACKGROUND

Meridian Place was built in 1940 and had been operating as a 72-unit transient hotel, located at 530 Meridian Avenue, which was purchased for rehabilitation by Carrfour Supportive Housing in 2001. The "as-is" purchase price in 2006 was \$3,800,000, as supported by an August 22, 2006 appraisal by J.B. Alhale & Associates, Inc., which determined the "as is" value to be \$3,800,000. The appraiser also provided an "upon completion" value of \$6,525,000. However, this value was predicated upon the original build-out as a 71-unit development. As a result of ongoing issues with its funders, Carrfour Supportive Housing indicated that it would no longer pursue completion of the re-named "Sunsouth Place Apartments" project.

Miami Beach Community Development Corporation (MBCDC) was approached regarding its interest in acquiring the property to ensure its continued availability to the community as affordable housing. To complete the transaction, MBCDC requested funding from the City to assist in the acquisition of the property. In July 2006, Miami Beach Community Development Corporation (MBCDC) entered into a purchase agreement with Carrfour Supportive Housing for the acquisition of the property. An underwriting analysis performed by First Housing Finance Corporation on November 29, 2006, determined that based upon the proposed financing structure, the rehabilitation and construction completion, the principals' experience, the favorable financial support from the City of Miami Beach, and considering the noted debt service coverage, the proposed transfer of ownership of the uninhabitable development to MBCDC was considered favorable. At that time, there was no debt service contemplated for the RDA's \$1,500,000 contribution.

On October 11, 2006, the Miami Beach Redevelopment Agency (RDA) approved Resolution No. 538-2006 authorizing an appropriation of South Pointe Redevelopment Area funds in the amount of \$1,500,000 to be utilized by MBCDC for the purpose of MBCDC's acquisition and rehabilitation of the building located at 530 Meridian Avenue to provide 34 units of affordable housing for elderly, formerly homeless persons. On February 5, 2007, a Mortgage and Security Agreement and a corresponding Promissory Note were executed by MBCDC: Meridian Place, LLC, a Florida limited liability corporation (the Promissory Note), committing to a repayment schedule in the amount of \$150,000, commencing December 31, 2011, and continuing each December 31 thereafter annually.

In order to complete the total renovation of the project and meet HUD's national objective, MBCDC also obtained funding directly from U.S. HUD, the State of Florida, and Miami-Dade County to cover the construction costs. However, commercial bank financing will be necessary to cover a budget gap and to provide gap financing until some other funding sources are received. In order to qualify for the commercial bank financing, MBCDC must modify the repayment terms of the February 5, 2007, Promissory Note and is also, as is customary with bank financing, requesting that the City subordinate its secured debt position to the commercial lending institution. The rehabilitation of the property (now known as Meridian Place) is underway and the project is approximately 60% complete, with completion anticipated in February 2012, assuming the necessary cash flow is secured.

ANALYSIS

At the time of MBCDC's acquisition of Meridian Place, total project costs were estimated at \$6,629,000, including acquisition. Since that time, the City's regulatory processes, which included Board of Adjustment and Historic Preservation hearings, as well as HUD's regulations concerning the size of the units, necessitated significant modifications to the plans, including the complete reconfiguration of the floor plans to reduce the number of units to 34, the addition of an elevator, and the reconfiguration of the lobby for ADA compliance. The total costs are currently projected at \$8,117,797, including the \$3,800,000 acquisition cost. Total currently allocated grant and loans funds are \$7,139,822, including the RDA contribution. In addition, U.S. HUD vouchers for construction debt will be available (\$335,012), and MBCDC has secured a commitment of Miami Dade County General Obligation Bond funds (County GOB) in the amount of \$440,431. Until the HUD and County GOB funds are paid to MBCDC, the funding gap to complete the construction of the project is \$977,975.

Currently, the County has \$440,431 of District 5 funds allocated to "Miami Beach Community Development Corporation to finance development of certain affordable housing units." While commercial bank financing is currently being sought in the amount of \$977,975, once the County GOB funds are released, MBCDC anticipates paying down the commercial bank loan with the \$440,431. MBCDC's preliminary approval of \$440,431 in County GOB funds is still subject to official project allocation to Meridian Place, and also to successful underwriting review by the County. If MBCDC is ultimately successful in securing the County GOB funds for Meridian Place, the savings in cash flow from the reduced debt service will be utilized to reduce rents to make the units more affordable.

Based on current rental income projected for this affordable housing project, and in light of the RDA debt service which is scheduled to commence this December and the current market value of the property, MBCDC has been unable to obtain a commitment for private bank financing to fill the current funding gap. MBCDC recently applied for a HUD HOME/HOPWA grant in the amount of \$300,000 from the City of Miami and was informed that the current cash flow projections with an RDA repayment beginning this year would render the project unable to maintain the levels of rents required by the grant program. Furthermore, a draft of the HUD-required independent third-party Subsidy Layering Review recently requested by the Administration indicated that the development's cash flow, which is limited by HUD rents, does not support annual principal payments in the amount of \$150,000 to the RDA.

The value of the property was recently appraised in conjunction with the HUD-required Subsidy Layering Review. On April 21, 2011, J. Alhale Appraisals, Inc. updated the previous appraisal

and determined market values utilizing various different approaches, to be as follows:

Prospective Market Value Upon Completion of Renovation;
In a 34-unit affordable rental housing use
Without the favorable loan/grant package
(Not economically feasible)
\$1,990,000

Estimated investment value in a 34-unit affordable housing
Use upon completion of remaining rehabilitation
Subject to the favorable loan/grant package
\$4,760,000

Based on cash flow projections outlined in MBCDC's Meridian Place Proforma dated 9/21/11, which is attached and labeled Exhibit A, the annual RDA debt payments would create negative cashflow of more than \$100,000 in each of the next ten years. This position is further compounded by an additional \$1,000,000 in negative cashflow if the State debt is repaid in the year 2020, as required.

MBCDC states that if the RDA Promissory Note is modified to reflect a deferred or forgivable status, then the project will be provided with a modest net cash flow average of approximately \$20,000 for each of the next ten years; with the exception of the first year of operation. This also presumes that MBCDC is successful in receiving its requested payment deferral and extended amortization of the State debt.

ADDITIONAL INFORMATION

As a part of the City Commission's May 11, 2011 referral of this discussion to the Finance and Citywide Projects Committee, Commissioner Libbin requested that MBCDC provide a spreadsheet of all the buildings owned by MBCDC and when they will become cashflow positive. Commissioner Libbin asked which buildings are going to have free cash and when it comes available. MBCDC's Consolidated Revenue and Expense by Sequence Report Period: 9/1/2010 – 8/31/2011 is attached as Exhibit B (Exhibit B1 is a summary of the revenues and expenses; Exhibit B2 is the full back-up information). It is important to note that if there were any positive cashflow from any one building, most, if not all of MBCDC's buildings are highly leveraged by a variety of grants, and any positive cashflow from one building would most likely not be available to pay debt service on a completely different building. Furthermore, each of the projects is organized as a separate limited liability corporation and therefore cashflow cannot be moved between projects without legal agreements and justification.

RECOMMENDATION

Notwithstanding these considerations, a responsibility exists to ensure that HUD HOME and CDBG funds allocated to this affordable housing project for formerly homeless elderly persons, are utilized in a feasible project. In light of the HUD subsidy layering feasibility requirements, it is recommended that the RDA loan repayment terms be restructured to be consistent with other affordable housing grants (loans) from the City which defer the repayment of the funding as long as the project is kept "affordable" in accordance with HUD guidelines. This project's "affordability period" is currently thirty (30) years, commencing at the issuance of the Final Certificate of Completion. Should the deferral of RDA repayment be approved, it is recommended that at the

expiration of the 30-year affordability period, the City may be given the option to either call in the note, extend the affordability period (e.g. another thirty years), or otherwise modify the note. Furthermore, consistent with other recently approved grants and loan documents to MBCDC, a provision would be added to the terms of a modified loan which requires that, in the event the project fails to comply with HUD's affordability requirements, title to the property reverts to the City and the RDA loan repayment is accelerated and is immediately due and payable.

CONCLUSION

Based on the project's inability to service the RDA debt from projected affordable rent cash flow, as well as the inability to secure additional funds based on the feasibility of the project with the current RDA repayment schedule (specifically County GOB and private bank financing), it is recommended that the RDA loan repayment terms be restructured to be consistent with other affordable housing grants and mortgage documents provided by the City, which defer the repayment of the funding as long as the project is kept "affordable" in accordance with HUD guidelines. Additionally, a reverter clause is recommended which will require that, in the event the project fails to comply with HUD's affordability requirements at any time during the affordability period, then the title to the property will revert to the City and the RDA loan repayment will be accelerated and immediately due and payable to the City. Also, it is recommended that MBCDC be required to apply the proceeds of the GOB funding from the County to the reduction of the private bank financing, and rents be reduced to reflect the debt service cashflow savings. Finally, in light of MBCDC's need for upfront funding of the HUD approved gap financing and the additional private bank gap financing, it is recommended that the City subordinate its secured debt position in the maximum amount of \$980,000 to a commercial lending institution, if bank financing is secured, consistent with prior practice.

JMG/HMF/AP/ARB

Attachments

H:\Real Est, Hsng & Comm Dev\Community Development\Meridian Finance Memo October 27 2011 10-21-11.docx

EXHIBIT A

MERIDIAN PLACE APARTMENTS 530 MERIDIAN AVE, Miami Beach Fl 33139		Square Ft	16,525			PRE DEVELOPMENT COSTS		Revised	OPERATION EXPENSES					
1	USES:		Sq Ft/ Units	Per Sq Ft	Per Unit									
	Purchase Price	3,800,000			230	111,765								
	Construction Costs to complete	2,454,088			149	72,179								
	Facade Renovation	230,124			14	6,768								
	Construction Contingency	86,255			6	2,890								
	Pre Development Costs	1,084,938			64	31,322								
	Develop Fee & Overheads	470,392			28	13,835								
	Total Project Cost	8,117,797			491	238,759								
2	SOURCES : Seller Mortgage													
	Florida Housing Demo Loan /01	1,000,000												
	City of Miami Beach HOME 07/08	800,000												
	City of Miami Beach HOME 08/09	958,972												
	City of Miami Beach HOME FY 02/03	309,469												
	Miami Dade County HOME FY 07	395,605												
	City of Miami Beach CDBG 07/08	160,230												
	City of Miami Beach CDBG ****	69,894												
	Miami Dade County Surtax 01/02/05	1,379,385												
	City of Miami Beach HOME 10/11	566,257												
	Total Grants	5,639,822												
	Balance to be Financed	2,477,975	Construction											
3	Financing	AMOUNT	# pyts/yr.	Rate	Years	Monthly								
	Bank Loan Sec 8 Funds 10 Year	335,012	12	6.50%	10	3,804								
	Bank Loan 10 Year Loan	642,963	12	6.50%	30	4,064								
	City of Miami Beach RDA /06	1,500,000	12	0.00%	10	12,500								
	TOTAL	2,477,975	12	0.00%	30	0								
4	Annual Rent Schedule:	SQ.FT.	Units	Rent/mo.	# Pymt/yr.	Annual Rents	HOME 2011							
	One Bedrooms AMI <60% HOME	11	3	717.00	12	94,844								
	Studios AMI <60% HOME	3	3	680.00	12	24,480								
	Studios Sec 8 Rent	20	20	733.20	12	175,968								
					12									
	Total Number of Units	34		Gross Potential Income..		295,092	381,339							
		ANNUAL GROWTH RATE												
5	ANNUAL CASH FLOW													
	Rental Income Year 1- 10	3.00%	0	295,092	303,945	313,063	322,455	332,129	342,093	352,355	362,926	373,814	385,026	
	Rental Income Year 11-30	3.00%	0											
	Vacancy loss.....	5.00%	0	14,755	13,590	15,553	16,123	16,606	17,105	17,618	18,146	18,691	19,251	
	Plus: Other Income.....	4.00%	0		0	0	0	0	0	0	0	0	0	
	EFFECTIVE GROSS INCOME		0	280,337	290,355	297,410	306,332	315,522	324,988	334,738	344,780	355,123	365,777	
	Less: Operating expenses....	4.00%	0	163,297	169,828	176,522	183,686	191,034	198,575	206,822	214,887	223,483	232,422	
	Net Operating Income (NOI)....		0	117,041	120,526	120,888	122,646	124,488	126,313	128,115	129,892	131,640	133,355	
	Less: 1st Mtg. Debt service..	Assisted		45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	
	2nd Mtg. Debt service..	Non		48,768	48,768	48,768	48,768	48,768	48,768	48,768	48,768	48,768	48,768	
	3rd State Loan											1,000,000	0	
	4th RDA Loan		150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
	Total Monthly Mortgage Pymts.		150,000	244,415	244,415	244,415	244,415	244,415	244,415	244,415	244,415	244,415	94,415	
7	NET CASH FLOW		(150,000)	(127,375)	(123,889)	(123,627)	(121,770)	(119,927)	(118,103)	(116,300)	(114,523)	(112,775)	38,938	
8	DEBT COVERAGE		0.00	0.48	0.49	0.49	0.50	0.51	0.52	0.52	0.53	0.11	1.41	

EXHIBIT A

EXHIBIT B

MBCDC Consolidated
Revenue and Expense by Sequence
Report Period: 9/1/2010 - 8/31/2011

	SABRINA	MICHIGAN	BARCLAY	CRENSHAW	ALLEN (PROJECTED)	CAMACHO	FERNWOOD	JEFFERSO	MADISON	SCATTERED	SHELBOURNE	VILLA MARIA	WESTCHESTER	Total
Revenue	136,747.43	191,106.82	339,447.05	127,433.06	194,426.00	42,930.05	155,979.81	109,003.43	106,882.32	110,717.12	106,683.51	271,212.03	154,490.04	2,280,039.27
Expenses	88,018.82	135,037.47	306,301.29	81,197.42	188,944.00	42,703.99	139,118.06	138,137.81	118,465.29	91,249.75	199,850.42	178,128.48	106,835.55	1,794,089.46
Net Income Available for Debt & Depreciation Expense	48,728.61	56,069.35	33,145.76	46,235.64	25,482.00	226.06	16,861.75	50,865.62	48,417.03	19,467.37	(266.91)	93,083.55	47,654.49	485,949.81
Debt Service	(33,420.00)	(31,461.00)	(93.14)	(11,904.00)	(36,637.00)	(22.10)	(170.07)	(43,860.00)	(18,324.13)	(6,656.00)	(146.46)	(60,679.00)	(45,849.00)	(289,048.50)
MBCDC Overhead and Profit	15,308.61	24,588.15	33,052.62	34,331.64	(11,186.00)	204.70	46,691.68	7,277.52	30,092.80	12,812.37	(413.37)	32,404.55	1,704.46	196,900.51
Depreciation Expense	(63,000.00)	(118,697.00)	(32,118.00)	(59,940.00)	0.00	0.00	(77,302.00)	(38,740.00)	(87,611.52)	(31,170.00)	(51,951.00)	(77,948.00)	(121,157.00)	(759,544.52)
Net Income	(47,691.39)	(94,108.85)	934.62	(25,608.36)	(11,155.00)	204.76	(60,510.32)	(31,462.48)	(67,516.62)	(10,357.63)	(52,374.37)	(45,543.45)	(119,452.52)	(562,743.51)

EXHIBIT B 1

MBCDC Consolidated
 Revenue and Expense by Sequence
 Report Period: 9/1/2010 - 8/31/2011

	SABRINA	MICHIGAN	BARCLAY	CRESPI	ALLEN (PROJECTED)	CAMACHO	FERNWOOD	JEFFERSO	MADISON	SCATTERED	SHELBOURNE	VILLA MARIA	WESTCHESTER	Total
Revenue														
OMB CDBG Tenant Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,428.30	0.00	0.00	7,428.30
Metro Dade CDBG Housing Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,424.44	0.00	62,424.44
Forgiveness of Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	20,466.95	0.00	0.00	0.00	0.00	28,466.95
HOPWA Grant Income - HASC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,663.91	27,663.91
FRAC Rental Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	109,909.00	0.00	0.00	0.00	119,084.00	0.00	0.00	228,993.00
Rent Income	135,952.00	190,028.00	332,857.00	125,611.00	199,404.00	42,930.85	44,976.02	179,934.00	143,710.87	110,717.00	71,696.01	207,318.00	126,147.01	1,811,283.76
Laundry Vending Income	766.00	1,035.00	3,580.00	1,021.00	0.00	0.00	964.00	124.54	2,845.28	0.00	1,157.00	1,016.00	659.00	13,769.22
Parking Income	0.00	0.00	3,010.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,010.00
Interest Income	27.43	43.62	0.05	1.06	0.00	0.00	120.79	24.89	59.21	0.12	223.20	74.59	0.12	563.06
Less Operating Reserve	0.00	0.00	0.00	0.00	(4,976.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(4,976.00)
Prior Year(s) Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	379.00	0.00	379.00
Total Revenue	136,747.43	181,106.62	339,447.05	127,433.06	194,428.00	42,930.85	185,879.81	189,083.43	166,882.32	110,717.12	189,683.51	271,212.06	164,460.04	2,280,039.27
Expenses														
Professional Staff	0.00	0.00	6,317.14	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	24,672.00	0.00	6,600.00	43,589.14
Support Staff	0.00	0.00	27,848.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,848.94
Payroll Tax Expense	0.00	0.00	1,985.34	0.00	0.00	0.00	199.00	0.00	0.00	0.00	2,400.00	0.00	600.00	5,183.34
Unemployment Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,005.00	0.00	249.88	1,254.88
Group Health Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,244.00	0.00	750.00	5,994.00
Workers Compensation Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,235.00	0.00	200.02	1,435.02
Retirement Plan Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	600.00
Accounting & Tax Preparation	0.00	0.00	0.00	1,500.00	0.00	0.00	1,600.00	1,500.00	7,825.00	0.00	18,000.00	1,500.00	0.00	31,625.00
Audit	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00	0.00	5,180.04	0.00	6,720.00	14,975.34	0.00	28,095.38
Architectural Fees	0.00	0.00	5,940.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	6,990.00
Environmental Anal. & Abatement	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Legal Fees	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	1,720.50	0.00	0.00	5,500.00	0.00	9,220.50
Engineering Fees	0.00	0.00	11,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,650.00
Closing Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	1,858.00	0.00	2,500.00	0.00	1,052.00	8,451.00	0.00	11,861.00
Equipment Purchases	0.00	0.00	0.00	0.00	0.00	0.00	3,780.00	0.00	0.00	0.00	2,620.00	0.00	0.00	6,400.00
Equipment Rental	160.00	0.00	160.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	257.40	0.00	0.00	617.40
Local Travel	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
Advertising and Promotion	0.00	0.00	761.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	761.00
Printing & Reproduction	239.00	0.00	317.00	0.00	0.00	99.00	99.00	99.00	99.00	99.00	132.00	337.51	132.00	1,853.11
Insurance	17,451.20	24,351.93	51,525.05	14,846.32	31,684.00	5,899.34	28,354.01	18,558.62	29,724.73	11,565.14	23,461.32	30,636.00	20,830.05	309,871.72
Office Supplies	230.00	0.00	265.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	891.31	0.00	1,387.11
Janitorial Supplies and Water	0.00	30.80	504.39	0.00	0.00	206.91	61.32	165.77	0.00	0.00	0.00	0.00	0.00	939.19
Repairs and Maintenance	6,896.03	0,060.88	13,992.67	5,390.74	0.00	4,229.06	11,347.83	12,080.15	9,288.94	4,245.30	8,536.60	2,852.71	9,704.66	67,544.65
Appliance Replacement	1,603.31	810.00	6,101.74	1,990.47	0.00	20.30	2,317.78	2,279.00	2,899.00	1,836.77	4,362.77	277.00	1,969.86	25,892.11
Major repairs - Non Operating	0.00	0.00	19,690.00	800.00	0.00	0.00	1,980.00	405.00	0.00	1,888.61	3,686.87	0.00	0.00	28,000.58
Administrative/Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	240.00	791.55	0.00	1,211.55
Licenses and Fees	0.00	659.00	805.00	0.00	900.00	974.50	1,203.30	615.00	1,875.88	0.00	977.38	665.36	910.00	9,605.52

EXHIBIT B 2

MBCDC Consolidated
Revenue and Expense by Sequence
Report Period: 9/1/2010 - 8/31/2011

	SABRINA	MICHIGAN	BARCLAY	CRESPI	ALLEN (PROJECTED)	CAMACHO	FERNWOOD	JEFFERSON	MADISON	SCATTERED	SHELBOURNE	VILLA MARIA	WESTCHESTER	Total
Acquisition Closing Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	141.88	0.00	0.00	0.00	141.88
Utility Connection Fees	0.00	0.00	0.00	0.00	0.00	35.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.32
Utilities- Operating	1,359.46	7,893.47	55,534.39	2,146.34	32,400.00	6,174.08	20,759.67	7,428.83	2,974.07	140.88	23,108.38	3,499.00	3,087.30	165,313.56
Water and Sewer	7,202.16	23,925.87	37,677.38	9,349.92	24,000.00	1,813.80	8,121.52	16,671.36	13,651.45	0.00	8,269.23	14,737.28	3,087.30	175,620.07
Garbage Collection	5,353.83	5,584.42	9,059.92	5,879.23	5,780.00	2,346.67	7,629.19	4,241.07	7,002.99	0.00	3,803.92	6,687.02	5,839.70	68,178.56
Telephones	2,094.62	1,933.92	3,531.54	0.00	0.00	0.00	2,083.09	13,913.67	1,645.18	0.00	5,186.37	2,847.30	1,849.13	35,674.72
Common Cable	421.47	0.00	339.08	0.00	0.00	0.00	305.40	0.00	0.00	0.00	0.00	39.80	0.00	1,105.85
Extermination Expenses	960.00	2,848.46	2,837.42	450.00	1,900.00	160.00	1,080.00	1,080.00	960.00	800.00	1,673.64	1,440.00	694.97	16,764.46
Elevator Maintenance	0.00	0.00	970.00	0.00	3,000.00	0.00	3,522.25	4,171.54	3,121.98	0.00	2,712.70	3,521.07	0.00	21,019.54
Lawn Maintenance	840.00	1,680.00	905.00	4,280.00	1,200.00	340.00	910.00	1,030.00	150.00	0.00	1,812.54	880.00	840.00	14,947.54
Supplies and Materials	2,063.99	0.00	0.00	260.00	1,000.00	79.00	0.00	0.00	0.00	0.00	0.00	153.48	0.00	3,625.56
Condo Maintenance Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,750.84	0.00	0.00	0.00	46,750.84
Management Fee MBCDC	11,760.00	16,876.00	12,000.00	9,408.00	9,870.00	3,176.00	10,584.00	15,878.00	2,489.96	7,644.00	14,112.00	14,575.00	11,626.00	140,105.96
Management Fee Tax Credit Partner	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,499.96	0.00	0.00	0.00	0.00	2,499.96
Contract Maintenance Fee MBCDC	16,200.00	25,200.00	0.00	13,200.00	27,300.00	7,760.00	14,400.00	22,800.00	13,800.00	10,200.00	19,200.00	27,500.00	14,400.00	211,950.00
Janitorial Contract MBCDC	7,000.00	6,000.00	0.00	6,600.00	0.00	2,500.00	6,000.00	6,000.00	6,000.00	0.00	5,000.00	5,500.00	7,200.00	59,800.00
Loan Fees	0.00	0.00	0.00	0.00	0.00	70.16	0.00	0.00	237.50	0.00	0.00	11,148.00	0.00	11,455.66
Bank Fees	30.00	89.00	12.00	0.00	0.00	29.96	0.00	30.00	78.10	0.00	(185.00)	114.00	45.00	264.05
Construction Permits, Fees	143.75	393.75	493.75	345.00	0.00	0.00	70.00	185.00	0.00	143.75	70.00	970.30	883.75	3,507.05
Reserves for Replacements	6,000.00	8,100.00	33,000.00	4,800.00	11,700.00	7,200.00	5,400.00	8,100.00	0.00	3,900.00	7,200.00	10,200.00	7,200.00	112,800.00
Uncollectable Rent	0.00	0.00	0.00	0.00	9,870.00	0.00	236.00	0.00	0.00	0.00	0.00	0.00	0.31	10,206.31
Uncollectable Rent Prev. Periods	0.00	0.00	0.00	36.00	0.00	0.00	0.00	0.00	2,752.01	2,315.00	170.95	229.00	27.00	5,529.96
Expenses Previous Periods	0.00	0.00	0.00	0.00	0.00	0.00	3,437.81	0.00	0.00	0.00	1,391.25	(1,017.39)	0.00	3,811.47
Total Expenses	88,018.82	135,037.47	309,301.29	81,197.42	168,944.00	42,703.89	139,118.88	138,137.91	118,466.29	91,249.75	189,850.42	178,128.48	106,836.66	1,794,089.46
Net Income Available for Debt & Depreciation Expense	48,728.51	56,069.15	33,145.76	46,235.04	25,482.00	228.86	16,861.75	50,945.52	48,417.03	19,467.37	(266.91)	93,083.55	47,553.46	465,945.51
Debt Service	(33,420.00)	(31,481.00)	(83.14)	(11,904.00)	(38,837.00)	(22.10)	(170.07)	(43,668.00)	(18,324.13)	(6,655.00)	(146.48)	(60,679.00)	(45,649.00)	(288,045.80)
MBCDC Overhead and Profit	15,308.51	24,588.15	33,052.62	34,331.84	(11,165.00)	204.76	10,891.08	7,277.62	30,092.80	12,812.37	(413.37)	32,404.55	1,704.48	169,900.91
Depreciation Expense	(63,000.00)	(118,697.00)	(32,118.00)	(59,840.00)	0.00	0.00	(77,302.00)	(38,740.00)	(87,611.52)	(31,170.00)	(51,961.00)	(77,948.00)	(121,157.00)	(759,644.52)
Net Income	(47,891.39)	(94,108.85)	994.62	(25,606.36)	(11,165.00)	204.76	(60,810.32)	(31,462.48)	(57,518.62)	(16,357.63)	(52,374.37)	(45,543.45)	(116,452.62)	(562,743.61)