Affordable Housing Resources
Projected Budget 2024 by Lines of Business

OPERATING **Income by LOB**	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Construction													
Developer Fees	28,333	28,333	28,333	28,333	28,333	28,333	28,333	28,333	28,333	28,333	28,333	28,333	340,000
Single Family Gains/loss	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000
Homebuyer Education	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	38,000
Grants-temp & unrestricted - NWA			180,000										180,000
Lending													
CITC TN Partnership loans interest	19,366	19,366	19,366	19,366	19,366	19,366	19,366	19,366	19,366	19,366	19,366	19,366	232,392
TN 1st Mortgage Fund		3,405	-						3,405				6,809
Old Waller down payment loan interest	617	614	611	608	605	602	599	596	593	590	587	584	7,206
EQ2 1st Mtg loan pool	2,984	2,968	2,953	2,937	2,921	2,905	2,889	2,872	2,856	2,840	2,856	2,873	34,854
TDP & CDFI mortgage fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Special Programs													
THDA-ERA *Admin*	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000
TN HAF	13,750	13,750	13,750	13,750	-	-	-	-	-	-			55,000
Investment interest Money Market	15,000	15,113	15,153	15,176	15,191	15,207	15,233	15,267	15,295	15,323	15,351	15,380	182,688
Rental	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Projected operating income 2023	111,050	114,548	291,165	111,170	97,416	97,413	97,419	97,434	100,847	97,452	97,492	97,536	1,410,949

EXPENSES	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Salaries & benefits incl. taxes; contract labor	79,214	79,214	79,214	79,214	79,214	79,214	79,214	79,214	79,214	79,214	79,214	79,214	950,568
ADP, Grant Writer, Retirement Consultant	8,856	8,856	8,856	8,856	8,856	8,856	8,856	8,856	8,856	8,856	8,856	8,856	106,272
Office Rent	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
Inventory Expenses, including rental maintance, utilities, property taxes	9,639	9,639	9,639	9,639	9,639	9,639	9,639	9,639	9,639	9,639	9,639	9,639	115,668
Office supplies, copier leases, general insurances, postage, dues and subscriptions, Auto/truck, IT services	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	190,512
Marketing/Social media - Advertising and promotion	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	39,042
Lending Debt interest	107	107	107	107	107	107	107	107	107	107	107	107	1,284
Depreciation & amortization	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
Total expenses 2023	125,046	125,046	125,046	125,046	125,046	125,046	125,046	125,046	125,046	125,046	125,046	125,046	1,500,546
Operating Net income (loss)	(13,996)	(10,498)	166,120	(13,876)	(27,630)	(27,633)	(27,626)	(27,612)	(24,199)	(27,594)	(27,553)	(27,510)	(89,598)
Grant Income/Expense													
Neighborworks Capital Temp Restricted				300,000									300,000
Barnes Fund Capital Grant	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
THDA ERA	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	1,335,000
Total Grant Income	161,250	161,250	161,250	461,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	2,235,000
THDA ERA Grant Expense	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	111,250	1,335,000
Total Net Grant Income (loss)	50,000	50,000	50,000	350,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	900,000
Total Net income (loss)	36,004	39,502	216,120	336,124	22,370	22,367	22,374	22,388	25,801	22,406	22,447	22,490	810,402