

MAINE STATE HOUSING AUTHORITY
SUPPORTIVE HOUSING PROGRAM

DEVELOPMENT COSTS

Developer: _____

Project Name & Location: _____

- | | | |
|---|-------|-------|
| (1) Acquisition: Land | _____ | |
| (2) Acquisition: Buildings | _____ | |
| (3) SUBTOTAL: ACQUISITION | | _____ |
| (4) Site Improvements | _____ | |
| (5) Structures | _____ | |
| (6) Overhead & Profit | _____ | |
| (7) General Requirements | _____ | |
| (8) Bond Premium | _____ | |
| (9) Constr. Contingency | _____ | |
| (10) SUBTOTAL: IMPROVEMENTS | | _____ |
| (11) Architectural | _____ | |
| (12) Engineering | _____ | |
| (13) Accounting and Cost Certification | _____ | |
| (14) Legal and Recording | _____ | |
| (15) Construction Period Utilities | _____ | |
| (16) Appraisal | _____ | |
| (17) Survey | _____ | |
| (18) Taxes & Permits | _____ | |
| (19) Insurance | _____ | |
| (20) Other: (Specify) | _____ | |
| (21) SUBTOTAL: SOFT COSTS | | _____ |
| (22) Origination Fee | _____ | |
| (23) Construction & Bridge Finance | _____ | |
| (24) Rehab Period Mortgage Payments | _____ | |
| (25) Letter of Credit Fees | _____ | |
| (26) Construction Period Interest | _____ | |
| (27) SUBTOTAL: FINANCING FEES | | _____ |
| (28) Operating Escrow | _____ | |
| (29) Replacement Reserve | _____ | |
| (30) Developer Overhead | _____ | |
| (31) Development Consultant | _____ | |
| (32) Other: (Specify) | _____ | |
| (33) SUBTOTAL: Reserves and Fees | | _____ |

(34) TOTAL DEVELOPMENT COST	
------------------------------------	--

MAINE STATE HOUSING AUTHORITY
SUPPORTIVE HOUSING PROGRAM

SOURCES OF FUNDS SCHEDULE

LENDER	AMT.	RATE	TERM	Payment	CONDITIONS
--------	------	------	------	---------	------------

PREDEVELOPMENT SOURCES OF FUNDS

PREDEV. SUBTOTAL

CONSTRUCTION SOURCES OF FUNDS

CONSTR. SUBTOTAL

PERMANENT SOURCES OF FUNDS

Other Sources					

DEBT SOURCES

		7.00%	30		
		0.00%	30		

--	--	--	--	--	--

PERMANENT SUBTOTAL

Multiply by 12 Months X 12

TOTAL ANNUAL DEBT SERVICE #VALUE!

Less Total Estimated
Dev. Cost (Proforma #1-Line 34)

SURPLUS (DEFICIT)

MAINE STATE HOUSING AUTHORITY
SUPPORTIVE HOUSING PROGRAM

ANNUAL OPERATING INCOME AND EXPENSE

		(A) FACILITY	(B) PROGRAM	(C) TOTAL
ESTIMATED INCOME:				
(1)	Project Income:			
(2)	Project Income	_____		_____
(3)	Project Income:	_____		_____
(4)	Project Income:	_____		_____
(5)	Program Income:	_____		_____
(6)	Program Income:	_____	_____	_____
(7)	Program Income:	_____	_____	_____
(8)	Program Income:	_____	_____	_____
(9)	Program Income:	_____	_____	_____
(10)	Total Income	0		
ESTIMATED EXPENSES:				
Property Expenses				
(11)	Management Fee	_____		_____
(12)	Legal	_____		_____
(13)	Accounting	_____		_____
(14)	Advertising	_____		_____
(15)	Common Area Electric/Lights	_____		_____
(16)	Common Area Heat	_____		_____
(17)	Common Area Hot Water	_____		_____
(18)	Unit (Paid by Owner) Electric/Lights	_____		_____
(19)	Unit (Paid by Owner) Heat	_____		_____
(20)	Unit (Paid by Owner) Hot Water	_____		_____
(21)	Water & Sewer	_____		_____
(22)	Garbage/Trash/Exterminating	_____		_____
(23)	Maintenance & Grounds	_____		_____
(24)	Contract Building Systems	_____		_____
(25)	Real Estate Taxes	_____		_____
(26)	Property & Liability Insurance	_____		_____
(27)	Replacement Reserve	_____		_____
(28)	Other	_____		_____
(29)	Other	_____		_____
(30)	Other	_____		_____
Program Expenses				
(31)	Personnel & Benefits			
(32)	Equipment		_____	_____
(33)	Supplies		_____	_____
(34)	Travel		_____	_____
(35)	Sub-Contracts		_____	_____
(36)	Food		_____	_____
(37)	Staff Development		_____	_____
(38)	Bonding		_____	_____
(39)	Professional Liability Insurance		_____	_____
(40)	Misc.		_____	_____
(41)	Administration Overhead			0
(42)	Total Annual Operating Expense	0		0
(43)	Net Operating Income	0		#VALUE!
(44)	Total Debt Service (See Proforma #2)			#VALUE!
(45)	Annual Cash Flow (Deficit)			#VALUE!