

Item #170784F

Community Market Staff 1 (FTE) - 1,733
Community Market Staff 2 (FTE) - 1,733
Lawn Care Manager (FTE) - 1,733
Lawn Care Assistant 1 (FTE) - 1,733
Lawn Care Assistant 2 (FTE) - 1,733
Interior cleaning 1 (FTE) - 1,733
Interior cleaning 2 (FTE) - 1,733
Litter Patrol 1 - 1,733
Litter Patrol 2 - 1,733
Payroll Burden (Taxes, Wc. other - 15%) - 1,690
Subtotal Labor - 12,955 \$
Staff Health Insurance Subsidy - 400
Staff IRA Matching (FM & CM only 5%) - 130
Utility Costs - 6,454
Land line telephone & Fax - 100
General Liability Insurance - 2,393
Gateway Community Wireless Internet Setup - 750
Gateway Community Wireless Internet Service - 2,017
24/7 Low Barrier Shelter Security Officer (Weisner) 1 - 11,658
24/7 Low Barrier Shelter Security Officer (Weisner) 2 - 11,658
Vehicle gas and maintenance - 822
WCA for six dumpsters - 472
Minor repairs & CAPEX - 2,500
Pest Control - 500
Total (gain/loss) - (39,013) \$

GNV Community First Village Development

- Groundrules & Assumptions:
40 bed respite in Bldg 3, use of beds if free
48 single bed dorm rooms in bldg. 4a & 4b, rent for \$10/day
Dorm 4a completed August 1, dorm 4b completed November 1, 2018
100 Platform tent homes rent for \$10/day
Platform tents completed 12/month starting June 3c
100 Micro-houses with a/c, rent for \$15/day
Micro-houses completed 6/month starting June 3c
20 bed & bed rentals with ac rent for \$50/night
BnB's completed 4/month June 3c
Renters can pay rent or perform "work-for-rent" functions
Permitting for platform tents and cottage housing starts in March and approved by May 2018

Cash rentals for Platform Tents, Micro-Houses and Dorms
Dorm 4a rental at 90% occupancy
Dorm 4b rental at 90% occupancy
Platform tent rentals at 90% occupancy
Cottage House rentals at 90% occupancy
BnB rental at 50% occupancy
Placeholder
Subtotal Rental Income - 3,283 \$

Grand Total Cash Flows

Total Cash Sources - 3,000 \$
Total Cash Uses - (85,017) \$
GRAND TOTAL NET CASH FLOWS - (85,017) \$
GRAND TOTAL NET CASH FLOWS - (181,193) \$
GRAND TOTAL NET CASH FLOWS - (278,546) \$
GRAND TOTAL NET CASH FLOWS - (375,637) \$
GRAND TOTAL NET CASH FLOWS - (469,808) \$
GRAND TOTAL NET CASH FLOWS - (551,692) \$
GRAND TOTAL NET CASH FLOWS - (605,538) \$
GRAND TOTAL NET CASH FLOWS - (657,098) \$
GRAND TOTAL NET CASH FLOWS - (699,413) \$
GRAND TOTAL NET CASH FLOWS - (737,199) \$
GRAND TOTAL NET CASH FLOWS - (775,744) \$
GRAND TOTAL NET CASH FLOWS - (809,232) \$
GRAND TOTAL NET CASH FLOWS - (812,626) \$
GRAND TOTAL NET CASH FLOWS - (824,058) \$
GRAND TOTAL NET CASH FLOWS - (833,527) \$
GRAND TOTAL NET CASH FLOWS - (831,034) \$
GRAND TOTAL NET CASH FLOWS - (836,580) \$
GRAND TOTAL NET CASH FLOWS - (837,625) \$
GRAND TOTAL NET CASH FLOWS - (829,170) \$
GRAND TOTAL NET CASH FLOWS - (831,216) \$
GRAND TOTAL NET CASH FLOWS - (833,761) \$
GRAND TOTAL NET CASH FLOWS - (829,718) \$
GRAND TOTAL NET CASH FLOWS - (831,178) \$
GRAND TOTAL NET CASH FLOWS - (833,138) \$

In-Kind donations to support Tab 5 projects

- Groundrules and Assumptions
In-Kind labor value = \$20/hr

1/2 FTE "Helping Hands" Volunteer - 87
In-Kind Labor - 1,733 \$
Cost of Labor - 1,733 \$
Net Cash Flows - 1,733 \$

Helping Hands Program Coordinator

1 FTE "Helping Hands" Volunteer - 173
In-Kind Labor - 3,467 \$
Cost of Labor - 3,467 \$
Net Cash Flows - 3,467 \$

Helping Hands Volunteer Development

FTE "Helping Hands" Volunteers (increases 2 FTEs/month) - 519
In-Kind Labor - 10,380 \$
Cost of Labor - 10,380 \$
Net Cash Flows - 10,380 \$

Cargo van, C30 Chevrolet & golf cart donations by GRACE Foundation

Cargo Van - 2,500 \$
C30 - 5,000 \$
Golf Cart - 2,500 \$
Donation Asset FMV - 10,000 \$

Building 3 renovation for Respite

1308 hrs for renovation
In-Kind Materials & Ks - 153,507 \$
In-Kind Labor hrs/unit - 1,308
Total In-Kind Sources - 59,991 \$
Net Cash Flows - 59,991 \$

Platform Tent Construction

Units built per month - 40 hrs per unit
In-Kind Materials/u - 1,500 \$
In-Kind Labor hrs/unit - 40
Total In-Kind Sources - 27,600 \$
Net Cash Flows - 27,600 \$

Cottage House Construction

Units built per month - 160 hrs per unit
In-Kind Materials/u - 4,500 \$
In-Kind Labor hrs/unit - 160
Net Cash Flows - 24,000 \$

Total In-Kind Sources			\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	
Cost of Construction			69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000
Net Cash Flows			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marketplace Building Renovation																				
1550 hrs for renovation		0		775	775															
In-Kind Materials & Ks	\$	15,445		7,723	7,723															
In-Kind Labor hrs/unit		1,550		15,500	15,500															
Total In-Kind Sources			\$	23,223	23,223															
Cost of Construction				23,223	23,223															
Net Cash Flows			\$	-	-															
Computer Lab Support																				
1/4 FTE "Helping Hands" Volunteer		0	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
In-Kind Labor			\$	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867
Cost of Labor				867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867
Net Cash Flows			\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dignity Bike Shop																				
1/4 FTE "Helping Hands" Volunteer		0	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
In-Kind Labor			\$	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867
Cost of Labor				867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867
Net Cash Flows			\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dignity Bike Shop																				
1/2 FTE "Helping Hands" Volunteer		0	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87
In-Kind Labor			\$	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733
Cost of Labor				1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,733
Net Cash Flows			\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Bank & Buffet Operations																				
1 FTE "Helping Hands" Volunteer		0	174	174	174	174	174	174	174	174	174	174	174	174	174	174	174	174	174	174
In-Kind Labor			\$	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480
Cost of Labor				3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480
Net Cash Flows			\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Building Renovation																				
388 hrs for renovation		0		199	199															
In-Kind Materials & Ks	\$	15,034		7,517	7,517															
In-Kind Labor hrs/unit		398		3,983	3,983															
Total In-Kind Sources			\$	11,500	11,500															
Cost of Construction				11,500	11,500															
Net Cash Flows			\$	-	-															
Construct Dog Park and Gardens																				
160 hrs for construction		0		160																
In-Kind Materials & Ks	\$	1,000		3,200																
In-Kind Labor hrs/unit		160		4,200																
Total In-Kind Sources			\$	4,200																
Cost of Construction				4,200																
Net Cash Flows			\$	-																
Building 15, 16 & 17 renovation for low barrier shelter's cafeteria, laundry and showers																				
980 hrs for renovation		0	436	436	436															
In-Kind Materials & Ks	\$	64,250		21,460	21,460	21,460														
In-Kind Labor hrs/unit		980		9,720	9,720	9,720														
Total In-Kind Sources			\$	30,180	30,180	30,180														
Cost of Construction				30,180	30,180	30,180														
Net Cash Flows			\$	-	-	-														
Erect Low-Barrier Shelter Barracks																				
160 hrs for construction		0		160																
In-Kind Materials & Ks	\$	4,000		4,000																
In-Kind Labor hrs/unit		160		3,200																
Total In-Kind Sources			\$	7,200																
Cost of Construction				7,200																
Net Cash Flows			\$	-																
Building 4A and 4B renovation for Respite																				
1962 hrs for renovation		0		654	654	654														
In-Kind Materials & Ks	\$	230,261		76,907	76,907	76,907														
In-Kind Labor hrs/unit		1,962		13,080	13,080	13,080														
Total In-Kind Sources			\$	89,987	89,987	89,987														
Cost of Construction				89,987	89,987	89,987														
Net Cash Flows			\$	-	-	-														
Relocate Employment Center Supportive Housing Fence to the North, East and South Property Line																				
1600 hrs for renovation		0		533	533	533														
In-Kind Materials & Ks	\$	20,000		6,680	6,680	6,680														
In-Kind Labor hrs/unit		1,600		10,667	10,667	10,667														
Total In-Kind Sources			\$	17,347	17,347	17,347														
Cost of Construction				17,347	17,347	17,347														
Net Cash Flows			\$	-	-	-														
Building 11 and 13 renovation for GNV Resource Center for the Homeless																				
262 hrs for renovation		0		131	131															
In-Kind Materials & Ks	\$	30,762		15,381	15,381															
In-Kind Labor hrs/unit		262		2,620	2,620															
Total In-Kind Sources			\$	18,001	18,001															
Cost of Construction				18,001	18,001															
Net Cash Flows			\$	-	-															
Add parking lot for medical building and road for "loop" return to entry																				
160 hrs for renovation		0		160																
In-Kind Materials & Ks	\$	12,500		22,500																
In-Kind Labor hrs/unit		160		3,200																
Total In-Kind Sources			\$	25,700																
Cost of Construction				25,700																
Net Cash Flows			\$	-																
Install Bus Stop Next to Building 1																				
240 hrs for renovation		0		240																
In-Kind Materials & Ks		8,500		4,800																
In-Kind Labor hrs/unit		240		4,800																
Total In-Kind Sources			\$	13,300																
Cost of Construction				13,300																
Net Cash Flows			\$	-																
TOTAL IN-KIND DONATIONS FOR CAPITAL IMPROVEMENTS																				
Labor Hours		260	1,215	2,989	5,151	4,763	5,558	5,398	5,199	4,923	5,417	5,097	4,937	4,817	3,217	3,217	2,814	2,814	2,843	2,923
In-Kind Materials & Ks	\$	10,000	51,271	76,994	121,994	63,000	84,460	91,977	84,460	67,000	139,907	127,907	121,907	51,680	6,680	6,680	15,381	15,381	22,500	8,500
In-Kind Labor hrs/unit		5,200	24,300	59,780	95,027	87,267	103,169	99,969	95,987	90,467	100,347	100,347	90,747	84,347	60,347	60,347	56,287	56,287	56,867	58,467

Total In-Kind Sources	\$ 15,200	\$ 75,571	\$ 136,774	\$ 217,021	\$ 150,267	\$ 196,146	\$ 191,946	\$ 180,446	\$ 157,467	\$ 240,254	\$ 228,254	\$ 212,654	\$ 136,027	\$ 67,027	\$ 67,027	\$ 71,668	\$ 71,668	\$ 79,367	\$ 66,967
	<u>15,200</u>	<u>75,571</u>	<u>136,774</u>	<u>217,021</u>	<u>150,267</u>	<u>196,146</u>	<u>191,946</u>	<u>180,446</u>	<u>157,467</u>	<u>240,254</u>	<u>228,254</u>	<u>212,654</u>	<u>136,027</u>	<u>67,027</u>	<u>67,027</u>	<u>71,668</u>	<u>71,668</u>	<u>79,367</u>	<u>66,967</u>
Net Cash Flows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Capital Improvement Costs	\$ 15,200	\$ 90,771	\$ 227,545	\$ 444,566	\$ 594,832	\$ 790,978	\$ 982,924	\$ 1,163,370	\$ 1,320,837	\$ 1,561,090	\$ 1,789,344	\$ 2,001,998	\$ 2,138,024	\$ 2,205,051	\$ 2,272,078	\$ 2,343,745	\$ 2,415,413	\$ 2,494,780	\$ 2,561,746

GRAND TOTAL INCOME AND EXPENSES

TOTAL INCOME	\$ 15,200	\$ 78,571	\$ 158,057	\$ 246,591	\$ 187,624	\$ 246,290	\$ 269,877	\$ 261,165	\$ 247,930	\$ 350,462	\$ 338,207	\$ 328,164	\$ 282,131	\$ 205,594	\$ 208,056	\$ 225,159	\$ 217,621	\$ 230,320	\$ 227,920
TOTAL EXPENSES	<u>(100,217)</u>	<u>(174,747)</u>	<u>(255,410)</u>	<u>(343,682)</u>	<u>(281,795)</u>	<u>(328,174)</u>	<u>(323,724)</u>	<u>(312,724)</u>	<u>(290,245)</u>	<u>(388,249)</u>	<u>(376,752)</u>	<u>(361,652)</u>	<u>(285,525)</u>	<u>(217,025)</u>	<u>(217,525)</u>	<u>(222,666)</u>	<u>(223,166)</u>	<u>(231,365)</u>	<u>(219,465)</u>
GRAND TOTAL GAIN/LOSS	\$ (85,017)	\$ (96,176)	\$ (97,353)	\$ (97,091)	\$ (94,171)	\$ (81,884)	\$ (53,847)	\$ (51,560)	\$ (42,315)	\$ (37,787)	\$ (38,545)	\$ (33,488)	\$ (3,394)	\$ (11,431)	\$ (9,469)	\$ 2,493	\$ (5,545)	\$ (1,045)	\$ 8,455