PACIFICA HOUSING ADVISORY ASSOCIATION

Fairfield Building

Ten Year Projection - fiscal year ending June 30

	3 months 2017	Fiscal 2018	Fiscal 2019	Fiscal 2020	Fiscal 2021	Fiscal 2022	Fiscal 2023	Fiscal 2024	Fiscal 2025	Fiscal 2026	Fiscal 2027	TOTAL
REVENUE	**ACTUAL**											
City of Victoria - Continuance Grant	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
Tenant rent	72,000	311,183	320,519	330,134	340,038	350,240	360,747	371,569	382,716	394,198	406,024	3,639,368
Laundry	667	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	36,667
	72,667	364,783	374,119	383,734	393,638	403,840	414,347	425,169	436,316	447,798	459,624	4,176,035
Vacancy loss (1%)	-	*(3,112)*	*(3,205)*	*(3,301)*	*(3,400)*	*(3,502)*	*(3,607)*	*(3,716)*	*(3,827)*	*(3,942)*	*(4,060)*	*(35,674)*
	72,667	361,671	370,914	380,433	390,238	400,337	410,739	421,453	432,489	443,856	455,563	4,140,361
EXPENSE												
Materials and supplies	5,630	24,000	24,480	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682	268,423
Waste	2,110	9,000	9,225	9,456	9,692	9,934	10,183	10,437	10,698	10,966	11,240	102,940
Service contracts	7,484	9,600	9,840	10,086	10,338	10,597	10,862	11,133	11,411	11,697	11,989	115,036
Utilities	5,631	17,520	18,308	19,132	19,993	20,893	21,833	22,816	23,842	24,915	26,036	220,920
Common costs	15,118	60,473	61,985	63,534	65,123	66,751	68,420	70,130	71,883	73,681	75,523	692,621
Adminstration	10,900	43,600	43,600	43,600	43,600	43,600	43,600	43,600	43,600	43,600	43,600	446,900
Direct wages	37,949	195,000	200,850	206,876	213,082	219,474	226,058	232,840	239,825	247,020	254,431	2,273,405
	84,822	359,193	368,288	377,653	387,297	397,227	407,453	417,984	428,829	439,998	451,501	4,120,247
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NET SURPLUS (DEFICIT)	(12,155)	2,478	2,625	2,780	2,941	3,110	3,286	3,469	3,660	3,858	4,063	20,114