

4. First Year Cash Flow Analysis

Provide information on the cash flow of the rental housing development for the first full year of operation. Information in the child care column should reflect income and expenses to the project sponsor only.

- a. Operating expenses: \$ _____ per unit per year
- b. Replacement reserve deposit: _____ % of unit construction cost (not less than 0.6%)
- c. Operating reserve deposit: _____ % of annual operating expenses (approx. 3%)
- d. The maximum possible annual sponsor distribution from assisted unit cash flow is 8% of the sponsor's actual investment in the assisted unit and child care center development cost. The maximum possible annual sponsor distribution from assisted unit and child care center cash flow in this project is \$ _____, based on an actual investment in the assisted units and child care center of \$ _____
- e. In an attachment, describe all rental subsidies, child care subsidies, and other support services subsidies that are part of the effective gross income in the first year cash flow analysis below. Give details on the source of the funds, the number of years that the funds are available for, the status of the funding commitment, limitations on use of the funds and any repayment terms.

	Child Care	Assisted	Nonassisted	Commercial	Total
1. Potential gross income	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
2. Misc. income (laundry, phone, vol. services charges, etc.)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
3. Total potential gross income	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
4. Vacancy & collection loss	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
5. Rental subsidies	\$ _____	\$ _____	\$ _____		\$ _____
6. Child care subsidies	\$ _____	\$ _____	\$ _____		\$ _____
7. Other support services subsidies	\$ _____	\$ _____	\$ _____		\$ _____
8. Annual effective gross income	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
9. Operating expenses (from Section E.2.):	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
10. Net operating income:	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
11. Replacement reserve deposit:	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
12. Operating reserve deposit:	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
13. Transfer of Income From Acct.*	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
14. Transfer of Income to Acct.*					
15. Debt service (other loans):	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
16. Sponsor distributions:	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)	(\$ _____)
17. FHDP interest payments:	(\$ _____)	(\$ _____)			(\$ _____)
18. FHDP interest deferred:	(\$ _____)	(\$ _____)			\$ _____

* List income from nonassisted units or commercial space used to subsidize assisted units or child care center; or income from assisted units used to subsidize child care center. The totals of lines 13 and 14 should be zero.