

ATTACHMENT G

LMIHAF CASH FLOW ANALYSIS – FISCAL YEARS 2013 - 2028

ATTACHMENT G

AFFORDABLE HOUSING MASTER PLAN (July 2023)  
CASH FLOW ANALYSIS FROM FY 2013 - FY 2028

	FY 2013 Actuals	FY 2014 Actuals	FY 2015 Actuals	FY 2016 Actuals	FY 2017 Actuals	FY 2018 Actuals	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Preliminary Actuals	FY 2024 Projections	FY 2025 Projections	FY 2026 Projections	FY 2027 Projections	FY 2028 Projections	Total
Beginning Balances	\$0	\$8,314,943	\$19,029,657	\$17,093,049	\$38,303,888	\$50,905,472	\$49,301,487	\$46,700,697	\$37,217,313	\$47,636,711	\$51,056,715	\$55,007,042	\$13,937,107	\$16,178,493	\$15,628,493	\$14,578,493	\$0
Housing Bond Proceeds	0	5,848,063	4,200,659	4,285,122	4,316,265	4,360,583	1,835,609	1,871,901	1,860,886	1,889,901	1,904,672	664,196	0	0	0	0	0
Low-Mod Funds	0	2,466,880	14,828,998	12,807,927	33,987,623	46,544,889	47,465,878.37	44,828,796	35,356,426	45,746,810	49,152,043	54,342,846	13,937,106	16,178,492	15,628,492	14,578,492.31	0
<b>Revenues</b>																	
Loans, Leases, Interest and Program Income	\$2,720,752	\$2,139,664	\$4,052,518	\$4,740,510	\$3,351,761	\$4,865,700	\$4,684,342	\$4,753,092	\$7,229,181	\$4,313,416	\$7,135,174	\$2,890,973	\$1,791,386	\$1,000,000	\$500,000	\$500,000	\$56,668,467
Loan/Lease Payments & Program Income	2,491,386	2,040,467	3,968,055	3,238,977	2,488,372	3,877,800	3,409,143	3,040,736	3,713,416	3,295,812	4,709,997	1,888,316	791,386	0	0	0	38,953,863
Developer Deposits				50,000					125,000		144,000						319,000
Interest Income on Cash				1,420,390	819,071	932,886	1,238,907	1,667,979	3,357,983	1,002,823	2,271,653	1,000,000	1,000,000	1,000,000	500,000	500,000	16,711,692
Interest Income on Bonds	229,366	99,197	84,463	31,143	44,318	55,014	36,292	44,377	32,782	14,781	9,524	2,657					683,912
Other Repayments/Refinancing/Other Proceeds		\$5,225,233	\$4,278,000	\$2,397,875	\$254,302	\$3,349,276	\$1,545,924	\$354,966	\$2,613,559	\$1,056,681	\$1,420,844	\$1,000,000					\$23,496,660
Excess Housing Bond Proceeds transferred In	\$34,378,697																\$34,378,697
Land Disposition Proceeds		\$5,992,900	\$0	\$15,561,335	\$12,295,950	\$0	\$0	\$0	\$8,478,333	\$2,201,250	\$0	\$19,000,000	\$32,000,000	\$0	\$0	\$0	\$95,529,768
Heritage Apts Option to Purchase Leasehold		5,992,900															5,992,900
Market Street Square				15,561,335													15,561,335
Park & Market					12,295,950												12,295,950
Popular Market									8,478,333								8,478,333
Hilltop & Euclid										2,201,250							2,201,250
Horton House Sale of Fee Title												19,000,000					19,000,000
Potential Property Sales													32,000,000				32,000,000
<b>TOTAL - REVENUES</b>	<b>\$37,099,449</b>	<b>\$13,357,797</b>	<b>\$8,330,518</b>	<b>\$22,699,720</b>	<b>\$15,902,012</b>	<b>\$8,214,976</b>	<b>\$6,230,266</b>	<b>\$5,108,058</b>	<b>\$18,321,073</b>	<b>\$7,571,347</b>	<b>\$8,556,018</b>	<b>\$22,890,973</b>	<b>\$33,791,386</b>	<b>\$1,000,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$210,073,592</b>
<b>Expenditures</b>																	
Administration/Project Management/Property Management	\$24,506	\$896,482	\$1,467,126	\$1,048,881	\$1,340,428	\$1,879,180	\$1,586,544	\$1,505,262	\$1,396,615	\$1,254,319	\$1,346,695	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$20,246,038
Projects (actuals reflect expended - Projections reflect remaining encumbrances & adjustments)	\$28,760,000	\$1,746,601	\$8,800,000	\$440,000	\$1,960,000	\$7,939,781	\$7,244,512	\$13,086,180	\$6,505,059	\$2,897,024	\$3,258,996	\$62,660,908	\$30,250,000	\$250,000	\$250,000	\$250,000	\$176,299,061
Atmosphere	11,600,000																11,600,000
Alpha Square	17,160,000																17,160,000
Veterans Village V		1,746,601															1,746,601
Hotel Churchill			3,000,000														3,000,000
Ouchi Courtyards			5,000,000	440,000													5,440,000
Trolley Park Terrace			800,000														800,000
Hotel New Palace					1,960,000												1,960,000
Keeler Court						750,000	0	89,172	3,767	1,128,419	681,400						2,652,758
Orchard at Hilltop Apartments						2,502,281	0	1,480,486	827,111	1,040,122							5,850,000
13th & Broadway (Harrington Heights)											1,250,000	9,142,462					10,392,462
Kettner Crossing												4,480,000					4,480,000
<b>2017 NOFA</b>																	
Encanto Village						4,687,500	937,500	0	625,000								6,250,000
The Link							2,428,351	4,770,689	3,150,960								10,350,000
San Ysidro Senior Village							3,750,000	750,000	500,000								5,000,000
Trinity Apartments								3,600,000	720,000		240,000						4,800,000
Ivy Senior Apartments								2,250,000	450,000		300,000						3,000,000
<b>2021 NOFA</b>																	
Beyer Blvd Trolley Village												5,000,000					5,000,000
Rancho Bernardo Transit Village												5,000,000					5,000,000
Ventana al Sur											850,309	2,899,691					3,750,000
Iris at San Ysidro												3,600,000					3,600,000
<b>2022 NOFA</b>																	
Iris Avenue Trolley												1,288,755					1,288,755
Cuatro at City Heights												1,000,000					1,000,000
Homelessness Prevention and Rapid Rehousing							128,661	145,833	228,221	188,483	237,287	250,000	250,000	250,000	250,000	250,000	2,178,485
Rehabilitation of Villa Victoria												5,000,000					5,000,000
Future Pipeline Projects												30,000,000	25,000,000				55,000,000
<b>TOTAL - EXPENDITURES</b>	<b>\$28,784,506</b>	<b>\$2,643,083</b>	<b>\$10,267,126</b>	<b>\$1,488,881</b>	<b>\$3,300,428</b>	<b>\$9,818,961</b>	<b>\$8,831,056</b>	<b>\$14,591,442</b>	<b>\$7,901,674</b>	<b>\$4,151,343</b>	<b>\$4,605,691</b>	<b>\$63,960,908</b>	<b>\$31,550,000</b>	<b>\$1,550,000</b>	<b>\$1,550,000</b>	<b>\$1,550,000</b>	<b>\$196,545,099</b>
<b>ENDING BALANCE</b>	<b>\$8,314,943</b>	<b>\$19,029,657</b>	<b>\$17,093,049</b>	<b>\$38,303,888</b>	<b>\$50,905,472</b>	<b>\$49,301,487</b>	<b>\$46,700,697</b>	<b>\$37,217,313</b>	<b>\$47,636,711</b>	<b>\$51,056,715</b>	<b>\$55,007,042</b>	<b>\$13,937,107</b>	<b>\$16,178,493</b>	<b>\$15,628,493</b>	<b>\$14,578,493</b>	<b>\$13,528,493</b>	<b>\$13,528,493</b>