

Attachment 5

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Table 1	Insurance Approved	Insurance Pending	Available Financing	Unfunded
Flood Remediation	\$1,852,744			
Flood Restoration		\$4,304,638		
Flood Business Losses		\$87,030		
Health & Safety Repairs + Relocation Plan			\$179,795	
Deferred Maintenance			\$1,065,411	\$1,472,874
Total	\$1,852,744	\$4,391,668	\$1,245,207	\$1,472,874

**Table 2
Summary of Work to be Completed by Phase and Funding Status**

<u>Flood Remediation - Insurance Approved</u>	<u>Flood Restoration - Insurance Pending</u>	<u>Health & Safety Repairs - Funded</u>	<u>Deferred Maintenance - Funded</u>	<u>Deferred Maintenance - Unfunded</u>
Post Flood Site Assessment	Restoration Work Plan	Bathroom Floors	Bathroom Remodel	Appliances
Hazardous Materials Assessment	Buildings - Duct Work, Insulation, Vapor Barrier, Skirting	Pre-Existing Water Damage	Painting Interior & Exterior	Kitchen Cabinets & Countertops
Environmental Remediation Staff	Site - Fence Repair	Structural Footings	Flooring	Roofs
	Site – Paving	Electrical Systems		Water Heaters
	Site – ADA Ramps			
	Site - Slurry Seal/Restriping			
	Site – Stairs			

Table 3 Kents Court Cash Flow Forecast					
	Adopted FY 2023	Recommended FY 2024	FY 2025	FY 2026	FY 2027
Expense Forecast					
Buildings & Improvements	\$582,568	\$662,639			
Utilities	\$10,700	\$5,800			
Property Management	\$195,275	\$233,333	\$233,333	\$233,333	\$233,333
County Expenses	\$21,410	\$20,000	\$10,000	\$10,000	\$10,000
Total Expenses	\$809,953	\$921,772	\$243,333	\$243,333	\$243,333
Revenue Forecast					
Investment Income	-\$25,000	-\$10,000	-\$2,000	-\$2,000	-\$2,000
Business Loss – Rent		-\$81,756			
Business Loss – Utilities		-\$16,443			
Rental Income	-\$155,235	-\$272,006	-\$320,380	-\$320,380	-\$320,380
Total Revenue	-\$180,235	-\$380,205	-\$322,380	-\$322,380	-\$322,380
Fund Balance					
Beginning Fund Balance	\$1,238,995	-\$609,277	-\$67,710	-\$146,757	-\$225,804
Annual Fund Balance Change	\$629,718	\$541,567	-\$79,047	-\$79,047	-\$79,047
Ending Fund Balance	-\$609,277	-\$67,710	-\$146,757	-\$225,804	-\$304,851

Table 4
Next Steps and Optional Improvements

Recommended Next Steps	One-Time Cost	
Unfunded Deferred Maintenance Due within Next 3-Years	\$1,088,556	
Recommended Replacement Reserve	\$116,667	
Down Payment Assistance Account	\$1,020,430	
Optional Improvements	One-Time Cost	Ongoing Cost
2 ADA Accessible Units	\$574,482	
19 New Units	\$5,341,400	
Replace & Rehabilitate Units for Emergency Housing	\$6,814,274	
Landscaping	\$248,425	\$15,000