



Monsenor Oscar Romero Charter School - YPI Charter Schools, Inc. - Budget and Invoice Summary

Date of last budget revision: 8/30/2017

YPI Charter Schools, Inc.		Budget Summary			Invoice Summary		
		Approved Budget	Tracking Budget	Variance	Invoices received to Date	Left-to-Pay	% Left
<b>Acquisition Costs</b>							
AC1.1	Acquisition Price: Land Only	\$ -	\$ -	\$ -	\$ -	\$ -	-
AC1.2	Acquisition Price: Land plus Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	-
AC2	Acquisition Price: Capitalized Lease Payments	\$ -	\$ -	\$ -	\$ -	\$ -	-
AC3	Escrow Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
AC4	Insurance:Title	\$ -	\$ -	\$ -	\$ -	\$ -	-
AC-OTH	Other Acquisition Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Acquisition Cost Subtotal</b>		\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Hard Costs</b>							
HC1.1	New Construction: Traditional	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC1.2	New Construction: Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC1.3	New Construction: DSA - Traditional	\$ 22,342,000	\$ 22,685,928	\$ 343,928	\$ 7,657,167	\$ 15,028,761	66%
HC1.4	New Construction: DSA - Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC2	Tenant Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC3.1	Stand-alone Structures: Traditional	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC3.2	Stand-alone Structures: Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC3.3	Stand-alone Structures: DSA - Traditional	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC3.4	Stand-alone Structures: DSA - Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC4	Sitework	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC5	Offsite Construction	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC6	Utilities Installation (AT&T, DWP, Edison, etc.)	\$ 400,000	\$ 400,000	\$ -	\$ 95,236	\$ 304,764	76%
HC7	Environmental Remediation	\$ 55,000	\$ 55,000	\$ -	\$ 5,463	\$ 49,537	90%
HC8	Furniture, Equipment, Low-voltage, school start up costs	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	100%
HC9	Payment and Performance Bond	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC-OTH	LAUSD portable removal and site restoration	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ 400,000	100%
<b>Hard Cost Subtotal</b>		\$ 24,697,000	\$ 25,040,928	\$ 343,928	\$ 7,757,866	\$ 17,283,062	69%
<b>Soft Costs</b>							
SC1.1	Due Diligence: Appraisal - As-Is	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC1.2	Due Diligence: Appraisal: As-Improved (Post-Construction)	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC1.3	Due Diligence: ALTA/Topographic	\$ 14,869	\$ 15,964	\$ 1,095	\$ 15,964	\$ -	0%
SC1.4	Due Diligence: Property Condition Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC1.5	Due Diligence: Seismic Probable Maximum Loss Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC1.6	Due Diligence: Parcel Map	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC1-OTH	Due Diligence: Other	\$ 5,635	\$ 5,635	\$ -	\$ 5,635	\$ -	0%
SC2	Legal Costs	\$ 70,000	\$ 70,000	\$ -	\$ 50,855	\$ 19,145	27%
SC3	Architecture & Engineering	\$ 1,050,145	\$ 1,107,046	\$ 56,902	\$ 913,545	\$ 193,501	17%
SC3.1	Cost estimating	\$ 20,700	\$ 20,700	\$ -	\$ 20,700	\$ -	0%
SC4.2	Entitlements: Filing Fees - Initial Approval (e.g. CUP)	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC4.3	Entitlements: Filing Fees - Compliance Reviews (e.g. Yr1 Plan Approval)	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC4.4	Entitlements: Filing Fees - Expedited	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC4.5	Entitlements: Outreach & Notification	\$ 1,200	\$ 2,725	\$ 1,525	\$ 2,725	\$ -	0%
SC4-OTH	Entitlements: Other	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.1	Environmental: CEQA Consultant (EIR, MND, etc.)	\$ 41,180	\$ 44,310	\$ 3,130	\$ 43,672	\$ 638	1%
SC5.2	Environmental: 1/4 Mile Chemical Hazard Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.3	Environmental: Air Quality Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.4	Environmental: GeoHazard Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.5	Environmental: Health Risk Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.6	Environmental: Lead & Asbestos (ACM/LBP) Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.7	Environmental: Noise Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.8	Environmental: Phase I Site Assessment	\$ 4,777	\$ 4,777	\$ -	\$ 4,777	\$ -	0%
SC5.9	Environmental: Phase II Site Assessment	\$ 57,098	\$ 72,263	\$ 15,165	\$ 71,156	\$ 1,107	2%
SC5.10	Environmental: Pipeline Risk Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.11	Environmental: Rail Derailment Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.12	Environmental: Traffic Study/Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC5.13	Environmental: Soils/Geotechnical Report	\$ 15,749	\$ 15,749	\$ -	\$ 15,749	\$ -	0%
SC5-OTH	Environmental: Other	\$ 10,703	\$ 10,703	\$ -	\$ 10,703	\$ -	0%
SC6.1	State Fees: Plan Check (DSA)	\$ 161,350	\$ 161,350	\$ -	\$ 117,750	\$ 43,600	27%
SC6.2	State Fees: DTSC	\$ 40,000	\$ 40,000	\$ -	\$ 28,514	\$ 11,486	29%
SC6.3	State Fees: CGS	\$ 3,600	\$ 3,600	\$ -	\$ 24,250	\$ (20,650)	-574%
SC6.4	State Fees: Labor Compliance Monitoring (e.g. DIR)	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	100%
SC6-OTH	State Fees: Other	\$ 5,000	\$ 5,000	\$ -	\$ 4,332	\$ 668	13%
SC7.1	Local Fees: Plan Check (e.g. LADBS)	\$ 15,000	\$ 15,000	\$ -	\$ 1,622	\$ 13,378	89%
SC7.2	Local Fees: Permits	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	100%
SC7.3	Local Fees: Offsite Permits (e.g. "B" Permit)	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	100%
SC7.4	Local Fees: Bonds	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	100%
SC7.5	Local Fees: Covenants	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC7-OTH	Local Fees: Other	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC8.1	Inspections: Local	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 20,000	100%
SC8.2	Inspections: State (IOR)	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC8.3	Inspections: Special (Deputy, Geotech Observation, Testing Labs, etc.)	\$ 225,000	\$ 225,000	\$ -	\$ 242,533	\$ (17,533)	-8%
SC9.1	LEED: LEED/CHPS Commissioning Agent	\$ 39,040	\$ 39,040	\$ -	\$ 14,991	\$ 24,049	62%
SC9.2	LEED: LEED/CHPS Consultant	\$ 39,040	\$ 39,040	\$ -	\$ -	\$ 39,040	100%
SC10.1	Insurance: Builder's Risk	\$ 128,000	\$ 128,000	\$ -	\$ -	\$ 128,000	100%
SC10.2	Insurance: Hazard	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC11	Site Security (pre-occupancy)	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC12	Taxes - Real Property (pre-occupancy)	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC13	Utilities (pre-occupancy)	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	100%
SC-REIM	Reimbursables (Printing, Delivery, Mileage, etc.)	\$ 1,500	\$ 1,500	\$ -	\$ 496	\$ 1,004	67%
SC-OTH	Other Soft Costs	\$ 10,000	\$ 10,000	\$ -	\$ 8,104	\$ 1,896	19%
<b>Soft Cost Subtotal</b>		\$ 2,129,586	\$ 2,207,402	\$ 77,817	\$ 1,598,073	\$ 609,329	28%
<b>Financing Costs</b>							
FC1.1	Acquisition Loan: Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC1.2	Acquisition Loan: Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC1.3	Acquisition Loan: Lender Legal	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC1.4	Acquisition Loan: Origination Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC2.1	Construction Loan: Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC2.2	Construction Loan: Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC2.3	Construction Loan: Lender Legal	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC2.4	Construction Loan: Origination Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC2.5	Construction Loan: Construction Inspector	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC3.1	NMTC Loan: Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC3.2	NMTC Loan: Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC3.3	NMTC Loan: Origination Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC3.4	NMTC Loan: Construction Inspector	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC-OTH	Other Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Financing Cost Subtotal</b>		\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Management Costs</b>							
SC-MGMT.1	Development Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
SC-MGMT.2	Project Management Fee	\$ 602,000	\$ 602,000	\$ -	\$ 412,005	\$ 189,995	32%
SC-MGMT.3	Construction Management Fee	\$ 699,825	\$ 699,825	\$ -	\$ 354,790	\$ 345,035	49%
<b>Management Cost Subtotal</b>		\$ 1,301,825	\$ 1,301,825	\$ -	\$ 766,795	\$ 535,030	41%
<b>Project Cost Subtotal</b>		\$ 28,128,411	\$ 28,550,155	\$ 421,745	\$ 10,122,734	\$ 18,427,421	65%
<b>Contingencies</b>							
AC-CONT	Contingency - Acquisition Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
FC-CONT	Contingency - Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
HC-CONT	Contingency - Hard Costs	\$ 2,469,700	\$ 2,125,772	\$ (343,928)	\$ -	\$ 2,125,772	100%
SC-CONT	Contingency - Soft Costs	\$ 175,000	\$ 97,184	\$ (77,817)	\$ -	\$ 97,184	100%
<b>Total Budget Contingencies</b>		\$ 2,644,700	\$ 2,222,956	\$ (421,745)	\$ -	\$ 2,222,956	100%
					\$ 10,122,734	\$ 20,650,377	67%

Budget Summary	
Acquisition Cost Subtotal	\$ -
Hard Costs Subtotal	\$ 24,697,000
Soft Costs Subtotal	\$ 2,129,586
Financing Costs Subtotal	\$ -
Management Costs Subtotal	\$ 1,301,825
<b>Subtotal Project Costs</b>	<b>\$ 28,128,411</b>
Budget Contingencies	\$ 2,644,700
<b>Total Project Budget</b>	<b>\$ 30,773,111</b>