



HARWICH COMMUNITY PRESERVATION COMMITTEE APPLICATION:
CAPE AND ISLANDS VETERANS OUTREACH CENTER: VETERANS HOME IN DENNIS

October 30, 2020

Contact Info:

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Project Description

This is intended to provide a concise, but detailed update related to the Cape and Islands Veterans Outreach Center (CIVOC) Veterans Home in Dennis project.

The goal of this Project is to provide upwards of five veterans at a given time a place to live, access to supportive programs, and case management services to ensure accountability and progress. Our long-term strategy is to carry zero debt liability and for the sustaining revenue generated by occupancy to fund the diverse programs and services offered at the Home and through the Veterans Outreach Center to offset operational and programmatic expenses.

Exterior work on the building is near complete, with siding recently being installed. Interior work has moved from framing to electric and plumbing, to now beginning to drywall. Handicap accessible showers have been installed in all five bathrooms, and additional community space was realized after an adjustment in the second-floor layout allowed for storage space to be converted into usable programmatic space. Volunteers have begun to secure interior and household items to furnish the home through online registries. The estimated timeframe for home construction to be complete is December 2020/January 2021 and for the property to be completely developed by Summer 2021.

Recently State Rep. Whelan and State Rep. Crocker toured the Veterans Home in Dennis, publicly endorsing the project, and spoke toward it being a model for success during the October Home Builders and Remodelers Legislative Dinner. This sentiment was echoed by State Sen. Cyr and Dennis Selectmen Chris Flannagan during the event showing that community support for the project is high and concerted.

CIVOC has pending or in progress applications to the Community Preservation Committees in Brewster, Harwich, Provincetown, Wellfleet and Yarmouth. We spoke before the Brewster CPC on 10/28 for an initial presentation, and will be providing detailed project presentations to Wellfleet and Yarmouth CPCs in the next few weeks seeking recommendations from the committees to move the project forward to the Spring Town Meetings. In total there are \$250,000 in ongoing CPC applications.

The total budget for this project is \$973,975 and the current gap in fully funding the project is \$62,299. To date CIVOC has received \$350,645 in donations and \$271,031 in in-kind donations from the construction industry. Details can be found in the attached Sources and Funds Document.

Funding Request Breakdown:

Harwich CPC Request FY Breakdown

	FY22	FY23	FY24	Total Request
Case Manager	\$5,200.00	\$5,304.00	\$5,410.08	\$15,914.08
Counselor	\$667.00	\$680.00	\$693.60	\$2,040.60
Capital Reserve	\$834.00	\$834.00	\$834.00	\$2,502.00
Stair Lift/Handicap Accommodations	\$4,543.32	\$0.00	\$0.00	\$4,543.32
Totals	\$11,244.32	\$6,818.00	\$6,937.68	\$25,000.00



How does this project fit into Harwich's Local Comprehensive Plan and/or other Plan?

X Increase the supply of year-round affordable rental housing for all types of households, such as young singles and couples, families, and seniors.

X Build support for addressing housing needs through partnerships with conservation groups and nonprofit and for-profit developers.

X Create housing that is affordable and appropriate for very low-income seniors and people with disabilities.

X Increase local capacity to plan, advocate for, and create affordable housing, preserve the affordability and condition of existing affordable units, and monitor affordable housing restrictions.

X Ensure long term affordability.

This Project is suitable to the current and future needs of the Town of Harwich because it will provide access to diverse programs and services to an existing population, that is growing in size and need, as certain veteran demographics become more vulnerable to the issues the contribute to homelessness.

In 2018 Harwich had an estimated 785 veteran residents according to Census data. Most recently five veteran residents of Harwich accessed services provided by the Cape and islands Veterans Outreach Center 87 times over the course of 2020.

Census data provides additional insights:

- Estimated Veteran Population in the Town of Harwich: 785 veterans
- Percentage of the veteran population that is under the age of 65: Roughly 40% (321)
- Percentage of the veteran population that is over the age of 65: Roughly 60% (464)
- Total Veteran Population with disabilities: 143 (18%)
- Total Veteran Population living below the poverty line: 24 (3%)

These statistics show a clearly defined need that runs throughout each town on Cape Cod. The Harwich Comprehensive Plan directs the town to push forward towards meeting the State's affordable housing target. The Harwich Housing Production Plan similarly directs the town towards an ambitious program to create affordable housing.

This project will provide another opportunity for the Town of Harwich to provide for an especially deserving, at risk, portion of our community.

Additionally, this Project assists the Cape and Island region in reaching the 10% goal for affordable housing as set forth in MGL. c. 40B. by increasing the number of units in affordable housing inventory by five units. Similar to the CPC funded Cape Cod Village project, each bedroom suite will count as an individual unit and will promote diversity in housing stock through units exclusively available to an underserved population.

The Veterans Home in Dennis will provide an alternative to living in a shelter, and in this case, serve a very specific target population. This growing number of area veterans would be eligible and possibly in



need of the services and programs provided by the Cape and Islands Veterans Outreach Center at the Veterans Home in Dennis.

This Project accomplishes the goals and objectives of the CPA by having a laser focus on the criteria for Community Housing and helps to provide a home for veterans who are currently living on disability or other housing vouchers. All residents will qualify as low-income residents and are, generally, below the area poverty limits.

The Veterans Home in Dennis promotes the re-use and redevelopment of existing properties as the home will be located on a town owned lot, which was gifted to the town in 1990 for general municipal purposes, and that was provided to the Cape and Islands Veterans Outreach Center through a 99-year lease at a cost of \$1. This Project also maintains the character of the existing neighborhoods by complying with the Old King's Highway Historic District Committee regulations and is harmonious in size and scale with the surrounding neighborhood.

This Project helps build support for addressing housing needs through partnerships with conservation groups and nonprofit and for-profit developers by collaborating with Cape Associates, Inc., Voikos Construction Management, and the Community Economic Development Assistance. This Project will set the benchmark for combatting the veteran's homelessness crisis. The successful completion of the Veterans Home in Dennis will provide the foundation and community call-to-action to expedite the overall Veterans Home Capital Campaign in order to develop an appropriate inventory of affordable housing units and reach a functional-zero.

This is how we will end chronic veteran homelessness on Cape Cod.

Additionally, The Veterans Home in Dennis ensures affordability in perpetuity due to 5 project-based vouchers being secured and attached to this Project for the life of the property. Need based vouchers supplement the veteran residents' ability to pay a rental fee and this financial support offsets operational and case management costs, therefore being a critical key to the long-term sustainability of the project.

Lastly, this Project promotes a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age due to residency.

Community Benefits: What are the community benefits of the project?

The need on the Cape is significant. Per the 2018 Census Veterans comprise 10%, or over 18,000, of the total population on the Cape of more than 180,000 people. Nearly 71% of the Cape veterans are above age 65. 4.4% of this population, nearly 800 individuals, live below the poverty line.

The anticipated impact of this Project is the reduction in recidivism among the homeless veteran population on Cape Cod, as well as an expansion of community outreach, case management and holistic therapies programs offered by CIVOC. The Cape and Islands has an identified need to support homeless veterans and the Veterans Home in Dennis provides a clear path to a functional solution.

The five veterans housed at the Veterans Home in Dennis will represent an increase in service capacity coverage, and the facility will include a defined space for case management and community outreach services. This will increase efficacy in case management services and expand the reach of CIVOC programs focused on the needs of homeless veterans across the Cape.

Programs and services provided through this Project include: transitional/supportive housing, integrated housing support services, case management, community outreach and awareness activities, holistic therapies such as hypnotherapy, reiki and massage, cognitive therapy, traditional counseling, as well as health, financial, and life-skills educational workshops.

The Veterans Home in Dennis is in an ideal location and the facility will help CIVOC deliver specialized supportive services to veterans in need. Case management and community outreach provides integrated support that leads to independent living. Holistic therapies seek to alleviate issues of anxiety and sleeplessness so veterans can then enter into cognitive therapy with greater chance for success.

Additionally, a majority of clients who participate in supportive services provided often have greater housing stability. Clients using supportive services are more likely to participate in job training programs, attend school, discontinue substance use, have fewer instances of domestic violence, and spend fewer days hospitalized than those not participating. This access to resources, with active and encouraged participation, also increases the number of persons who increase their income and/or access benefits.

Finally, this housing model has been found to be cost efficient. This increased efficacy in case management services to prevent homelessness and achieve housing stability allows for a financially viable solution to be implemented in the communities in which the clients live, in the areas where those clients are more densely located.

Community Support

Community support is high and multifaceted, with leaders from various industries and communities playing key roles in the Project's success. Circumstances outside the control of the Town of Dennis and the Cape and Islands Veterans Outreach Center delayed the implementation of the Project and the fundraising campaign, but currently the Project Sponsor and our collaborators are aggressively moving forward with construction and soliciting for funding.

While undeterred by the COVID-19 pandemic, the current healthcare crisis has added an additional sense of urgency to this request for funding.

This Project had previously been impeded by a 4-year process in land court and was concluded this fiscal year when the MA Supreme Court refused to hear the plaintiff's appeal of the land court ruling. While these circumstances ultimately ended in favor of the Cape and Islands Veterans Outreach Center the delay in implementation has impacted the initial assumptions of the project.

Originally slated to be the recipient of the land and constructed building, the Cape and Islands Veterans Outreach Center was tasked in the last fiscal year to become the developer of the property and assume all responsibilities associated with the role in the project. This change has taken the focus of the limited staff from the process of fundraising for the project to the actual development and implementation of all aspects of construction.

The 4-year delay has also impeded fundraising due to the public perception, as well as inability to launch a Capital Campaign when the future of the project was unsure. With new publicity and awareness growing due to the active construction and aggressive fundraising efforts the Veterans Home Capital Campaign (www.capeveterans.com/homes4troops) has been launched and has surpassed the initial projections for the Quiet Phase of the Campaign.



We are now seeking additional public support through multiple fundraising efforts, as well as increased awareness and participation through collaborations with PBS' This Old House, Home Builders and Remodelers Association, and Mid-Cape Home Centers. It is projected that these efforts will offset any delayed acquisition of funds before construction is completed and veterans are housed.

Lastly, CIVOC has leveraged funds that are immediately available, whether cash or in-kind, to move forward with construction according to an aggressive but fiscally responsible timeline. We are currently seeking additional funds to offset \$200,000 in bridge financing from Cape Cod Five Cents through fundraising activities such as: additional CPC applications to ensure project completion, multiple pending foundation and corporate grant applications, and a grassroots outreach strategy with a focus on Civic, Fraternal, Military, and Community Group support.

The ultimate goal of this Project is to carry zero debt liability and for the sustaining revenue generated by occupancy to fund the diverse programs and services offered at the home and through the Cape and Islands Veterans Outreach Center.

Photographs of site or rendering**Approved Building Elevation**

Approved Floor Plans: Second Floor

Veterans Home in Dennis: Interior Views**Foyer****Case Managers Office****Dining Room****Kitchen****Great Room****Common Room****1st Floor Bedroom 1****1st Floor Bedroom 2****2nd Floor Bedroom 3****2nd Floor Bedroom 4****2nd Floor Bedroom 5**

Supporting Information

Brief applicant history:

History

As with any organization, we have a deep history and a respect for that history and the founders of this organization.

Founded in 1983 by a group of Vietnam Veterans who did not find the services and programs they needed to transition back to society, CIVOC has become an indispensable veteran service provider on the Cape to today's veterans. Building on the legacy that our founders started nearly four decades ago; we offer multiple comprehensive supportive services that empower veterans to achieve independence with dignity and respect.

Vision

To end veteran homelessness on the Cape and Islands.

Mission

Our mission is to provide comprehensive life sustaining services for veterans and their families. We deliver a comprehensive menu of essential, life altering and life sustaining services which will empower veterans to achieve a lasting reintegration into the families and communities for which they have sacrificed.

Board of Directors

Officers

President: LT COL William Burke, USA, Retired
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 Secretary: LT COL Dwayne Turmelle, USAF, Retired
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 Gwen Errhalt, Communications Director, Willowbend Country Club
 Ann Skopek, MD, Pleasant Bay Nursing and Rehabilitation Center
 Wayne Soares, Actor, comic, television host, & Veteran Advocate
 LCPL Forrest Thorpe, USMC, Retired

CAPE ASSOCIATES, INC.
P.O. BOX 1858
NORTH EASTHAM, MA 02651

Job Number TBD

Billing Address:

Hyannis, MA 02601
Location: 1341 Route 134, Dennis

Phone:

Architect: Plans by McPhee Associates

Plans-Date: 5/11/2017

Description: New house construction on vacant lot, 5 BR, 5-1/2 bathrooms. The project is tax exempt.



Date:	1/31/2020
Revised:	2/19/2020
Revised:	3/23/2020
Revised:	6/30/2020
Revised:	7/1/2020
Revised:	
Revised:	
Revised:	

Estimate Completed by:
Matthew Cole

Num.	Code:	Item Description	Division breakdown	Post donation / discount total	Blueprint Ref	Comment	Quantity	Unit
1		Division Division 01. General Requirements		\$58,691.00	\$52,956			
2	01100	Administration						
3	01100	Building Permit				Assumes Fee waived by Town	1.00	EA.
4	01100	Builder's Risk Insurance				By Owner		
5	01100	Architectural fees				By Owner		
6	01100	Structural Engineering fees - 8th edition compliance				By Owner		
7	01100	Engineering Fees, Site/Sanitary, surveying on site.				By Owner		
8	01100	HVAC design				None - design/build		
9	01100	Lighting design				None - design/build		
10	01100	Landscape design				By Owner		
11	01100	HERS testing, rating (required for permit and C of O)				included in Div. 7		
12	01100	Travel - mileage expense						
13	01100	Supervision				25% Construction Superintendent; 10% Project Manager	7.00	MONTH/S
14	01100	Dumpster, rental & tipping fees					4.00	EA.
15	01100	Trucking, progress cleanups & cartage					7.00	MONTH/S
16	01100	Toilet, temporary					7.00	MONTH/S
17	01100	Electric, temporary NSTAR account				By owner on account		
18	01100	Storage container						
19	01100	Winter conditions, heat, sand/salt, plowing.				None included - 3/16/2020 start assumed		
20	01100	Final construction cleaning - Not a professional window cleaning service				Donation assumed - by TBD	1.00	LS
21	01100	Interior/Exterior window glass				Donation by Susan Parker	1.00	LS
22	01100	Protective coverings					1.00	LS
23		Division Division 02. Demo & Site Work		\$77,723.00	\$47,064			
24	02000	Demolition						
32	02000	Clear site-stumps					1.00	LS
33	02200	Site work and Utilities						
34	02200	Excavation for foundation per plan				Donation by PKM	1.00	LS
	02200	Back Fill				Donation by PKM	1.00	LS
	02200	Fill - bringing in fill					300.00	YD
35	02200	Trenching-mechanicals					1.00	LS
	02200	Septic Installation--For 5 bedroom dwelling with H-20 components, includes woven textile cloth over septic system to prevent sterilization				Donation by Robert B. Our	1.00	EA.
36								
	02200	Drainage- using pipe schedule 40. H-20 600gal. Leaching chamber with 1.5x.75 double washed stone					1.00	LS
37								
38	02200	Dig and install Sonotubes					10.00	EA.

39	02200 Utility back-charge fees (power, water, gas)			Allowance (\$2,750.00)	1.00 LS
40	02950 Hardscaping				
41	02950 Paving-Binder, topcoat and gravel				3500.00 SF
42	02950 Pavement striping/HC signs				1.00 LS
43	02950 Retaining wall - "Allan" block (poured concrete modular block wall)				72.00 SF
44	02900 Landscaping - loam and seed; plantings; irrigation			By Owner / others - confirm	
47	Division Division 03. Concrete	\$52,090.00	\$49,215		
48	03300 Footings, walls, floors				
	03300 Form 232 feet of 2'x12" footings, install 232 feet of 4' x 10" concrete foundation wall, install 188' of 4" x 14" interior shelf and 16'6" of 4" x 6" interior shelf, install rebar per plan. Form in 8 rough openings, 4 wall drops, 2 vertical chamfer joints, install anchor bolts 32" on center				1.00 LS
49					
50	03300 Damp proofing foundation			Donation by Kenyon Keyes	1.00 LS
51	03300 5" thick basement floor				2024.00 SF
52	03300 Fill in 10 Sonotubes				10.00 EA.
53	Division Division 04. Unit Masonry	\$0.00	\$0		
54	04200 Masonry				
58	04200 none				
59	Division Division 05. Metals	\$1,435.00	\$1,435		
60	05000 Structural Metals				
61	05000 Beam, W12x26				1.00 LS
62	Division Division 06. Carpentry	\$387,289.00	\$235,402		
63	06100 Wood Framing				
64	06100 Framing				
65	06100 Lull Rental				1.00 MONTH/S
65	06100 Framing material donation				1.00 LS
66	06100 Framing labor donation			Donation by Bass River framing	1.00 LS
67	06100 Beams LVL's				
68	06100 Beams- 11-7/8" LVL			9/28'	252.00 LF
69	06100 Beams- 11-7/8" LVL			3/26'	78.00 LF
70	06100 Lally columns (4")				11.00 EA.
71	06100 Headers				
72	06100 Header stock - 2x8 KD			50/8'	533.33 BDFT
73	06100				
74	06100 Basement / First Floor system				
75	06100 Sill sealer				250.00 LF
76	06100 Sills - single 2x6 PT			16/16'	256.00 BDFT
77	06100 Beams- 9-1/2" LVL			4/14', 2/12'	80.00 LF
78	06100 Floor Joists - 9-1/2" AJS 20		Shepley	5/38'	140.00 LF
79	06100 Floor Joists - 9-1/2" AJS 20		Shepley	16/52'	832.00 LF
80	06100 Floor Joists - 9-1/2" AJS 20		Shepley	4/14'	56.00 LF
81	06100 Floor Joists - 9-1/2" AJS 20		Shepley	7/20'	140.00 LF
82	06100 Floor Joists - 9-1/2" AJS 20		Shepley	10/24'	240.00 LF
83	06100 Rim, Timber strand, 1.25"x 9 1/2" OSB			16/16'	256.00 LF
84	06100 Sub Floor 3/4" Advantech T/G OSB/76 PC			Glued and nailed	2472.00 SF
85	06100 Strapping, 1x3			None	
86	06100 Subfloor adhesives			Advantech glue	1.00 CASE
87	06100 Hangers				10.00 EA.
88	06100 First floor Walls				
89	06100 6x6 PT, #1 MCA Ground Contact Treated			2/10'	20.00 LNFT
90	06100 Exterior Wall Plates - 2x6 SPF			48/16'	768.00 BDFT
91	06100 Exterior Wall Studs 2x6 SPF			228/8'	1824.00 BDFT

92	06100 Interior Walls Studs, 2x4 SPF		40/16'	640.00 BDFT
93	06100 Interior Walls Studs 2x4 SPF		200/8'	1600.00 BDFT
94	06100 Interior load bearing walls 2x6		none included	
95	06100 Interior load bearing partitions, plates, 2x6		none included	
96	06100 Versa Lam PSL -3 1/2" x 5 1/4"		None shown; none included	
97	06100 Landing Framing 2x10 SPF		None	
98	06100 Stair Stringers 2x12 SPF	Double those not attached to outer wall	6/16'	192.00 BDFT
99	06100 Stair Tread Stock-Construction 2x10 SPF		3/12'	60.00 BDFT
100	06100 Strapping, 1x3			2000.00 LF
101	06100 1/2" Plywood for Shear walls		None shown; none included	
102	06100 Header stock-insulation		1" x 4' x 8'	128.00 SF
103	06100 Misc. blocking			200.00 BDFT
104	06100 Pocket Door Rough-in Frame Kits Johnson or Equal			1.00 EA.
105	06100 Zip Wall System 7/16"			2736.00 SF
106	06100 Zip Tape, Home Slicker, etc.			42.75 ROLL
107	06100 2nd Floor Framing			
108	06100 Beams- 11-7/8" LVL	Stair	3/12'	36.00 LF
109	06100 Beams- 14" LVL	Stair	4/24'	96.00 LF
110	06100 Beams- 14" LVL	Stair	2/12'	24.00 LF
111	06100 Floor Joists 14" AJS25	Shepley	16/52'	832.00 LF
112	06100 Floor Joists 14" AJS25	Shepley	7/62'	434.00 LF
113	06100 Floor Joists 14" AJS25	Shepley	11/24'	264.00 LF
114	06100 Engineered lumber discount	Shepley	Shepley i-Joist discount	1.00 LS
115	06100 Rim, Timber strand, 1.25"x 14" OSB		15/16'	240.00 LF
116	06100 Rim, Timber strand, 1.25"x 14" OSB		15/16'	240.00 LF
117	06100 Sub Floor 3/4" Advantech T/G OSB			2280.00 SF
118	06100 Subfloor adhesives		Advantech glue	1.00 CASE
119	06100 Hangers			12.00 EA.
120	06100 Subfloor adhesives		Advantech glue	1.00 CASE
121	06100			
122	06100 2nd Exterior/Interior Walls			
123	06100 Exterior Wall Plates - 2x6 SPF		40/16'	640.00 BDFT
124	06100 Exterior Wall Studs 2x6 SPF		100/8'	800.00 BDFT
125	06100 Exterior Wall Gable Wall Studs 2x6 SPF		100/16'	1600.00 BDFT
126	06100 Interior Walls Plates, 2x4 SPF		36/16'	384.00 BDFT
127	06100 Interior Walls Studs, 2x4 SPF		184/8'	981.33 BDFT
128	06100 6x6 PT, #1 MCA Ground Contact Treated		2/10'	20.00 LNFT
129	06100 Zip Wall System 7/16"			2944.00 SF
130	06100 Zip Tape, Home Slicker, etc.			46.00 ROLL
131	06100 Strapping, 1x3			1500.00 LF
132	06100			
133	06120 Construction Hardware			
134	06120 General Hardware as needed: nails, glues, fasteners.			1.00 LS
135	06120 Deck hardware			1.00 LS
136	06150 Roof System			
137	06150 Ridges, 2x12 KD		7/16'	224.00 BDFT
138	06150 Rafters, 2x10 KD	Single story roof	36/20'	1200.00 BDFT
139	06150 Rafters, 2x10 KD	Main/highest roof	46/20'	1533.33 BDFT
140	06150 Rafters, 2x10 KD	Lay over roof	52/20'	1733.33 BDFT
141	06150 Collar ties - 2x8 KD		68/12'	1088.00 BDFT
142	06150 Ceiling joists - 2x10 KD	Main/highest roof	25/28'	1166.67 BDFT
143	06150 Ceiling joists - 2x10 KD	Lay over roof	28/24'	1120.00 BDFT
144	06150 Zip Roof plywood, 5/8"			3520.00 SF

145	06150 Zip Tape, etc.			37 ROLL
146	06150 Build out for Rake and Soffit Extensions		None - no built out rakes or eave returns	
147	06150			
148	06160 Exterior Deck Framing			
149	06160 4X4 PT, #1 MCA Ground Contact Treated		5/10'	50.00 LF
150	06160 6x6 PT, #1 MCA Ground Contact Treated		10/8'	80.00 LF
151	06160 Joists, 2X6 PT, #1 MCA Ground Contact Treated	Main deck	27/14'	378.00 BDFT
152	06160 Stair framing, 2X8 PT, #1 MCA Ground Contact Treated	Main deck	12/14'	224.00 BDFT
153	06160 Ledger, 2X8 PT, #1 MCA Ground Contact Treated	Main deck	2/14'	37.33 BDFT
154	06160 Joists, 2X6 PT, #1 MCA Ground Contact Treated	Covered porch	9/10'	90.00 BDFT
155	06160 Beam framing, 2X6 PT, #1 MCA Ground Contact Treated	Covered porch	5/8'	40.00 BDFT
156	06160 Ledger, 2X8 PT, #1 MCA Ground Contact Treated	Covered porch	1/18'	24.00 BDFT
157	06160 Landing framing, 2X8 PT, #1 MCA Ground Contact Treated	Ramps	12/10'	160.00 BDFT
158	06160 Joists, 2X6 PT, #1 MCA Ground Contact Treated	Ramps	32/16'	682.67 BDFT
159	06160			
160	06165 Decking			
161	06165 5/4x6" AZEK composite decking	Main deck		871 LF
162	06165 5/4x6" AZEK composite decking	Covered porch		160 LF
163	06165 5/4x6" AZEK composite decking	Ramps		825 LF
164	06165			
165	06170 Rails System			
166	06170 Posts			
167	06170 PT 4x4 posts	Rear walk out	2/8'	16.00 LF
168	06170 PT 4x4 posts	Ramps	12/8'	96.00 LF
169	06170 Composite Post Skirt, sleeve, skirt, cap.			29.00 EA.
170	06170 Railing kits			
171	06170 Composite railing kits - RDI or equivalent, 6' kit	Main deck		7.00 EA.
172	06170 Composite railing kits - RDI or equivalent, 6' kit	Covered porch	None	EA.
173	06170 Composite railing kits - RDI or equivalent, 8' kit	Ramps		16.00 EA.
174	06170 Graspable ADA rail kits	Ramps		1.00 LS
175	06170 Composite railing kits - RDI or equivalent, 6' kit	Rear walk out		3.00 EA.
176	06200 Finish Carpentry Interior:		Interior trim labor to be donatedby Oman	
177	06200 Casing, window/doors (1x poplar, flat/square)			92.00 SIDES
178	06200 Baseboard (1x6 poplar, flat/square)			1170.00 LF
179	06200 Wood ceiling, MDF		None	
180	06200 Crown molding,		None	
181	06200 Coffered ceiling,		None	
182	06200 Wainscot,		None	
183	06200 Misc. interior trim			1.00 LS
184	06200 Interior Doors		None	
185	06200 MDF, 6-panel, 1-3/8" thick			
186	06200 Single swing			
187	06200 3'-0"x6'-8"			12.00 EA.
188	06200 2'-6"x6'-8"			2.00 EA.
189	06200 1'-6"x6'-8"			2.00 EA.
190	06200 Double swing			
191	06200 1'-6"x6'-8"			4.00 EA.
192	06200 1'-8"x6'-8"			2.00 EA.
193	06200 2'-0"x6'-8"			1.00 EA.
194	06200 Pocket, 3'-0"x6'-8"		Johnson track	1.00 EA.
195	06200			
196	06220 Stair finish			
197	06220 Railing - main stair, wall mounted, oak		Open rail on 3 tread section	1.00 LS
198	06220 Basement staircase		No stair finish - basement unfinished	
199	06220 Main staircase - poplar skirts and risers; oak treads			1.00 LS

200	06220 Wall mounted railing - basement (round, fir)			24.00 LF
201	06300 Finish Carpentry Exterior		Decorative louver not included	
202	06300 Casing, window/doors			42.00 SIDES
203	06300 Rakes, 2 member (no projection)		3/18' each, 10/12'	348.00 LF
204	06300 Eaves, 4 member		6/18' each, 5/12' each	672.00 LF
205	06300 Corner boards,		30/12'	360.00 LF
206	06300 Post wraps,		4/12'	48.00 LF
207	06300 False chimney - sheet PVC			160.00 SF
208	06300 False chimney - 1x band wrap at top		6/12'	72.00 LF
209	06300 Water table,		None	
210	06300 Porch/Deck skirt boards,		None - discuss	
211	06300 Stair risers,		None - discuss	
212	06300 Porch ceiling - 1x6 T&G PVC			256.00 LF
213	06300 Window shutters		Allowance \$200/pair	10.00 PAIR
214	06300 Misc. exterior trim,			1.00 LS
215	06300			
216	06300 Gutters & Downspouts			
217	06300 Gutters - 5" K-style			168.00 LF
218	06300 Downspouts rectangle			264.00 LF
219	06300			
220	06400 Cabinets & Countertops			
221	06400 Kitchen cabinets , purchase (including hardware) and install		Cabinet purchase Allowance (\$10,800.00)	1.00 ALLOWANCE
222	06400 Countertops - all areas	Stone?	Purchase & install Allowance (\$12,000.00)	1.00 ALLOWANCE
223	06400 Laundry cabinets		Cabinet purchase Allowance (\$3,800.00)	1.00 ALLOWANCE
224	06400 Bathroom vanities (six), purchase and install		Cabinet purchase Allowance (\$7,700.00)	1.00 ALLOWANCE
225	06400 2nd floor bar cabinets		Cabinet purchase Allowance (\$2,200.00)	1.00 ALLOWANCE
226	06400			
227	06450 Casework/Built-ins		Donation (closet shelving) by Expert Closets	
228	06450 Closet shelving - bedroom closets (shelves, poles)		3 per closet?	21.00 Units
229	06450 Closet shelving - bedroom 1 & 2 open shelving		4 per room?	8.00 Units
230	06450 Closet shelving - foyer closet			2.00 Units
231	06450 Closet shelving - bath linen closet			4.00 Units
232	06450 Closet shelving - laundry (closet and open area)			7.00 Units
233	06475 Casework/ Built-ins Install			
236	06475 None		none included	
237	Division Division 07. Thermal Protection	\$64,231.00	\$54,536	
238	07200 Thermal Protection - Insulation			
	07200 2" rigid insulation - 4' below grade at foundation walls; 4' perimeter under slab			1904.00 SF
244				
	07200 R-30 floors, R-21 exterior walls, R-49 attice ceiling (blown in cellulose), R-15 interior walls (roxul mineral wool), sealing (foam) all windows, doors and penetrations. HERS test included.			1.00 LS
245				
246	07300 Roofing		Roofing materials and labor donated	
247	07300 Ice & Water Barrier, flashing, drip edge per code, asphalt shingles		Donation by Fraser and Bayswater	35.00 SQ
248	07400 Exterior Siding			
249	07400 Labor and material to install shingles			52.00 SQ
250	07600 Flashing & Sheet Metal			
262	07600 Flashing, bent metal corner flashing			1.00 LS
263	Division Division 08. Windows, Doors & Glazing	\$28,623.00	\$28,623	
264	08200 Exterior Doors & Windows			
265	08200 Walcott, GBG, white, screen		non-impact rated glass	
266	08200 Double Hung			
267	08200	Type W1		5.00 EA.

268	08200	Type W1, tempered			2.00 EA.
269	08200	Type W2			1.00 EA.
270	08200	Type W2, tempered			1.00 EA.
271	08200	Type W4			13.00 EA.
272	08200	Type W4, tempered			5.00 EA.
273	08200	Type W5			2.00 EA.
274	08200	Type W5, tempered			1.00 EA.
275	08200	Type W7			3.00 EA.
276	08200	Type W9, tempered			2.00 EA.
277	08200	Casement			
278	08200	Type W6			4.00 EA.
279	08200	Awning			
280	08200	Type W8			2.00 EA.
281	08200	Slider			
282	08200	Type D2			1.00 EA.
283	08200	Entry Doors, Therma Tru, Fiberglass, Smooth Star, composite jamb			
284	08200	Entry, 3068, LHIS, Dbl bore, 12" sidelights, 6-panel			1.00 EA.
285	08200	Basement entry, 3068, LHIS, 9-lite, dbl bore			1.00 EA.
286	08700	Finish Hardware			
287	08700	Door Hardware , interior and exterior		Purchase Allowance (\$2,400.00)	1.00 ALLOWANCE
288	Division	Division 09. Finishes	\$113,303.00	\$54,651	
289	09200	Walls & Ceilings - Plaster			
290	09200	Plaster to smooth finish		Donation by L&M Drywall	1.00 LS
291	09300	Tile Prep			
292	09300	Floor prep			600.00 SF
293	09350	Tile Material and Install			
294	09350	Tile Material Allowance per square foot (600SF at \$8.00/per foot).		Tile/Finishes, Material Allowance (\$4,800.00)	600.00 SF
295	09600	Flooring:			
296	09600	Hardwood flooring 1st and 2nd floors 2 1/4 oak, 4 coats		Material + installation Allowance (\$24,500.00)	2800.00 SF
297	09900	Paint Interior:			
304	09900	Prime, walls, ceilings and trim and paint two finish coats		Donation by Kim Christian Painting	1.00 LS
305	09950	Paint Exterior:			
318	09950	Trim paint only			1.00 LS
319	Division	Division 010. Specialties	\$5,705.00	\$5,705	
320	10000	Custom glass, shower enclosures, mirrors			
321	10000	None		none	
322	10800	Accessories			
323	10800	Accessories Allowance		Purchase Allowance (\$3,215.00)	1.00 EA.
324	10800	Towel bars			6.00 EA.
325	10800	Towel rings			6.00 EA.
326	10800	Bath tissue holder			6.00 EA.
327	10800	Robe hooks			6.00 EA.
328	10800	Shower Curtain Rods, 60"			5.00 EA.
329	10800	Medicine Cabinets w/ mirror, ADA			5.00 EA.
330	10800	Vanity Mirror, tilting			1.00 EA.
331	10800	Grab bars, 36"			6.00 EA.
332	10800	Grab bars, 24"			6.00 EA.
333	Division	Division 011. Equipment	\$13,819.00	\$2,291	
334	11400	Appliances			
335	11400	Appliance Allowance to include purchase of above appliances		Donation by KAM	1.00 ALLOWANCE
336	11400	Refrigerator (36")			1.00 EA.
337	11400	Cook top (36")			1.00 EA.
338	11400	Wall oven (30")			1.00 EA.
339	11400	Microwave			1.00 EA.

340	11400 Dishwasher			1.00 EA.
341	11400 Refrigerator, under counter			1.00 EA.
341	11400 Washing Machine (2)			2.00 EA.
342	11400 Dryer (2)			2.00 EA.
343	11400 Gas fireplace			none included
344	Division Division 014. Conveying	\$0.00	\$0	
345	14200 Stair Lift			
346	14200 Stair lift , Stannah, straight flight, installed			Not included - discuss
347	Division Division 015. Mechanical	\$100,589.00	\$100,589	
348	15300 Fire Protection			
352	15300 None			none included
353	15400 Plumbing			
354	15400 PVC waste and vents, Pex/copper supplies. Plumbing to include below listed items			1.00 LS
355	15400 Spigots			3.00 EA.
356	15400 Shower enclosure, Freedom, 60"x30" w/ seat and grab bars			5.00 EA.
357	15400 Toilet/s			6.00 EA.
358	15400 Sink/s & faucets			8.00 EA.
359	15400 Dishwasher			1.00 EA.
360	15400 Icemaker			1.00 EA.
361	15400 Shower valve, drain, head and trim			5.00 EA.
362	15400 Gas connections			4.00 EA.
363	15400 Slide bar			5.00 EA.
364	15400 Washer Dryer hook-up			2.00 EA.
365	15400 Plumbing Fixtures/faucets Allowance to include purchase of above fixtures			Fixtures purchase Allowance (\$3,700.00) 1.00 ALLOWANCE
366	15400 Water Heater, Navian NPE-240-A			1.00 EA.
367	15700 HVAC			
368	15700 Warm air furnaces, 3 zones, venting, ductwork, t-stats, metal registers, duct connections for bath exhaust and 400cfm kitchen hood			1.00 LS
369	15700 Equipment: Furnaces, A/C, coils and condensers			1.00 LS
370	15700 Bath and hood exhaust venting; makeup air, one ERV			No whole house humidification or dehumidification system included 1.00 LS
371	Division Division 016. Electrical	\$37,523.00	\$37,523	
372	16000 Electrical			
373	16000 Electrical materials and labor (including hard wired smoke / CO detectors)			1.00 LS
407	16400 Alarm System			
408	16400 Security alarm system installation			none included
409	16400 Horn, strobes (fire) and security .			none included
410	Division Division 20. Construction Contingency	\$11,500.00	\$11,500	
411	20000 Contingency			
413	20000 Construction Contingency (*not to be used for donor issues*)			\$ 10,000.00 one
TOTAL		\$952,521.00	\$681,490	\$ 274 PER SF

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Total, pre-donation	\$952,521
Donation value total (commitments to date)	\$271,031
Grand total, net of donations	\$681,490

Note: the work description above, for donated items, may not match the scope provided. VA to confirm scopes of donated work.

Areas:	
First Floor	1,940
Second Floor	1,464
Deck / ramp	700
Porch	70
Total	4,174

Pro Forma																					
Fiscal Year	2021 estimate 6 months occupancy	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Revenue																					
HUD Vouchers at \$742/month	\$19,913.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00	\$39,825.00
DVS Housing Contract	\$10,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
DVS Outreach Contract/app ortioned to Dennis	\$5,250.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00
CIVOC Operating Account	\$4,000.00	\$8,000.00	\$8,160.00	\$8,323.20	\$8,489.66	\$8,659.46	\$8,832.65	\$9,009.30	\$9,189.49	\$9,373.28	\$9,560.74	\$9,751.96	\$9,946.99	\$10,145.93	\$10,348.85	\$10,555.83	\$10,766.95	\$10,982.29	\$11,201.93	\$11,425.97	\$11,654.49
Total Revenue	\$39,163.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00	\$70,325.00
Expenses																					
Salaries																					
Housing Manager	\$9,400.00	\$15,600.00	\$15,912.00	\$16,230.24	\$16,554.84	\$16,885.94	\$17,223.66	\$17,568.13	\$17,919.50	\$18,277.89	\$18,643.44	\$19,016.31	\$19,396.64	\$19,784.57	\$20,180.26	\$20,583.87	\$20,995.55	\$21,415.46	\$21,843.77	\$22,280.64	\$22,726.25
Exec Director	\$3,250.00	\$6,500.00	\$6,630.00	\$6,762.60	\$6,897.85	\$7,035.81	\$7,176.53	\$7,320.06	\$7,466.46	\$7,615.79	\$7,768.10	\$7,923.46	\$8,081.93	\$8,243.57	\$8,408.44	\$8,576.61	\$8,748.14	\$8,923.11	\$9,101.57	\$9,283.60	\$9,469.27
Admin	\$1,700.00	\$3,400.00	\$3,468.00	\$3,537.36	\$3,608.11	\$3,680.27	\$3,753.87	\$3,828.95	\$3,905.53	\$3,983.64	\$4,063.31	\$4,144.58	\$4,227.47	\$4,312.02	\$4,398.26	\$4,486.23	\$4,575.95	\$4,667.47	\$4,760.82	\$4,856.04	\$4,953.16
CIVOC Counselors	\$1,000.00	\$2,000.00	\$2,040.00	\$2,080.80	\$2,122.42	\$2,164.86	\$2,208.16	\$2,252.32	\$2,297.37	\$2,343.32	\$2,390.19	\$2,437.99	\$2,486.75	\$2,536.48	\$2,587.21	\$2,638.96	\$2,691.74	\$2,745.57	\$2,800.48	\$2,856.49	\$2,913.62
Utilities																					
Propane/Oil	\$1,500.00	\$3,000.00	\$3,090.00	\$3,182.70	\$3,278.18	\$3,376.53	\$3,477.82	\$3,582.16	\$3,689.62	\$3,800.31	\$3,914.32	\$4,031.75	\$4,152.70	\$4,277.28	\$4,405.60	\$4,537.77	\$4,673.90	\$4,814.12	\$4,958.54	\$5,107.30	\$5,260.52
Electric	\$1,000.00	\$2,000.00	\$2,060.00	\$2,121.80	\$2,185.45	\$2,251.02	\$2,318.55	\$2,388.10	\$2,459.75	\$2,533.54	\$2,609.55	\$2,687.83	\$2,768.47	\$2,851.52	\$2,937.07	\$3,025.18	\$3,115.93	\$3,209.41	\$3,305.70	\$3,404.87	\$3,507.01
Water	\$500.00	\$515.00	\$530.45	\$546.36	\$562.75	\$579.64	\$597.03	\$614.94	\$633.39	\$652.39	\$671.96	\$692.12	\$712.88	\$734.27	\$756.29	\$778.98	\$802.35	\$826.42	\$851.22	\$876.75	\$903.06
Septic Pumping			\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00
Insurance/liab lity and property	\$2,000.00	\$4,000.00	\$4,080.00	\$4,161.60	\$4,244.83	\$4,329.73	\$4,416.32	\$4,504.65	\$4,594.74	\$4,686.64	\$4,780.37	\$4,875.98	\$4,973.50	\$5,072.97	\$5,174.43	\$5,277.92	\$5,383.47	\$5,491.14	\$5,600.97	\$5,712.98	\$5,827.24
Operations/M aintenance																					
Transportatio n	\$2,500.00	\$2,550.00	\$2,601.00	\$2,653.02	\$2,706.08	\$2,760.20	\$2,815.41	\$2,871.71	\$2,929.15	\$2,987.73	\$3,047.49	\$3,108.44	\$3,170.60	\$3,234.02	\$3,298.70	\$3,364.67	\$3,431.96	\$3,500.60	\$3,570.62	\$3,642.03	\$3,714.87
Building Repairs	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,250.00	\$1,500.00	\$1,750.00	\$2,000.00	\$2,250.00	\$2,500.00	\$2,750.00	\$3,000.00	\$3,250.00	\$3,500.00	\$3,750.00
Snow removal/Tras h Removal	\$750.00	\$1,500.00	\$1,545.00	\$1,591.35	\$1,639.09	\$1,688.26	\$1,738.91	\$1,791.08	\$1,844.81	\$1,900.16	\$1,957.16	\$2,015.87	\$2,076.35	\$2,138.64	\$2,202.80	\$2,268.88	\$2,336.95	\$2,407.06	\$2,479.27	\$2,553.65	\$2,630.26
Landscape Maint Donated and by Vets	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,020.00	\$1,040.40	\$1,061.21	\$1,082.43	\$1,104.08	\$1,126.16	\$1,148.69	\$1,171.66	\$1,195.09	\$1,218.99	\$1,243.37	\$1,268.24	\$1,293.61	\$1,319.48	\$1,345.87	\$1,372.79	\$1,400.24

Capital Improvement s Reserve	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
interior Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Maintenance Reserve	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Mortgage 200k @4.5%@ 30 years	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00	\$12,156.00
Total Expenses	\$36,256.00	\$57,221.00	\$58,412.45	\$60,023.83	\$65,975.61	\$62,748.66	\$63,443.47	\$64,460.54	\$65,800.39	\$71,563.56	\$67,900.57	\$69,561.99	\$70,648.39	\$72,060.34	\$78,798.44	\$74,963.31	\$76,455.56	\$78,275.85	\$79,524.81	\$81,103.14	\$88,011.51
Net Income/Loss	\$2,907.00	\$13,104.00	\$11,912.55	\$10,301.17	\$4,349.39	\$7,576.34	\$6,881.53	\$5,864.46	\$4,524.61	-\$1,238.56	\$2,424.43	\$763.01	-\$323.39	-\$1,735.34	-\$8,473.44	-\$4,638.31	-\$6,130.56	-\$7,950.85	-\$9,199.81	-\$10,778.14	-\$17,686.51
Project Reserve	\$2,907.00	\$16,011.00	\$27,923.55	\$38,224.72	\$42,574.10	\$50,150.44	\$57,031.98	\$62,896.44	\$67,421.05	\$66,182.49	\$68,606.92	\$69,369.92	\$69,046.54	\$67,311.20	\$58,837.75	\$54,199.44	\$48,068.88	\$40,118.03	\$30,918.21	\$20,140.08	\$2,453.57



**Town of Wellfleet
Community Preservation Committee
300 Main Street
Wellfleet, MA 02667**

November 24, 2020

Adam Gracia, Marketing Director
Joe Taylor, Executive Director
Cape & Islands Veterans Outreach Center
247 Stevens Street
Hyannis, MA 02601

Dear Adam & Joe

The first step in getting Town Meeting approval for the Veterans Home in Dennis was a success with the Community Preservation Committee's approval of \$15,000 at their meeting of November 18, 2020. CPC will be placing the proposal as a warrant article for Wellfleet's 2021 Annual Town Meeting. We have no details yet about when or how that will be taking place, but, based on the very successful outdoor Town Meeting this September, it could very well be held at the ball field again if necessary.

The Wellfleet Forum also holds a Pre-Town Meeting, either virtually or live, to acquaint the townspeople with the warrant articles. It's very beneficial to attend that meeting to make a short presentation and answer any questions about your project. It's not too soon to get the word out there to Wellfleet veterans and friends that the Veterans Home request will be coming before them at the Annual Town Meeting.

It was good to hear from you at our November Zoom meeting. Let's stay in touch so that you know when the Wellfleet Pre-Town Meeting and Annual Town Meeting are scheduled.

If you have any questions, please contact me at 774-722-9365 or by e-mail:
mary.rogers@wellfleet-ma.gov.

Sincerely
Mary Rogers

Mary Rogers
Wellfleet CPC Coordinator



May 4, 2020

To Whom It May Concern:

On behalf of Cape Associates, Inc., I am writing to you in strong support of The Veterans Home Capital Campaign. This campaign is in partnership with the Town of Dennis. Currently, the construction of a five-bedroom, five bath home is underway that will provide shelter and necessary services to 5 homeless veterans from our Cape Cod Community.

Cape Associates is making a substantial contribution to this project. To give you a little bit of background, Cape Associates is a company founded by two WWII veterans (my maternal grandfather and grandmother). I can think of no better way to honor 5 well-deserving veterans than by providing permanent shelter and services.

The capital campaign currently underway is \$1,000,000 and there is a \$400,000 shortfall in order to meet the goal of completing the home and housing these veterans by Christmas of 2020.

It was instilled in me from a young age that "freedom isn't free." I urge your organization to do whatever you can to help the Cape and Islands Veterans Outreach Center achieve their goal.

If you have any questions or would like further information, please don't hesitate to reach out to me at 508-255-1770 or via e-mail at mhcole@capeassociates.com.

Thank you for your consideration.

Sincerely,

Matthew H. Cole
President and CEO

COMMITMENT || QUALITY || INTEGRITY

Cape Associates, Inc. • PO Box 1858 • North Eastham, MA 02651 • 508.255.1770 • www.CapeAssociates.com
203 Willow Street, Suite B • Yarmouthport, MA 02675 • 508.362.9770
782 Main Street • Chatham, MA 02633 • 508.945.1010



216 Thornton Drive Hyannis, Massachusetts 02601 508-862-6200 Fax 508-862-6012 www.shepleywood.com

May 6, 2020

To Whom It May Concern,

This letter is written to express our support for the Dennis Veterans Home Capital Campaign. Our company has been involved with pledging substantial support to the project in material donation and monetary help.

Our veterans deserve our support for all that they have given us and it is our duty and our pleasure to pitch in. We urge individuals and businesses alike to get involved and help get this housing built and paid for. Many hands make light lifting and we ask that you join us in supporting this important community effort to give our Vets the housing that they need.

Thanks for your consideration and your help!

Sincerely,

Tony Shepley, President

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

FINANCIAL STATEMENTS

For the Years Ended June 30, 2019 and 2018

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

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For the Years Ended June 30, 2019 and 2018

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
The Cape and Islands Veterans Outreach Center, Inc.

We have reviewed the accompanying financial statements of The Cape and Islands Veterans Outreach Center, Inc. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2019 and 2018, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Sanders, Walsh & Eaton, CPAs, LLC

Sanders, Walsh & Eaton, CPA's, LLC
Osterville, MA 02655

October 7, 2019

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Statements of Financial Position

June 30, 2019 and 2018

ASSETS

	2019	2018
Current Assets:		
Cash and cash equivalents	\$ 151,353	\$ 151,876
Grants receivable	10,847	76,172
Total Current Assets	<u>162,200</u>	<u>228,048</u>
Fixed Assets:		
Land	217,000	217,000
Buildings and improvements	1,555,028	1,555,028
Equipment, furniture and fixtures	59,263	62,602
Total Fixed Assets	<u>1,831,291</u>	<u>1,834,630</u>
Less accumulated depreciation	(555,588)	(513,859)
Net Fixed Assets	<u>1,275,703</u>	<u>1,320,771</u>
Other Assets:		
Deposits	4,132	4,132
Intangibles	6,952	6,952
Less accumulated amortization	(6,029)	(5,603)
Total Other Assets	<u>5,055</u>	<u>5,481</u>
Total Assets	<u>\$ 1,442,958</u>	<u>\$ 1,554,300</u>

LIABILITIES AND NET ASSETS

Current Liabilities:		
Accounts payable	\$ 365	\$ -
Accrued expenses	16,695	26,945
Debt - current portion	3,747	3,593
Total Current Liabilities	<u>20,807</u>	<u>30,538</u>
Other Liabilities:	1,000	1,872
Total Other Liabilities	<u>1,000</u>	<u>1,872</u>
Long-term Liabilities:		
Debt - long-term portion	50,005	52,763
Total Long-term Liabilities	<u>50,005</u>	<u>52,763</u>
Total Liabilities	71,812	85,173
Net Assets:		
Without donor restrictions	1,306,548	1,434,542
With donor restrictions	64,598	34,585
Total Net Assets	<u>1,371,146</u>	<u>1,469,127</u>
Total Liabilities and Net Assets	<u>\$ 1,442,958</u>	<u>\$ 1,554,300</u>

The accompanying notes are an integral part of these financial statements

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Statement of Activities For the Year Ended June 30, 2019

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues, Gains and Other Support:			
Program support	\$ 192,274	\$ -	\$ 192,274
Grants and donations	18,178	70,430	88,608
In-kind donations	47,740	-	47,740
Fundraising events - net	35,933	-	35,933
Investment income	394	-	394
Rental income	25,606	-	25,606
Other income	2,846	-	2,846
Disposition of assets	2,667	-	2,667
Insurance proceeds	27,450	-	27,450
Net assets released/reclassified from restrictions	40,417	(40,417)	-
Total Revenues, Gains and Other Support	393,505	30,013	423,518
Expenses:			
Program	449,716	-	449,716
Management and general	64,823	-	64,823
Fundraising	6,960	-	6,960
Total Expenses	521,499	-	521,499
Increase (Decrease) in Net Assets	(127,994)	30,013	(97,981)
Net Assets, Beginning of Year	1,434,542	34,585	1,469,127
Net Assets, End of Year	\$ 1,306,548	\$ 64,598	\$ 1,371,146

The accompanying notes are an integral part of these financial statements

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Statement of Activities For the Year Ended June 30, 2018

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues, Gains and Other Support:			
Program support	\$ 222,274	\$ -	\$ 222,274
Grants and donations	32,967	26,014	58,981
In-kind donations	45,550	-	45,550
Fundraising events - net	11,406	-	11,406
Investment income	238	-	238
Rental income	25,251	-	25,251
Other income	1,876	-	1,876
Disposition of assets	62,450	-	62,450
Insurance proceeds	67,471	-	67,471
Net assets released/reclassified from restrictions	28,411	(28,411)	-
Total Revenues, Gains and Other Support	497,894	(2,397)	495,497
Expenses:			
Program	400,567	-	400,567
Management and general	93,577	-	93,577
Fundraising	-	-	-
Total Expenses	494,144	-	494,144
Increase (Decrease) in Net Assets	3,750	(2,397)	1,353
Net Assets, Beginning of Year	1,430,792	36,982	1,467,774
Net Assets, End of Year	\$ 1,434,542	\$ 34,585	\$ 1,469,127

The accompanying notes are an integral part of these financial statements

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Statements of Functional Expenses For the Years Ended June 30, 2019 and 2018

2019

	Program	Management and General	Fund Raising	Total
Salaries and wages	\$ 187,313	\$ -	\$ -	\$ 187,313
Payroll taxes and employee benefits	17,531	-	-	17,531
Professional fees	11,804	12,448	2,000	26,252
Interest expense	3,870	-	-	3,870
Insurance	12,667	3,746	-	16,413
Office expenses	8,899	1,740	-	10,639
Equipment rental	2,851	1,043	-	3,894
Supplies and expenses	27,590	421	300	28,311
Occupancy costs	72,985	29,959	-	102,944
Pantry costs	59,171	-	-	59,171
Real estate taxes	1,184	607	-	1,791
Vehicle expenses	2,608	-	-	2,608
Scholarships	7,000	-	-	7,000
Miscellaneous expenses	3,580	2,451	4,660	10,691
Amortization expense	426	-	-	426
Depreciation expense	30,237	12,408	-	42,645
Total	<u>\$ 449,716</u>	<u>\$ 64,823</u>	<u>\$ 6,960</u>	<u>\$ 521,499</u>

2018

	Program	Management and General	Fund Raising	Total
Salaries and wages	\$ 194,639	\$ 7,145	\$ -	\$ 201,784
Payroll taxes and employee benefits	18,621	-	-	18,621
Professional fees	8,478	16,284	-	24,762
Interest expense	3,393	-	-	3,393
Insurance	6,766	1,182	-	7,948
Office expenses	9,762	3,403	-	13,165
Equipment rental	4,097	1,060	-	5,157
Program supplies and expenses	15,461	629	-	16,090
Occupancy costs	47,130	41,832	-	88,962
Pantry costs	49,988	-	-	49,988
Real estate taxes	-	1,215	-	1,215
Other taxes and expenses	-	125	-	125
Vehicle expenses	5,254	-	-	5,254
Scholarships	-	4,000	-	4,000
Miscellaneous expenses	5,833	3,626	-	9,459
Amortization expense	-	717	-	717
Depreciation expense	31,145	12,359	-	43,504
Total	<u>\$ 400,567</u>	<u>\$ 93,577</u>	<u>\$ -</u>	<u>\$ 494,144</u>

The accompanying notes are an integral part of these financial statements

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Statements of Cash Flows For the Years Ended June 30, 2019 and 2018

	2019	2018
Cash Flows from Operating Activities:		
Increase (decrease) in net assets	\$ (97,981)	\$ 1,353
Adjustments to reconcile changes in net assets to cash provided by operating activities:		
Depreciation	42,645	43,504
Amortization	426	717
Donated fixed assets	(2,000)	(5,500)
Gain on disposition of assets	(2,667)	(62,451)
(Increase) decrease in operating assets:		
Accounts receivable	65,325	(48,962)
Deposits	-	(4,132)
Increase (decrease) in operating liabilities:		
Accounts payable	365	(134)
Other liabilities	(872)	1,011
Accrued expenses	(10,250)	21,237
Net Cash Provided (Used) by Operating Activities	<u>(5,009)</u>	<u>(53,357)</u>
Cash Flows from Investing Activities:		
Proceeds from sale of assets	9,250	85,092
Purchase of building improvements and equipment	(2,160)	-
Net Cash Provided (Used) by Investing Activities	<u>7,090</u>	<u>85,092</u>
Cash Flows from Financing Activities:		
Principal payments on loan	(2,604)	(3,348)
Net Cash Provided (Used) by Financing Activities	<u>(2,604)</u>	<u>(3,348)</u>
Net Increase (Decrease) in Cash	(523)	28,387
Cash, Beginning of Year	<u>151,876</u>	<u>123,489</u>
Cash, End of Year	<u><u>\$ 151,353</u></u>	<u><u>\$ 151,876</u></u>
Supplemental Information:		
Funds expended for interest	<u><u>\$ 3,870</u></u>	<u><u>\$ 3,393</u></u>

The accompanying notes are an integral part of these financial statements

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Notes to Financial Statements

For the Years Ended June 30, 2019 and 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The Cape and Islands Veterans Outreach Center, Inc. ("The Organization") was organized on March 3, 1983 under the laws of the Commonwealth of Massachusetts and operates as a nonprofit Organization. The Organization's primary purpose is to provide counseling services for veterans, their families and their significant others. It derives most of its income from contracts, grants and donations.

Basis of Presentation

The financial statements of The Cape and Islands Veterans Outreach Center, Inc. have been prepared on the accrual basis of accounting in accordance with the accounting principles generally accepted in the United States of America. The significant accounting policies are outlined below to enhance the usefulness of the financial statements to the reader.

Net Assets

Net assets, revenues, gains and losses are classified based on the existence or absence of donor or grantor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets available for use in general operations and not subject to donor or grantor restrictions. The governing Board has designated, from net assets without donor restrictions, net assets for capital improvements and acquisitions.

Net Assets With Donor Restrictions - Net assets subject to donor or grantor imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Organization reports contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire, that is, when a stipulated time elapses or a stipulated purpose restriction is accomplished, in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

Tax Exempt Status

The Organization has been classified exempt from federal taxation under Section 501(c)(3) of the Internal Revenue Code, except on net income derived from unrelated business activities. Section 501(c)(3) of the Code provides for the exemption of organizations that are organized and operated exclusively for religious, charitable, scientific, literary or educational purposes and whose net earnings do not inure to the benefit of any private shareholder or individual. The Organization is not a private foundation as defined by Section 509(a).

New Accounting Pronouncement

On August 18, 2016, FASB issued ASU 2016-14, Not-for-Profit Entities (Topic 958) – Presentation of Financial Statements of Not-for-Profit Entities. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. Family Pantry of Cape Cod Corporation has adjusted the presentation of these statements accordingly. The ASU has been applied retrospectively to all periods.

Reclassification

Certain prior year amounts have been reclassified to conform to the current year presentation.

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Notes to Financial Statements For the Years Ended June 30, 2019 and 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

All highly liquid investments with a maturity of three months or less are considered to be cash equivalents. Cash and cash equivalents consist of checking accounts, money market accounts, certificates of deposit and cash reserve accounts. Restricted cash totaled \$0 and \$862 for the years ended June 30, 2019 and 2018, respectively. Restricted cash consists entirely of tenant security deposits.

Advertising

The Organization charges the costs of advertising to operations as incurred. Advertising expense was \$3,722 and \$8,410 for the year ended June 30, 2019 and 2018, respectively.

Compensated Absences

Compensated absences totaled \$0 and \$0 for the years ended June 30, 2019 and 2018, respectively.

Donated Property and Services

Donated services are recognized as contributions if the services (a) created or enhanced non-financial assets or (b) require specialized skills, are performed by people with the skills and would otherwise be purchased by the Organization. Donated services from unpaid volunteers who assist in fundraising and other activities have not been recognized in the statements of activities because the criteria for recognition under professional standards has not been satisfied.

Donated property is recorded at its fair market value on the date donation in the period received. Occasionally, the Organization receives donated property in the form of clothing and other goods for which the value cannot be reasonably estimated. Such donations are excluded from the financial statements.

Revenue Recognition

Revenue is recognized as goods and services are rendered. The Organization recognizes all contributions as revenue in the period received. Contributions are reported as unrestricted or restricted depending on whether a donor stipulation limits the use of the funds. Donor restricted contributions whose restrictions are met in the same reporting period are reported as unrestricted contributions.

Allocation of Functional Expenses

The costs of program and supporting services have been summarized on a functional basis in the statement of activities. The statements of functional expenses present the natural classification detail of expenses by function. The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Expenses were charged directly program, management and general and fundraising categories based on specific identification and on the basis of management's estimates of time and effort.

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Notes to Financial Statements

For the Years Ended June 30, 2019 and 2018

NOTE B - FIXED ASSETS:

Property and equipment are stated at cost. Depreciation is calculated on a straight-line basis according the Schedule of Asset Service Lives as prescribed by the Massachusetts Operational Services Division. Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Such donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Repairs and maintenance are charged to operations. Nam Vets Association of the Cape and Islands, Inc. maintains a policy of capitalizing property and equipment with a useful life of more than one year and a cost of \$500 or more. The estimated useful lives are as follow:

Building and improvements	40 years
Furniture and fixtures	7 years
Equipment	3 - 5 years

Depreciation expense totaled \$42,645 and \$43,504 for the years ended June 30, 2019 and 2018, respectively. Amortization expense was \$426 and \$717 for the years ended June 30, 2019 and 2018, respectively.

NOTE C - COMMITMENTS AND CONTINGENCIES:

The Organization receives a substantial amount of its support from various departments of the Commonwealth of Massachusetts. A reduction in the level of this support could have an adverse affect on the Organization's programs and activities.

NOTE D - DEBT:

In November 2013, the Organization obtained an \$80,000 ten year commercial note (5/5 ARM) from First Citizens Federal Credit Union. The monthly interest rate is 5.750% per annum and the monthly payment is \$562 for the first five years. At the conclusion of the first five years, the interest rate gets adjusted to the aggregate of the Wall Street Prime Rate plus 2.50% for the next five years. The ten year loan is amortized over a twenty year period with a lump sum balloon payment due on November 23, 2023. The mortgage is secured by real property (condo units 8 and unit 9) located at 569 Main Street, Hyannis, Massachusetts. The balance on the note was \$53,752 and \$56,356 for the years ended June 30, 2019 and 2018, respectively.

Annual principal loan payments at June 30, 2019 are as follows:

<u>June 30</u>	<u>Amount</u>
2020	\$ 3,747
2021	3,968
2022	4,203
2023	4,451
2024	4,713
Thereafter	32,670
	<u>\$ 53,752</u>

Interest expense was \$3,870 and \$3,393 for the years ended June 30, 2019 and 2018, respectively.

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Notes to Financial Statements For the Years Ended June 30, 2019 and 2018

NOTE E - LEASE COMMITMENTS:

The Organization entered into a 36 month lease with Advanced Imaging Technologies, Inc. for a color copier in July, 2016. The lease payment is \$235 per month plus applicable fees and taxes and expires in July, 2019. The lease expense was \$3,381 and \$2,991 for the years ended June 30, 2019 and 2018, respectively.

Annual minimum lease payments at June 30, 2019 are as follows:

<u>June 30</u>	<u>Amount</u>
2020	\$ 235
Thereafter	-
	<u>\$ 235</u>

NOTE F - RENTAL INCOME:

The Cape and Islands Veterans Outreach Center, Inc. leases commercial space to area businesses. Rental income is recognized as it accrues and advance receipts of rental income are deferred until earned. Rental income was \$19,964 and \$19,200 for the years ended June 30, 2019 and 2018, respectively.

NOTE G - IN-KIND DONATIONS:

The Organization receives food donations from a variety of sources throughout the year. Management has estimated the food donations to be \$45,020 and \$45,550 for the years ended June 30, 2019 and 2018, respectively. In addition to receiving food donations, it occasionally receives non-cash donations in the form of clothing and other items for which the value cannot be reasonably estimated, therefore, such non-cash donations are excluded from the financial statements.

NOTE H - CONCENTRATION OF CREDIT RISK:

The Organization maintains its bank accounts at one institution. Its cash balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per institution. The Organization had no uninsured cash balances for the years ended June 30, 2019 and 2018, respectively.

NOTE I - NET ASSETS WITH DONOR RESTRICTIONS:

The veteran's emergency fund was created to assist veterans with expenses that are typically not covered through the Organization's state grant programs. Food pantry monies fund the operations of the Organization's food pantry for veterans and the veteran's housing project funds are for the development of veteran housing in the Town of Dennis, Massachusetts.

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Notes to Financial Statements For the Years Ended June 30, 2019 and 2018

NOTE I - NET ASSETS WITH DONOR RESTRICTIONS (continued):

Net assets with donor restrictions consisted of the following:

	2019	2018
Veteran housing project	\$ 64,598	\$ 34,138
Veteran emergency fund	-	447
	<u>\$ 64,598</u>	<u>\$ 34,585</u>

NOTE J - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS:

The following reflects the Organization's financial assets as of the balance sheet date reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the balance sheet date. Amounts already appropriated from either donor-restricted funds for general expenditure within one year of the balance sheet date have not been subtracted as unavailable.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following:

	2019	2018
Financial Assets, at year-end:		
Cash and cash equivalents	\$ 151,353	\$ 151,876
Grants receivable	10,847	76,172
Total Financial Assets	<u>162,200</u>	<u>228,048</u>
Less those unavailable for general expenditures within one year, due to:		
Contractual or donor-imposed restrictions:		
Restricted by donor with time or purpose restrictions	(64,598)	(34,585)
Subject to appropriation and satisfaction of donor restrictions	-	-
Board designations:		
Amounts set aside for capital improvements and acquisitions	-	-
Amounts set aside for liquidity reserve	-	-
Financial Assets available to meet cash needs for general expenditures within one year	<u>\$ 97,602</u>	<u>\$ 193,463</u>

The Cape and Islands Veterans Outreach Center, Inc. operates with a balanced budget for each fiscal year and anticipates collecting sufficient revenue to cover short term general expenditures not covered by donor-restricted resources. A substantial portion of annual revenue is comprised of contributions and grant revenue raised during the year, and revenue from other sources earned during the year. The Organization considers general expenditures to consist of all expenses related to its ongoing program activities, and its expenses related to management and general and fundraising activities undertaken to support those services.

THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC.

Notes to Financial Statements

For the Years Ended June 30, 2019 and 2018

NOTE J – LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS (continued):

The Cape and Islands Veterans Outreach Center, Inc. is supported by both restricted and unrestricted contributions. Because a donor's restriction requires resources to be used in a particular manner or in a future period, the Organization must maintain sufficient resources to meet those responsibilities to its donors. Thus, financial assets may not be available for general expenditure within one year. As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

The Cape and Islands Veterans Outreach Center, Inc. regularly monitors its liquidity to meet its operating needs and other commitments and obligations. The Organization's goal is to maintain financial assets to meet 90 days of operating expenses. Management prepares regular cash flow projections to determine its liquidity needs. Refer to the statement of cash flows which identifies the sources and uses of its cash.

NOTE K - EVALUATION OF SUBSEQUENT EVENTS:

Subsequent events were evaluated through October 7, 2019, the date which the financial statements were available to be issued. As of October 7, 2019 there were no subsequent events to report.

Management Report

Cape & Islands Veterans Outreach Center
For the period ended June 30, 2020



Prepared on
November 17, 2020

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Statement of Activity

July 2019 - June 2020

	Total
REVENUE	
4 Contributions, Support	
4000 Revenue from Direct Contributions	
4010 Individual Donations	51,047.55
4011 Membership Donations	3,979.72
4012 Civic/Church	11,395.22
4020 Corporate/Business Contributions	7,890.88
4021 Stop N Shop Community Bag Program	116.00
4022 PayPal Giving Fund	4,112.53
4023 Network For Good	1,285.00
4024 AmazonSmile	35.05
4025 Andersen Corporation YourCause	71.00
Total 4020 Corporate/Business Contributions	13,510.46
Total 4000 Revenue from Direct Contributions	79,932.95
4200 Revenue from Non-Government Grants	15,000.00
4210 Corporate/Business Grants	1,000.00
4230 Foundation/Trust Grants	33,500.00
Total 4200 Revenue from Non-Government Grants	49,500.00
4600 Donations - Restricted	
4601 Scholarships - Donations	2,000.00
4602 Veterans Emergency Fund	6,500.00
4603 Food Pantry Donations	10,900.00
Total 4600 Donations - Restricted	19,400.00
Total 4 Contributions, Support	148,832.95
4745 Housing Projects	
4715 Dennis House Project	
4716 Dennis Project- cash donations	109,798.87
4724 Dennis Proj-Donated Materials	3,501.25
Total 4715 Dennis House Project	113,300.12
Dennis Project Grants	75,000.00
Total 4745 Housing Projects	188,300.12
48R Other Revenue	2,029.84
5 Earned Revenues	
5000 Revenue from Government Agencies	
5001 COVID 19 Relief DVS	4,095.90
5002 DVS Contract ORC	183,947.40
5003 DVS HOM Contract	93,326.84
Total 5000 Revenue from Government Agencies	281,370.14
5300 Investment Revenue	
Interest Income -	117.06
Bank Interest Paid	2.68
Total Interest Income -	119.74

	Total
Total 5300 Investment Revenue	119.74
5335 Real Estate Rental Revenue	
5336 Rental Income VNOC	500.00
5337 Grace Center Rental Revenue	16,455.00
Grace Center Utility Reimburse (deleted)	8,145.97
Total 5335 Real Estate Rental Revenue	25,100.97
5800 Fundraising Events	3,785.00
4719 Play-American Soldier (deleted)	1,470.00
4720 Vets Lobster Boat Cruise (deleted)	7,179.70
4721 Military Salute (deleted)	20,012.05
5802 Mid Cape Charter Cup Fishing	11,817.69
5804 Falmouth Road Race	200.00
5805 Cape Veterans Giving Tuesday	1,753.22
5806 Sacconnesset Golf Tournament 2020	6,000.00
5808 Veterans Home Capital Campaign	619.89
5809 Mid- Cape Home Center Supports Vets	29.84
Total 5800 Fundraising Events	52,867.39
Total 5 Earned Revenues	359,458.24
Gain/Loss on Asset sale	55,355.59
SRO ComCast Reimbursements (deleted)	26.00
Total Revenue	754,002.74
GROSS PROFIT	754,002.74
EXPENDITURES	
15E Facility Operations/Maint/Furn	0.00
390 Facility/Maint/Furn	2,885.50
Total 15E Facility Operations/Maint/Furn	2,885.50
26E Vehicle Expense	257.13
Vehicle Insurance	1,809.91
Vehicle Maintenance	435.22
Total 26E Vehicle Expense	2,502.26
4001 Bank Expenses	982.18
5202 Taxes	125.00
5203 Equipment Rental	1,761.70
5480 Professional Services	-1,045.43
5482 Payroll Processing	1,896.07
5483 Book Keeper	5,650.00
Total 5480 Professional Services	6,500.64
5850 Interest	170.88
5930 Membership	200.00
5940 Maintenance/repairs	
Facility Maintenance- Grace	4,075.76
Facility Maintenance- Stevens	1,780.00
Facility Maintenance-569 Main	120.00
Prep for Sale	13,721.56

	Total
Total 5940 Maintenance/repairs	19,697.32
5951 Gifts/ donations	1,210.00
6011 Depreciation Expense	40,213.99
6012 Office Expenses	3,288.46
6560 Payroll Expenses	21,253.37
5350 Payroll Taxes	25,089.70
6006 Employer SUTA Tax Expense	-174.33
6008 Employer PMFL Tax Expense	0.07
6010 MA FLI Adjustment	0.08
Gross Wages	
Counselor David	18,012.50
Counselor Jack	19,212.00
Development/Housing Manager	50,776.01
Executive Director	69,770.02
Housing Case Manager	5,592.00
Program Manager (deleted)	30,284.00
Secretary	35,280.00
Total Gross Wages	228,926.53
Total 6560 Payroll Expenses	275,095.42
7 Expenses - Personnel Related	
7000 Grants, Contracts, & Direct Assistance	
7010 Contracts Program-related	2,205.00
Total 7000 Grants, Contracts, & Direct Assistance	2,205.00
7040 Awards & Grants - Individuals	
7041 Veterans Emergency Fund - Awarded	3,412.16
7042 Scholarships - Awarded	5,000.00
Total 7040 Awards & Grants - Individuals	8,412.16
7500 Contract Service Expenses	
7530 Legal Fees	2,075.00
Marketing Plan	86.00
Total 7500 Contract Service Expenses	2,161.00
Total 7 Expenses - Personnel Related	12,778.16
8 Non-personnel Related Expenses	
8110 Office Supplies	1,656.52
8115 Program Supplies & Materials	4,459.50
8130 Cable, Internet & Phone Expense	1,292.71
8131 Grace Center Cable, Internet	2,177.71
8132 Internet Stevens Street	2,901.79
Total 8130 Cable, Internet & Phone Expense	6,372.21
8140 Postage/Shipping Expense	1,100.00
8200 Facility and Equipment Expenses	
8230 Real Estate Taxes	3,096.86
Total 8200 Facility and Equipment Expenses	3,096.86
8210 Rental Expense - Stevens Street	47,477.79

	Total
8220 Utilities	
8221A Main Street - Electric	2,545.78
8221B Main Street - Water & Sewer	674.94
8221C Main Street - Gas	2,104.74
8222A Stevens Street - Electric	1,581.59
8222C Stevens Street - Gas	1,262.90
8223A Grace Center - Electric	4,845.73
8223B Grace Center - Water & Sewer	124.00
8223C Grace Center - Gas	4,853.37
8225 Garbage/Trash Removal	2,270.84
Total 8220 Utilities	20,263.89
8300 Travel & Meeting Expenses	
Meal Expense	373.17
Total 8300 Travel & Meeting Expenses	373.17
8560 Outside Computer Services	1,726.00
8570 Advertising Expenses	8,809.85
8700 Program Expenses	
8701 Client Transportation	88.44
8704 Greater Boston Food Bank	11,614.08
Total 8700 Program Expenses	11,702.52
Total 8 Non-personnel Related Expenses	107,038.31
Closing Costs sale Office Condo	6,098.20
Condo Fee's	12,102.10
Copy Machine Expense	3,651.28
Dennis Veterans Home Expense	87,949.22
Filing fee's	15.00
Food Service Permit	5.00
Fundraising Expenses	8,259.82
Barn. Play- American Soldier (deleted)	3,570.00
Golf Tournament Expense	915.00
Military Salute Willowbend (deleted)	6,571.60
Vets Lobster Boat Cruise	4,274.00
Total Fundraising Expenses	23,590.42
Grace Center Expenses	9,247.13
Grace Center Program Expense	2,979.00
Interest Expense - Grace Mortga	3,288.51
Total Grace Center Expenses	15,514.64
Insurance	2,125.00
Gen Liability Ins	5,911.07
Insurance- D&O	1,997.00
Terrorism Risk Insurance	-2,302.68
Workmans Comp	550.18
Total Insurance	8,280.57
Miscellaneous Expense	180.00

	Total
Program Support	5,009.00
Total Expenditures	636,845.25
NET OPERATING REVENUE	117,157.49
OTHER EXPENDITURES	
Reconciliation Discrepancies-1	-16,362.81
Total Other Expenditures	-16,362.81
NET OTHER REVENUE	16,362.81
NET REVENUE	\$133,520.30

Statement of Financial Position

As of June 30, 2020

	Total
ASSETS	
Current Assets	
Bank Accounts	
1005 1st Citizens CIVOC Oper 15759	2,143.59
1013 CC5-CIVOC OPERATING 2186	157.56
1014 CC5-CIVOC SAVINGS 2144	87,501.67
1016 CC5-CIVOC PAYROLL 2178	60,539.50
1017 CC5-DENNIS HOUSE 2151	166,564.86
1030 1st Citizens DVS Payroll 15885 (deleted)	16,362.81
Total Bank Accounts	333,269.99
Other Current Assets	
1200 Prepaid Expenses	6,793.70
1230 A/R Contract	35,393.60
Total Other Current Assets	42,187.30
Total Current Assets	375,457.29
Fixed Assets	
1500 Land	217,000.00
1515 Building - Office Condos	382,000.00
1525 Building - Grace Center	947,000.00
1530 Building Improvements - Grace C	110,415.54
1535 Building Improvements	7,637.02
1550 Accum Depr - Building	-446,536.97
1553 Accum Depr - Improv	-21,473.15
1610 Equipment	39,799.67
1615 Accum Depr - Equipment	-40,648.15
1620 Equipment - Grace Center	22,644.61
1625 Accum Depr - Furniture & Fixtur	-12,285.75
1630 Dennis House	6,061.60
Total Fixed Assets	1,211,614.42
Other Assets	
1400 Deposit-Last Mo Rent	4,132.00
1580 Closing Costs	6,952.51
1581 Accumulated Amortization	-6,029.41
Total Other Assets	5,055.10
TOTAL ASSETS	\$1,592,126.81
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	-2,832.30
Total Accounts Payable	-2,832.30
Other Current Liabilities	

	Total
2010 First Citizens LOC Grace Ctr	-2,081.52
2252 Accrued Expenses	2,248.11
5185 Cape Cod 5 LOC	44,633.47
PPP-601 PPP-6010792-Goverment Loan	43,337.00
Total Other Current Liabilities	88,137.06
Total Current Liabilities	85,304.76
Long-Term Liabilities	
2600 Grace Center Mortgage	154.99
Total Long-Term Liabilities	154.99
Total Liabilities	85,459.75
Equity	
3900 Retained Earnings	-68,598.71
3910 Unrestricted Fund Balance	1,407,160.13
Net Assets for Scholarship	1,999.77
Total 3910 Unrestricted Fund Balance	1,409,159.90
3930 temporarily restricted net ass	32,585.57
Net Revenue	133,520.30
Total Equity	1,506,667.06
TOTAL LIABILITIES AND EQUITY	\$1,592,126.81