

Low Rent Operating Budget		2018/2019 ORIGINAL BUDGET			2018/2019 REVISED BUDGET				2019/2020 BUDGET			
FDS Line #	Account Title	Operating Fund	Capital Fund	Total Project Budget	Operating Fund	Capital Fund	Total Project Budget	Change in Totals 2018/2019 Original vs. 2018/2019 Revised	Operating Fund	Capital Fund	Total Project Budget	Change in Totals 2019/2020 vs. 2018/2019 Revised
Operating Income:												
11220	Gross Potential Rent	358,090		358,090	344,780		344,780	(13,310)	345,910		345,910	1,130
11230	Less: Vacancy Loss Rent	(3,580)		(3,580)	(4,200)		(4,200)	(620)	(3,460)		(3,460)	740
70300	Net Tenant Rental Revenue	354,510		354,510	340,580		340,580	(13,930)	342,450		342,450	1,870
11240	Gross Potential Subsidy	765,670		765,670	765,670		765,670	0	765,670		765,670	0
11260	Less: Subsidy Loss - Vacancy	-		-	-		-	-	-		-	-
11250	Less: Subsidy Loss - Proration	(76,567)		(76,567)	(40,743)		(40,743)	35,824	(76,567)		(76,567)	(35,824)
70600	Net Operating Subsidy	689,103		689,103	724,927		724,927	35,824	689,103		689,103	(35,824)
70600	HUD PHA Operating Grant-CFP		25,350	25,350		95,520	95,520	70,170		20,000	20,000	(75,520)
70400	Other Tenant Charges	13,960		13,960	15,130		15,130	1,170	13,460		13,460	(1,670)
70400	Excess Utilities	-		-	-		-	-	-		-	-
71100	Investment Income	10,190		10,190	12,960		12,960	2,770	16,540		16,540	3,580
71400	Fraud Recovery	-		-	-		-	-	-		-	-
71500	Non-Dwelling Rent	3,360		3,360	3,430		3,430	70	3,720		3,720	290
71500	Other Income	10,370		10,370	31,680		31,680	21,310	4,380		4,380	(27,300)
70000	Total Operating Income	1,081,493	25,350	1,106,843	1,128,707	95,520	1,224,227	117,384	1,069,653	20,000	1,089,653	(134,574)
Operating Expenditures:												
Administrative												
91100	Administrative Salaries	155,320	4,590	159,910	138,030	11,540	149,570	(10,340)	144,470	4,590	149,060	(510)
91500	Employee Benefits - Administrative	81,560	760	82,320	73,069	5,320	78,389	(3,931)	80,590	760	81,350	2,961
91200	Auditing Fees	5,950	-	5,950	5,850	-	5,850	(100)	5,810	-	5,810	(40)
91300	Management Fees	-	-	-	-	-	-	-	-	-	-	-
91900A	Accounting Fees	6,800	-	6,800	6,870	-	6,870	70	6,600	-	6,600	(270)
91400	Advertising and Marketing	2,175	-	2,175	1,000	4,010	5,010	2,835	420	-	420	(4,590)
91600	Office Expenses	25,500	-	25,500	27,500	900	28,400	2,900	30,710	-	30,710	2,310
91700	Legal Expense	6,090	-	6,090	7,540	-	7,540	1,450	6,090	-	6,090	(1,450)
91800	Travel	15,300	-	15,300	6,110	3,900	10,010	(5,290)	14,940	-	14,940	4,930
91900	Other Administrative Costs	15,340	-	15,340	16,570	-	16,570	1,230	16,600	-	16,600	30
91000	Total Administrative	314,035	5,350	319,385	282,539	25,670	308,209	(11,176)	306,230	5,350	311,580	3,371
92000	Asset Management Fees	-	-	-	-	-	-	-	-	-	-	-
Tenant Services												

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92100	Tenant Services - Salaries	-	-	-	-	-	-	-	-	-
92300	Employee Benefits - Tenant Services	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	0	-	-	-	-	0
92400	Tenant Services-Other	5,000	-	5,000	850	-	850	5,000	-	5,000
92500	Total Tenant Services	5,000	-	5,000	850	-	850	5,000	-	5,000
Utilities										
93100	Water	56,270	-	72,210	15,940	-	70,590	70,590	-	1,620
93200	Electricity	17,380	-	18,260	880	-	19,790	1,530	-	(1,620)
93300	Gas	4,400	-	4,230	(170)	-	3,950	(280)	-	
93400	Fuel	-	-	-	-	-	-	-	-	
93600	Sewer	104,430	-	88,020	(16,410)	-	98,920	10,900	-	
93800	Other	-	-	-	-	-	-	-	-	
93000	Total Utilities	182,480	-	182,720	240	-	193,250	10,530	-	
Maintenance										
94100	Labor	126,210	-	98,510	(27,700)	-	101,120	2,610	-	
94500	Employee Benefits - Maintenance	47,530	-	43,860	(3,670)	-	49,030	5,170	-	
94200	Maintenance Materials	95,000	-	96,000	21,000	-	95,000	(21,000)	-	
Maint. Contract:										
94300-010	Garbage and Trash Removal Contracts	30,000	-	31,720	1,720	-	32,000	280	-	
94300-020	Heating & Cooling Contracts	20,000	-	20,000	0	-	13,020	(6,980)	-	
94300-030	Snow Removal Contracts	5,000	-	15,000	10,000	-	5,000	(10,000)	-	
94300-040	Elevator Maintenance	-	-	-	-	-	-	-	-	
94300-050	Landscape & Grounds Contracts	1,000	12,000	8,110	(4,890)	-	20,000	-	-	
94300-060	Unit Turnaround Contract	-	-	2,680	2,680	-	-	(2,680.00)	-	
94300-070	Electrical Contracts	5,000	-	1,250	(3,750)	-	1,050	(200)	-	
94300-080	Plumbing Contracts	10,000	-	5,750	(4,250)	-	7,930	2,180	-	
94300-090	Extermination Contracts	8,500	-	9,100	600	-	10,000	900	-	
94300-100	Janitorial Contracts	-	-	-	-	-	-	-	-	
94300-110	Routine Maintenance Contracts	10,000	-	4,350	(5,650)	-	5,000	650	-	
94300-120	Other Misc. Contract Costs	11,630	-	13,500	2,220	-	20,000	6,150	-	
94000	Total Maintenance	369,870	12,000	349,830	(11,690)	-	359,150	(11,030)	-	

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Protective Services												
95100	Protective Services - Labor	-	-	-	-	-	-	-	-	-	-	-
95500	Employee Benefits - Protective Services	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services Contract Costs			-			-	-			-	-
95300	Protective Service Other			-			-	-			-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-
Insurance												
96110	Property	58,810		58,810	59,260		59,260	450	58,730		58,730	(530)
96120	General Liability	6,690		6,690	7,510		7,510	820	8,100		8,100	590
96130	Worker's Comp.	7,840		7,840	8,090		8,090	250	8,090		8,090	0
96140	Other Insurance	5,990		5,990	5,560		5,560	(430)	4,590		4,590	(970)
96100	Total Insurance Expense	79,330	-	79,330	80,420	-	80,420	1,090	79,510	-	79,510	(910)
General Expenses												
96200	Other General Expense	-		-	1,200		1,200	1,200	-		-	(1,200)
96210	Compensated Absences	14,960		14,960	13,460		13,460	(1,500)	13,460		13,460	-
96300	Payments In Lieu of Taxes - Accrual	17,200		17,200	15,790		15,790	(1,410)	14,920		14,920	(870)
96400	Bad Debt-Tenants	10,000		10,000	9,800		9,800	(200)	10,000		10,000	200
96800	Severance Expense			-			-	-			-	-
96000	Total General Expenses	42,160	-	42,160	40,250	-	40,250	(1,910)	38,380	-	38,380	(1,870)
96900	Total Operating Expenditures	992,875	17,350	1,010,225	936,609	46,020	982,629	(27,596)	981,520	5,350	986,870	4,241

