

**HCV - SECTION 8 BUDGETS**  
**Fiscal Year 2016-17**

Description	Approved 2015-2016	9 months Sec 8 Only	Projected Year End	Proposed 2016-2017
Admin Fees Earned	\$ 527,328	\$ 435,586	\$ 580,781	\$ 568,260
Misc. Income (Reserves)	\$ 70,000	\$ 8,364	\$ 11,152	\$ 15,000
HUD Partial Payments	\$ 6,186,531	\$ 5,432,476	\$ 7,243,301	\$ 7,529,304
Hard to House Fees	\$ 4,000	\$ -	\$ -	\$ 4,000
<b>TOTAL INCOME</b>	<b>\$ 6,787,859</b>	<b>\$ 5,876,426</b>	<b>\$ 7,835,235</b>	<b>\$ 8,116,564</b>
Description				
Salaries	\$ 140,000	\$ 136,426	\$ 181,901	\$ 160,000
Legal	\$ 5,000	\$ 3,559	\$ 4,745	\$ 5,000
Staff Training	\$ 2,500	\$ 5,995	\$ 7,993	\$ 2,500
Staff Travel	\$ 2,500	\$ 1,420	\$ 1,893	\$ 2,500
Accounting	\$ 1,750	\$ 1,332	\$ 1,776	\$ 1,750
Auditing	\$ 12,225	\$ 9,491	\$ 12,655	\$ 12,225
Office Rent	\$ 20,000	\$ 6,894	\$ 9,192	\$ 20,000
Supplies	\$ 3,000	\$ 4,389	\$ 5,852	\$ 3,000
Telephone	\$ 5,650	\$ 2,983	\$ 3,977	\$ 5,650
Postage	\$ 7,250	\$ 7,069	\$ 9,425	\$ 7,250
Advertising	\$ 700	\$ 1,386	\$ 1,848	\$ 700
Dues & Subscription	\$ 2,100	\$ 1,789	\$ 2,385	\$ 2,100
Books & Periodicals	\$ 150	\$ -	\$ -	\$ 150
Service Contracts	\$ 8,800	\$ 5,666	\$ 7,555	\$ 7,000
General Expense	\$ 2,000	\$ 10,312	\$ 13,749	\$ 2,000
Vehicle Lube Expense	\$ 3,100	\$ 1,102	\$ 1,469	\$ 3,100
Vehicle Repair/Maint	\$ 600	\$ 336	\$ 448	\$ 600
Computer Support	\$ 1,100	\$ -	\$ -	\$ 1,100
Unemployment Insurance	\$ 350	\$ -	\$ -	\$ 350
FSS Support - Sec 8	\$ 2,000	\$ 487	\$ 649	\$ 2,000
Water	\$ 450	\$ 113	\$ 151	\$ 450
Sewer	\$ 400	\$ 127	\$ 169	\$ 400
Electricity	\$ 3,250	\$ 1,407	\$ 1,876	\$ 3,250
Gas	\$ 850	\$ 242	\$ 323	\$ 850
Snow Removal	\$ 450	\$ -	\$ -	\$ 450
Electrical	\$ 125	\$ -	\$ -	\$ 125
Plumbing	\$ 50	\$ -	\$ -	\$ 50
Extermination	\$ 250	\$ 127	\$ 169	\$ 250
Janitorial	\$ 1,300	\$ 509	\$ 679	\$ 1,300
Routine Maintenance	\$ 225	\$ 177	\$ 236	\$ 225
Insurance	\$ 6,000	\$ -	\$ -	\$ 6,000
Benefits	\$ 62,500	\$ 50,904	\$ 67,872	\$ 62,500
HAP Vouchers	\$ 6,186,531	\$ 5,432,476	\$ 7,243,301	\$ 7,529,304
Equip Betterment & Add	\$ 10,000	\$ -	\$ -	\$ 10,000
Property Management Fee	\$ 119,808	\$ 94,848	\$ 126,464	\$ 126,464
Bookkeeping Fee	\$ 74,880	\$ 57,375	\$ 76,500	\$ 74,880
Service Fees (Admin)	\$ 5,000	\$ 4,378	\$ 5,837	\$ 5,000
Service Fees (General)	\$ 15,600	\$ -	\$ -	\$ 5,000
<b>TOTAL EXPENSES</b>	<b>\$ 6,708,444</b>	<b>\$ 5,843,319</b>	<b>\$ 7,791,092</b>	<b>\$ 8,065,473</b>
<b>PROJECTED NET PROFIT/LOSS</b>		<b>\$ 33,107</b>	<b>\$ 36,117</b>	<b>\$ 51,091</b>

**Mod-Rehab Budget  
Fiscal Year 2016-17**

Description	Approved 2015-16	9 Months Sec 8 Only	Projected year end	Proposed 2016-2017
Admin Fees Earned	\$ 29,096	\$ 8,683	\$ 11,577.33	\$ 10,420
HUD Partial Payments	\$ 52,598	\$ 45,787	\$ 61,049.33	\$ 62,928
Mod Rehab Reserves	\$ -		\$ -	
			\$ -	
<b>TOTAL INCOME</b>	<b>\$ 81,694</b>	<b>\$ 54,470</b>	<b>\$ 72,627</b>	<b>\$ 73,348.00</b>
Description	Approved 2015-16	9 Months Sec 8 Only	Projected year end	Proposed 2016-2017
Salaries	\$ 10,000	\$ 3,083	\$ 4,110.67	\$ 4,000
Legal	\$ 500	\$ 18	\$ 24.00	\$ 100
Staff Training	\$ 100	\$ 18	\$ 24.00	\$ 100
Staff Travel	\$ 100	\$ -	\$ -	\$ 100
Accounting	\$ 35	\$ 35	\$ 46.67	\$ 35
Auditing	\$ 204	\$ 92	\$ 122.67	\$ 204
Office Rent	\$ 1,000	\$ 750	\$ 1,000.00	\$ 1,000
Supplies	\$ 18	\$ 16	\$ 21.33	\$ 18
Telephone	\$ 17	\$ 66	\$ 88.00	\$ 17
Postage	\$ 25	\$ 34	\$ 45.33	\$ 25
Advertising	\$ 13	\$ 20	\$ 26.67	\$ 13
Dues & Subscription	\$ 24	\$ 18	\$ 24.00	\$ 24
Books & Periodicals	\$ 10	\$ -	\$ -	\$ 10
Service Contracts	\$ 35	\$ 94	\$ 125.33	\$ 35
General Expense	\$ 15	\$ 19	\$ 25.33	\$ 15
Vehicle Lube Expense	\$ 7	\$ 5	\$ 6.67	\$ 7
Vehicle Repair/Maint	\$ 6	\$ 3	\$ 4.00	\$ 6
Computer Support	\$ 5	\$ -	\$ -	\$ 5
Sewer	\$ 5	\$ 6	\$ 8.00	\$ 5
Electrical	\$ 14	\$ -	\$ -	\$ 14
Plumbing	\$ 2	\$ -	\$ -	\$ 2
Extermination	\$ 5	\$ 3	\$ 4.00	\$ 5
Janitorial	\$ 30	\$ 14	\$ 18.67	\$ 30
Routine Maintenance	\$ 10	\$ 5	\$ 6.67	\$ 10
Insurance	\$ 275	\$ 125	\$ 166.67	\$ 275
Workers compensation	\$ 250	\$ 191	\$ 254.67	\$ 250
Benefits	\$ 2,500	\$ 1,047	\$ 1,396.00	\$ 2,500
Mod Rehab	\$ 52,598	\$ 45,237	\$ 60,316.00	\$ 62,928
Program Mgmt. Fee Exp	\$ 1,791	\$ 1,343	\$ 1,790.67	\$ 1,615
<b>TOTAL EXPENSES</b>	<b>\$ 69,594</b>	<b>\$ 52,242</b>	<b>\$ 69,656</b>	<b>\$ 73,348</b>
<b>PROJECTED NET PROFIT/LOSS</b>	<b>\$ 12,100</b>	<b>\$ 2,228</b>	<b>\$ 2,970.67</b>	<b>\$ -</b>

**FINNEY AVENUE**  
**Fiscal Year 2016-17**

6/16/2016

	<b>Approved</b>	<b>10 months</b>	<b>Projected</b>	<b>Proposed</b>
<b>Description</b>	<b>2015-2016</b>	<b>Sec 8 Only</b>	<b>year end</b>	<b>2016-2017</b>
Rents - VHDA HAP	\$ 42,187	\$ 29,370	\$ 35,244	\$ 45,000
Rent - WTCSB	\$ 52,000	\$ 41,703	\$ 50,044	\$ 54,000
<b>TOTAL INCOME</b>	<b>\$ 94,187</b>	<b>\$ 71,073</b>	<b>\$ 121,839</b>	<b>\$ 99,000</b>
	<b>Approved</b>	<b>10 months</b>	<b>Projected</b>	<b>Proposed</b>
<b>Description</b>	<b>2015-2016</b>	<b>Sec 8 Only</b>	<b>year end</b>	<b>2016-2017</b>
Salaries	\$ 15,000	\$ 10,317	\$ 12,380	\$ 15,000
Legal	\$ 100	\$ -	\$ -	\$ 100
Audit	\$ 3,000	\$ 2,683	\$ 3,220	\$ 3,000
Office Rent	\$ 350	\$ 263	\$ 316	\$ 350
Supplies	\$ 100	\$ 0	\$ 0	\$ 100
Postage	\$ 10	\$ 8	\$ 10	\$ 10
Service Contracts	\$ 3,000	\$ 154	\$ 185	\$ 3,000
General Expense	\$ 319	\$ 4,831	\$ 5,797	\$ 319
Vehicle Lube Expense	\$ 100	\$ -	\$ -	\$ 100
Materials	\$ 1,000	\$ 925	\$ 1,110	\$ 1,000
Contract Cost	\$ 5,000	\$ -	\$ -	\$ 5,000
Insurance	\$ 14,000	\$ 1,640	\$ 1,968	\$ 14,000
Benefits	\$ 3,800	\$ 3,478	\$ 4,174	\$ 3,800
Interest on Notes & Bon	\$ 8,158	\$ 5,524	\$ 6,629	\$ 8,158
Program Mngmt Fee	\$ 15,000	\$ 11,250	\$ 13,500	\$ 15,000
Services Fee Expenes	\$ 250	\$ 395	\$ 474	\$ 250
Equipment Better&Add	\$ 25,000	\$ 50	\$ 60	\$ 25,000
<b>TOTAL EXPENSES</b>	<b>\$ 94,187</b>	<b>\$ 41,518</b>	<b>\$ 49,822</b>	<b>\$ 94,187</b>
<b>PROJECTED NET PROFIT/LOSS</b>				<b>\$ 4,813</b>

SUFFOLK BOND FUND BUDGET  
Fiscal Year 2016-17

6/16/2016

Description	Approved 2015-2016	10 months	Projected year end	Proposed 2016-2017	
Interest Earned	\$ 32,000	\$ 31,643	\$ 37,971	\$ 32,000	
Fees & Services	\$ 15,000	\$ 4,000	\$ 4,800	\$ 15,000	2 bonds
Income Pinner St. Rent	\$ 40,000	\$ 30,000	\$ 36,000	\$ 40,000	
			\$ -		
<b>TOTAL INCOME</b>	<b>\$ 87,000</b>	<b>\$ 65,643</b>	<b>\$ 78,771</b>	<b>\$ 87,000</b>	
Description	Approved 2015-2016	10 months	Projected year end	Proposed 2016-2017	
Legal	\$ 10,000	\$ 6,600	\$ 7,919	\$ 10,000	
Commissioner Training	\$ 5,000	\$ 255	\$ 306	\$ 5,000	
Commissioner Travel	\$ 5,000	\$ -	\$ -	\$ 2,500	
Investment Expenses	\$ 1,000	\$ -	\$ -	\$ 1,000	
Office Supplies	\$ 500	\$ 248	\$ 298	\$ 500	
General Expenses	\$ 7,500	\$ 4,845	\$ 5,814	\$ 7,500	
Grants-Miscellaneous	\$ 5,000	\$ -	\$ -	\$ 5,000	
Orlando Expenses	\$ 1,500	\$ -	\$ -	\$ 1,500	
Equip. betterment & Adds	\$ 6,000	\$ 3,453	\$ 4,144	\$ 6,000	
Retirement Celebration				\$ 5,000	
<b>TOTAL EXPENSES</b>	<b>\$ 41,500</b>	<b>\$ 15,401</b>	<b>\$ 18,481</b>	<b>\$ 44,000</b>	
<b>PROJECTED NET PROFIT/LOSS</b>				<b>\$ 43,000</b>	
	\$ -				

**DEVELOPMENT BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

Description	Approved 2015-2016	9 Months Develop Only	Estimate Full Year	Proposed 2016-2017
Admin Revenue - City	\$ 150,000.00	\$ 112,500	\$ 150,000.00	\$ 150,000.00
Development Reserves			\$ -	
HOME Funds			\$ -	\$ 3,000.00
NSP3 Administrative Fee			\$ -	
Miscellaneous Income	\$ 96,000.00	\$ 34,688	\$ 41,625.60	\$ 40,000.00
<b>TOTAL INCOME</b>	<b>\$ 246,000.00</b>	<b>\$ 147,188.00</b>	<b>\$ 191,625.60</b>	<b>\$ 193,000.00</b>
Description	Approved 2015-2016	9 Months Develop Only	Estimate Full Year	Proposed 2016-2017
Salaries	\$ 135,673.00	\$ 75,746	\$ 100,994.67	\$ 108,700.00
Legal	\$ 6,600.00	\$ 9,237	\$ 12,316.00	\$ 10,000.00
Staff Training	\$ 1,000.00	\$ 1,377	\$ 1,836.00	\$ 1,500.00
Staff Travel	\$ 3,600.00	\$ 3,891	\$ 5,188.00	\$ 1,500.00
Audit	\$ 450.00	\$ 443	\$ 590.67	\$ 450.00
Office Rent	\$ 2,000.00	\$ 1,500	\$ 2,000.00	\$ 2,000.00
Supplies	\$ 1,500.00	\$ 608	\$ 810.67	\$ 1,000.00
Telephone	\$ 2,000.00	\$ 1,537	\$ 2,049.33	\$ 2,100.00
Advertising	\$ 1,000.00	\$ 894	\$ 1,192.00	\$ 1,000.00
Dues & Subscriptions	\$ 300.00	\$ 427	\$ 569.33	\$ 500.00
General Expense	\$ 6,450.00	\$ 3,449	\$ 4,598.67	\$ 5,000.00
Vehicle Lube/Fuel Expense	\$ 500.00	\$ 123	\$ 164.00	\$ 500.00
Vehicle Repair/Maint	\$ 200.00	\$ 30	\$ 40.00	\$ 200.00
Insurance	\$ 1,400.00	\$ 2,250	\$ 3,000.00	\$ 2,700.00
Computer Support	\$ 600.00	\$ -	\$ -	\$ 600.00
Water	\$ 125.00	\$ 54	\$ 72.00	\$ 100.00
Sewer	\$ 100.00	\$ 61	\$ 81.33	\$ 100.00
Electricity	\$ 900.00	\$ 698	\$ 930.67	\$ 900.00
Gas	\$ 250.00	\$ 112	\$ 149.33	\$ 150.00
Snow Removal	\$ 500.00	\$ -	\$ -	\$ 150.00
Heating and Cooling	\$ 475.00	\$ 497	\$ 662.67	\$ 750.00
Electrical	\$ 25.00	\$ -	\$ -	\$ 25.00
Plumbing	\$ 25.00	\$ -	\$ -	\$ 25.00
Extermination	\$ 75.00	\$ 62	\$ 82.67	\$ 75.00
Janitorial	\$ 300.00	\$ 248	\$ 330.67	\$ 350.00
Routine Maintenance	\$ 60.00	\$ 86	\$ 114.67	\$ 100.00
Workers Compensation	\$ 350.00	\$ 324	\$ 432.00	\$ 350.00
Benefits	\$ 32,000.00	\$ 21,962	\$ 29,282.67	\$ 32,700.00
Consulting	\$ 250.00	\$ -	\$ -	\$ 250.00
Program Mngmt. Fee Exp.	\$ 15,000.00	\$ 11,250	\$ 15,000.00	\$ 15,000.00
Service Fee Expense - General	\$ 250.00	\$ -	\$ -	\$ 100.00
Equip Betterments & Add	\$ 27,000.00	\$ 27,000	\$ 36,000.00	\$ 1,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 241,958</b>	<b>\$ 163,866</b>	<b>\$ 218,488</b>	<b>\$ 189,875.00</b>
<b>PROJECTED NET PROFIT/LOSS</b>				
	\$ 4,042			\$ 3,125.00

**CENTRAL OFFICE COST CENTER BUDGET  
FISCAL YEAR 2016-17**

<b>Description</b>	<b>Approved 2015-2016</b>	<b>9 months</b>	<b>Estimate Full Year</b>	<b>Proposed 2016-2017</b>
<b>Program Management Fee</b>	<b>\$ 581,118</b>	<b>\$ 398,125</b>	<b>\$ 530,833</b>	<b>\$ 585,405</b>
<b>Service Fee</b>	<b>\$ 44,172</b>	<b>\$ 41,203</b>	<b>\$ 54,937</b>	<b>\$ 50,000</b>
<b>Bookkeeping Fees</b>	<b>\$ 115,778</b>	<b>\$ 88,278</b>	<b>\$ 117,704</b>	<b>\$ 116,000</b>
<b>Asset Management Fees</b>	<b>\$ 55,920</b>	<b>\$ 55,920</b>	<b>\$ 74,560</b>	<b>\$ 55,920</b>
<b>TOTAL INCOME</b>	<b>\$ 796,988</b>	<b>\$ 583,526</b>	<b>\$ 778,035</b>	<b>\$ 807,325</b>
<b>Description</b>	<b>Approved 2015-2016</b>	<b>9 months</b>	<b>Estimate Full Year</b>	<b>Proposed 2016-2017</b>
<b>Administrative Salaries</b>	<b>\$ 486,000</b>	<b>\$ 370,138</b>	<b>\$ 493,517</b>	<b>\$ 496,000</b>
<b>Legal</b>	<b>\$ 8,000</b>	<b>\$ 6,422</b>	<b>\$ 8,563</b>	<b>\$ 8,000</b>
<b>Staff Training</b>	<b>\$ 5,000</b>	<b>\$ 5,719</b>	<b>\$ 7,625</b>	<b>\$ 10,000</b>
<b>Staff Travel</b>	<b>\$ 5,000</b>	<b>\$ 2,526</b>	<b>\$ 3,368</b>	<b>\$ 10,000</b>
<b>Accounting</b>	<b>\$ 2,400</b>	<b>\$ 2,037</b>	<b>\$ 2,716</b>	<b>\$ 2,500</b>
<b>Auditing</b>	<b>\$ 2,200</b>	<b>\$ 2,026</b>	<b>\$ 2,701</b>	<b>\$ 2,500</b>
<b>Supplies</b>	<b>\$ 5,000</b>	<b>\$ 6,705</b>	<b>\$ 8,940</b>	<b>\$ 8,000</b>
<b>Telephone</b>	<b>\$ 9,500</b>	<b>\$ 5,432</b>	<b>\$ 7,243</b>	<b>\$ 7,000</b>
<b>Postage</b>	<b>\$ 2,000</b>	<b>\$ 5,872</b>	<b>\$ 7,829</b>	<b>\$ 2,000</b>
<b>Advertising</b>	<b>\$ 500</b>	<b>\$ 1,015</b>	<b>\$ 1,353</b>	<b>\$ 1,000</b>
<b>Dues &amp; Subscriptions</b>	<b>\$ 5,000</b>	<b>\$ 2,880</b>	<b>\$ 3,840</b>	<b>\$ 3,000</b>
<b>Books &amp; Periodicals</b>	<b>\$ 200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200</b>
<b>Service Contracts</b>	<b>\$ 28,000</b>	<b>\$ 12,601</b>	<b>\$ 16,801</b>	<b>\$ 16,000</b>
<b>General Expense</b>	<b>\$ 3,000</b>	<b>\$ 3,528</b>	<b>\$ 4,704</b>	<b>\$ 5,000</b>
<b>Vehicle Lube/Fuel Expense</b>	<b>\$ 1,000</b>	<b>\$ 468</b>	<b>\$ 624</b>	<b>\$ 500</b>
<b>Vehicle Repair/Maint</b>	<b>\$ 2,000</b>	<b>\$ 326</b>	<b>\$ 435</b>	<b>\$ 500</b>
<b>Computer Support</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000</b>
<b>Unemployment Insurance</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500</b>
<b>Water</b>	<b>\$ 600</b>	<b>\$ 167</b>	<b>\$ 223</b>	<b>\$ 300</b>
<b>Sewer</b>	<b>\$ 500</b>	<b>\$ 189</b>	<b>\$ 252</b>	<b>\$ 300</b>
<b>Electricity</b>	<b>\$ 4,600</b>	<b>\$ 2,110</b>	<b>\$ 2,813</b>	<b>\$ 3,000</b>
<b>Gas</b>	<b>\$ 1,300</b>	<b>\$ 350</b>	<b>\$ 467</b>	<b>\$ 500</b>
<b>Materials</b>	<b>\$ 500</b>	<b>\$ 2,046</b>	<b>\$ 2,728</b>	<b>\$ 1,000</b>
<b>Heating and Cooling</b>	<b>\$ 1,000</b>	<b>\$ 1,546</b>	<b>\$ 2,061</b>	<b>\$ 1,500</b>
<b>Snow Removal</b>	<b>\$ 1,500</b>	<b>\$ 200</b>	<b>\$ 267</b>	<b>\$ 500</b>
<b>Landscape and Grounds</b>	<b>\$ 10,000</b>	<b>\$ 1,637</b>	<b>\$ 2,183</b>	<b>\$ 10,000</b>
<b>Electrical</b>	<b>\$ 500</b>		<b>\$ -</b>	<b>\$ 250</b>
<b>Extermination</b>	<b>\$ 500</b>	<b>\$ 189</b>	<b>\$ 252</b>	<b>\$ 250</b>
<b>Janitorial</b>	<b>\$ 2,500</b>	<b>\$ 1,006</b>	<b>\$ 1,341</b>	<b>\$ 2,000</b>
<b>Garbage and Trash Removal</b>	<b>\$ 1,800</b>	<b>\$ 400</b>	<b>\$ 533</b>	<b>\$ 500</b>
<b>Routine Maintenance</b>	<b>\$ 500</b>	<b>\$ 914</b>	<b>\$ 1,219</b>	<b>\$ 1,000</b>
<b>Property Insurance</b>	<b>\$ 1,500</b>	<b>\$ 1,537</b>	<b>\$ 2,049</b>	<b>\$ 1,600</b>
<b>Workers Compensation</b>	<b>\$ 1,500</b>	<b>\$ 6,748</b>	<b>\$ 8,997</b>	<b>\$ 7,000</b>
<b>Other Insurance</b>	<b>\$ 8,000</b>	<b>\$ 1,317</b>	<b>\$ 1,756</b>	<b>\$ 3,000</b>

**CENTRAL OFFICE COST CENTER BUDGET  
FISCAL YEAR 2016-17**

<b>Description</b>	<b>Approved 2015-2016</b>	<b>9 months</b>	<b>Estimate Full Year</b>	<b>Proposed 2016-2017</b>
<b>Benefits</b>	<b>\$ 150,000</b>	<b>\$ 95,918</b>	<b>\$ 127,891</b>	<b>\$ 150,000</b>
<b>Equipment Betterment/Additions</b>	<b>\$ 25,000</b>	<b>\$ 4,868</b>	<b>\$ 6,491</b>	<b>\$ 15,000</b>
<b>TOTAL EXPENSES</b>	<b>\$ 779,600</b>	<b>\$ 548,837</b>	<b>\$ 725,292</b>	<b>\$ 772,400</b>
<b>PROJECTED NET PROFIT/LOSS</b>				<b>\$ 34,925</b>

CYPRESS MANOR BUDGET  
FISCAL YEAR 2016-17

6/16/2016

Description	Approved 2015-2016	9 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Dwelling Rent	\$ 275,000	\$ 158,355	\$ 211,140	\$ 225,000
Excess Utilities	\$ 35,000	\$ 31,850	\$ 42,467	\$ 35,000
Repairs & Damages	\$ 7,000	\$ 8,047	\$ 10,729	\$ 9,000
Warrant Charges/Misc.	\$ 5,000	\$ 2,948	\$ 3,931	\$ 3,000
Late charges	\$ 8,500	\$ 9,500	\$ 12,667	\$ 1,000
Garbage Fees	\$ 300	\$ -	\$ -	\$ 150
Misc. Income (Collection)	\$ 10,000	\$ 2,360	\$ 3,147	\$ 2,500
HUD Subsidy	\$ 604,785	\$ 389,467	\$ 519,289	\$ 577,011
Capital Fund	\$ -	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>	<b>\$ 945,588</b>	<b>\$ 602,536</b>	<b>\$ 803,381</b>	<b>\$ 852,661</b>
Description	Approved 2015-2016	10 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Salaries	\$ 80,000	\$ 53,591	\$ 71,455	\$ 77,000
Legal	\$ 4,000	\$ 241	\$ 321	\$ 2,500
Staff Training	\$ 1,000	\$ 1,656	\$ 2,208	\$ 2,500
Staff Travel	\$ 1,000	\$ 1,042	\$ 1,389	\$ 1,500
Accounting	\$ 1,000	\$ 730	\$ 973	\$ 1,000
Auditing	\$ 1,450	\$ 1,451	\$ 1,935	\$ 1,450
Office Rent	\$ 5,000	\$ 3,750	\$ 5,000	\$ 5,000
PHO-ADM Employee Benefits	\$ 26,500	\$ 12,352	\$ 16,469	\$ 27,550
Supplies	\$ 2,000	\$ 1,551	\$ 2,068	\$ 2,000
Telephone	\$ 2,500	\$ 3,519	\$ 4,692	\$ 5,000
Postage	\$ 3,500	\$ 1,080	\$ 1,440	\$ 1,500
Advertising	\$ 2,000	\$ 706	\$ 941	\$ 1,000
Dues & Subscriptions	\$ 300	\$ 351	\$ 468	\$ 400
Books & Periodicals	\$ 25	\$ -	\$ -	\$ -
Service contracts	\$ 8,000	\$ 5,274	\$ 7,031	\$ 7,000
General Expenses	\$ 5,000	\$ 2,948	\$ 3,931	\$ 5,000
Vehicle Lube Expense	\$ 2,000	\$ 790	\$ 1,053	\$ 1,000
Vehicle Repair/Maint	\$ 2,000	\$ 825	\$ 1,100	\$ 1,000
Computer Support	\$ 2,000	\$ -	\$ -	\$ 2,000
Credit & Police Checks	\$ 350	\$ 396	\$ 528	\$ 400
Unemployment Insurance	\$ 6,000	\$ -	\$ -	\$ 1,000
Warrant Costs	\$ 9,000	\$ 2,996	\$ 3,995	\$ 4,000
Tenant Activities	\$ 2,825	\$ 1,969	\$ 2,625	\$ 2,625
Water	\$ 115,000	\$ 71,774	\$ 95,699	\$ 100,000
Sewer	\$ 125,000	\$ 78,950	\$ 105,267	\$ 110,000
Electricity	\$ 85,000	\$ 70,013	\$ 93,351	\$ 95,000
Gas	\$ 62,000	\$ 35,964	\$ 47,952	\$ 50,000
Maintenance Salaries	\$ 47,500	\$ 38,688	\$ 51,584	\$ 42,000
Maintenance Overtime	\$ 4,500	\$ 4,139	\$ 5,519	\$ 4,500
Maintenance On-Call	\$ 1,250	\$ 1,569	\$ 2,092	\$ 2,100
Maintenance Materials	\$ 22,000	\$ 20,246	\$ 26,995	\$ 27,000
Safety Shoes	\$ 270	\$ 85	\$ 113	\$ 150
Heating and Cooling	\$ 12,250	\$ 10,651	\$ 14,201	\$ 15,000
Snow Removal	\$ 1,500	\$ -	\$ -	\$ 1,500
Unit Turnaround	\$ 30,000	\$ 1,130	\$ 1,507	\$ 10,000
Electrical	\$ 2,500	\$ 3,278	\$ 4,371	\$ 3,200
Plumbing	\$ 15,000	\$ 4,922	\$ 6,563	\$ 7,000
Extermination	\$ 2,800	\$ 5,769	\$ 7,692	\$ 7,000
Janitorial	\$ 50	\$ 217	\$ 289	\$ 300
Garbage and Trash Removal	\$ 13,000	\$ 9,145	\$ 12,193	\$ 13,000
Landscaping	\$ 20,000	\$ 10,221	\$ 13,628	\$ 15,000
Routine Maintenance	\$ 1,500	\$ 9,186	\$ 12,248	\$ 13,000
Employee Benefits - Maint.	\$ 22,000	\$ 11,860	\$ 15,813	\$ 19,000
Liability Insurance	\$ 3,500	\$ 2,958	\$ 3,944	\$ 4,000
Other Insurance	\$ 650	\$ 2,487	\$ 3,316	\$ 3,000
Workers Compensation	\$ 1,500	\$ 1,196	\$ 1,595	\$ 1,500



**CYPRESS MANOR BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

<b>PILOT</b>	<b>\$ 7,500</b>	<b>\$ 5,625</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>
<b>Collection Loss</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
<b>Property Mgmt. Fee Expenses</b>	<b>\$ 73,912</b>	<b>\$ 57,155</b>	<b>\$ 76,207</b>	<b>\$ 85,732</b>
<b>Asset Mngmt Fee Expense</b>	<b>\$ 13,560</b>	<b>\$ 13,560</b>	<b>\$ 18,080</b>	<b>\$ 13,560</b>
<b>Bookkeeping Expense</b>	<b>\$ 9,639</b>	<b>\$ 7,463</b>	<b>\$ 9,951</b>	<b>\$ 9,830</b>
<b>Service Fee Expense</b>	<b>\$ 4,763</b>	<b>\$ 5,639</b>	<b>\$ 7,519</b>	<b>\$ 4,307</b>
<b>Replace of Equipment</b>	<b>\$ 20,000</b>	<b>\$ 2,504</b>	<b>\$ 3,339</b>	<b>\$ 10,000</b>
<b>Equipment Betterment &amp; Additio</b>	<b>\$ 20,000</b>	<b>\$ 865</b>	<b>\$ 1,153</b>	<b>\$ 5,000</b>
<b>TOTAL EXPENSES</b>	<b>\$ 939,594</b>	<b>\$ 584,570</b>	<b>\$ 779,426</b>	<b>\$ 841,604</b>
<b>Projected Profit/Loss</b>	<b>\$ 5,994</b>			<b>\$ 11,057</b>

**COLANDER BISHOP BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

Description	Approved 2015-2016	9 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Dwelling Rent	\$ 150,000	\$ 108,102	\$ 144,136	\$ 145,000
Repairs & Damages	\$ 3,300	\$ 4,390	\$ 5,853	\$ 4,000
Warrant Charges/Misc.	\$ 1,500	\$ 1,824	\$ 2,432	\$ 1,800
Late charges	\$ 2,600	\$ 3,525	\$ 4,700	\$ 3,500
Garbage Fees	\$ 10	\$ 140	\$ 187	\$ 100
Misc. Income (Collection)	\$ 4,500	\$ 315	\$ 420	\$ 500
HUD Subsidy	\$ 360,000	\$ 232,872	\$ 310,496	\$ 327,038
Capital Fund	\$ -		\$ -	
<b>TOTAL INCOME</b>	<b>\$ 521,910</b>	<b>\$ 351,168</b>	<b>\$ 468,224</b>	<b>\$ 481,938</b>
Description	Approved 2015-2016	10 Months	Estimate-PHO Full Year	Proposed 2016-2017
Salaries	\$ 55,000	\$ 36,943	\$ 49,257	\$ 55,000
Legal	\$ 500	\$ 623	\$ 831	\$ 750
Staff Training	\$ 500	\$ 868	\$ 1,157	\$ 1,000
Staff Travel	\$ 500	\$ 34	\$ 45	\$ 500
Accounting	\$ 600	\$ 617	\$ 823	\$ 625
Audit	\$ 1,100	\$ 1,028	\$ 1,371	\$ 1,100
Office Rent	\$ 4,651	\$ 3,488	\$ 4,651	\$ 4,651
PHO-ADM Employee Benefits	\$ 19,500	\$ 10,570	\$ 14,093	\$ 21,000
Supplies	\$ 1,500	\$ 1,100	\$ 1,466	\$ 1,500
Telephone	\$ 2,700	\$ 3,934	\$ 5,245	\$ 5,000
Postage	\$ 1,700	\$ 650	\$ 867	\$ 1,700
Advertising	\$ 200	\$ 500	\$ 667	\$ 800
Dues & Subscriptions	\$ 250	\$ 277	\$ 369	\$ 300
Service contracts	\$ 8,000	\$ 3,708	\$ 4,944	\$ 5,000
General Expenses	\$ 2,500	\$ 1,630	\$ 2,173	\$ 2,500
Vehicle Lube Expense	\$ 2,000	\$ 315	\$ 420	\$ 1,000
Vehicle Repair/Maint	\$ 900	\$ 18	\$ 24	\$ 250
Computer Support	\$ 400	\$ -	\$ -	\$ 400
Credit & Police Checks	\$ 200	\$ 281	\$ 375	\$ 300
Unemployment Insurance	\$ 2,200	\$ -	\$ -	\$ 500
Warrant Costs	\$ 1,750	\$ 2,230	\$ 2,973	\$ 2,500
Tenant Activities	\$ 2,000	\$ 1,529	\$ 2,039	\$ 2,000
Water	\$ 55,000	\$ 38,591	\$ 51,455	\$ 55,000
Sewer	\$ 60,000	\$ 42,724	\$ 56,965	\$ 58,000
Electricity	\$ 15,000	\$ 8,501	\$ 11,335	\$ 13,000
Gas	\$ 2,400	\$ 1,062	\$ 1,416	\$ 1,500
Maintenance Salaries	\$ 38,000	\$ 21,532	\$ 28,709	\$ 28,000
Maintenance Overtime	\$ 1,000	\$ 1,372	\$ 1,829	\$ 1,500
Maintenance On-Call	\$ 1,500	\$ 819	\$ 1,092	\$ 1,500
Maintenance Materials	\$ 8,000	\$ 7,220	\$ 9,627	\$ 8,000
Safety Shoes	\$ 35	\$ 50	\$ 67	\$ 70
Heating and Cooling	\$ 5,000	\$ 5,472	\$ 7,296	\$ 5,500
Snow Removal	\$ 1,500	\$ -	\$ -	\$ 1,500
Unit Turnaround	\$ 15,000	\$ 8,195	\$ 10,927	\$ 10,000
Electrical	\$ 500	\$ -	\$ -	\$ 250
Plumbing	\$ 5,500	\$ 397	\$ 529	\$ 500
Extermination	\$ 6,000	\$ 7,804	\$ 10,405	\$ 10,000
Janitorial	\$ 250	\$ 154	\$ 205	\$ 250
Garbage and Trash Removal	\$ 7,000	\$ 4,498	\$ 5,997	\$ 6,000
Landscaping	\$ 20,000	\$ 8,752	\$ 11,669	\$ 15,000
Routine Maintenance	\$ 10,000	\$ 6,272	\$ 8,363	\$ 7,500

**COLANDER BISHOP BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

<b>Employee Benefits - Maint.</b>	\$ 14,000	\$ 4,642	\$ 6,189	\$ 13,000
<b>Liability Insurance</b>	\$ 2,500	\$ 2,086	\$ 2,781	\$ 2,500
<b>Other Insurance</b>	\$ 500	\$ 1,762	\$ 2,349	\$ 2,500
<b>Workers Compensation</b>	\$ 800	\$ 651	\$ 868	\$ 800
<b>PILOT</b>	\$ 5,200	\$ 3,900	\$ 5,200	\$ 5,200
<b>Collection Loss</b>	\$ 2,500	\$ -	\$ -	\$ 2,500
<b>Property Mgmt. Fee Expenses</b>	\$ 54,381	\$ 39,912	\$ 53,216	\$ 58,500
<b>Asset Management Fee</b>	\$ 9,600	\$ 9,600	\$ 12,800	\$ 9,600
<b>Bookkeeping Expense</b>	\$ 7,139	\$ 5,205	\$ 6,940	\$ 7,120
<b>Service Fee expense</b>	\$ 3,253	\$ 5,123	\$ 6,831	\$ 3,227
<b>Replace of Equipment</b>	\$ 15,000	\$ 1,937	\$ 2,583	\$ 5,000
<b>Equipment Betterment &amp; Additio</b>	\$ 15,000	\$ 1,171	\$ 1,561	\$ 5,000
<b>TOTAL EXPENSES</b>	\$ 506,709	\$ 309,813	\$ 413,084	\$ 446,393
<b>Projected Profit/Loss</b>				
	\$ 15,201		\$ 55,140	\$ 35,545

**CHOREY PARK BUDGET  
FISCAL YEAR 2016-17**

Description	Approved 2015-2016	9 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Dwelling Rent	\$ 295,000	\$ 225,960	\$ 301,280	\$ 280,000
Excess Utilities	\$ 2,400	\$ 1,588	\$ 2,117	\$ 2,000
Interest Earned on Invest	\$ 4	\$ 8	\$ 11	\$ 8
Commissions	\$ 4,000	\$ 2,518	\$ 3,357	\$ 3,000
Repairs & Damages	\$ 2,300	\$ 962	\$ 1,283	\$ 1,000
Warrant Charges/Misc.	\$ 1,300	\$ 796	\$ 1,061	\$ 750
Late charges	\$ 1,500	\$ 1,525	\$ 2,033	\$ 1,800
Misc. Income (Collection)	\$ 25	\$ 23	\$ 31	\$ 25
HUD Subsidy	\$ 193,421	\$ 123,484	\$ 164,645	\$ 205,268
Capital Fund	\$ -	\$ -	\$ -	\$ 25,000
<b>TOTAL INCOME</b>	<b>\$ 499,950</b>	<b>\$ 356,864</b>	<b>\$ 475,819</b>	<b>\$ 518,851</b>
Description	Approved 2015-2016	9 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Salaries	\$ 66,252	\$ 51,770	\$ 69,027	\$ 77,984
Legal	\$ 1,000	\$ 221	\$ 295	\$ 1,000
Staff Training	\$ 500	\$ 2,385	\$ 3,180	\$ 2,500
Staff Travel	\$ 500	\$ 1,828	\$ 2,437	\$ 1,828
Accounting	\$ 700	\$ 635	\$ 847	\$ 700
Auditing	\$ 1,600	\$ 1,330	\$ 1,773	\$ 1,600
Office Rent	\$ 6,000	\$ 4,500	\$ 6,000	\$ 6,000
PHO-ADM Employee Benefits	\$ 25,081	\$ 18,062	\$ 24,083	\$ 31,018
Supplies	\$ 1,500	\$ 1,422	\$ 1,896	\$ 1,500
Telephone	\$ 5,400	\$ 4,855	\$ 6,473	\$ 5,800
Postage	\$ 1,000	\$ 843	\$ 1,124	\$ 1,000
Advertising	\$ 200	\$ 1,620	\$ 2,160	\$ 500
Dues & Subscriptions	\$ 500	\$ 348	\$ 464	\$ 500
Books & Periodicals	\$ 50	\$ -	\$ -	\$ 50
Service contracts	\$ 25,000	\$ 21,568	\$ 28,757	\$ 25,000
General Expenses	\$ 2,000	\$ 2,231	\$ 2,975	\$ 2,500
Vehicle Lube Expense	\$ 700	\$ 210	\$ 280	\$ 500
Vehicle Repair/Maint	\$ 500	\$ 210	\$ 280	\$ 250
Computer Support	\$ 100	\$ -	\$ -	\$ 100
Credit & Police Checks	\$ 200	\$ 271	\$ 361	\$ 300
Unemployment Insurance	\$ 100	\$ -	\$ -	\$ 100
Warrant Costs	\$ 1,300	\$ 796	\$ 1,061	\$ 1,000
Tenant Activities	\$ 2,500	\$ 2,747	\$ 3,663	\$ 2,500
Water	\$ 30,000	\$ 20,981	\$ 27,975	\$ 25,000
Sewer	\$ 35,000	\$ 24,029	\$ 32,039	\$ 30,000
Electricity	\$ 72,000	\$ 47,911	\$ 63,881	\$ 60,000
Gas	\$ 5,300	\$ 3,174	\$ 4,232	\$ 3,500
Maintenance Salaries	\$ 21,500	\$ 15,939	\$ 21,252	\$ 22,100
Maintenance Overtime	\$ 100	\$ 159	\$ 212	\$ 250
Maintenance Materials	\$ 9,000	\$ 8,356	\$ 11,141	\$ 9,000
Safety Shoes	\$ 35	\$ 35	\$ 47	\$ 35
Heating and Cooling	\$ 5,000	\$ 12,477	\$ 16,636	\$ 10,000
Snow Removal	\$ 1,500	\$ 300	\$ 400	\$ 500
Elevator Maintenance	\$ 1,500	\$ 6,640	\$ 8,853	\$ 1,500
Unit Turnaround	\$ 1,000	\$ -	\$ -	\$ 1,000
Electrical	\$ 2,000	\$ 4,719	\$ 6,292	\$ 2,000
Plumbing	\$ 2,000	\$ 2,121	\$ 2,828	\$ 2,000
Extermination	\$ 4,000	\$ 7,663	\$ 10,217	\$ 8,000
Janitorial	\$ 50	\$ 199	\$ 265	\$ 250
Garbage and Trash Removal	\$ 10,000	\$ 8,135	\$ 10,847	\$ 10,000
Landscaping	\$ 10,000	\$ 3,879	\$ 6,172	\$ 10,000
Routine Maintenance	\$ 12,000	\$ 9,282	\$ 12,376	\$ 12,000
Employee Benefits - Maint.	\$ 11,500	\$ 8,646	\$ 11,528	\$ 11,750
Property Insurance	\$ 5,000	\$ 3,354	\$ 4,472	\$ 5,000
Liability Insurance	\$ 2,500	\$ 2,176	\$ 2,901	\$ 2,500
Other Insurance	\$ 1,100	\$ 3,040	\$ 4,053	\$ 3,500
PILOT	\$ 5,500	\$ 815	\$ 1,087	\$ 5,500

**CHOREY PARK BUDGET  
FISCAL YEAR 2016-17**

<b>Workmens Compensation</b>	<b>\$ 1,000</b>	<b>\$ 4,125</b>	<b>\$ 5,500</b>	<b>\$ 1,500</b>
<b>Collection Loss</b>	<b>\$ 200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200</b>
<b>Property Mgmt. Fee Expenses</b>	<b>\$ 68,529</b>	<b>\$ 51,456</b>	<b>\$ 68,608</b>	<b>\$ 77,184</b>
<b>Asset Mngmt. Fee</b>	<b>\$ 12,000</b>	<b>\$ 12,000</b>	<b>\$ 16,000</b>	<b>\$ 12,000</b>
<b>Service Fee - Admin</b>	<b>\$ 4,920</b>	<b>\$ 6,031</b>	<b>\$ 8,041</b>	<b>\$ 4,311</b>
<b>Bookkeeping Expense</b>	<b>\$ 8,938</b>	<b>\$ 6,698</b>	<b>\$ 8,931</b>	<b>\$ 9,419</b>
<b>Replace of Equipment</b>	<b>\$ 3,000</b>	<b>\$ 988</b>	<b>\$ 1,317</b>	<b>\$ 1,000</b>
<b>Equipment Betterment &amp; Addition</b>	<b>\$ 5,000</b>	<b>\$ 793</b>	<b>\$ 1,057</b>	<b>\$ 1,000</b>
<b>TOTAL EXPENSES</b>	<b>\$ 495,355</b>	<b>\$ 396,358</b>	<b>\$ 528,477</b>	<b>\$ 506,229</b>
<b>Projected Profit/Loss</b>				<b>\$ -</b>
				<b>\$ 12,622</b>

PARKER RIDDICK BUDGET  
FISCAL YEAR 2016-17

6/16/2016

Description	Approved 2015-2016	9 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Dwelling Rent	\$ 200,000	\$ 175,961	\$ 234,615	\$ 225,000
Excess Utilities	\$ 25,000	\$ 21,185	\$ 28,247	\$ 30,000
Commissions	\$ 150	\$ 55	\$ 73	\$ 75
Repairs & Damages	\$ 5,000	\$ 4,360	\$ 5,813	\$ 5,000
Warrant Charges/Misc.	\$ 3,500	\$ 2,449	\$ 3,265	\$ 3,250
Late charges	\$ 6,500	\$ 6,700	\$ 8,933	\$ 7,000
Garbage Fees	\$ 100	\$ -	\$ -	\$ 100
Misc. Income (Collection)	\$ 12,000	\$ 1,535	\$ 2,047	\$ 2,000
HUD Subsidy	\$ 491,695	\$ 316,748	\$ 422,331	\$ 405,048
Capital Fund	\$ -	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>	<b>\$ 743,948</b>	<b>\$ 529,000</b>	<b>\$ 705,333</b>	<b>\$ 677,473</b>
Description	Approved 2015-2016	9 MONTHS	Estimate-PHO Full Year	Proposed 2016-2017
Salaries	\$ 64,000	\$ 44,267	\$ 59,023	\$ 69,100
Legal	\$ 5,000	\$ 201	\$ 268	\$ 2,500
Staff Training	\$ 500	\$ 2,667	\$ 3,556	\$ 2,500
Staff Travel	\$ 500	\$ 916	\$ 1,221	\$ 2,000
Accounting	\$ 750	\$ 608	\$ 811	\$ 750
Auditing	\$ 1,300	\$ 1,209	\$ 1,612	\$ 1,400
Office Rent	\$ 5,440	\$ 4,080	\$ 5,440	\$ 5,440
PHO-ADM Employee Benefits	\$ 24,000	\$ 10,247	\$ 13,663	\$ 22,000
Supplies	\$ 1,500	\$ 1,292	\$ 1,723	\$ 2,000
Telephone	\$ 2,500	\$ 3,246	\$ 4,328	\$ 4,000
Postage	\$ 1,500	\$ 912	\$ 1,216	\$ 1,000
Advertising	\$ 250	\$ 588	\$ 784	\$ 650
Dues & Subscriptions	\$ 300	\$ 319	\$ 425	\$ 425
Service contracts	\$ 7,000	\$ 5,125	\$ 6,833	\$ 7,000
General Expenses	\$ 2,500	\$ 2,433	\$ 3,244	\$ 3,000
Vehicle Lube Expense	\$ 2,000	\$ 788	\$ 1,051	\$ 1,000
Vehicle Repair/Maint	\$ 1,200	\$ 801	\$ 1,068	\$ 1,000
Computer Support	\$ 2,000	\$ -	\$ -	\$ 2,000
Credit & Police Checks	\$ 250	\$ 330	\$ 440	\$ 350
Unemployment Insurance	\$ 1,000	\$ -	\$ -	\$ 500
Warrant Costs	\$ 4,000	\$ 2,499	\$ 3,332	\$ 3,500
Tenant Activities	\$ 2,325	\$ 1,825	\$ 2,433	\$ 2,325
Water	\$ 67,000	\$ 60,238	\$ 80,317	\$ 80,000
Sewer	\$ 80,000	\$ 69,788	\$ 93,051	\$ 95,000
Electricity	\$ 131,000	\$ 87,454	\$ 116,605	\$ 120,000
Gas	\$ 750	\$ 353	\$ 471	\$ 500
Maintenance Salaries	\$ 49,500	\$ 20,923	\$ 27,897	\$ 28,000
Maintenance Overtime	\$ 3,000	\$ 251	\$ 335	\$ 1,000
Maintenance On-Call	\$ 1,200	\$ -	\$ -	\$ 500
Maintenance Materials	\$ 25,000	\$ 14,559	\$ 19,412	\$ 20,000
Safety Shoes	\$ 125	\$ 35	\$ 47	\$ 70
Heating and Cooling	\$ 20,000	\$ 7,792	\$ 10,389	\$ 10,000
Snow Removal	\$ 1,500	\$ -	\$ -	\$ 1,500
Unit Turnaround	\$ 35,000	\$ 290	\$ 387	\$ 10,000
Electrical	\$ 5,000	\$ 1,491	\$ 1,988	\$ 2,500
Plumbing	\$ 6,000	\$ 4,682	\$ 6,243	\$ 6,000
Extermination	\$ 5,000	\$ 9,598	\$ 12,797	\$ 13,000
Janitorial	\$ 50	\$ 214	\$ 285	\$ 300
Garbage and Trash Removal	\$ 6,000	\$ 4,360	\$ 5,813	\$ 6,000
Landscaping	\$ 20,000	\$ 9,138	\$ 12,184	\$ 15,000
Employee Benefits - Maint.	\$ 15,000	\$ 9,219	\$ 12,292	\$ 15,000
Liability Insurance	\$ 4,000	\$ 2,434	\$ 3,245	\$ 4,000
Other Insurance	\$ 1,000	\$ 2,073	\$ 2,764	\$ 3,000
Workers Compensation	\$ 1,000	\$ 809	\$ 1,079	\$ 1,000
PILOT	\$ 5,695	\$ 4,271	\$ 5,695	\$ 5,695

**PARKER RIDDICK BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

<b>Collection Loss</b>	<b>\$ 4,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000</b>
<b>Property Mgmt. Fee Expenses</b>	<b>\$ 61,973</b>	<b>\$ 47,273</b>	<b>\$ 63,031</b>	<b>\$ 70,010</b>
<b>Asset Mngmt. Fee Expense</b>	<b>\$ 11,160</b>	<b>\$ 11,160</b>	<b>\$ 14,880</b>	<b>\$ 11,160</b>
<b>Bookkeeping Expense</b>	<b>\$ 8,082</b>	<b>\$ 6,165</b>	<b>\$ 8,220</b>	<b>\$ 8,310</b>
<b>Service Fee Expense</b>	<b>\$ 6,253</b>	<b>\$ 5,442</b>	<b>\$ 7,256</b>	<b>\$ 6,500</b>
<b>Replace of Equipment</b>	<b>\$ 15,000</b>	<b>\$ 1,004</b>	<b>\$ 1,339</b>	<b>\$ 1,000</b>
<b>Equipment Betterment &amp; Additic</b>	<b>\$ 1,000</b>	<b>\$ 720</b>	<b>\$ 960</b>	<b>\$ 1,000</b>
<b>TOTAL EXPENSES</b>	<b>\$ 742,128</b>	<b>\$ 466,167</b>	<b>\$ 621,556</b>	<b>\$ 674,485</b>
<b>Projected Profit/Loss</b>	<b>\$ 1,820</b>			<b>\$ 2,988</b>

**HOFFLER BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

Description	Approved 2015-2016	9 Months	Estimate-PHO Full Year	Proposed 2016-2017
Dwelling Rent	\$ 130,000	\$ 72,762	\$ 97,016	\$ 90,000
Interest Earned on Invest	\$ 2	\$ 6	\$ 8	\$ 6
Repairs & Damages	\$ 2,600	\$ 2,566	\$ 3,421	\$ 2,800
Warrant Charges/Misc.	\$ 2,100	\$ 740	\$ 987	\$ 850
Late charges	\$ 2,500	\$ 3,375	\$ 4,500	\$ 3,000
Garbage Fees	\$ 550	\$ 150	\$ 200	\$ 250
Misc. Income (Collection)	\$ 4,000	\$ 826	\$ 1,101	\$ 1,000
HUD Subsidy	\$ 430,867	\$ 278,698	\$ 371,597	\$ 417,758
Capital Fund	\$ -	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>	<b>\$ 572,619</b>	<b>\$ 359,123</b>	<b>\$ 478,831</b>	<b>\$ 515,664</b>
Description	Approved 2015-2016	9 Months	Estimate-PHO Full Year	Proposed 2016-2017
Salaries	\$ 55,000	\$ 31,143	\$ 41,524	\$ 55,000
Legal	\$ 1,500	\$ 510	\$ 680	\$ 1,500
Staff Training	\$ 500	\$ 871	\$ 1,161	\$ 1,000
Staff Travel	\$ 500	\$ 31	\$ 41	\$ 500
Accounting	\$ 600	\$ 517	\$ 689	\$ 600
Auditing	\$ 1,100	\$ 1,028	\$ 1,371	\$ 1,100
Office Rent	\$ 4,700	\$ 3,525	\$ 4,700	\$ 4,700
PHO-ADM Employee Benefits	\$ 19,500	\$ 9,269	\$ 12,359	\$ 21,000
Supplies	\$ 1,500	\$ 2,089	\$ 2,785	\$ 2,500
Telephone	\$ 4,200	\$ 3,616	\$ 4,821	\$ 4,200
Postage	\$ 500	\$ 573	\$ 764	\$ 600
Advertising	\$ 1,000	\$ 500	\$ 667	\$ 500
Dues & Subscriptions	\$ 250	\$ 252	\$ 336	\$ 250
Service contracts	\$ 5,000	\$ 4,238	\$ 5,651	\$ 5,000
General Expenses	\$ 2,500	\$ 1,596	\$ 2,128	\$ 2,500
Vehicle Lube Expense	\$ 1,500	\$ 830	\$ 1,107	\$ 1,500
Vehicle Repair/Maint	\$ 500	\$ 27	\$ 36	\$ 500
Computer Support	\$ 500	\$ -	\$ -	\$ 500
Credit & Police Checks	\$ 150	\$ 372	\$ 496	\$ 450
Unemployment Insurance	\$ 1,000	\$ 3,835	\$ 5,113	\$ 5,000
Warrant Costs	\$ 2,500	\$ 1,815	\$ 2,420	\$ 2,500
Tenant Activities	\$ 2,000	\$ 1,535	\$ 2,047	\$ 2,000
Water	\$ 75,000	\$ 55,772	\$ 74,363	\$ 75,000
Sewer	\$ 90,000	\$ 73,234	\$ 97,645	\$ 98,000
Electricity	\$ 10,000	\$ 6,838	\$ 9,117	\$ 10,000
Gas	\$ 1,500	\$ 552	\$ 736	\$ 1,500
Maintenance Salaries	\$ 28,500	\$ 13,729	\$ 18,305	\$ 28,500
Maintenance Overtime	\$ 3,000	\$ 978	\$ 1,304	\$ 1,000
Maintenance On-Call	\$ 1,200	\$ 525	\$ 700	\$ 1,200
Maintenance Materials	\$ 9,000	\$ 5,974	\$ 7,965	\$ 9,000
Safety Shoes	\$ 70	\$ 35	\$ 47	\$ 70
Heating and Cooling	\$ 7,000	\$ 5,791	\$ 7,721	\$ 7,000
Snow Removal	\$ 1,500	\$ -	\$ -	\$ 1,500
Unit Turnaround	\$ 20,000	\$ 5,120	\$ 6,827	\$ 10,000
Electrical	\$ 3,500	\$ 936	\$ 1,248	\$ 1,000
Plumbing	\$ 5,000	\$ 1,329	\$ 1,772	\$ 1,500
Extermination	\$ 5,000	\$ 9,583	\$ 12,777	\$ 13,000
Janitorial	\$ 50	\$ 154	\$ 205	\$ 200
Garbage and Trash Removal	\$ 5,000	\$ 4,662	\$ 6,216	\$ 5,000
Landscaping	\$ 17,000	\$ 6,929	\$ 9,238	\$ 17,000
Routine Maintenance	\$ 15,000	\$ 9,289	\$ 12,385	\$ 13,000
Employee Benefits - Maint.	\$ 18,500	\$ 5,659	\$ 7,545	\$ 12,470
Liability Insurance	\$ 2,500	\$ 2,093	\$ 2,791	\$ 2,500
Other Insurance	\$ 5,000	\$ 2,349	\$ 3,132	\$ 3,000
Workers Compensation	\$ 500	\$ 425	\$ 567	\$ 500
PILOT	\$ 4,400	\$ 3,300	\$ 4,400	\$ 4,400
Collection Loss	\$ 1,000	\$ -	\$ -	\$ 1,000
Service Fee Expense	\$ 4,500	\$ 5,518	\$ 7,357	\$ 4,500



**HOFFLER BUDGET  
FISCAL YEAR 2016-17**

6/16/2016

<b>Property Mgmt. Fee Expenses</b>	<b>\$ 54,450</b>	<b>\$ 40,480</b>	<b>\$ 53,973</b>	<b>\$ 60,720</b>
<b>Asset Management Fee</b>	<b>\$ 9,600</b>	<b>\$ 9,600</b>	<b>\$ 12,800</b>	<b>\$ 9,600</b>
<b>Bookkeeping Expense</b>	<b>\$ 7,120</b>	<b>\$ 5,223</b>	<b>\$ 6,964</b>	<b>\$ 7,120</b>
<b>Replace of Equipment</b>	<b>\$ 10,000</b>	<b>\$ 1,408</b>	<b>\$ 1,877</b>	<b>\$ 1,000</b>
<b>Equipment Betterment &amp; Addition</b>	<b>\$ 10,000</b>	<b>\$ 612</b>	<b>\$ 816</b>	<b>\$ 1,000</b>
<b>TOTAL EXPENSES</b>	<b>\$ 547,440</b>	<b>\$ 346,335</b>	<b>\$ 459,086</b>	<b>\$ 514,680</b>
<b>Projected Profit/Loss</b>	<b>\$ 25,179</b>			<b>\$ -</b>
				<b>\$ 984</b>