

CONSOLIDATED BUDGET
FOR FISCAL YEAR 2022-2023

OPERATING INCOME	Proposed 2023-2023
Admin / Management Fee Income	\$ 1,438,049
Rental Income	\$ 630,037
Rental Income - Pinner Street	\$ 58,580
HUD Subsidy	\$ 1,226,391
Program Revenue - City	\$ 157,500
Program Revenue - Bond	\$ 46,250
CFP Grant Income	\$ 122,924
Interest Earned	\$ 10,524
Excess Utilities	\$ 2,500
Repairs & Damages	\$ 8,000
Warrant Charges / Misc.	\$ 2,500
Late Fees	\$ 4,500
Garbage Fees	\$ 200
Other Income	\$ 177,235
Misc. Income	\$ 45,411
TOTAL INCOME	\$ 3,930,601
OPERATING EXPENSES	Proposed 2022-2023
Salaries	\$ 1,264,799
Legal	\$ 42,900
Training	\$ 16,000
Travel	\$ 10,700
Accounting	\$ 21,000
Auditing	\$ 22,500
Professional Services	\$ 10,000
Investment Expense	\$ 500
Office Rent	\$ 58,080
Office Supplies	\$ 16,100
Telephone / Internet	\$ 47,600
Postage	\$ 7,750
Advertising	\$ 12,600
Dues And Subscription	\$ 9,150
Books & Periodicals	\$ 175
Service Contracts	\$ 75,700
General Expense	\$ 18,750
Vehicle Fuel & Lube	\$ 6,670
Vehicle Repair & Maint.	\$ 12,900
Computer Support	\$ 32,100
Background Checks	\$ 3,650
FSS Support	\$ 100
Unemployment	\$ 11,250
Warrant Costs	\$ 3,000
Tenant Services Activity	\$ 5,250
Water	\$ 202,300
Sewer	\$ 216,650
Electricity	\$ 83,800
Gas	\$ 9,690
Maintenance-Salaries	\$ 128,089
Maintenance - Overtime	\$ 3,000
Maintenance - On Call	\$ 2,500
Materials	\$ 54,500

CONSOLIDATED BUDGET
FOR FISCAL YEAR 2022-2023

Maintenance - Safety Shoes	\$	150
Heating And Cooling	\$	53,000
Contract Cost	\$	15,000
Snow Removal	\$	900
Elevator Maintenance	\$	2,500
Unit Turnaround	\$	27,000
Electrical	\$	6,500
Plumbing	\$	23,500
Extermination	\$	43,500
Janitorial	\$	6,915
Garbage And Trash Removal	\$	40,500
Landscape and Grounds	\$	87,000
Routine Maintenance	\$	32,000
Insurance	\$	7,117
Property Insurance(Fire & Extended coverage)	\$	87,785
Liability Insurance (Commercial)	\$	14,033
Insurance (Crime & Auto)	\$	18,151
Workers' Compensation	\$	18,094
P.i.l.o.t.	\$	6,000
Benefits	\$	287,476
Benefits - Admin	\$	17,400
Pension Expense - ER	\$	12,628
Collection Losses (b/d)	\$	8,000
Program Mgmt. Fee Expense	\$	385,660
Asset Mgmt. Fee Expense	\$	12,480
Service Fee Expense	\$	6,240
Bookkeeping Fee Expense	\$	112,230
Management Fee - Schwab	\$	2,100
Bank Fees	\$	15,600
TOTAL OPERATING EXPENSE	\$	3,759,212
Replacement of Equipment	\$	6,000
Equip.better&add.	\$	61,000
PROJECTED OPERATING NET PROFIT/LOSS	\$	104,389

	Proposed 2022-2023
HCV HAP INCOME	
HUD Payments	\$ 9,601,948
Interest Earned on FSS Escrow	\$ 10
Forfeitures (FSS)	\$ 5,000
TOTAL HAP INCOME	\$ 9,606,958
HCV HAP EXPENSES	
HAP Vouchers	\$ 9,401,458
HAP Vouchers Port Out	\$ 150,000
HAP Port Out Admin Fees	\$ 5,500
HAP FSS Escrow	\$ 50,000
TOTAL HAP EXPENSE	\$ 9,606,958
PROJECTED HAP NET PROFIT/LOSS	\$ -

FUNDING PROJECTED
FISCAL YEAR 2022-2023

	Annual	Monthly	Management Fee	Bookkeeping Fees	Audit Fees	Service Fees	Asset Management Fee	Asset Repositioning Fee
Operating Subsidy								
VA-002	\$ -	-	\$ -	\$ -	\$ 1,301.84	\$ 2,712.00	\$ 5,424.00	\$ 238,319.00
VA-003	\$ -	-	\$ -	\$ -	\$ 1,084.87	\$ 2,232.00	\$ 4,464.00	\$ 216,710.00
COLANDER BISHOP	\$ 438,985.00	\$36,582.08	\$ 59,280.00	\$ 6,840.00	\$ 922.14	\$ 1,920.00	\$ 3,840.00	
HOFFLER	\$ 526,207.00	\$43,850.58	\$ 59,280.00	\$ 6,840.00	\$ 922.14	\$ 1,920.00	\$ 3,840.00	
CHOREY PARK	\$ 261,199.00	\$21,766.58	\$ 74,100.00	\$ 8,550.00	\$ 1,193.35	\$ 2,400.00	\$ 4,800.00	
	\$ 1,226,391.00	\$102,199.25	\$ 192,660.00	\$ 22,230.00	\$ 5,424.34	\$ 11,184.00	\$ 22,368.00	\$ 455,029.00
Section 8								
Administrative Fee	\$ 845,333.00	\$ 70,444.42	\$ 145,000.00	\$ 90,000.00	\$ 8,903.78			
HAP Funding	\$ 9,593,948.00	\$ 799,495.67						
	\$ 10,439,281.00	\$ 869,940.08						
Finney	\$ 153,852.00	\$ 12,821.00	\$ 30,000.00					
Community Development	\$ 157,500.00	\$ 13,125.00	\$ 18,000.00		\$ 333.60			
Total Funding Projected	\$ 11,977,024.00	\$998,085.33	\$ 385,660.00	\$ 112,230.00	\$ 14,661.72	\$ 11,184.00	\$ 22,368.00	\$ 455,029.00

HOUSING CHOICE VOUCHER PROGRAM
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3600.0000.00	Admin Fees Earned	773,289	509,232	763,848	845,333
3610.0000.00	Interest Earned	1,000	13	19	19
	TOTAL INCOME	774,289	509,245	763,867	845,352
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0008.00	Salaries - Sec 8	273,977	144,743	217,115	306,910
4130.0008.00	Legal- Sec 8	8,000	0	0	8,000
4140.0008.00	Training - Sec 8	7,500	3,430	5,145	10,000
4150.0008.00	Travel - Sec 8	5,000	79	118	5,000
4170.0008.00	Accounting - Sec 8	10,000	9,513	14,269	10,000
4171.0000.00	Audit Fees	3,000	4,157	6,236	6,500
4180.0008.00	Office Rent - Sect. 8	40,530	27,020	40,530	40,530
4190.0108.00	Office Supplies - Sec 8	4,000	4,680	7,020	5,000
4190.0208.00	Telephone - Sec 8	5,000	3,874	5,811	5,000
4190.0308.00	Postage - Sec 8	7,500	3,101	4,651	5,000
4190.0508.00	Advertising - Sec 8	1,000	1,663	2,495	2,000
4190.0608.00	Dues & Subs - Sec 8	2,000	933	1,399	2,000
4190.0808.00	Books & Periodicals-Sec 8	100	0	0	100
4190.0908.00	Service Contracts-Sec 8	15,000	8,238	12,357	15,000
4190.1004.00	General Expenses - Admin	1,000	0	0	1,000
4190.1008.00	General Expenses - Sec 8	3,000	426	639	3,000
4190.1208.00	Veh Fuel & Lube - Sec 8	1,000	1,676	2,515	3,000
4190.1308.00	Veh Repair & Maint-Sec 8	2,500	2,427	3,641	4,000
4190.1408.00	Computer Support - Sec 8	5,000	4,621	6,931	7,000
4190.1508.00	Credit Checks/police Reps-Sec 8	3,000	1,945	2,917	3,000
4230.1000.00	Fss Support	100	0	0	100
4310.0008.00	Water	500	65	98	500
4310.0108.00	Sewer	500	63	94	500
4320.0008.00	Electricity	2,000	1,196	1,793	2,000
4330.0008.00	Gas	500	273	410	500
4430.0808.00	Janitorial	1,500	945	1,418	1,500
4510.0000.00	Insurance (Crime & Auto Policy)	2,105	1,836	2,754	2,746
4510.0508.00	Workmen's Compensation	2,885	2,417	3,626	3,600
4540.0004.00	Benefits - Admin	2,500	483	724	2,500
4540.0005.00	Pension Expense - ER	2,865	2,734	4,100	3,000
4540.0008.00	Benefits - Sec 8	82,790	39,259	58,889	78,692
4800.0000.00	Program Mgmt. Fee Expense	137,520	95,328	142,992	145,000
4800.3000.00	Bookkeeping Fee Expense	85,950	59,580	89,370	90,000
4800.6000.00	Bank Fees	6,500	4,107	6,160	6,500
	TOTAL ADMIN EXPENSE	726,322	430,811	646,217	779,178
	ADMIN Projected Profit / (Loss)	47,967	78,434	117,651	66,174

HOUSING CHOICE VOUCHER PROGRAM
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	HAP INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3826.0000.00	Hud Partial Payments	9,632,297	6,190,463	8,253,951	9,593,948
3601.0000.00	HAP Port in Reimbursements	-	5,577	7,436	8,000
3620.0000.00	Interest Earned on FSS Escrow	-	9		10
3690.FORF.SS	FSS Escrow Forfeitures	5,000	11,236	14,982	5,000
	TOTAL HAP INCOME	9,637,297	6,207,285	8,276,368	9,606,958
GL CODE	HAP EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4715.H000.00	HAP Vouchers	8,994,492	6,107,743	8,143,658	9,401,458
4715.I000.00	HAP Vouchers Port Out	182,836	96,578	128,771	150,000
4715.P000.00	HAP Port Out Admin Fees	5,531	3,487	4,649	5,500
4719.0000.00	HAP FSS Escrow	50,000	26,238	34,984	50,000
	TOTAL HAP EXPENSE	9,232,859	6,234,047	8,312,062	9,606,958
	NON OPERATING EXPENSES				
7540.1008.00	Equip.better&add.-Sect.8	5,000	0	0	5,000
	HCV PROJECTED NET PROFIT/LOSS	447,405	51,673	81,957	61,174

FINNEY AVENUE
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3110.2000.00	Rent - WTCSB	74,715	49,610.36	74,415.54	74,415
3110.3000.00	Rent - VAVIGT AHP VAHAP	85,680	53,748.00	80,622.00	80,622
3610.0000.00	Interest Earned On Gf	5	(4,234.82)	(6,352.23)	5
	TOTAL INCOME	160,400	99,124	148,685	155,042
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	28,965	16,453	24,679	32,463
4130.0000.00	Legal	150	0	0	150
4171.0000.00	Auditing Fees	3,000	69	103	3,000
4180.0000.00	Office Rent	350	233	350	350
4190.0100.00	Office Supplies	100	0	0	100
4190.0200.00	Telephone	100	72	108	100
4190.0300.00	Postage	100	0	0	100
4190.0500.00	Advertising	0	165	247	100
4190.0900.00	Service Contracts	2,000	1,533	2,300	2,500
4190.1000.00	General Expenses	500	0	0	500
4190.1200.00	Vehicle Fuel & Lube	100	0	0	100
4190.1400.00	Computer Support	0	75	113	100
4310.8000.00	Water/Stormwater	250	135	203	250
4420.0000.00	Materials	2,000	1,357	2,035	2,000
4430.0000.00	Contract Cost	5,000	0	0	5,000
4430.0100.00	Heating And Cooling	500	2,290	3,435	2,500
4430.0300.00	Landscape And Grounds	10,000	4,440	6,660	10,000
4430.0500.00	Electrical	1,000	0	0	1,000
4430.0600.00	Plumbing	1,000	185	278	1,000
4430.0700.00	Extermination	2,000	831	1,247	2,000
4430.0800.00	Janitorial	25	0	0	25
4430.1200.00	Routine Maintenance	7,500	307	460	7,500
4510.0000.00	Insurance(Crime& Auto Policy)	3,905	2,190	3,285	3,532
4510.0500.00	Workmen's Compensation	160	121	181	180
4540.0000.00	Employee Benefit Cont.	14,215	5,205	7,808	8,431
4540.0005.00	Pension Expense - ER	180	573	860	250
4800.0000.00	Program Mgmt. Fee Expense	25,000	16,667	25,000	30,000
4800.5000.00	Management Fee - Schwab	0	75	113	100
	TOTAL EXPENSE	108,100	52,976	79,463	113,332
	Operating Profit / (Loss)	52,300	46,148	69,222	41,710
	NON OPERATING EXPENSES				
7540.1000.00	Equip.better&Additions	25,000	0	0	35,000
		27,300	46,148	69,222	6,710

SUFFOLK BOND FUND
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3690.5000.00	Fees & Services	40,000	-	0	46,250
3690.8000.00	Income - Pinner Street Rent	70,578	39,053	58,580	58,580
	TOTAL INCOME	110,578	39,053	58,580	104,830
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	40,000	9,600	14,400	16,200
4130.0000.00	Legal	70,578	18,275	27,413	20,000
4140.0000.00	Commissioner Training	2,500	0	0	2,500
4150.0000.00	Commissioner Travel	2,500	36	54	2,500
4170.1000.00	Professional Services	5,000	0	0	10,000
4185.0000.00	Investment Expense	500	0	0	500
4190.0100.00	Office Supplies	500	1,905	2,857	500
4190.1400.00	Computer Support	0	1,925	2,888	5,000
4190.0500.00	Advertising	2,500	0	0	2,500
4190.0600.00	Dues & Subscriptions	1,200	0	0	1,500
4190.1000.00	General Expenses	5,000	5,788	8,682	5,000
4190.2400.00	Orlando Expenses	500	0	0	0
4430.0100.00	Heating and Cooling	5,500	20,490	30,735	5,500
4430.0200.00	Snow Removal	500	0	0	500
4430.0400.00	Landscape and Grounds	10,000	7,250	10,875	15,000
4430.0600.00	Electrical	2,500	0	0	2,500
4430.0700.00	Plumbing	1,500	603	905	1,500
4430.0800.00	Extermination	1,500	534	801	1,500
4430.1200.00	Routine Maintenance	1,500	0	0	1,500
4510.0004.00	Insurance Expense	6,500	4,297	6,445	6,882
4540.0000.00	Benefits	1,000	734	1,102	1,200
4800.5000.00	Management Fee - Schwab	1,000	962	1,444	1,000
	TOTAL EXPENSE	162,278	62,799	41,893	87,082
	Operating Profit / (Loss)	(51,700)	(23,746)	16,687	17,748
	NON OPERATING EXPENSES				
7540.1008.00	Equip.better&add	10,000	375	0	10,000
		(61,700)	(24,121)	16,687	7,748

COMMUNITY DEVELOPMENT DIVISION
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3500.0000.00	Program Revenue-City	157,500	105,000	157,500	157,500
3610.0000.00	Interest Earned	9,100	35,455-	53,183-	10,000
3690.0000.00	Misc. Income	24,225	24,993	37,489	43,911
	VHDA/HUD HC Program Revenue	62,000	1,262	1,893	0
	TOTAL INCOME	252,825	95,799	141,806	211,411
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	164,150	86,251	129,377	140,674
4130.0000.00	Legal	1,250	4,080	6,119	1,250
4140.0000.00	Training	500	100	150	500
4150.0000.00	Travel	700	0	0	200
4170.0000.00	Accounting	1,000	4,281	6,421	2,000
4171.0000.00	Audit Fees	2,000	1,871	2,806	2,000
4180.0000.00	Office Rent	2,000	1,333	2,000	2,000
4190.0100.00	Office Supplies	450	402	603	500
4190.0200.00	Telephone	2,500	1,846	2,769	2,500
4190.0300.00	Postage	150	89	134	150
4190.0500.00	Advertising	300	4,309	6,463	1,500
4190.0600.00	Dues & Subscriptions	815	626	939	800
4190.0900.00	Service Contracts	450	1,462	2,193	1,200
4190.1000.00	General Expenses	1,250	26	39	1,250
4190.1200.00	Vehicle Fuel & Lube	100	115	173	120
4190.1300.00	Vehicle Repair & Maint	50	0	0	50
4190.1400.00	Computer Support	2,500	3,940	5,910	2,500
4310.0000.00	Water	50	29	44	50
4310.0100.00	Sewer	50	28	42	50
4320.0000.00	Electricity	500	538	807	800
4330.0000.00	Gas	75	123	185	190
4430.0800.00	Janitorial	890	425	638	890
4430.1200.00	Routine Maintenance	50	0	0	50
4510.0000.00	Insurance(Crime & Auto Policy)	2,090	827	1,240	1,370
4510.0500.00	Workmen's Compensation	1,925	1,088	1,632	1,620
4540.0000.00	Benefits	46,400	21,300	31,950	24,831
4540.0004.00	Benefits - Admin	650	134	201	200
4540.0005.00	Pension Expense - ER	1,070	3,020	4,530	3,166
4800.0000.00	Program Mgmt. Fee Expense	18,000	12,000	18,000	18,000
4800.5000.00	Management Fees - Schwab	250	418	627	500
4800.6000.00	Bank Fees	660	820	1,230	500
	TOTAL EXPENSE	252,825	151,482	225,365	211,411
	Operating Profit / (Loss)	0	(55,682)	(83,559)	0

CENTRAL OFFICE COST CENTER
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3900.0000.00	Management Fee Income	361,687	394,893	592,340	446,934
3901.0000.00	Asset Mgmt. Fee Income	31,200	20,800	31,200	22,368
3902.0000.00	Service Fee Income	0	6,667	10,000	11,184
3903.0000.00	Bookkeeping Fee Income	161,180	73,815	110,723	112,230
3904.0000.00	Program Revenue - Bond	50,000	0	0	0
	CFP Grant Income	111,612	254,514	381,771	122,924
	TOTAL INCOME	715,679	750,688	1,126,033	715,640
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	437,723	248,194	372,291	506,568
4130.0000.00	Legal	5,000	-	-	5,000
4140.0000.00	Training	1,500	-	-	1,500
4150.0000.00	Travel	-	85	128	1,500
4170.0000.00	Accounting Admin	3,500	15,022	22,533	5,000
4171.0000.00	Auditing	6,000	6,028	9,041	6,000
4190.0100.00	Office Supplies	5,000	1,515	2,273	5,000
4190.0200.00	Telephone	10,000	5,338	8,008	10,000
4190.0300.00	Postage	550	395	592	550
4190.0500.00	Advertising	5,000	2,217	3,325	4,500
4190.0600.00	Dues And Subscription	4,000	2,488	3,732	4,000
4190.0900.00	Service Contracts	10,000	5,110	7,665	15,000
4190.1000.00	General Expense	2,500	2,723	4,084	5,000
4190.1200.00	Vehicle Fuel & Lube	500	212	318	250
4190.1300.00	Vehicle Repair & Maint.	500	284	427	350
4190.1400.00	D/p Computer Support	10,000	5,754	8,632	10,000
4190.1700.00	Unemployment	250	-	-	250
4310.0000.00	Water	1,500	995	1,492	1,500
4310.0100.00	Sewer	300	91	136	150
4320.0000.00	Electricity	4,000	1,734	2,601	3,000
4330.0000.00	Gas	500	397	595	500
4420.1000.00	Materials	1,500	1,748	2,621	2,500
4430.0900.00	Janitorial	3,000	1,370	2,055	2,000
4430.1000.00	Garbage And Trash Removal	1,500	879	1,318	1,500
4510.0000.00	Insurance	215	318	476	235
4510.0100.00	Property Insurance(Fire & Extended c	3,080	1,304	1,956	2,430
4510.0400.00	Auto Insurance	3,391	2,263	3,395	3,850
4510.0500.00	Workmen's Compensation	3,225	3,384	5,076	5,050
4540.0000.00	Benefits	95,867	43,423	65,135	60,025
4540.0004.00	Benefits - Admin	5,000	10,611	15,917	10,000
4540.0005.00	Pension Expense - ER	3,201	4,081	6,122	4,075
4800.5000.00	Management Fee - Schwab	200	392	588	500
4800.6000.00	Bank Fees	5,000	2,642	3,963	4,100
	TOTAL EXPENSE	633,502	370,996	556,494	681,883
	Operating Profit / (Loss)	82,177	379,692	569,538	33,757
	NON OPERATING EXPENSES				
7540.1008.00	Equip.better&add.	5,000	-	-	5,000
		77,177	379,692	569,538	28,757

COLANDER BISHOP MEADOWS
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3110.0000.00	Dwelling Rent	135,000	54,017	81,026	85,000
3610.0000.00	Interest Earned On Investments	200	5	7	200
3690.0000.00	Other Income	58,193	35,394	53,090	74,592
3690.1000.00	Repairs & Damages	1,000	3,342	5,013	2,000
3690.2000.00	Warrant Charges/misc.	500	-	0	1,000
3690.3000.00	Late Charges	500	778	1,167	1,000
3690.4000.00	Garbage Fees	100	-	0	100
3692.0000.00	Misc. Income	550	14,361	21,541	500
3820.0000.00	HUD Subsidy	380,542	257,792	386,688	438,985
	TOTAL INCOME	576,585	365,688	548,532	603,377
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	91,820	53,000	79,501	111,474
4110.1000.00	Temp Labor	-	0	-	-
4130.0000.00	Legal	3,000	0	-	5,000
4140.0000.00	Training	100	0	-	500
4150.0000.00	Travel	100	21	32	500
4170.0000.00	Accounting	1,000	8,500	12,750	1,000
4171.0000.00	Audit Fees	1,500	3,714	5,572	1,500
4180.0000.00	Office Rent	5,000	3,333	5,000	5,000
4190.0100.00	Office Supplies	1,500	746	1,119	1,500
4190.0200.00	Telephone	8,000	7,485	11,228	11,000
4190.0300.00	Postage	500	466	699	700
4190.0500.00	Advertising	500	1,087	1,631	1,000
4190.0600.00	Dues And Subscription	350	235	353	350
4190.0800.00	Books & Periodicals	25	0	-	25
4190.0900.00	Service Contracts	6,000	4,309	6,464	6,000
4190.1000.00	General Expenses	1,500	125	188	1,500
4190.1200.00	Vehicle Fuel & Lube	1,500	969	1,454	1,500
4190.1300.00	Vehicle Repair & Maint.	2,000	2,997	4,495	5,000
4190.1400.00	D/p Computer Support	3,000	3,178	4,767	3,000
4190.1500.00	Credit Checks/police Reps	200	185	278	300
4190.1700.00	Unemployment	5,000	0	-	5,000
4190.1800.00	Warrant Costs	1,000	0	-	1,000
4220.A004.00	Tenant Services Activity	1,500	1,392	2,088	1,500
4310.4000.00	Water	60,000	51,273	76,909	65,000
4310.4100.00	Sewer	65,000	61,674	92,511	70,000
4320.4000.00	Electricity	13,000	9,006	13,509	13,000
4330.4000.00	Gas	1,500	1,508	2,262	1,500
4410.0000.00	Maintenance- Salaries	27,920	16,888	25,331	30,772
4410.1000.00	Maintenance-Overtime	1,000	744	1,117	1,000
4410.2000.00	Maintenance-On Call	1,000	645	967	1,000
4420.1000.00	Maintenance- Materials	15,000	10,913	16,370	15,000
4420.5000.00	Maint. - Safety Shoes	50	0	-	50
4430.0100.00	Heating And Cooling	10,000	7,125	10,688	10,000
4430.0200.00	Snow Removal	50	0	-	50
4430.0400.00	Unit Turnaround	1,000	400	600	1,000
4430.0500.00	Electrical	500	0	-	500
4430.0600.00	Plumbing	6,000	0	-	6,000
4430.0700.00	Extermination	10,000	3,836	5,754	10,000
4430.0800.00	Janitorial	1,000	844	1,267	1,000

COLANDER BISHOP MEADOWS
OPERATING BUDGET
FISCAL YEAR 2022-2023

4430.0900.00	Garbage And Trash Removal	10,000	6,573	9,860	10,000
4430.1100.00	Landscaping	25,000	14,850	22,275	25,000
4430.1200.00	Routine Maintenance	5,000	161	241	5,000
4510.0000.00	Insurance (Crime Policy)	355	196	294	355
4510.0100.00	Property Insurance (Fire & extended (41,375	23,780	35,670	36,300
4510.0200.00	Liability Insurance (Commercial)	5,825	3,884	5,826	6,000
4510.0400.00	Auto Insurance	2,270	1,444	2,167	2,500
4510.0500.00	Workmen's Compensation	3,270	2,160	3,240	3,300
4520.0000.00	P.i.l.o.t.	3,000	0	-	3,000
4540.0000.00	Benefits (Managers/Maintenance)	40,790	23,642	35,463	40,813
4540.0004.00	Benefits - Admin	2,500	115	173	500
4540.0005.00	Pension Expense - ER	565	734	1,101	509
4570.0000.00	Collection Losses (b/d)	1,000	905	1,357	1,500
4800.0000.00	Property Mgmt. Fee Expense	59,280	36,156	54,234	59,280
4800.1000.00	Asset Mgmt. Fee Expense	9,600	6,400	9,600	3,840
4800.2000.00	Service Fee Expense-Admin.	4,300	2,867	4,300	1,920
4800.3000.00	Bookkeeping Fee Expense	6,840	4,410	6,615	6,840
4800.6000.00	Bank Fees	3,500	2,893	4,339	2,500
TOTAL EXPENSE		572,585	387,772	581,658	599,377
Operating Profit / (Loss)		4,000	(22,084)	(33,126)	4,000
NON OPERATING EXPENSES					
7520.0000.00	Replacement of Equipment	2,000	1,400		2,000
7540.1008.00	Equip.better&add.	2,000	-	-	2,000
		(0)	(23,484)	(33,126)	(0)

HOFFLER APARTMENTS
OPERATING BUDGET
FISCAL YEAR 2022-2023

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3110.0000.00	Dwelling Rent	118,000	80,956	121,434	120,000
3610.0000.00	Interest Earned On Investments	200	4	6	200
3690.0000.00	Other Income	19,734	-	-	17,570
3690.1000.00	Repairs & Damages	1,000	3,542	5,313	1,000
3690.2000.00	Warrant Charges/misc.	750	64	96	1,000
3690.3000.00	Late Charges	1,000	1,006	1,510	1,000
3690.4000.00	Garbage Fees	100	-	-	100
3692.0000.00	Misc. Income	500	42,821	64,232	500
3820.0000.00	HUD Subsidy	513,558	340,883	511,325	526,207
	TOTAL INCOME	654,842	469,277	703,916	667,577
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	82,030	45,668	68,502	91,982
4110.1000.00	Temp Labor	-	0	0	-
4130.0000.00	Legal	2,000	0	0	2,000
4140.0000.00	Training	100	0	0	500
4150.0000.00	Travel	100	18	26	500
4170.0000.00	Accounting	1,000	7,014	10,521	1,000
4171.0000.00	Audit Fees	1,400	3,065	4,598	1,500
4180.0000.00	Office Rent	4,700	3,133	4,700	4,700
4190.0100.00	Office Supplies	2,500	602	903	2,500
4190.0200.00	Telephone	9,000	8,011	12,017	9,000
4190.0300.00	Postage	750	429	643	750
4190.0500.00	Advertising	150	944	1,416	500
4190.0600.00	Dues And Subscription	300	194	291	300
4190.0800.00	Books & Periodicals	25	0	0	25
4190.0900.00	Service Contracts	6,000	3,345	5,017	6,000
4190.1000.00	General Expenses	750	109	164	750
4190.1200.00	Vehicle Fuel & Lube	1,500	986	1,479	1,500
4190.1300.00	Vehicle Repair & Maint.	2,500	2,483	3,725	2,500
4190.1400.00	D/p Computer Support	2,500	2,622	3,933	2,500
4190.1500.00	Credit Checks/police Reps	200	140	210	200
4190.1700.00	Unemployment	5,000	0	0	5,000
4190.1800.00	Warrant Costs	1,000	64	96	1,000
4220.A005.00	Tenant Services Activity	1,500	1,589	2,383	1,500
4310.5000.00	Water	75,000	35,919	53,878	75,000
4310.5100.00	Sewer	100,000	43,169	64,754	75,000
4320.5000.00	Electricity	9,500	7,786	11,679	10,000
4330.5000.00	Gas	1,500	202	302	1,500
4410.0000.00	Maintenance Salaries	32,847	20,880	31,321	65,087
4410.1000.00	Maintenance-Overtime	1,500	457	685	1,500
4410.2000.00	Maintenance-On Call	1,000	373	559	1,000
4420.1000.00	Maintenance - Materials	20,000	13,098	19,646	20,000
4420.5000.00	Maint.- Safety Shoes	70	0	0	50
4430.0100.00	Heating And Cooling	20,000	11,260	16,890	20,000
4430.0200.00	Snow Removal	50	0	0	50
4430.0400.00	Unit Turnaround	30,000	1,825	2,738	25,000
4430.0500.00	Electrical	1,500	0	0	1,500
4430.0600.00	Plumbing	8,500	990	1,485	6,500
4430.0700.00	Extermination	10,000	3,793	5,689	10,000
4430.0800.00	Janitorial	600	697	1,045	1,000
4430.0900.00	Garbage And Trash Removal	9,000	5,699	8,549	9,000
4430.1100.00	Landscaping	25,000	17,510	26,265	25,000
4430.1200.00	Routine Maintenance	10,000	537	805	10,000
4510.0000.00	Crime Insurance	295	161	242	300
4510.0100.00	Property Insurance(Fire & Extended Coverage)	34,140	19,622	29,433	30,000

HOFFLER APARTMENTS
OPERATING BUDGET
FISCAL YEAR 2022-2023

4510.0200.00	Liability Insurance (Commercial)	4,805	3,205	4,807	4,909
4510.0400.00	Auto Insurance	2,025	1,192	1,788	2,024
4510.0500.00	Workmen's Compensation	2,700	1,782	2,673	2,655
4520.0000.00	P.i.l.o.t.	1,500	0	0	1,500
4540.0000.00	Benefits (Managers/Maintenance)	39,865	22,872	34,308	50,554
4540.0004.00	Benefits - Admin	2,000	36	54	2,000
4540.0005.00	Pension Expense - ER	1,220	1,332	1,998	1,361
4570.0000.00	Collection Losses (b/d)	1,500	244	366	1,500
4800.0000.00	Property Mgmt. Fee Expense	59,280	35,058	52,587	59,280
4800.1000.00	Asset Mgmt. Fee Expense	9,600	6,400	9,600	3,840
4800.2000.00	Service Fee Expense	3,500	2,333	3,500	1,920
4800.3000.00	Bookkeeping Fee Expense	6,840	4,275	6,413	6,840
4800.6000.00	Bank Fees	3,000	2,402	3,604	1,500
TOTAL EXPENSE		653,342	345,525	518,287	663,577
Operating Profit / (Loss)		1,500	123,752	185,628	4,000
NON OPERATING EXPENSES					
7520.0000.00	Replacement of Equipment	-	1,182	1,774	2,000
7540.1008.00	Equip.better&add.	1,500		0	2,000
		(0)	122,570	183,854	0

CHOREY PARK APARTMENTS
OPERATING BUDGET
FISCAL YEAR 2021-2022

GL CODE	INCOME	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
3110.0000.00	Dwelling Rent	280,000	173,658	260,488	270,000
3120.0000.00	Excess Utilities	2,500	1,821	2,731	2,500
3610.0000.00	Interest Earned On Investments	100	2	4	100
3690.0000.00	Other Income	14,158	38,000	57,000	85,073
3690.1000.00	Repairs & Damages	5,000	2,898	4,347	5,000
3690.2000.00	Warrant Charges/misc.	500	-	-	500
3690.3000.00	Late Charges	2,500	487	731	2,500
3692.0000.00	Misc. Income	2,500	9,207	13,811	500
3820.0000.00	HUD Subsidy	307,207	201,014	301,521	261,199
	TOTAL INCOME	614,465	427,088	640,632	627,372
GL CODE	OPERATING EXPENSES	Approved 2021-2022	8 months Actual	12 months Projected	Proposed 2022-2023
4110.0000.00	Salaries	62,715	34,864	52,296	58,527
4130.0000.00	Legal	2,500	-	-	1,500
4140.0000.00	Training	100	-	-	500
4150.0000.00	Travel	100	11	17	500
4170.0000.00	Accounting	1,050	4,463	6,694	2,000
4171.0000.00	Audit Fees	1,850	1,950	2,925	2,000
4180.0000.00	Office Rent	6,000	3,500	5,250	5,500
4190.0100.00	Office Supplies	2,500	475	713	1,000
4190.0200.00	Telephone / Internet	10,500	8,186	12,279	10,000
4190.0300.00	Postage	500	554	830	500
4190.0500.00	Advertising	100	698	1,047	500
4190.0600.00	Dues And Subscription	200	124	185	200
4190.0800.00	Books & Periodicals	25	-	-	25
4190.0900.00	Service Contracts	28,000	20,028	30,042	30,000
4190.1000.00	General Expenses	750	82	122	750
4190.1200.00	Vehicle Fuel & Lube	200	156	234	200
4190.1300.00	Vehicle Repair & Maint.	1,000	1,601	2,402	1,000
4190.1400.00	D/p Computer Support	2,000	2,359	3,539	2,000
4190.1500.00	Credit Checks/police Reps	150	180	269	150
4190.1700.00	Unemployment	5,000	-	-	1,000
4190.1800.00	Warrant Costs	800	-	-	1,000
4220.A006.00	Tenant Services Activity	2,250	2,676	4,014	2,250
4310.6000.00	Water	55,000	47,984	71,976	60,000
4310.6100.00	Sewer	70,000	61,279	91,919	75,000
4320.6000.00	Electricity	55,000	33,018	49,527	55,000
4330.6000.00	Gas	6,000	2,996	4,494	5,500
4410.0000.00	Maintenance-Salaries	29,245	17,521	26,281	32,230
4410.1000.00	Maintenance - Overtime	500	374	560	500
4410.2000.00	Maintenance - On Call	500	54	80	500
4420.1000.00	Maintenance Materials	15,000	13,082	19,623	15,000
4420.5000.00	Maint. - Safety Shoes	50	-	-	50
4430.0000.00	Maintenance Contract Costs		-	-	10,000
4430.0100.00	Heating And Cooling	15,000	22,542	33,813	15,000
4430.0200.00	Snow Removal	300	-	-	300
4430.0300.00	Elevator Maintenance	1,500	1,494	2,242	2,500
4430.0400.00	Unit Turnaround	500	1,000	1,500	1,000
4430.0500.00	Electrical	1,200	-	-	1,000
4430.0600.00	Plumbing	8,500	1,230	1,845	8,500
4430.0700.00	Extermination	20,000	8,216	12,324	20,000
4430.0800.00	Janitorial	500	443	665	500
4430.0900.00	Garbage And Trash Removal	16,370	14,504	21,756	20,000
4430.1100.00	Landscaping	10,000	12,000	18,000	12,000
4430.1200.00	Routine Maintenance	10,000	10,724	16,085	12,000
4510.0000.00	Crime Insurance	190	103	154	186

CHOREY PARK APARTMENTS
OPERATING BUDGET
FISCAL YEAR 2021-2022

4510.0100.00	Property Insurance(Fire & Extended Coverage)	21,725	12,485	18,728	19,055
4510.0200.00	Liability Insurance (Commercial)	3,060	2,039	3,059	3,124
4510.0400.00	Auto Insurance	1,585	759	1,138	1,288
4510.0500.00	Workmen's Compensation	1,720	1,134	1,701	1,689
4520.0000.00	P.i.l.o.t.	1,500	-	-	1,500
4540.0000.00	Benefits (Managers/Maintenance)	32,665	18,959	28,439	32,230
4540.0004.00	Benefits - Admin	1,000	27	40	1,000
4540.0005.00	Pension Expense - ER	715	671	1,007	267
4570.0000.00	Collection Losses (b/d)	5,000	230	345	5,000
4800.0000.00	Property Mgmt. Fee Expense	74,100	46,016	69,024	74,100
4800.1000.00	Asset Mgmt. Fee Expense	12,000	8,000	12,000	4,800
4800.2000.00	Service Fee Expense-Admin.	2,200	1,467	2,200	2,400
4800.3000.00	Bookkeeping Fee Expense	8,550	5,550	8,325	8,550
4800.6000.00	Bank Fees	2,500	1,472	2,209	500
TOTAL EXPENSE		611,965	429,279	643,918	623,372
Operating Profit / (Loss)		2,500	(2,191)	(3,286)	4,000
NON OPERATING EXPENSES					
7520.0000.00	Replacement of Equipment	1,000	809		2,000
7540.1008.00	Equip.better&add.	1,500	-	-	2,000
		0	(3,000)	(3,286)	(0)