

**BOND FUND
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|----------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Interest Earned | 32,000 | | 50,000 | 71,671 | 50,000 |
| Fees & Services | 15,000 | 15,000 | - | 0 | 15,000 |
| Income - Pinner Street Rent | 40,000 | 40,000 | 40,000 | 41,497 | 68,978 |
| TOTAL INCOME | 87,000 | 55,000 | 90,000 | 113,168 | 133,978 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Legal | 10,000 | 3,000 | 10,000 | 2,364 | 10,000 |
| Commissioner Training | 5,000 | 2,500 | 2,500 | 1,688 | 3,500 |
| Commissioner Travel | 2,500 | 2,500 | 2,500 | 5,204 | 8,000 |
| Investment Expense | 1,000 | 500 | 500 | 0 | 500 |
| Office Supplies | 500 | 500 | 500 | 0 | 250 |
| Advertising | | | 0 | 0 | 500 |
| Dues & Subscriptions | | | 0 | 0 | 1,200 |
| General Expenses | 7,500 | 12,500 | 5,000 | 15,982 | 3,000 |
| Grants - Miscellaneous | 5,000 | 5,000 | 5,000 | 0 | 0 |
| Orlando Expenses | 1,500 | 1,500 | 1,500 | 0 | 2,500 |
| Retirement Celebrations | 5,000 | | | | |
| Heating and Cooling | | | 0 | 0 | 1,500 |
| Snow Removal | | | 0 | 0 | 500 |
| Landscape and Grounds | | | 0 | 0 | 5,000 |
| Electrical | | | 0 | 0 | 1,500 |
| Plumbing | | | 0 | 0 | 1,500 |
| Extermination | | | 0 | 0 | 1,400 |
| Routine Maintenance | | | 0 | 0 | 1,500 |
| Insurance Expense | | | 0 | 0 | 6,250 |
| Management Fee - Schwab | | | 0 | 0 | 500 |
| Routine Maintenance | | | | | |
| TOTAL EXPENSE | 38,000 | 28,000 | 27,500 | 25,239 | 49,100 |
| Operating Profit / (Loss) | 49,000 | 27,000 | 62,500 | 87,929 | 84,878 |
| NON OPERATING EXPENSES | | | | | |
| Equip.better&add. | 6,000 | 5,000 | 5,000 | 1,150 | 2,000 |
| | 43,000 | 22,000 | 57,500 | 0 | 82,878 |

**CHOREY PARK APARTMENTS
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|--------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Dwelling Rent | 280,000 | 280,000 | 280,000 | 264,364 | 290,000 |
| Excess Utilities | 2,000 | 2,000 | 2,500 | 4,221 | 2,500 |
| Interest Earned On Investments | 8 | 25 | 100 | 256 | 200 |
| Capital Fund (Reserves) | 25,000 | | 2,000 | 203,333 | 20,000 |
| Commissions | 3,000 | 3,775 | | | |
| Repairs & Damages | 1,000 | 2,000 | 1,500 | 1,673 | 2,500 |
| Warrant Charges/misc. | 750 | 600 | 600 | 780 | 800 |
| Late Charges | 1,800 | 1,800 | 1,500 | 2,225 | 2,500 |
| Misc. Income | 25 | 50 | 500 | 3,473 | 4,000 |
| HUD Subsidy | 205,268 | 180,560 | 252,940 | 219,044 | 211,888 |
| TOTAL INCOME | 518,851 | 470,810 | 541,640 | 699,369 | 534,388 |

| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|--------------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Salaries | 77,984 | 65,000 | 58,000 | 49,043 | 46,848 |
| Temp Labor | | | | | |
| Legal | 1,000 | 1,000 | 1,500 | 1,427 | 1,500 |
| Training | 2,500 | 500 | 500 | 179 | 500 |
| Travel | 1,828 | 500 | 500 | - | 250 |
| Accounting | 700 | 800 | 800 | 828 | 800 |
| Audit Fees | 1,600 | 1,500 | 1,800 | 1,704 | 1,800 |
| Office Rent | 6,000 | 6,000 | 6,000 | 5,500 | 6,000 |
| Office Supplies | 1,500 | 2,500 | 2,500 | 4,857 | 2,000 |
| Telephone | 6,800 | 6,100 | 6,100 | 8,445 | 5,000 |
| Postage | 1,000 | 1,250 | 1,250 | 749 | 1,000 |
| Advertising | 500 | 300 | 300 | 1,126 | 300 |
| Dues And Subscription | 500 | 560 | 500 | 105 | 200 |
| Books & Periodicals | 50 | 50 | 25 | - | 25 |
| Service Contracts | 28,000 | 24,000 | 26,200 | 29,331 | 25,000 |
| General Expenses | 2,500 | 1,500 | 1,500 | 620 | 200 |
| Vehicle Fuel & Lube | 500 | 500 | 500 | 235 | 200 |
| Vehicle Repair & Maint. | 250 | 1,000 | 500 | 1,076 | 500 |
| D/p Computer Support | 100 | 100 | 100 | 9,597 | 10,000 |
| Credit Checks/police Reps | 300 | 400 | 400 | 137,068 | 150 |
| Unemployment | 100 | 100 | 100 | - | 100 |
| Warrant Costs | 1,000 | 800 | 800 | 722 | 800 |
| Tenant Services Activity | 2,500 | 2,500 | 2,500 | 1,634 | 2,100 |
| Water | 25,000 | 25,000 | 25,000 | 46,683 | 40,500 |
| Sewer | 30,000 | 30,000 | 30,000 | 43,138 | 50,000 |
| Electricity | 60,000 | 55,000 | 55,000 | 57,373 | 55,000 |
| Gas | 3,500 | 4,000 | 5,000 | 4,421 | 4,500 |
| Maintenance-Salaries | 22,100 | | 32,000 | 21,679 | 29,553 |
| Maintenance - Overtime | 250 | 23,000 | 1,000 | 238 | 500 |
| Maintenance - On Call | | 250 | 780 | - | 835 |
| Maintenance Materials | 9,000 | 12,000 | 12,000 | 20,791 | 15,000 |
| Maint. - Safety Shoes | 35 | 35 | 35 | - | 50 |
| Maintenance Contract Costs | | | 5,000 | - | 1,000 |
| Heating And Cooling | 10,000 | 10,000 | 10,000 | 8,730 | 8,500 |
| Snow Removal | 500 | 750 | 750 | - | 300 |
| Elevator Maintenance | 1,500 | 1,500 | 1,500 | 2,792 | 1,500 |
| Unit Turnaround | 1,000 | 500 | 500 | - | 500 |
| Electrical | 2,000 | 2,000 | 2,000 | 270 | 500 |
| Plumbing | 2,000 | 1,500 | 3,000 | 2,949 | 3,000 |
| Extermination | 8,000 | 13,000 | 8,000 | 17,970 | 10,000 |
| Janitorial | 250 | 400 | 1,100 | 779 | 1,000 |
| Garbage And Trash Removal | 10,000 | 10,000 | 10,000 | 22,752 | 15,000 |
| Landscaping | 10,000 | 7,500 | 7,800 | 13,102 | 15,000 |
| Routine Maintenance | 12,000 | 15,000 | 15,000 | 31,809 | 15,000 |
| Crime Insurance | | | - | - | 74 |
| Property Insurance(Fire & Extended C | 5,000 | 4,000 | 7,000 | 7,746 | 9,303 |
| Liability Insurance (Commercial) | 2,500 | 2,500 | 3,000 | 4,138 | 4,605 |
| Auto Insurance | | | 1,000 | 2,692 | 1,070 |
| Workmen's Compensation | 1,500 | 1,500 | 1,500 | 1,228 | 1,375 |
| Other Insurance | 3,500 | 2,500 | | | |
| P.i.l.o.t. | 5,500 | 1,000 | 5,500 | 2,292 | 3,000 |
| Benefits (Managers/Maintenance) | 42,768 | 19,500 | 19,875 | 29,280 | 30,134 |
| Pension Expense - ER | | | - | - | 966 |
| Collection Losses (b/d) | 200 | 200 | 200 | 6,616 | 200 |
| Property Mgmt. Fee Expense | 77,184 | 75,000 | 75,000 | 65,697 | 72,468 |
| Asset Mgmt. Fee Expense | 12,000 | 12,000 | 12,000 | 11,000 | 12,000 |
| Service Fee Expense-Admin. | 4,311 | 5,500 | 5,500 | 4,543 | 5,500 |
| Bookkeeping Fee Expense | 9,419 | 14,785 | 14,785 | 8,078 | 8,910 |
| Bank Fees | | | 1,800 | 2,805 | 3,000 |
| TOTAL EXPENSE | 508,229 | 466,880 | 485,000 | 695,837 | 525,115 |

Operating Profit / (Loss) 10,622 **3,930** 56,640 3,531 9,273

NON OPERATING EXPENSES

| | | | | | |
|--------------------------|-------|-------|--------|-------|-------|
| Replacement of Equipment | 1,000 | 1,000 | 1,000 | - | 1,000 |
| Equip.better&add. | 1,000 | 1,800 | 1,500 | 2,609 | 1,500 |
| | 8,622 | 1,130 | 54,140 | 922 | 6,773 |

**CENTRAL OFFICE COST CENTER (COCC)
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|--------------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Management Fee Income | 585,405 | 500,000 | 575,970 | 437,915 | 449,128 |
| Asset Mgmt. Fee Income | 55,920 | 55,920 | 55,920 | 51,260 | 55,920 |
| Service Fee Income | 50,000 | 50,000 | 32,750 | 84,922 | 37,000 |
| Bookkeeping Fee Income | 116,000 | 116,000 | 134,575 | 103,553 | 143,860 |
| CFP Grant Income | | | | | 70,000 |
| TOTAL INCOME | 807,325 | 721,920 | 799,215 | 677,649 | 755,908 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries | 496,000 | 440,000 | 504,000.00 | 378,684 | 456,953 |
| Legal | 8,000 | 8,000 | 10,000.00 | 25,416 | 10,000 |
| Training | 10,000 | 10,000 | 5,500.00 | 468 | 5,000 |
| Travel | 10,000 | 10,000 | 5,500.00 | 5,590 | 5,000 |
| Accounting Admin | 12,393 | 15,000 | 5,000.00 | 19,373 | 25,000 |
| Auditing | 2,500 | 2,500 | 5,000.00 | 5,109 | 5,000 |
| Office Supplies | 8,000 | 8,000 | 5,000.00 | 6,175 | 5,000 |
| Telephone | 7,000 | 7,000 | 15,000.00 | 7,041 | 7,500 |
| Postage | 2,000 | 2,500 | 2,000.00 | 100 | 1,500 |
| Advertising | 1,000 | 1,750 | 2,000.00 | 1,864 | 2,500 |
| Dues And Subscription | 3,200 | 2,750 | 2,500.00 | 5,660 | 5,000 |
| Service Contracts | 16,000 | 16,000 | 18,000.00 | 8,906 | 10,000 |
| General Expense | 5,000 | 6,000 | 5,500.00 | 21,273 | 5,500 |
| Vehicle Fuel & Lube | 500 | 750 | 1,000.00 | 514 | 500 |
| Vehicle Repair & Maint. | 500 | 500 | 1,000.00 | 688 | 500 |
| D/p Computer Support | 2,000 | 2,000 | 2,500.00 | 17,244 | 15,000 |
| Unemployment | 500 | 500 | 500.00 | - | 250 |
| Water | 300 | 600 | 900.00 | 999 | 1,000 |
| Sewer | 300 | 700 | 1,000.00 | 1,191 | 1,300 |
| Electricity | 3,000 | 3,000 | 5,000.00 | 4,480 | 4,000 |
| Gas | 500 | 500 | 2,000.00 | 1,296 | 1,200 |
| Materials | 1,000 | 2,000 | 1,500.00 | 1,530 | 1,300 |
| Heating And Cooling | 1,500 | 1,500 | 5,000.00 | 125 | - |
| Snow Removal | 500 | 500 | 500.00 | - | - |
| Landscape And Grounds | 10,000 | 6,000 | 6,000.00 | 8,668 | - |
| Electrical | 250 | 2,000 | 500.00 | 805 | - |
| Plumbing | | | 500.00 | 881 | - |
| Extermination | 250 | 250 | 500.00 | 825 | - |
| Janitorial | 2,000 | 2,000 | 3,200.00 | 2,655 | 3,000 |
| Garbage And Trash Removal | 500 | 650 | 1,000.00 | 1,049 | 1,000 |
| Routine Maintenance | 1,000 | 500 | 2,500.00 | 1,319 | - |
| Insurance | 3,000 | 7,000 | 1,000.00 | 237 | 237 |
| Property Insurance(Fire & Extended c | 1,600 | 1,600 | 2,500.00 | 2,715 | 2,965 |
| Auto Insurance | | | 8,000.00 | 8,647 | 3,355 |
| Workmen's Compensation | 7,000 | 3,000 | 5,000.00 | 3,814 | 4,270 |
| Benefits | 150,000 | 85,000 | 81,000.00 | 81,673 | 99,058 |
| Pension Expense - ER | | | 0 | - | 3,303 |
| Management Fee - Schwab | | | 0 | - | 200 |
| Bank Fees | | | 1,500 | 4,291 | 4,500 |
| TOTAL EXPENSE | 767,293 | 650,050 | 719,100 | 631,303 | 690,891 |
| Operating Profit / (Loss) | 40,032 | 71,870 | 80,115 | 46,346 | 65,017 |
| NON OPERATING EXPENSES | | | | | |
| Equip.better&add | 5,107 | 30,000 | 5,000 | 868 | 5,000 |
| | 34,925 | 41,870 | 75,115 | 45,478 | 60,017 |

**COLANDER BISHOP MEADOWS APARTMENTS
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|---|-------------------------------|-------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Dwelling Rent | 145,000 | 145,000 | 145,000 | 142,826 | 162,000 |
| Interest Earned On Investments | | | 100 | 205 | 200 |
| Repairs & Damages | 4,000 | 3,750 | 5,000 | 3,398 | 3,500 |
| Warrant Charges/misc. | 1,800 | 1,400 | 3,000 | 1,775 | 2,000 |
| Late Charges | 3,500 | 3,500 | 5,000 | 5,650 | 5,000 |
| Garbage Fees | 100 | 50 | 50 | 0 | 50 |
| Misc. Income | 500 | 50 | 3,500 | 229 | 500 |
| HUD Subsidy | 327,038 | 348,583 | 347,021 | 305,750 | 345,192 |
| TOTAL INCOME | 481,938 | 502,333 | 508,671 | 459,832 | 518,442 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries | 55,000 | 55,000 | 55,000 | 37,595 | 40,495 |
| Temp Labor | | | 0 | - | - |
| Legal | 750 | 5,000 | 4,000 | 1,231 | 2,000 |
| Training | 1,000 | 500 | 500 | 627 | 500 |
| Travel | 500 | 500 | 500 | 23 | 500 |
| Accounting | 625 | 700 | 700 | 657 | 700 |
| Audit Fees | 1,100 | 1,500 | 1,500 | 1,319 | 1,500 |
| Office Rent | 4,651 | 5,000 | 5,000 | 4,583 | 5,000 |
| Office Supplies | 1,500 | 2,000 | 2,000 | 2,221 | 2,000 |
| Telephone | 5,000 | 5,000 | 5,000 | 6,019 | 6,500 |
| Postage | 1,700 | 1,500 | 1,500 | 809 | 1,000 |
| Advertising | 800 | 300 | 300 | 467 | 500 |
| Dues And Subscription | 300 | 500 | 300 | 86 | 100 |
| Books & Periodicals | | | 25 | - | 25 |
| Service Contracts | 5,000 | 5,000 | 1,200 | 6,213 | 7,000 |
| General Expenses | 2,500 | 2,500 | 2,500 | 139 | 200 |
| Vehicle Fuel & Lube | 1,000 | 1,250 | 1,200 | 1,098 | 1,200 |
| Vehicle Repair & Maint. | 250 | 1,000 | 1,000 | 1,514 | 2,000 |
| D/p Computer Support | 400 | 400 | 400 | 9,472 | 15,000 |
| Credit Checks/police Reps | 300 | 300 | 300 | 128 | 200 |
| Unemployment Insurance | 500 | 3,000 | 3,000 | - | 200 |
| Warrant Costs | 2,500 | 1,600 | 1,500 | 2,393 | 2,500 |
| Tenant Services Activity | 2,000 | 2,000 | 1,975 | 1,321 | 1,500 |
| Water | 55,000 | 55,000 | 55,000 | 48,988 | 55,500 |
| Sewer | 54,000 | 55,000 | 55,000 | 59,893 | 68,000 |
| Electricity | 13,000 | 10,000 | 10,000 | 11,742 | 15,000 |
| Gas | 1,500 | 2,000 | 2,000 | 2,484 | 2,500 |
| Maintenance- Salaries | 28,000 | 32,000 | 33,000 | 28,452 | 31,145 |
| Maintenance-Overtime | 1,500 | 1,500 | 1,500 | 1,574 | 1,500 |
| Maintenance-On Call | 1,500 | 1,500 | 1,000 | 561 | 670 |
| Maintenance- Materials | 8,000 | 23,000 | 23,000 | 22,157 | 25,000 |
| Maint. - Safety Shoes | 70 | 70 | 70 | - | 70 |
| Heating And Cooling | 5,500 | 5,500 | 5,500 | 4,583 | 4,000 |
| Snow Removal | 1,500 | 1,500 | 1,500 | - | 50 |
| Unit Turnaround | 10,000 | 600 | 2,500 | 7,882 | 5,000 |
| Electrical | 250 | 1,800 | 1,000 | - | 500 |
| Plumbing | 5,000 | 6,000 | 5,000 | 1,829 | 2,500 |
| Extermination | 10,000 | 8,000 | 5,000 | 7,190 | 5,000 |
| Janitorial | 250 | 250 | 1,000 | 620 | 1,000 |
| Garbage And Trash Removal | 6,000 | 7,000 | 7,000 | 9,239 | 10,000 |
| Landscaping | 15,000 | 30,000 | 32,000 | 30,003 | 35,000 |
| Routine Maintenance | 7,500 | 12,000 | 10,000 | 15,776 | 20,000 |
| Insurance (Crime Policy) | | | 0 | 0 | 60 |
| Property Insurance (Fire & extended Coverage) | | | 20,000 | 23,901 | 26,760 |
| Liability Insurance (Commercial) | 2,500 | 2,500 | 4,000 | 3,311 | 3,685 |
| Auto Insurance | | | 2,000 | 1,930 | 825 |
| Workmen's Compensation | 800 | 800 | 2,000 | 982 | 1,100 |
| Other Insurance | 2,500 | 2,500 | | | |
| P.i.l.o.t. | 5,200 | 5,200 | 5,000 | 2,167 | 3,000 |
| Benefits (Managers/Maintenance) | 34,000 | 35,000 | 17,000 | 13,525 | 18,411 |
| Pension Expense - ER | | | 0 | - | 936 |
| Collection Losses (b/d) | 2,500 | 2,500 | 500 | 1,893 | - |
| Property Mgmt. Fee Expense | 58,500 | 58,500 | 58,500 | 51,118 | 54,168 |
| Asset Mgmt. Fee Expense | 9,600 | 9,600 | 9,600 | 8,800 | 9,600 |
| Service Fee Expense-Admin. | 3,227 | 5,000 | 5,000 | 3,239 | 5,000 |
| Bookkeeping Fee Expense | 7,120 | 7,120 | 7,000 | 6,285 | 6,660 |
| Bank Fees | | | 500 | 2,284 | 3,000 |
| TOTAL EXPENSE | 436,893 | 475,990 | 471,570 | 450,320 | 506,260 |
| Operating Profit / (Loss) | 45,045 | 26,343 | 37,101 | 9,512 | 12,182 |
| NON OPERATING EXPENSES | | | | | |
| Replacement of Equipment | 5,000 | 5,000 | 2,000 | | 2,000 |
| Equip.better&add | 5,000 | 5,000 | 2,000 | - | 2,000 |
| | 35,045 | 16,343 | 33,101 | 9,512 | 8,182 |

CYPRESS MANOR (Eagle Landing)
BUDGET FOR FISCAL YEAR 2019-2020

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|----------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Dwelling Rent | 225,000 | 250,000 | 260,000 | 306,775 | 300,000 |
| Excess Utilities | 35,000 | 28,000 | 28,000 | 32,795 | 30,000 |
| Interest Earned On Investments | | | 100 | 319 | 300 |
| Repairs & Damages | 9,000 | 6,000 | 6,000 | 10,735 | 10,000 |
| Warrant Charges/misc. | 3,000 | 3,800 | 3,800 | 4,097 | 4,000 |
| Late Charges | 1,000 | 7,500 | 7,500 | 11,225 | 7,500 |
| Misc. Income | 2,650 | 300 | 300 | 274 | 300 |
| HUD Subsidy | 577,011 | 559,862 | 738,191 | 723,606 | 711,952 |
| TOTAL INCOME | 852,661 | 855,462 | 1,043,891 | 1,089,826 | 1,064,052 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries - PHO Managers | 77,000 | 77,000 | 80,500 | 63,941 | 64,250 |
| Temp Labor | | | - | - | - |
| Legal | 2,500 | 4,000 | 5,000 | 3,797 | 3,500 |
| Training | 2,500 | 250 | 500 | 179 | 500 |
| Travel | 1,500 | 250 | 500 | - | 500 |
| Accounting | 1,000 | 800 | 900 | 1,043 | 1,000 |
| Audit Fees | 1,450 | 1,500 | 2,000 | 1,967 | 2,000 |
| Office Rent | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Employee Benefits - Admin | 27,550 | 27,000 | 20,000 | - | - |
| Office Supplies | 2,000 | 2,200 | 2,500 | 3,429 | 3,200 |
| Telephone | 5,000 | 5,800 | 5,800 | 7,175 | 7,000 |
| Postage | 1,500 | 1,800 | 1,800 | 1,474 | 2,500 |
| Advertising | 1,000 | 1,000 | 100 | 392 | 500 |
| Dues And Subscription | 400 | 550 | 500 | 154 | 200 |
| Books & Periodicals | | | 25 | - | 25 |
| Service Contracts | 7,000 | 5,000 | 6,700 | 9,241 | 10,000 |
| General Expense | 5,000 | 2,500 | 2,500 | 799 | 1,000 |
| Vehicle Fuel & Lube | 1,000 | 1,500 | 1,500 | 737 | 1,000 |
| Vehicle Repair & Maint. | 1,000 | 1,000 | 1,500 | 1,923 | 2,500 |
| D/p Computer Support | 2,000 | 2,000 | 2,000 | 10,312 | 10,000 |
| Credit Checks/police Reps | 400 | 400 | 400 | 377 | 200 |
| Unemployment | 1,000 | 500 | 500 | - | 250 |
| Warrant Costs | 4,000 | 4,000 | 4,000 | 3,948 | 4,000 |
| Tenant Services Activity | 2,625 | 2,825 | 2,800 | 1,611 | 1,500 |
| Water | 100,000 | 105,000 | 105,000 | 111,197 | 100,000 |
| Sewer | 110,000 | 111,000 | 120,000 | 127,694 | 110,000 |
| Electricity | 95,000 | 80,000 | 80,000 | 99,372 | 95,000 |
| Gas | 50,000 | 50,000 | 50,000 | 47,705 | 50,000 |
| Maintenance - Salaries | 42,000 | 59,530 | 65,500 | 31,368 | 37,900 |
| Maintenance - Overtime | 4,500 | 4,500 | 4,500 | 4,761 | 5,500 |
| Maintenance - On Call | 2,100 | 2,100 | 2,100 | 1,020 | 950 |
| Maintenance Materials | 27,000 | 28,000 | 30,000 | 36,691 | 40,000 |
| Maint.-Safety Shoes | 150 | 150 | 150 | - | 150 |
| Heating And Cooling | 15,000 | 15,000 | 15,000 | 16,640 | 15,000 |
| Snow Removal | 1,500 | 1,500 | 1,500 | - | 500 |
| Unit Turnaround | 10,000 | 10,000 | 10,000 | 4,800 | 5,000 |
| Electrical | 3,200 | 3,200 | 3,200 | 490 | 1,500 |
| Plumbing | 7,000 | 12,124 | 12,124 | 9,982 | 15,000 |
| Extermination | 7,000 | 9,000 | 9,000 | 11,996 | 5,000 |
| Janitorial | 300 | 450 | 1,250 | 945 | 500 |
| Garbage And Trash Removal | 13,000 | 14,000 | 15,000 | 20,256 | 20,000 |
| Landscaping | 15,000 | 21,000 | 23,000 | 27,577 | 25,000 |
| Routine Maintenance | 13,000 | 7,000 | 7,000 | 18,895 | 25,000 |
| Crime Insurance | | | 3,000 | - | 85 |
| Property Insurance | | | 35,000 | 37,360.64 | 37,890 |
| Liability Insurance (Commercial) | 4,000 | 4,000 | 55,000 | 4,236 | 5,200 |
| Auto Insurance | | | 3,000 | 3,231 | 1,170 |
| Workmen's Compensation | 1,500 | 1,500 | 2,000 | 1,514 | 1,550 |
| Other Insurance | 3,000 | 3,000 | | | |
| P.i.l.o.t. | 7,500 | 7,500 | 7,500 | 3,125 | 5,000 |
| Benefits (Managers/Maintenance) | 19,000 | 19,000 | 15,000 | 25,796 | 32,490 |
| Benefits - Admin | | | - | - | - |
| Pension Expense - ER | | | - | - | 1,121 |
| Collection Losses (bad debt) | 10,000 | | 2,000 | 17,027 | 1,000 |
| Property Mgmt. Fee Expense | 85,732 | 85,000 | 85,000 | 80,459 | 81,252 |
| Asset Mgmt. Fee Expense | 13,560 | 13,560 | 13,560 | 13,560 | 13,560 |
| Service Fee Expense-Admin. | 4,307 | 5,000 | 5,000 | 7,600 | 9,500 |
| Bookkeeping Fee Expense | 9,830 | 15,000 | 15,000 | 9,893 | 9,990 |
| Bank Fees | | | 2,500 | 3,499 | 3,500 |
| TOTAL EXPENSE | 826,604 | 833,989 | 944,909 | 896,188 | 875,933 |
| Operating Profit / (Loss) | 26,057 | 21,473 | 98,982 | 193,638 | 188,118 |
| NON OPERATING EXPENSES | | | | | |
| Replacement of Equipment | 10,000 | 10,000 | 10,000 | | |
| Equip.better&add | 5,000 | 2,500 | 2,500 | 1,167 | 5,000 |
| | 11,057 | 8,973 | 86,482 | 192,471 | 183,118 |

**COMMUNITY DEVELOPMENT DIVISION
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|----------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Program Revenue-City | 150,000 | 150,000 | 150,000 | 150,000 | 157,000 |
| Interest Earned | | | 0 | 0 | 45,000 |
| Misc. Income (Reserves) | 40,000 | 40,000 | 40,867 | 476 | 40,000 |
| HOME Funds | | 3,650 | | | |
| VHDA/HUD HC Program Revenue | | | | 35,000 | 40,000 |
| TOTAL INCOME | 190,000 | 193,650 | 190,867 | 185,476 | 282,000 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries | 108,700 | 118,095 | 131,237 | 100,853 | 167,137 |
| Legal | 6,450 | 2,000 | 2,000 | 1,393 | 1,500 |
| Training | 1,500 | 1,500 | 400 | 124 | 200 |
| Travel | 5,550 | 5,500 | 2,500 | 770 | 2,500 |
| Accounting | | | 500 | 822 | 500 |
| Audit Fees | 450 | 500 | 850 | 1,662 | 850 |
| Office Rent | 2,000 | 2,000 | 2,000 | 1,833 | 2,000 |
| Office Supplies | 1,000 | 500 | 500 | 1,162 | 500 |
| Telephone | 2,100 | 1,800 | 1,800 | 2,511 | 2,000 |
| Postage | | | 100 | 786 | 1,000 |
| Advertising | 1,500 | 1,500 | 500 | 0 | 500 |
| Dues & Subscriptions | 1,000 | 1,000 | 600 | 875 | 500 |
| Service Contracts | | | 1,000 | 151 | 1,000 |
| General Expenses | 2,910 | 2,200 | 2,200 | 4,695 | 2,000 |
| Vehicle Fuel & Lube | 600 | 500 | 300 | 140 | 200 |
| Vehicle Repair & Maint | 200 | 200 | 100 | 16 | 100 |
| Computer Support | 600 | 500 | 500 | 6,300 | 2,000 |
| Water | 150 | 200 | 100 | 0 | 500 |
| Sewer | 170 | 250 | 100 | 0 | 500 |
| Electricity | 900 | 785 | 600 | 718 | 1,000 |
| Gas | 150 | 175 | 70 | 113 | 200 |
| Heating And Cooling | 750 | 250 | 200 | 0 | 200 |
| Snow Removal | 50 | 50 | 50 | 0 | 50 |
| Electrical | 1,575 | 1,500 | 200 | 0 | 200 |
| Plumbing | 45 | 50 | 30 | 0 | 30 |
| Extermination | 75 | 75 | 30 | 0 | 30 |
| Janitorial | 350 | 370 | 400 | 775 | 1,000 |
| Landscaping | | | 70 | 0 | 0 |
| Routine Maintenance | 100 | 100 | 200 | 392 | 500 |
| Insurance(Crime & Auto Policy) | 2,700 | 2,700 | 2,750 | 2,757 | 1,114 |
| Workmen's Compensation | 350 | 350 | 1,600 | 1,226 | 1,372 |
| Benefits | 32,700 | 34,000 | 20,880 | 40,056 | 59,780 |
| Pension Expense - ER | | | | 0 | 1,570 |
| Program Mgmt. Fee Expense | 15,000 | 15,000 | 15,000 | 13,750 | 15,000 |
| Management Fees - Schwab | | | 0 | 0 | 250 |
| Bank Fees | | | 0 | 1,173 | 1,500 |
| TOTAL EXPENSE | 189,625 | 193,650 | 189,367 | 183,883 | 269,283 |
| Operating Profit / (Loss) | 375 | 0 | 1,500 | 1,593 | 12,717 |

**FINNEY AVENUE
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|----------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Rents - VHDA HAP | 45,000 | 50,974 | 50,974 | 46,068 | 50,500 |
| Rent - Wtcsb | 54,000 | 59,000 | 59,000 | 59,000 | 61,950 |
| Interest Earned On Gf | | | 100 | 159 | 150 |
| TOTAL INCOME | 99,000 | 109,974 | 110,074 | 105,227 | 112,600 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries | 15,000 | 20,000 | 20,665 | 15,704 | 14,596 |
| Legal | 100 | 100 | 100 | 140 | 150 |
| Auditing Fees | 3,000 | 3,000 | 3,000 | 2,746 | 2,500 |
| Office Rent | 350 | 350 | 350 | 321 | 350 |
| Office Supplies | 100 | 25 | 25 | 0 | 25 |
| Telephone | | | 30 | 0 | 25 |
| Postage | 10 | 100 | 100 | 0 | 100 |
| Service Contracts | 3,000 | 2,000 | 2,000 | 0 | 500 |
| General Expenses | 319 | 400 | 400 | 30 | 500 |
| Vehicle Fuel & Lube | 100 | 100 | 100 | 0 | 100 |
| Materials | 1,000 | 2,500 | 2,500 | 1,204 | 1,500 |
| Contract Cost | 5,000 | 5,000 | 5,000 | 0 | 5,000 |
| Heating And Cooling | | | 500 | 0 | 500 |
| Landscape And Grounds | | | 7,000 | 5,328 | 5,500 |
| Electrical | | | 0 | 0 | 1,000 |
| Plumbing | | | 500 | 3,370 | 1,000 |
| Extermination | | | 1,000 | 1,434 | 1,500 |
| Janitorial | | | 25 | 0 | 25 |
| Routine Maintenance | | | 500 | 5,579 | 7,500 |
| Insurance(Crime& Auto Policy) | 14,000 | 5,000 | 5,000 | 2,902 | 3,725 |
| Workmen's Compensation | | | 100 | 136 | 160 |
| Employee Benefit Cont. | 3,800 | 5,000 | 5,000 | 1,740 | 2,838 |
| Pension Expense - ER | | | 0 | 0 | 114 |
| Program Mgmt. Fee Expense | 15,000 | 15,000 | 15,000 | 13,750 | 15,000 |
| Interest on Notes and Bonds | 8,158 | | | | |
| Service Fee Expense-General | 250 | 250 | 250 | 197 | 250 |
| TOTAL EXPENSE | 69,187 | 58,825 | 69,145 | 54,581 | 64,458 |
| Operating Profit / (Loss) | 29,813 | 51,149 | 40,929 | 50,646 | 48,142 |
| NON OPERATING EXPENSES | | | | | |
| Equip.better&Additions | 25,000 | 10,000 | 35,000 | 0 | 15,000 |
| | 4,813 | 41,149 | 5,929 | 50,646 | 33,142 |

**HOUSING CHOICE VOUCHER PROGRAM
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|----------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Admin Fees Earned | 583,260 | 570,270 | 561,300 | 501,091 | 563,250 |
| Hard to House Fees | 4,000 | 5,700 | 5,000 | 0 | 0 |
| Interest Earned | | | 900 | 0 | 1,000 |
| FSS Escrow Forfeitures | | | 30,000 | 0 | 20,000 |
| Miscellaneous Income (Reserves) | | | 13,000 | 15,682 | 10,000 |
| Hud Partial Payments | 7,529,304 | 6,941,601 | 7,278,900 | 6,363,353 | 7,091,344 |
| TOTAL INCOME | 8,116,564 | 7,517,571 | 7,889,100 | 6,880,126 | 7,685,594 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries - Sec 8 | 160,000 | 195,000 | 209,500 | 157,926 | 174,006 |
| Legal- Sec 8 | 5,000 | 3,000 | 3,500 | 4,476 | 5,000 |
| Training - Sec 8 | 2,500 | 2,500 | 2,500 | 2,615 | 2,500 |
| Travel Expense | 2,500 | 2,500 | 2,500 | 394 | 1,000 |
| Travel - Sec 8 | | | 3,000 | 259 | 0 |
| Accounting & Auditing | 1,750 | 1,750 | 1,750 | 0 | 0 |
| Accounting - Sec 8 | | | 12,225 | 1,953 | 2,500 |
| Audit Fees | 12,225 | 12,225 | 3,300 | 3,435 | 3,300 |
| Office Rent - Sect. 8 | 20,000 | 20,000 | 20,000 | 14,501 | 39,528 |
| Office Supplies - Sec 8 | 3,000 | 3,000 | 3,000 | 2,525 | 3,000 |
| Telephone - Sec 8 | 5,650 | 4,000 | 4,000 | 5,226 | 5,000 |
| Postage - Sec 8 | 7,250 | 7,200 | 7,200 | 6,798 | 7,500 |
| Advertising - Sec 8 | 700 | 1,000 | 2,500 | 656 | 1,000 |
| Dues & Subs - Sec 8 | 2,100 | 1,700 | 1,800 | 3,800 | 2,000 |
| Books & Periodicals-Sec 8 | 150 | 150 | 150 | 0 | 100 |
| Service Contracts-Sec 8 | 7,000 | 9,000 | 9,000 | 4,364 | 1,000 |
| General Expenses - Admin | 2,000 | 2,500 | 700 | 0 | 1,000 |
| General Expenses - Sec 8 | | | 2,500 | 2,866 | 3,000 |
| Veh Fuel & Lube - Sec 8 | 3,100 | 2,000 | 2,000 | 2,261 | 2,500 |
| Veh Repair & Maint-Sec 8 | 600 | 1,200 | 1,200 | 794 | 1,000 |
| Computer Support - Sec 8 | 1,100 | 1,100 | 500 | 7,980 | 5,000 |
| Credit Checks/police Reps-Sec 8 | | | 250 | 1,506 | 2,000 |
| Unemployment Insurance | 350 | 350 | 350 | 0 | 0 |
| Water | 450 | 450 | 200 | 49 | 1,000 |
| Sewer | 400 | 500 | 200 | 0 | 500 |
| Electricity | 3,250 | 1,600 | 1,200 | 1,563 | 2,000 |
| Gas | 850 | 300 | 300 | 249 | 500 |
| Fss Support | 2,000 | 2,000 | 1,000 | 65 | 100 |
| Snow Removal | 450 | 450 | 450 | 0 | 0 |
| Electrical | 125 | 3,000 | 500 | 0 | 0 |
| Plumbing | 50 | 85 | 85 | 0 | 0 |
| Extermination | 250 | 250 | 200 | 300 | 0 |
| Janitorial | 1,300 | 1,000 | 1,000 | 1,578 | 1,500 |
| Landscaping | | | 150 | 0 | 0 |
| Routine Maintenance | 225 | 225 | 225 | 0 | 0 |
| Insurance (Crime & Auto Policy) | | | 6,000 | 5,974 | 2,500 |
| Insurance | 6,000 | 6,000 | 1,500 | 0 | |
| Workmen's Compensation | | | 3,600 | 2,656 | 3,000 |
| Pension Expense - ER | | | 0 | 0 | 1,551 |
| Benefits - Sec 8 | 62,500 | 75,000 | 78,750 | 72,803 | 66,858 |
| HAP Vouchers | 7,529,304 | 6,941,601 | 6,771,000 | 6,327,234 | 6,900,000 |
| HAP Vouchers Port Out | | | 514,000 | 185,876 | 191,344 |
| HAP Port Out Admin Fees | | | 5,500 | 2,442 | 3,000 |
| HAP FSS Escrow | | | 10,000 | 0 | |
| Program Mgmt. Fee Expense | 126,484 | 130,000 | 115,000 | 106,152 | 115,000 |
| Service Fee (General) | 5,000 | | | | |
| Service Fees (Admin) | 5,000 | 5,000 | | | |
| Bookkeeping Fee Expense | 74,860 | 74,880 | 71,790 | 66,345 | 73,000 |
| Bank Fees | | | 5,500 | 6,345 | 7,000 |
| Depreciation Expense | | | 2,500 | 0 | |
| TOTAL EXPENSE | 8,055,473 | 7,512,516 | 7,884,075 | 7,003,964 | 7,630,787 |
| Operating Profit / (Loss) | 61,091 | 5,055 | 5,025 | (123,838) | 54,807 |
| NON OPERATING EXPENSES | | | | | |
| Equip.better&add.-Sect.8 | 10,000 | 5,000 | 5,000 | 0 | 5,000 |
| | 51,091 | 55 | 25 | (123,838) | 49,807 |

**HOFFLER APARTMENTS
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|--|-------------------------------|-------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Dwelling Rent | 90,000 | 130,000 | 110,000 | 100,569 | 110,000 |
| Excess Utilities | | | 60 | - | - |
| Interest Earned On Investments | 6 | 40 | 50 | 205 | 200 |
| Repairs & Damages | 2,800 | 8,000 | 8,000 | 5,912 | 8,000 |
| Warrant Charges/misc. | 850 | 2,000 | 2,000 | 1,161 | 2,000 |
| Late Charges | 3,000 | 3,500 | 3,500 | 3,725 | 3,500 |
| Garbage Fees | 250 | 350 | 100 | - | 100 |
| Misc. Income | 1,000 | 100 | 100 | 22,394 | 250 |
| HUD Subsidy | 417,778 | 399,502 | 501,405 | 444,296 | 465,350 |
| TOTAL INCOME | 515,684 | 543,492 | 625,215 | 578,262 | 589,400 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries | 55,000 | 55,000 | 46,000 | 30,026 | 32,158 |
| Temp Labor | | | 0 | 0 | - |
| Legal | 1,500 | 8,000 | 8,000 | 2,508 | 3,000 |
| Training | 1,000 | 500 | 500 | 627 | 500 |
| Travel | 500 | 500 | 500 | 23 | 500 |
| Accounting | 600 | 650 | 650 | 657 | 500 |
| Audit Fees | 1,100 | 1,000 | 1,400 | 1,319 | 1,400 |
| Office Rent | 4,700 | 4,700 | 4,700 | 4,308 | 4,700 |
| Office Supplies | 2,500 | 2,500 | 2,500 | 2,318 | 2,500 |
| Telephone | 4,200 | 4,500 | 4,500 | 5,600 | 6,000 |
| Postage | 600 | 1,000 | 1,000 | 772 | 1,000 |
| Advertising | 500 | 1,000 | 1,000 | 467 | 500 |
| Dues And Subscription | 250 | 250 | 250 | 86 | 250 |
| Books & Periodicals | | 500 | 25 | 0 | 25 |
| Service Contracts | 5,000 | 5,000 | 6,200 | 5,874 | 6,500 |
| General Expenses | 2,500 | 2,000 | 2,000 | 93 | 200 |
| Vehicle Fuel & Lube | 1,500 | 1,000 | 1,000 | 196 | 200 |
| Vehicle Repair & Maint. | 500 | 2,000 | 2,000 | 1,062 | 1,500 |
| D/p Computer Support | 500 | 500 | 500 | 8,934 | 10,000 |
| Credit Checks/police Reps | 450 | 300 | 300 | 128 | 200 |
| Unemployment | 5,000 | 500 | 500 | 0 | 100 |
| Warrant Costs | 2,500 | 2,500 | 2,500 | 1,219 | 1,500 |
| Tenant Services Activity | 2,000 | 2,000 | 1,900 | 1,317 | 1,500 |
| Water | 75,000 | 70,000 | 65,000 | 68,028 | 75,000 |
| Sewer | 98,000 | 90,000 | 75,000 | 78,459 | 75,000 |
| Electricity | 10,000 | 15,000 | 15,000 | 9,515 | 15,000 |
| Gas | 1,500 | 1,500 | 1,500 | 1,540 | 2,000 |
| Maintenance Salaries | 28,500 | 33,000 | 35,000 | 29,646 | 35,699 |
| Maintenance-Overtime | 1,000 | 1,000 | 1,000 | 1,376 | 1,500 |
| Maintenance-On Call | 1,200 | 1,200 | 780 | 1,190 | 670 |
| Maintenance - Materials | 9,000 | 25,000 | 25,000 | 17,575 | 22,000 |
| Maint.- Safety Shoes | 70 | 70 | 70 | 0 | 70 |
| Heating And Cooling | 7,000 | 8,000 | 8,000 | 8,257 | 8,500 |
| Snow Removal | 1,500 | 1,500 | 1,000 | 0 | 300 |
| Unit Turnaround | 10,000 | 10,000 | 10,000 | 32,503 | 10,000 |
| Electrical | 1,000 | 5,000 | 5,000 | 809 | 1,500 |
| Plumbing | 1,500 | 7,000 | 7,000 | 4,776 | 6,000 |
| Extermination | 13,000 | 13,000 | 6,000 | 6,740 | 6,000 |
| Janitorial | 200 | 300 | 1,000 | 620 | 600 |
| Garbage And Trash Removal | 5,000 | 5,700 | 7,000 | 7,340 | 7,500 |
| Landscaping | 17,000 | 22,000 | 27,000 | 14,562 | 15,000 |
| Routine Maintenance | 13,000 | 13,000 | 15,000 | 12,768 | 15,000 |
| Crime Insurance | | | 0 | 0 | 60 |
| Property Insurance(Fire & Extended Coverage) | | | 22,000 | 22,719 | 25,466 |
| Liability Insurance (Commercial) | 2,500 | 2,500 | 2,500 | 3,311 | 3,685 |
| Auto Insurance | | | 2,000 | 2,148 | 826 |
| Workmen's Compensation | 500 | 500 | 500 | 982 | 1,100 |
| Other Insurance | 3,000 | 2,000 | | | |
| P.i.l.o.t. | 4,400 | 4,000 | 4,000 | 1,833 | 2,500 |
| Benefits (Managers/Maintenance) | 33,490 | 20,500 | 17,755 | 20,962 | 25,605 |
| Pension Expense - ER | | | 0 | 0 | 900 |
| Collection Losses (b/d) | 1,000 | 1,000 | 1,000 | 1,161 | 1,000 |
| Property Mgmt. Fee Expense | 60,720 | 60,720 | 60,720 | 52,184 | 57,096 |
| Asset Mgmt. Fee Expense | 9,600 | 9,600 | 9,600 | 8,800 | 9,600 |
| Service Fee Expense | 4,500 | 5,000 | 8,500 | 3,358 | 8,500 |
| Bookkeeping Fee Expense | 7,120 | 14,000 | 14,000 | 5,768 | 7,020 |
| Bank Fees | | | 1,500 | 2,276 | 2,500 |
| TOTAL EXPENSE | 512,700 | 537,990 | 537,350 | 488,741 | 517,930 |
| Operating Profit / (Loss) | 2,984 | 5,502 | 87,865 | 89,521 | 71,470 |
| NON OPERATING EXPENSES | | | | | |
| Replacement of Equipment | 1,000 | 1,000 | 2,500 | | 2,500 |
| Equip.better&add | 1,000 | 2,000 | 5,000 | - | 5,000 |
| | 984 | 2,502 | 80,365 | 89,521 | 63,970 |

**MOD-REHAB PROGRAM
BUDGET FOR FISCAL YEAR 2019-2020**

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|----------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Admin Fees Earned | 10,420 | 10,729 | 10,729 | 11,803 | 8,500 |
| Interest Earned | | | 0 | 0 | 40 |
| Misc. Income | | | 500 | 0 | 100 |
| Hud Partial Payments | 62,928 | 92,088 | 92,400 | 59,106 | 83,000 |
| MOD Rehab Reserves | | | | 6,700 | |
| TOTAL INCOME | 73,348 | 102,817 | 103,629 | 77,609 | 91,640 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries - Sec 8 | 4,000 | 4,100 | 6,500 | 5,366 | 12,667 |
| Legal - Sec 8 | 100 | 50 | 50 | 78 | 50 |
| Staff Training | 100 | | | | |
| Staff Travel | 100 | | | | |
| Accounting - Sec 8 | 35 | 45 | 50 | 50 | 50 |
| Audit Fees | 204 | 200 | 1,000 | 93 | 1,000 |
| Office Rent-Sect. 8 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Office Supplies - Sec 8 | 18 | 45 | 45 | 10 | 0 |
| Telephone - Sec 8 | 17 | 75 | 75 | 61 | 75 |
| Postage - Sec 8 | 25 | 75 | 50 | 38 | 50 |
| Advertising - Sec 8 | 13 | 15 | 15 | 0 | 10 |
| Dues & Subs - Sec 8 | 24 | 25 | 25 | 15 | 0 |
| Books & Periodicals-Sec 8 | 10 | | 25 | 0 | 0 |
| Service Contracts-Sec 8 | 35 | 100 | 100 | 38 | 0 |
| General Expenses - Sec 8 | 15 | 50 | 50 | 2 | 0 |
| Veh Fuel & Lube-Sec 8 | 7 | 10 | 10 | 9 | 0 |
| Veh Repair & Maint-Sec 8 | 6 | 10 | 10 | 0 | 0 |
| Computer Support | 5 | | | | |
| Credit Checks/police Reps-Sec.8 | | | 10 | 1 | 10 |
| Water | | | 10 | 0 | 0 |
| Sewer | 5 | 15 | 15 | 0 | 0 |
| Electricity | | | - | 0 | 0 |
| Gas | | | 10 | 2 | 0 |
| Electrical | 14 | 100 | 100 | 0 | 0 |
| Plumbing | 2 | 5 | 5 | 0 | 0 |
| Extermination | 5 | 5 | 5 | 0 | 0 |
| Janitorial | 30 | 25 | 25 | 149 | 0 |
| Landscaping | | | 5 | 0 | 0 |
| Routine Maintenance | 10 | 10 | 10 | 0 | 0 |
| Insurance(Crime& Auto Policy) | 275 | 200 | 200 | 163 | 70 |
| Workmen's Compensation | 250 | 250 | 200 | 74 | 80 |
| Pension Expense - ER | | | - | 0 | 116 |
| Benefits - Sec 8 | 2,500 | 2,500 | 700 | 521 | 4,925 |
| HAP - Mod Rehab | 62,928 | 92,088 | 90,000 | 68,113 | 66,500 |
| Program Mgmt. Fee Expense | 1,615 | 1,750 | 1,750 | 1,791 | 1,800 |
| Bank Fees | | | 75 | 52 | 75 |
| TOTAL EXPENSE | 73,348 | 102,748 | 102,125 | 77,574 | 88,478 |
| Operating Profit / (Loss) | 0 | 69 | 1,504 | 35 | 3,162 |

PARKER RIDDICK (White Marsh Pointe)
BUDGET FOR FISCAL YEAR 2019-2020

| INCOME | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
|--|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Dwelling Rent | 225,000 | 215,000 | 215,000 | 231,273 | 251,000 |
| Excess Utilities | 30,000 | 25,000 | 25,000 | 24,545 | 25,000 |
| Interest Earned On Investments | | | 100 | 238 | 300 |
| Repairs & Damages | 5,000 | 8,500 | 8,500 | 9,873 | 9,500 |
| Warrant Charges/misc. | 3,250 | 3,000 | 3,000 | 2,550 | 3,000 |
| Late Charges | 7,000 | 7,500 | 7,500 | 9,000 | 10,000 |
| Garbage Fees | 100 | 100 | 100 | - | 1,000 |
| Misc. Income | 2,075 | 2,075 | 2,000 | 183 | 20,000 |
| HUD Subsidy | 405,048 | 364,817 | 581,491 | 515,345 | 594,284 |
| TOTAL INCOME | 677,473 | 625,992 | 842,691 | 793,007 | 914,084 |
| OPERATING EXPENSES | Budgeted 2016-2017 | Budgeted 2017-2018 | Budgeted 2018-2019 | 12 months Projected | Proposed 2019-2020 |
| Salaries- PHO Managers | 69,100 | 74,000 | 83,700 | 65,727 | 73,686 |
| Temp Labor | | | - | - | - |
| Legal | 2,500 | 2,500 | 2,500 | 2,942 | 2,500 |
| Training | 2,500 | 500 | 500 | 179 | 500 |
| Travel | 2,000 | 500 | 500 | - | 500 |
| Accounting | 750 | 750 | 750 | 804 | 850 |
| Audit Fees | 1,400 | 1,400 | 1,600 | 1,551 | 1,600 |
| Office Rent | 5,440 | 5,400 | 5,400 | 4,950 | 5,400 |
| Office Supplies | 2,000 | 2,000 | 2,000 | 2,834 | 2,000 |
| Telephone | 4,000 | 5,500 | 5,500 | 7,118 | 5,500 |
| Postage | 1,000 | 1,500 | 1,500 | 1,078 | 1,500 |
| Advertising | 650 | 650 | 500 | 260 | 300 |
| Dues And Subscription | 425 | 600 | 500 | 135 | 200 |
| Books & Periodicals | | | 25 | - | 25 |
| Service Contracts | 7,000 | 5,000 | 6,700 | 10,630 | 12,500 |
| General Expense | 3,000 | 3,000 | 3,100 | 155 | 500 |
| General Expense - Admin. | | | 50 | - | 50 |
| Vehicle Fuel & Lube | 1,000 | 1,500 | 1,500 | 830 | 1,000 |
| Vehicle Repair & Maint. | 1,000 | 1,000 | 1,000 | 2,028 | 1,500 |
| D/p Computer Support | 2,000 | | 500 | 10,312 | 15,000 |
| Credit Checks/police Reps | 350 | 350 | 400 | 134 | 200 |
| Unemployment Insurance | 300 | 250 | 250 | - | 200 |
| Warrant Costs | 3,500 | 3,500 | 3,500 | 2,643 | 2,500 |
| Tenant Services Activity | 2,325 | 2,325 | 2,300 | 1,355 | 1,500 |
| Water | 80,000 | 55,000 | 90,000 | 92,401 | 100,000 |
| Sewer | 95,000 | 70,000 | 110,000 | 112,131 | 130,000 |
| Electricity | 120,000 | 110,000 | 125,000 | 109,060 | 120,000 |
| Gas | 500 | 500 | 500 | 531 | 500 |
| Maintenance - Salaries | 28,000 | 30,000 | 32,650 | 36,223 | 63,607 |
| Maintenance - Overtime | 1,000 | 500 | 500 | 1,371 | 1,000 |
| Maintenance - On Call | 800 | 500 | 780 | 227 | 780 |
| Maintenance - Materials | 20,000 | 25,000 | 25,000 | 22,384 | 25,000 |
| Maintenance - Safety Shoes | 70 | 70 | 70 | - | 50 |
| Heating And Cooling | 10,000 | 14,500 | 14,500 | 11,743 | 12,000 |
| Snow Removal | 1,500 | 1,500 | 1,500 | - | 500 |
| Unit Turnaround | 10,000 | 5,000 | 5,000 | 7,865 | 5,000 |
| Electrical | 2,500 | 1,500 | 1,000 | 509 | 1,000 |
| Plumbing | 6,000 | 10,000 | 10,000 | 5,147 | 5,000 |
| Extermination | 13,000 | 10,000 | 5,000 | 12,275 | 5,000 |
| Janitorial | 300 | 300 | 1,050 | 566 | 500 |
| Garbage And Trash Removal | 6,000 | 8,000 | 8,000 | 8,295 | 8,000 |
| Landscaping | 15,000 | 25,000 | 26,000 | 17,204 | 26,000 |
| Routine Maintenance | | 5,000 | 5,000 | 13,163 | 10,000 |
| Crime Insurance | | | - | - | 69 |
| Property Insurance(Fire & Extended Coverage) | | | 27,000 | 24,455 | 27,470 |
| Liability Insurance(Commercial) | 4,000 | 4,000 | 4,700 | 4,504 | 4,282 |
| Auto Insurance | | | 3,000 | 2,500 | 975 |
| Workmen's Compensation | 1,000 | 1,000 | 1,500 | 1,141 | 1,280 |
| Other Insurance | 3,000 | 3,000 | | | |
| P.i.o.t. | 5,695 | 5,695 | 5,695 | 2,373 | 3,200 |
| Benefits (Managers/Maintenance) | 37,000 | 26,000 | 28,000 | 24,937 | 48,000 |
| Pension Expense - ER | | | - | - | 1,326 |
| Collection Losses (b/d) | 4,000 | | 500 | 15,278 | 500 |
| Property Mgmt. Fee Expense | 70,010 | 70,010 | 70,000 | 60,268 | 67,344 |
| Asset Mgmt. Fee Expense | 11,160 | 11,160 | 11,160 | 10,230 | 11,160 |
| Service Fee Expense-Admin. | 6,500 | 6,500 | 8,500 | 2,133 | 8,500 |
| Bookkeeping Fee Expense | 8,310 | 12,000 | 12,000 | 7,410 | 8,280 |
| Bank Fees | | | 1,500 | 2,660 | 3,000 |
| TOTAL EXPENSE | 672,585 | 623,960 | 759,380 | 724,650 | 828,834 |
| Operating Profit / (Loss) | 4,888 | 2,032 | 83,311 | 68,357 | 85,250 |
| NON OPERATING EXPENSES | | | | | |
| Replacement of Equipment | 1,000 | 1,000 | 1,000 | | |
| Equip.better&add. | 1,000 | 1,000 | 5,000 | 1,167 | 5,000 |
| | 2,888 | 32 | 77,311 | 67,190 | 80,250 |