

ENTERPRISE FUND		FY14-15 BUDGET				REVISED FY14-15 BUDGET			YEAR-END FORECAST FY14-15 BUDGET				NET CHANGE
		Approved by FMA Board on 6/19/14				Approved by FMA Board on 12/18/14			For Board Approval on 6/18/15				
		Budget Residential	Budget Commercial	Budget Utility Fund	Budget TOTAL	Budget Adjustments	5% REDUCTION	REVISED TOTAL	Budget Residential	Budget Commercial	Budget Utility Fund	Budget TOTAL	
<b>Personnel Services</b>													
12	Salaries, Wages Cost	209,743	-	-	209,743		-	209,743	209,743	-	-	209,743	-
13	Salary Increase (2% prorated for 10 months plus fringe)												
14	Bonus Program (2-3% based on reviews)	5,244	-	-	5,244		(5,244)	-	-	-	-	-	-
15	Fringe Benefits	72,493	-	-	72,493		(401)	72,092	72,092	-	-	72,092	-
16	<b>Total Payroll and Fringe</b>	<b>287,480</b>	<b>-</b>	<b>-</b>	<b>287,480</b>		<b>(5,645)</b>	<b>281,835</b>	<b>281,835</b>	<b>-</b>	<b>-</b>	<b>281,835</b>	<b>-</b>
	Full - Time				3			3				3	-
	Contractors				-			-				-	-
	Part-Time				2			2				2	-
<b>Administrative</b>													
25	Labor-Administration (Includes Office Temps)	-	50,017	-	50,017			50,017	-	50,017	-	50,017	-
26	Advertising	5,000	-	-	5,000			5,000	5,000	-	-	5,000	-
27	Miscellaneous- Bldg 73 Ofc UTILITIES	2,328	-	-	2,328			2,328	2,328	-	-	2,328	-
28	Bank Fees & Finance Charges	-	-	-	-			-	1,650	-	-	1,650	1,650
29	Training	7,500	-	-	7,500			7,500	7,000	-	-	7,000	(500)
30	Prof. Svcs-Court\Collection (+BAD DEBT EXP)	3,980	-	-	3,980			3,980	3,980	-	-	3,980	-
31	Leasing Commission (Non CAM)	-	60,000	-	60,000			60,000	-	132,550	-	132,550	72,550
32	Leasing Expense	-	-	-	-			-	-	-	-	-	-
33	Office Supplies	10,624	1,200	-	11,824			11,824	10,624	1,200	-	11,824	-
34	FF&E Exp-Computers\Software (+Onesite Fees)	13,500	-	-	13,500			13,500	9,700	-	-	9,700	(3,800)
35	FF&E Exp-Copier\Fax	2,815	-	-	2,815			2,815	2,815	-	-	2,815	-
36	Pagers\Cell Phones	4,913	3,600	-	8,513			8,513	4,913	3,600	-	8,513	-
37	Postage\Courier	250	-	-	250			250	425	-	-	425	175
38	On Line Fees	-	7,680	-	7,680			7,680	-	7,680	-	7,680	-
39	Telephone-Mgmt Office	4,572	3,000	-	7,572			7,572	4,572	3,000	-	7,572	-
40	Telephone - Life Safety	-	-	-	-			-	-	-	-	-	-
41	Meals\Lodging\Travel	-	8,580	-	8,580	-	(2,580)	6,000	-	6,000	-	6,000	-
42	Conference/Training Fees	-	-	-	-			-	-	-	-	-	-
43	Uniforms	1,000	800	-	1,800			1,800	1,000	800	-	1,800	-
44	<b>Total Administrative</b>	<b>56,482</b>	<b>134,877</b>	<b>-</b>	<b>191,359</b>	<b>-</b>	<b>(2,580)</b>	<b>188,779</b>	<b>54,007</b>	<b>204,847</b>	<b>-</b>	<b>258,854</b>	<b>70,075</b>
<b>Management Fees</b>													
47	Management Fee	-	150,000	-	150,000			150,000	-	150,000	-	150,000	-
48	<b>Total Management Fees</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>
<b>Insurance</b>													
51	Vehicle Insurance	250	250	-	500			500	250	250	-	500	-
52	Property Insurance	65,520	15,750	-	81,270			81,270	65,520	15,750	-	81,270	-
53	<b>Total Insurance</b>	<b>65,770</b>	<b>16,000</b>	<b>-</b>	<b>81,770</b>	<b>-</b>	<b>-</b>	<b>81,770</b>	<b>65,770</b>	<b>16,000</b>	<b>-</b>	<b>81,770</b>	<b>-</b>
<b>Cleaning</b>													
56	Cleaning - Office Building 73 (Admin)	1,439	3,000	-	4,439			4,439	1,439	3,000	-	4,439	-
57	Cleaning Contract	21,415	56,000	-	77,415			77,415	21,415	56,000	-	77,415	-
58	Cleaning Supplies	527	-	-	527			527	527	-	-	527	-
59	<b>Total Cleaning</b>	<b>23,381</b>	<b>59,000</b>	<b>-</b>	<b>82,381</b>	<b>-</b>	<b>-</b>	<b>82,381</b>	<b>23,381</b>	<b>59,000</b>	<b>-</b>	<b>82,381</b>	<b>-</b>
<b>Service Contracts</b>													
62	HVAC Contract	15,029	208,149	-	223,178	-	-	223,178	15,029	208,149	-	223,178	-
63	Extermination Contract	6,495	6,000	-	12,495			12,495	6,495	6,000	-	12,495	-
64	Emergency Generator Contract	-	9,780	-	9,780	-	(8,480)	1,300	-	1,300	-	1,300	-
65	Equipment Service Contract/Lease	-	5,245	-	5,245			5,245	-	5,245	-	5,245	-
66	Fire/Life Safety	-	32,668	-	32,668			32,668	-	32,668	-	32,668	-
67	Landscaping Contract BRICKMAN	88,704	367,422	-	456,126	-	(19,035)	437,091	83,374	353,717	-	437,091	-
68	Landscaping-Plants/Flowers/Mulch BRICKMAN	39,600	15,000	-	54,600	-	(3,120)	51,480	38,726	12,754	-	51,480	-

		FY14-15 BUDGET				REVISED FY14-15 BUDGET			YEAR-END FORECAST FY14-15 BUDGET				
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Approved by FMA Board on 12/18/14			For Board Approval on 6/18/15				
		Budget	Budget	Budget	Budget	Budget	5%	REVISED	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	Adjustments	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
69	Trash Removal/Recycling Contract	-	5,640	-	5,640	-		5,640	-	5,640	-	5,640	-
70	Alarm Services Contract	-	4,200	-	4,200	-	(1,200)	3,000	-	3,000	-	3,000	-
71	Elevator R&M Contract	-	53,440	-	53,440			53,440	-	53,440	-	53,440	-
72	Water Treatment Contract		14,204	-	14,204			14,204	-	14,204	-	14,204	-
73	<b>Total Service Contracts</b>	<b>149,828</b>	<b>721,748</b>	<b>-</b>	<b>871,576</b>	<b>-</b>	<b>(31,835)</b>	<b>839,741</b>	<b>143,624</b>	<b>696,117</b>	<b>-</b>	<b>839,741</b>	<b>-</b>
<b>Repairs &amp; Maintenance PROP &amp; MAINT DIV</b>													
76	Labor-R & M (includes Maint Temps)	186,160	177,160	-	363,320			363,320	186,160	177,160	-	363,320	-
77	Labor-Building Manager	-	100,727	-	100,727		(10,684)	90,043	-	90,043	-	90,043	-
78	Building Interior CARPENTRY	3,333	20,000	-	23,333		(3,700)	19,633	3,333	16,300	-	19,633	-
79	Consulting - Arch/Engr	-	-	-	-			-	-	-	-	-	-
80	Lead-Based Dust Remediation	150,000	-	-	150,000			150,000	150,000	-	-	150,000	-
81	Door & Glass Repair\Replacement	-	2,400	-	2,400			2,400	-	2,400	-	2,400	-
82	Electrical R & M CONTRACT	5,255	3,000	-	8,255			8,255	5,255	3,000	-	8,255	-
83	Light Bulbs	-	3,000	-	3,000			3,000	-	3,000	-	3,000	-
84	Generator Repairs CONTRACT	-	9,126	-	9,126			9,126	-	9,126	-	9,126	-
85	Equipment R & M		1,200	-	1,200			1,200	-	1,200	-	1,200	-
86	Maintenance Equipment Rental	30,000	30,000	-	60,000		(10,000)	50,000	25,000	25,000	-	50,000	-
87	Landscaping R & M		19,400	-	19,400			19,400	-	19,400	-	19,400	-
88	Locks and Keys	8,380	12,280	-	20,660			20,660	8,380	12,280	-	20,660	-
89	Painting - Interior	87,803	53,000	-	140,803		(10,000)	130,803	82,803	48,000	-	130,803	-
90	Flooring R & M-Interior	46,907	-	-	46,907			46,907	46,907	-	-	46,907	-
91	Painting R & M-Exterior	50,000	50,000	-	100,000		(10,000)	90,000	45,000	45,000	-	90,000	-
92	Irrigation R & M	-	1,250	-	1,250			1,250	-	1,250	-	1,250	-
93	Contracts - Other	15,442	-	-	15,442			15,442	15,442	-	-	15,442	-
94	Plumbing	12,943	1,800	-	14,743			14,743	12,943	1,800	-	14,743	-
95	Fire\Security Equipment R & M	-	12,500	-	12,500			12,500	-	12,500	-	12,500	-
96	Signage	-	-	-	-			-	-	-	-	-	-
97	Small Tools	2,781	3,700	-	6,481			6,481	2,781	3,700	-	6,481	-
98	FF&E Exp-Appliances	4,912	-	-	4,912			4,912	-	-	-	4,912	-
99	FF&E Exp - trash/recycle bins, generators etc	20,224	-	-	20,224			20,224	20,224	-	-	20,224	-
100	Supplies R & M (other)	8,579	4,000	-	12,579			12,579	8,579	4,000	-	12,579	-
101	Supplies-Electrical	16,927	-	-	16,927			16,927	16,927	-	-	16,927	-
102	Supplies-Landscaping	12	-	-	12			12	12	-	-	12	-
103	Supplies-HVAC	9,344	6,000	-	15,344			15,344	9,344	6,000	-	15,344	-
104	Supplies-Painting	384	28,000	-	28,384			28,384	384	28,000	-	28,384	-
105	Supplies-Plumbing	8,909	-	-	8,909			8,909	8,909	-	-	8,909	-
106	Vehicle-Fuel (truck-carts-maint trvl)	2,400	1,200	-	3,600			3,600	2,400	1,200	-	3,600	-
107	Vehicle R & M	400	1,200	-	1,600			1,600	400	1,200	-	1,600	-
108	Tenant Improvements (non-capital)	-	253,000	-	253,000			253,000	-	253,000	-	253,000	-
109	Building Repairs												
110	Building renovations for leasing make-ready	125,000	-	-	125,000			125,000	125,000	-	-	125,000	-
111	HVAC Repairs not in contract	-	60,000	-	60,000			60,000	-	60,000	-	60,000	-
112	Snow Removal												
113	Roof R & M Contract + Supplies	50,000	20,000	-	70,000		(6,000)	64,000	44,000	5,000	-	49,000	(15,000)
114	Gutter Cleaning/Repair	50,000	25,000	-	75,000		(6,000)	69,000	44,000	5,000	-	49,000	(20,000)
115	Tree Maintenance		50,000	-	50,000		(10,000)	40,000	-	10,000	-	10,000	(30,000)
116	Fascia/Soffitt Repairs	25,000	25,000	-	50,000		(10,000)	40,000	20,000	20,000	-	40,000	-
117	Parking Lot Repairs & Striping	-	50,000	-	50,000		(10,000)	40,000	-	5,000	-	5,000	(35,000)
118	<b>Total Repairs &amp; Maintenance</b>	<b>921,095</b>	<b>1,023,943</b>	<b>-</b>	<b>1,945,038</b>	<b>-</b>	<b>(86,384)</b>	<b>1,858,654</b>	<b>889,095</b>	<b>869,559</b>	<b>-</b>	<b>1,758,654</b>	<b>(100,000)</b>
<b>Taxes and Licenses</b>													
121	Real Estate Taxes - PILOT	342,115	638,190	-	980,305			980,305	342,115	638,190	-	980,305	-
122	<b>Total Taxes and Licenses</b>	<b>342,115</b>	<b>638,190</b>	<b>-</b>	<b>980,305</b>	<b>-</b>	<b>-</b>	<b>980,305</b>	<b>342,115</b>	<b>638,190</b>	<b>-</b>	<b>980,305</b>	<b>-</b>
<b>Utilities</b>													

		FY14-15 BUDGET				REVISED FY14-15 BUDGET			YEAR-END FORECAST FY14-15 BUDGET				
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Approved by FMA Board on 12/18/14			For Board Approval on 6/18/15				
		Budget	Budget	Budget	Budget	Budget	5%	REVISED	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	Adjustments	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
125	Electricity	225,031	516,727	-	741,758			741,758	225,031	516,727	-	741,758	-
126	Electricity (Non CAM)	-	-	-	-			-	-	-	-	-	-
127	Trash Removal\Recycling Contract CITYHPT	6,861	2,874	-	9,735			9,735	6,861	2,874	-	9,735	-
128	Water & Sewer	126,360	30,952	450,000	607,312			607,312	126,360	30,952	515,500	672,812	65,500
129	Fuel & Oil	-	12,615	-	12,615			12,615	-	12,615	-	12,615	-
130	Natural Gas	72,227	37,886	350,000	460,112			460,112	72,227	37,886	350,000	460,112	-
131	<b>Total Utilities</b>	<b>430,479</b>	<b>601,054</b>	<b>800,000</b>	<b>1,831,533</b>	-	-	<b>1,831,533</b>	<b>430,479</b>	<b>601,054</b>	<b>865,500</b>	<b>1,897,033</b>	<b>65,500</b>
<b>Non-Capitalized Non-recurring Costs</b>													
134	Moisture Control Equipment (Fans & Dehumidifiers)	-	-	-	-			-	-	-	-	-	-
135	Repairs to B27A & Relocation of Leasing Office												
136	Measurement of Residential Units												
137	Repairs to Post Theater for Re-Use												
138	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	1,500			1,500	1,500	-	-	1,500	-
140	<b>Total Non-Capitalized Non-recurring Costs</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	-	-	<b>1,500</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>-</b>
<b>TOTAL COSTS</b>		<b>2,278,130</b>	<b>3,344,812</b>	<b>800,000</b>	<b>6,422,942</b>	-	(126,444)	<b>6,296,498</b>	<b>2,231,807</b>	<b>3,234,767</b>	<b>865,500</b>	<b>6,332,073</b>	<b>35,575</b>
<b>BALANCE SHEET BUDGET (uses Cash)</b>													
145	Tenant Improvements (non-capital in R&M above)												-
146	FF&E - Improvements												-
147	Repair residential units (moved to R&M section)												-
148	Convert Building 80 to residential		350,000		350,000	250,000	-	600,000	-	25,000	-	25,000	(575,000)
149	<b>Total Balance Sheet Budget</b>	<b>-</b>	<b>350,000</b>	<b>-</b>	<b>350,000</b>	<b>250,000</b>	<b>-</b>	<b>600,000</b>	<b>-</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>(575,000)</b>
<b>SUMMARY - Enterprise Fund</b>													
<b>Category Totals</b>													
154	Personnel	287,480	-	-	287,480	-	(5,645)	281,835	281,835	-	-	281,835	-
155	Administrative	56,482	134,877	-	191,359	-	(2,580)	188,779	54,007	204,847	-	258,854	70,075
156	Management Fees	-	150,000	-	150,000	-	-	150,000	-	150,000	-	150,000	-
157	Insurance	65,770	16,000	-	81,770	-	-	81,770	65,770	16,000	-	81,770	-
158	Cleaning	23,381	59,000	-	82,381	-	-	82,381	23,381	59,000	-	82,381	-
159	Service Contracts	149,828	721,748	-	871,576	-	(31,835)	839,741	143,624	696,117	-	839,741	-
160	Repairs and Maintenance	921,095	1,023,943	-	1,945,038	-	(86,384)	1,858,654	889,095	869,559	-	1,758,654	(100,000)
161	Taxes and Licenses	342,115	638,190	-	980,305	-	-	980,305	342,115	638,190	-	980,305	-
162	Utilities	430,479	601,054	800,000	1,831,533	-	-	1,831,533	430,479	601,054	865,500	1,897,033	65,500
163	Non-Capitalized Non-recurring Costs	1,500	-	-	1,500	-	-	1,500	1,500	-	-	1,500	-
164	Balance Sheet Items (require cash)	-	350,000	-	350,000	250,000	-	600,000	-	25,000	-	25,000	(575,000)
165	<b>TOTAL COSTS</b>	<b>2,278,130</b>	<b>3,694,812</b>	<b>800,000</b>	<b>6,772,942</b>	<b>250,000</b>	<b>(126,444)</b>	<b>6,896,498</b>	<b>2,231,807</b>	<b>3,259,767</b>	<b>865,500</b>	<b>6,357,073</b>	<b>(539,425)</b>
<b>Revenues</b>													
169	Chamberlin Ground Lease	-	-	-	-			-	-	-	-	-	-
170	Apt Demolition (committed funds from FY12)	-	-	-	-			-	-	-	-	-	-
171	Residential Leases - Homes	2,709,942	-	-	2,709,942			2,709,942	2,709,942	-	-	2,709,942	-
172	Rent Concessions	(250,000)	-	-	(250,000)			(250,000)	(250,000)	(102,000)	-	(352,000)	(102,000)
173	Residential - Garages	4,500	-	-	4,500			4,500	4,500	-	-	4,500	-
174	Residential Leases - Apartments	-	-	-	-			-	-	-	-	-	-
175	Commercial - Office/Warehouse	-	879,950	-	879,950			879,950	-	702,025	-	702,025	(177,925)
176	Event Rentals	-	-	-	-			-	-	30,300	-	30,300	30,300
177	CAM Recoveries	-	43,267	-	43,267			43,267	-	26,950	-	26,950	(16,317)
178	Utility Reimbursement	-	362,844	-	362,844			362,844	-	362,844	-	362,844	-
179	Construction Loan	-	-	-	-			-	-	-	-	-	-
180	Revenue - Utility Fund	-	-	430,000	430,000			430,000	-	-	454,900	454,900	24,900

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		Budget	Budget	Budget	Budget	Budget	5%	REVISED	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	Adjustments	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
181	Other Income	20,000	-		20,000			20,000	20,000	-	-	20,000	-
182	<b>TOTAL REVENUES</b>	2,484,442	1,286,061	430,000	4,200,503	-	-	4,200,503	2,484,442	1,020,119	454,900	3,959,461	(241,042)
184	Funding (to)/from Government Fund	206,312	(2,408,751)	(370,000)	(2,572,439)	(250,000)	126,444	(2,695,995)	252,635	(2,239,648)	(410,600)	(2,397,612)	298,383

		FY15-16 BUDGET				REVISED FY15-16 BUDGET		FY15-16 BUDGET				
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Approved on 12/18/14		For Board Approval on 6/18/15				
		Budget	Budget	Budget	Budget	7%	REVISED	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
<b>Personnel Services</b>												
12	Salaries, Wages Cost	225,823	-	-	225,823	(15,180)	210,643	213,253	-	-	213,253	2,610
13	Salary Increase (2% prorated for 10 months plus fringe)							3,835	-	-	3,835	3,835
14	Bonus Program (2-3% based on reviews)	5,646	-	-	5,646	(5,646)	-	-	-	-	-	-
15	Fringe Benefits	91,232	-	-	91,232	(6,565)	84,667	76,697	-	-	76,697	(7,970)
16	<b>Total Payroll and Fringe</b>	<b>322,701</b>	<b>-</b>	<b>-</b>	<b>322,701</b>	<b>(27,391)</b>	<b>295,310</b>	<b>293,785</b>	<b>-</b>	<b>-</b>	<b>293,785</b>	<b>(1,525)</b>
	Full -Time				4	(1)	3				3	-
	Contractors				-	-	-				-	-
	Part-Time				1	1	2				2	-
<b>Administrative</b>												
25	Labor-Administration (Includes Office Temps)	-	51,518	-	51,518	-	51,518	-	51,312	-	51,312	(206)
26	Advertising	7,500	-	-	7,500	-	7,500	2,000	-	-	2,000	(5,500)
27	Miscellaneous- Bldg 73 Ofc UTILITIES	2,398	-	-	2,398	-	2,398	2,398	-	-	2,398	-
28	Bank Fees & Finance Charges	-	-	-	-	-	-	-	-	-	-	-
29	Training	19,000	-	-	19,000	-	19,000	7,500	-	-	7,500	(11,500)
30	Prof. Svcs-Court\Collection (+BAD DEBT EXP)	4,099	-	-	4,099	-	4,099	350	-	-	350	(3,749)
31	Leasing Commission (Non CAM)	-	61,800	-	61,800	-	61,800	-	104,884	-	104,884	43,084
32	Leasing Expense	-	-	-	-	-	-	-	840	-	840	840
33	Office Supplies	10,943	1,236	-	12,179	-	12,179	7,680	1,320	-	9,000	(3,179)
34	FF&E Exp-Computers\Software (+Onesite Fees)	13,905	-	-	13,905	-	13,905	11,905	2,000	-	13,905	-
35	FF&E Exp-Copier\Fax	2,899	-	-	2,899	-	2,899	2,899	-	-	2,899	-
36	Pagers\Cell Phones	5,060	3,708	-	8,768	-	8,768	5,060	4,020	-	9,080	312
37	Postage\Courier	258	-	-	258	-	258	258	300	-	558	300
38	On Line Fees	-	7,910	-	7,910	-	7,910	-	-	-	-	(7,910)
39	Telephone-Mgmt Office	4,709	3,090	-	7,799	-	7,799	4,709	3,960	-	8,669	870
40	Telephone - Life Safety	-	-	-	-	-	-	-	20,100	-	20,100	20,100
41	Meals\Lodging\Travel	-	8,837	-	8,837	(2,580)	6,257	-	8,580	-	8,580	2,323
42	Conference/Training Fees	-	-	-	-	-	-	-	-	-	-	-
43	Uniforms	1,000	824	-	1,824	-	1,824	200	2,050	-	2,250	426
44	<b>Total Administrative</b>	<b>71,771</b>	<b>138,923</b>	<b>-</b>	<b>210,695</b>	<b>(2,580)</b>	<b>208,115</b>	<b>44,959</b>	<b>199,366</b>	<b>-</b>	<b>244,325</b>	<b>36,211</b>
<b>Management Fees</b>												
47	Management Fee	-	150,000	-	150,000	-	150,000	-	165,000	-	165,000	15,000
48	<b>Total Management Fees</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>165,000</b>	<b>-</b>	<b>165,000</b>	<b>15,000</b>
<b>Insurance</b>												
51	Vehicle Insurance	250	500	-	750	-	750	250	-	-	250	(500)
52	Property Insurance	68,796	16,538	-	85,334	-	85,334	68,796	113,987	-	182,783	97,450
53	<b>Total Insurance</b>	<b>69,046</b>	<b>17,038</b>	<b>-</b>	<b>86,084</b>	<b>-</b>	<b>86,084</b>	<b>69,046</b>	<b>113,987</b>	<b>-</b>	<b>183,033</b>	<b>96,950</b>
<b>Cleaning</b>												
56	Cleaning - Office Building 73 (Admin)	1,482	3,090	-	4,572	-	4,572	1,482	1,980	-	3,462	(1,110)
57	Cleaning Contract	22,057	73,680	-	95,737	-	95,737	22,057	71,423	-	93,480	(2,257)
58	Cleaning Supplies	543	-	-	543	-	543	543	-	-	543	-
59	<b>Total Cleaning</b>	<b>24,082</b>	<b>76,770</b>	<b>-</b>	<b>100,852</b>	<b>-</b>	<b>100,852</b>	<b>24,082</b>	<b>73,403</b>	<b>-</b>	<b>97,485</b>	<b>(3,367)</b>
<b>Service Contracts</b>												
62	HVAC Contract	15,480	194,393	-	209,873	-	209,873	-	221,705	-	221,705	11,832
63	Extermination Contract	6,690	7,380	-	14,070	-	14,070	9,600	4,470	-	14,070	0
64	Emergency Generator Contract	-	9,473	-	9,473	(8,480)	993	-	4,600	-	4,600	3,607
65	Equipment Service Contract/Lease	-	5,402	-	5,402	-	5,402	-	5,245	-	5,245	(157)
66	Fire/Life Safety	-	33,648	-	33,648	-	33,648	15,549	34,451	-	50,000	16,352
67	Landscaping Contract BRICKMAN	91,365	361,445	-	452,810	(19,847)	432,963	21,846	328,154	-	350,000	(82,963)
68	Landscaping-Plants/Flowers/Mulch BRICKMAN	40,788	15,450	-	56,238	(3,120)	53,118	8,120	11,880	-	20,000	(33,118)

ENTERPRISE FUND		FY15-16 BUDGET				REVISED FY15-16 BUDGET		FY15-16 BUDGET				NET CHANGE
		Approved by FMA Board on 6/19/14				Approved on 12/18/14		For Board Approval on 6/18/15				
		Budget	Budget	Budget	Budget	7%	REVISED	Budget	Budget	Budget	Budget	
	Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL		
69	Trash Removal/Recycling Contract	-	5,809	-	5,809	-	5,809	-	5,820	-	5,820	11
70	Alarm Services Contract	-	4,326	-	4,326	(1,200)	3,126	-	3,600	-	3,600	474
71	Elevator R&M Contract	-	53,440	-	53,440	(40,000)	13,440	10,200	3,240	-	13,440	-
72	Water Treatment Contract	-	14,630	-	14,630	-	14,630	-	24,553	-	24,553	9,923
73	<b>Total Service Contracts</b>	<b>154,323</b>	<b>705,397</b>	<b>-</b>	<b>859,720</b>	<b>(72,647)</b>	<b>787,073</b>	<b>65,315</b>	<b>647,718</b>	<b>-</b>	<b>713,033</b>	<b>(74,040)</b>
<b>Repairs &amp; Maintenance PROP &amp; MAINT DIV</b>												
76	Labor-R & M (includes Maint Temps)	191,745	182,475	-	374,220	-	374,220	191,745	220,424	-	412,169	37,949
77	Labor-Building Manager	-	103,749	-	103,749	(10,684)	93,065	-	92,622	-	92,622	(443)
78	Building Interior CARPENTRY	3,433	20,600	-	24,033	(3,700)	20,333	10,000	15,000	-	25,000	4,667
79	Consulting - Arch/Engr	-	-	-	-	-	-	-	-	-	-	-
80	Lead-Based Dust Remediation	150,000	-	-	150,000	-	150,000	150,000	-	-	150,000	-
81	Door & Glass Repair\Replacement	-	2,472	-	2,472	-	2,472	400	4,000	-	4,400	1,928
82	Electrical R & M CONTRACT	5,413	3,090	-	8,503	-	8,503	8,200	4,800	-	13,000	4,497
83	Light Bulbs	-	3,090	-	3,090	-	3,090	-	7,800	-	7,800	4,710
84	Generator Repairs CONTRACT	-	9,400	-	9,400	-	9,400	1,400	4,000	-	5,400	(4,000)
85	Equipment R & M	-	1,236	-	1,236	-	1,236	-	1,200	-	1,200	(36)
86	Maintenance Equipment Rental	30,000	30,900	-	60,900	(10,000)	50,900	25,900	25,000	-	50,900	-
87	Landscaping R & M	-	19,982	-	19,982	-	19,982	-	7,730	-	7,730	(12,252)
88	Locks and Keys	8,631	12,648	-	21,280	-	21,280	8,631	1,100	-	9,731	(11,548)
89	Painting - Interior	90,437	54,590	-	145,027	-	145,027	90,437	30,000	-	120,437	(24,590)
90	Flooring R & M-Interior	48,314	-	-	48,314	-	48,314	48,314	-	-	48,314	-
91	Painting R & M-Exterior	51,500	51,500	-	103,000	-	103,000	51,500	51,500	-	103,000	-
92	Irrigation R & M	-	1,288	-	1,288	-	1,288	-	1,650	-	1,650	363
93	Contracts - Other	15,905	-	-	15,905	-	15,905	15,905	-	-	15,905	-
94	Plumbing	13,331	1,854	-	15,185	-	15,185	13,331	2,400	-	15,731	546
95	Fire\Security Equipment R & M	-	12,875	-	12,875	-	12,875	-	26,400	-	26,400	13,525
96	Signage	-	-	-	-	-	-	-	2,520	-	2,520	2,520
97	Small Tools	2,864	3,811	-	6,675	-	6,675	2,864	2,520	-	5,384	(1,291)
98	FF&E Exp-Appliances	5,059	-	-	5,059	-	5,059	5,059	-	-	5,059	-
99	FF&E Exp - trash/recycle bins, generators etc	20,831	-	-	20,831	-	20,831	20,831	-	-	20,831	-
100	Supplies R & M (other)	8,836	4,120	-	12,956	-	12,956	8,836	4,800	-	13,636	680
101	Supplies-Electrical	17,435	-	-	17,435	-	17,435	17,435	-	-	17,435	-
102	Supplies-Landscaping	12	-	-	12	-	12	12	-	-	12	-
103	Supplies-HVAC	9,624	6,180	-	15,804	-	15,804	9,624	6,000	-	15,624	(180)
104	Supplies-Painting	396	28,840	-	29,236	-	29,236	396	300	-	696	(28,540)
105	Supplies-Plumbing	9,176	-	-	9,176	-	9,176	9,176	1,000	-	10,176	1,000
106	Vehicle-Fuel (truck-carts-maint trvl)	2,472	1,236	-	3,708	-	3,708	2,472	1,200	-	3,672	(36)
107	Vehicle R & M	412	1,236	-	1,648	-	1,648	412	1,200	-	1,612	(36)
108	Tenant Improvements (non-capital)	-	253,090	-	253,090	-	253,090	-	276,680	-	276,680	23,590
109	Building Repairs	-	-	-	-	-	-	-	24,000	-	24,000	24,000
110	Building renovations for leasing make-ready	-	-	-	-	-	-	-	-	-	-	-
111	HVAC Repairs not in contract	-	60,000	-	60,000	-	60,000	-	-	-	-	(60,000)
112	Snow Removal	-	-	-	-	-	-	-	2,000	-	2,000	2,000
113	Roof R & M Contract + Supplies	50,000	25,000	-	75,000	(6,000)	69,000	44,000	20,400	-	64,400	(4,600)
114	Gutter Cleaning/Repair	50,000	25,000	-	75,000	(6,000)	69,000	44,000	25,000	-	69,000	-
115	Tree Maintenance	-	50,000	-	50,000	(10,000)	40,000	-	40,000	-	40,000	-
116	Fascia/Soffitt Repairs	25,000	25,000	-	50,000	-	50,000	25,000	25,000	-	50,000	-
117	Parking Lot Repairs & Striping	-	50,000	-	50,000	(10,000)	40,000	-	40,000	-	40,000	-
118	<b>Total Repairs &amp; Maintenance</b>	<b>810,828</b>	<b>1,045,261</b>	<b>-</b>	<b>1,856,089</b>	<b>(56,384)</b>	<b>1,799,705</b>	<b>805,882</b>	<b>968,246</b>	<b>-</b>	<b>1,774,128</b>	<b>(25,577)</b>
<b>Taxes and Licenses</b>												
121	Real Estate Taxes - PILOT	342,115	638,190	-	980,305	-	980,305	342,115	638,189	-	980,304	(1)
122	<b>Total Taxes and Licenses</b>	<b>342,115</b>	<b>638,190</b>	<b>-</b>	<b>980,305</b>	<b>-</b>	<b>980,305</b>	<b>342,115</b>	<b>638,189</b>	<b>-</b>	<b>980,304</b>	<b>(1)</b>
<b>Utilities</b>												

		FY15-16 BUDGET				REVISED FY15-16 BUDGET		FY15-16 BUDGET				
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Approved on 12/18/14		For Board Approval on 6/18/15				
		Budget	Budget	Budget	Budget	7%	REVISED	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
125	Electricity	231,782	580,458	-	812,240		812,240	231,782	616,589	-	848,371	36,131
126	Electricity (Non CAM)	-	-	-	-		-	-	-	-	-	-
127	Trash Removal\Recycling Contract CITYHPT	7,067	2,960	-	10,027		10,027	7,067	-	-	7,067	(2,960)
128	Water & Sewer	130,151	31,880	450,000	612,032		612,032	130,151	30,576	450,000	610,727	(1,304)
129	Fuel & Oil	-	12,994	-	12,994		12,994	-	1,900	-	1,900	(11,094)
130	Natural Gas	74,393	39,022	350,000	463,416		463,416	74,393	37,740	350,000	462,133	(1,282)
131	<b>Total Utilities</b>	<b>443,394</b>	<b>667,315</b>	<b>800,000</b>	<b>1,910,708</b>		<b>1,910,708</b>	<b>443,394</b>	<b>686,805</b>	<b>800,000</b>	<b>1,930,199</b>	<b>19,490</b>
<b>Non-Capitalized Non-recurring Costs</b>												
134	Moisture Control Equipment (Fans & Dehumidifiers)	-	-	-	-		-	-	-	-	-	-
135	Repairs to B27A & Relocation of Leasing Office	-	-	-	-		-	19,500	19,500	-	39,000	39,000
136	Measurement of Residential Units	-	-	-	-		-	30,000	-	-	30,000	30,000
137	Repairs to Post Theater for Re-Use	-	-	-	-		-	50,000	-	-	50,000	50,000
138	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	1,500		1,500	1,500	-	-	1,500	-
140	<b>Total Non-Capitalized Non-recurring Costs</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>		<b>1,500</b>	<b>101,000</b>	<b>19,500</b>	<b>-</b>	<b>120,500</b>	<b>119,000</b>
<b>TOTAL COSTS</b>		<b>2,239,760</b>	<b>3,438,894</b>	<b>800,000</b>	<b>6,478,654</b>	<b>(159,002)</b>	<b>6,319,652</b>	<b>2,189,579</b>	<b>3,512,214</b>	<b>800,000</b>	<b>6,501,793</b>	<b>182,140</b>
<b>BALANCE SHEET BUDGET (uses Cash)</b>												
145	Tenant Improvements (non-capital in R&M above)	-	-	-	-		-	-	-	-	-	-
146	FF&E - Improvements	-	17,000	-	17,000		17,000	-	-	-	-	(17,000)
147	Repair residential units (moved to R&M section)	-	-	-	-		-	-	-	-	-	-
148	Convert Building 80 to residential	-	-	-	-		-	-	575,000	-	575,000	575,000
149	<b>Total Balance Sheet Budget</b>	<b>-</b>	<b>17,000</b>	<b>-</b>	<b>17,000</b>	<b>-</b>	<b>17,000</b>	<b>-</b>	<b>575,000</b>	<b>-</b>	<b>575,000</b>	<b>558,000</b>
<b>SUMMARY - Enterprise Fund</b>												
<b>Category Totals</b>												
154	Personnel	322,701	-	-	322,701	(27,391)	295,310	293,785	-	-	293,785	(1,525)
155	Administrative	71,771	138,923	-	210,695	(2,580)	208,115	44,959	199,366	-	244,325	36,211
156	Management Fees	-	150,000	-	150,000	-	150,000	-	165,000	-	165,000	15,000
157	Insurance	69,046	17,038	-	86,084	-	86,084	69,046	113,987	-	183,033	96,950
158	Cleaning	24,082	76,770	-	100,852	-	100,852	24,082	73,403	-	97,485	(3,367)
159	Service Contracts	154,323	705,397	-	859,720	(72,647)	787,073	65,315	647,718	-	713,033	(74,040)
160	Repairs and Maintenance	810,828	1,045,261	-	1,856,089	(56,384)	1,799,705	805,882	968,246	-	1,774,128	(25,577)
161	Taxes and Licenses	342,115	638,190	-	980,305	-	980,305	342,115	638,189	-	980,304	(1)
162	Utilities	443,394	667,315	800,000	1,910,708	-	1,910,708	443,394	686,805	800,000	1,930,199	19,490
163	Non-Capitalized Non-recurring Costs	1,500	-	-	1,500	-	1,500	101,000	19,500	-	120,500	119,000
164	Balance Sheet Items (require cash)	-	17,000	-	17,000	-	17,000	-	575,000	-	575,000	558,000
165	<b>TOTAL COSTS</b>	<b>2,239,760</b>	<b>3,455,894</b>	<b>800,000</b>	<b>6,495,654</b>	<b>(159,002)</b>	<b>6,336,652</b>	<b>2,189,579</b>	<b>4,087,214</b>	<b>800,000</b>	<b>7,076,793</b>	<b>740,140</b>
<b>Revenues</b>												
169	Chamberlin Ground Lease	-	-	-	-		-	-	-	-	-	-
170	Apt Demolition (committed funds from FY12)	-	-	-	-		-	-	-	-	-	-
171	Residential Leases - Homes	2,959,942	-	-	2,959,942		2,959,942	3,500,000	-	-	3,500,000	540,058
172	Rent Concessions	(150,000)	-	-	(150,000)		(150,000)	(150,000)	(102,811)	-	(252,811)	(102,811)
173	Residential - Garages	4,500	-	-	4,500		4,500	6,400	-	-	6,400	1,900
174	Residential Leases - Apartments	-	-	-	-		-	-	-	-	-	-
175	Commercial - Office/Warehouse	-	1,119,950	-	1,119,950		1,119,950	-	885,354	-	885,354	(234,596)
176	Event Rentals	-	-	-	-		-	-	-	-	-	-
177	CAM Recoveries	-	43,267	-	43,267		43,267	-	42,065	-	42,065	(1,202)
178	Utility Reimbursement	-	412,844	-	412,844		412,844	-	193,608	-	193,608	(219,236)
179	Construction Loan	-	-	-	-		-	-	-	-	-	-
180	Revenue - Utility Fund	-	-	430,000	430,000		430,000	-	-	525,000	525,000	95,000

		FY15-16 BUDGET				REVISED FY15-16 BUDGET		FY15-16 BUDGET				
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Approved on 12/18/14		For Board Approval on 6/18/15				
		Budget	Budget	Budget	Budget	7%	REVISED	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
181	Other Income	20,000	-	-	20,000		20,000	20,000	8,337	-	28,337	8,337
182	<b>TOTAL REVENUES</b>	2,834,442	1,576,061	430,000	4,840,503	-	4,840,503	3,376,400	1,026,553	525,000	4,927,953	87,450
184	Funding (to)/from Government Fund	594,682	(1,879,833)	(370,000)	(1,655,151)	159,002	(1,496,149)	1,186,821	(3,060,661)	(275,000)	(2,148,840)	(652,690)