

ENTERPRISE FUND		FY14-15 BUDGET				REVISED FY14-15 BUDGET			FY15-16 BUDGET				REVISED FY15-16 BUDGET	
		Approved by FMA Board on 6/19/14				Adjustments	GOVERNOR DIRECTIVE		Approved by FMA Board on 6/19/14				GOVERNOR DIRECTIVE	
		Budget	Budget	Budget	Budget	Budget	5%	REVISED	Budget	Budget	Budget	Budget	7%	REVISED
		Residential	Commercial	Utility Fund	TOTAL	Adjustments	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL
<b>Personnel Services</b>														
9	Residential Leasing Assistant	19,500		-	19,500			19,500	34,680		-	34,680	(15,180)	19,500
12	Salaries, Wages Cost	209,743	-		209,743			209,743	225,823	-		225,823	(15,180)	210,643
13	Bonus Program (2-3% based on reviews)	5,244			5,244		(5,244)	(0)	5,646			5,646	(5,646)	(0)
14	Fringe Benefits	72,493	-		72,493		(401)	72,092	91,232	-		91,232	(6,565)	84,667
15	<b>Total Payroll and Fringe</b>	<b>287,480</b>	-	-	<b>287,480</b>		<b>(5,645)</b>	<b>281,835</b>	<b>322,701</b>	-	-	<b>322,701</b>	<b>(27,391)</b>	<b>295,310</b>
	Full-Time				3			3				4	(1)	3
	Contractors				-			-				-		-
	Part-Time				2			2				1	1	2
<b>Administrative</b>														
24	Labor-Administration (Includes Office Temps)	-	50,017	-	50,017			50,017	-	51,518	-	51,518		51,518
25	Advertising	5,000	-	-	5,000			5,000	7,500	-	-	7,500		7,500
26	Miscellaneous- Bldg 73 Ofc UTILITIES	2,328	-	-	2,328			2,328	2,398	-	-	2,398		2,398
27	Bank Fees & Finance Charges	-	-	-	-			-	-	-	-	-		-
28	Training	7,500	-	-	7,500			7,500	19,000	-	-	19,000		19,000
29	Prof. Svcs-Court\Collection (+BAD DEBT EXP)	3,980	-	-	3,980			3,980	4,099	-	-	4,099		4,099
30	Leasing Commission (Non CAM)	-	60,000	-	60,000			60,000	-	61,800	-	61,800		61,800
31	Leasing Expense	-	-	-	-			-	-	-	-	-		-
32	Office Supplies	10,624	1,200	-	11,824			11,824	10,943	1,236	-	12,179		12,179
33	FF&E Exp-Computers\Software (+Onesite Fees)	13,500	-	-	13,500			13,500	13,905	-	-	13,905		13,905
34	FF&E Exp-Copier\Fax	2,815	-	-	2,815			2,815	2,899	-	-	2,899		2,899
35	Pagers\Cell Phones	4,913	3,600	-	8,513			8,513	5,060	3,708	-	8,768		8,768
36	Postage\Courier	250	-	-	250			250	258	-	-	258		258
37	On Line Fees	-	7,680	-	7,680			7,680	-	7,910	-	7,910		7,910
38	Telephone-Mgmt Office	4,572	3,000	-	7,572			7,572	4,709	3,090	-	7,799		7,799
39	Meals\Lodging\Travel	-	8,580	-	8,580		(2,580)	6,000	-	8,837	-	8,837	(2,580)	6,257
40	Conference/Training Fees	-	-	-	-			-	-	-	-	-		-
41	Uniforms	1,000	800	-	1,800			1,800	1,000	824	-	1,824		1,824
42	<b>Total Administrative</b>	<b>56,482</b>	<b>134,877</b>	-	<b>191,359</b>		<b>(2,580)</b>	<b>188,779</b>	<b>71,771</b>	<b>138,923</b>	-	<b>210,695</b>	<b>(2,580)</b>	<b>208,115</b>
<b>Management Fees</b>														
45	Management Fee	-	150,000	-	150,000			150,000	-	150,000	-	150,000		150,000
46	<b>Total Management Fees</b>	-	<b>150,000</b>	-	<b>150,000</b>		-	<b>150,000</b>	-	<b>150,000</b>	-	<b>150,000</b>	-	<b>150,000</b>
<b>Insurance</b>														
49	Vehicle Insurance	250	250	-	500			500	250	500	-	750		750
50	Property Insurance	65,520	15,750	-	81,270			81,270	68,796	16,538	-	85,334		85,334
51	<b>Total Insurance</b>	<b>65,770</b>	<b>16,000</b>	-	<b>81,770</b>		-	<b>81,770</b>	<b>69,046</b>	<b>17,038</b>	-	<b>86,084</b>	-	<b>86,084</b>
<b>Cleaning</b>														
54	Cleaning - Office Building 73 (Admin)	1,439	3,000	-	4,439			4,439	1,482	3,090	-	4,572		4,572
55	Cleaning Contract	21,415	56,000	-	77,415			77,415	22,057	73,680	-	95,737		95,737
56	Cleaning Supplies	527	-	-	527			527	543	-	-	543		543
57	<b>Total Cleaning</b>	<b>23,381</b>	<b>59,000</b>	-	<b>82,381</b>		-	<b>82,381</b>	<b>24,082</b>	<b>76,770</b>	-	<b>100,852</b>	-	<b>100,852</b>
<b>Service Contracts</b>														
60	HVAC Contract	15,029	208,149	-	223,178			223,178	15,480	194,393	-	209,873		209,873
61	Extermination Contract	6,495	6,000	-	12,495			12,495	6,690	7,380	-	14,070		14,070
62	Emergency Generator Contract	-	9,780	-	9,780		(8,480)	1,300	-	9,473	-	9,473	(8,480)	993
63	Equipment Service Contract/Lease	-	5,245	-	5,245			5,245	-	5,402	-	5,402		5,402
64	Fire\Life Safety	-	32,668	-	32,668			32,668	-	33,648	-	33,648		33,648
65	Landscaping Contract BRICKMAN	88,704	367,422	-	456,126		(19,035)	437,091	91,365	361,445	-	452,810	(19,847)	432,963
66	Landscaping-Plants/Flowers/Mulch BRICKMAN	39,600	15,000	-	54,600		(3,120)	51,480	40,788	15,450	-	56,238	(3,120)	53,118
67	Trash Removal\Recycling Contract	-	5,640	-	5,640			5,640	-	5,809	-	5,809		5,809
68	Alarm Services Contract	-	4,200	-	4,200		(1,200)	3,000	-	4,326	-	4,326	(1,200)	3,126
69	Elevator R&M Contract	-	53,440	-	53,440			53,440	-	53,440	-	53,440	(40,000)	13,440
70	Water Treatment Contract	-	14,204	-	14,204			14,204	-	14,630	-	14,630		14,630

		FY14-15 BUDGET				REVISED FY14-15 BUDGET			FY15-16 BUDGET				REVISED FY15-16 BUDGET	
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Adjustments	GOVERNOR DIRECTIVE		Approved by FMA Board on 6/19/14				GOVERNOR DIRECTIVE	
		Budget	Budget	Budget	Budget	Budget	5%	REVISED	Budget	Budget	Budget	Budget	7%	REVISED
		Residential	Commercial	Utility Fund	TOTAL	Adjustments	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL
71	<b>Total Service Contracts</b>	149,828	721,748	-	871,576	-	(31,835)	839,741	154,323	705,397	-	859,720	(72,647)	787,073
<b>Repairs &amp; Maintenance PROP &amp; MAINT DIV</b>														
74	Labor-R & M (includes Maint Temps)	186,160	177,160	-	363,320			363,320	191,745	182,475	-	374,220		374,220
75	Labor-Building Manager	-	100,727	-	100,727		(10,684)	90,043	-	103,749	-	103,749	(10,684)	93,065
76	Building Interior CARPENTRY	3,333	20,000	-	23,333		(3,700)	19,633	3,433	20,600	-	24,033	(3,700)	20,333
77	Consulting - Arch/Engr	-	-	-	-			-	-	-	-	-	-	-
78	Lead-Based Dust Remediation	150,000	-	-	150,000			150,000	150,000	-	-	150,000		150,000
79	Door & Glass Repair/Replacement	-	2,400	-	2,400			2,400	-	2,472	-	2,472		2,472
80	Electrical R & M CONTRACT	5,255	3,000	-	8,255			8,255	5,413	3,090	-	8,503		8,503
81	Light Bulbs	-	3,000	-	3,000			3,000	-	3,090	-	3,090		3,090
82	Generator Repairs CONTRACT	-	9,126	-	9,126			9,126	-	9,400	-	9,400		9,400
83	Equipment R & M	-	1,200	-	1,200			1,200	-	1,236	-	1,236		1,236
84	Maintenance Equipment Rental	30,000	30,000	-	60,000		(10,000)	50,000	30,000	30,900	-	60,900	(10,000)	50,900
85	Landscaping R & M	-	19,400	-	19,400			19,400	-	19,982	-	19,982		19,982
86	Locks and Keys	8,380	12,280	-	20,660			20,660	8,631	12,648	-	21,280		21,280
87	Painting - Interior	87,803	53,000	-	140,803		(10,000)	130,803	90,437	54,590	-	145,027	-	145,027
88	Flooring R & M-Interior	46,907	-	-	46,907			46,907	48,314	-	-	48,314		48,314
89	Painting R & M-Exterior	50,000	50,000	-	100,000		(10,000)	90,000	51,500	51,500	-	103,000	-	103,000
90	Irrigation R & M	-	1,250	-	1,250			1,250	-	1,288	-	1,288		1,288
91	Contracts - Other	15,442	-	-	15,442			15,442	15,905	-	-	15,905		15,905
92	Plumbing	12,943	1,800	-	14,743			14,743	13,331	1,854	-	15,185		15,185
93	Fire\Security Equipment R & M	-	12,500	-	12,500			12,500	-	12,875	-	12,875		12,875
94	Signage	-	-	-	-			-	-	-	-	-		-
95	Small Tools	2,781	3,700	-	6,481			6,481	2,864	3,811	-	6,675		6,675
96	FF&E Exp-Appliances	4,912	-	-	4,912			4,912	5,059	-	-	5,059		5,059
97	FF&E Exp - trash/recycle bins, generators etc	20,224	-	-	20,224			20,224	20,831	-	-	20,831		20,831
98	Supplies R & M (other)	8,579	4,000	-	12,579			12,579	8,836	4,120	-	12,956		12,956
99	Supplies-Electrical	16,927	-	-	16,927			16,927	17,435	-	-	17,435		17,435
100	Supplies-Landscaping	12	-	-	12			12	12	-	-	12		12
101	Supplies-HVAC	9,344	6,000	-	15,344			15,344	9,624	6,180	-	15,804		15,804
102	Supplies-Painting	384	28,000	-	28,384			28,384	396	28,840	-	29,236		29,236
103	Supplies-Plumbing	8,909	-	-	8,909			8,909	9,176	-	-	9,176		9,176
104	Vehicle-Fuel (truck-carts-maint trvl)	2,400	1,200	-	3,600			3,600	2,472	1,236	-	3,708		3,708
105	Vehicle R & M	400	1,200	-	1,600			1,600	412	1,236	-	1,648		1,648
106	Tenant Improvements (non-capital)	-	253,000	-	253,000			253,000	-	253,090	-	253,090		253,090
107	Building renovations for leasing make-ready	125,000	-	-	125,000			125,000	-	-	-	-		-
108	HVAC Repairs not in contract	-	60,000	-	60,000			60,000	-	60,000	-	60,000		60,000
109	Roof R & M Contract + Supplies	50,000	20,000	-	70,000		(6,000)	64,000	50,000	25,000	-	75,000	(6,000)	69,000
110	Gutter Cleaning/Repair	50,000	25,000	-	75,000		(6,000)	69,000	50,000	25,000	-	75,000	(6,000)	69,000
111	Tree Maintenance	-	50,000	-	50,000		(10,000)	40,000	-	50,000	-	50,000	(10,000)	40,000
112	Fascia/Soffitt Repairs	25,000	25,000	-	50,000		(10,000)	40,000	25,000	25,000	-	50,000	-	50,000
113	Parking Lot Repairs & Striping	-	50,000	-	50,000		(10,000)	40,000	-	50,000	-	50,000	(10,000)	40,000
114	<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>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>Taxes and Licenses</b>														
117	Real Estate Taxes - PILOT	342,115	638,190	-	980,305			980,305	342,115	638,190	-	980,305		980,305
118	<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>980,305</b>
<b>Utilities</b>														
121	Electricity	225,031	516,727	-	741,758			741,758	231,782	580,458	-	812,240		812,240
122	Electricity (Non CAM)	-	-	-	-			-	-	-	-	-		-
123	Trash Removal\Recycling Contract CITYHPT	6,861	2,874	-	9,735			9,735	7,067	2,960	-	10,027		10,027
124	Water & Sewer	126,360	30,952	450,000	607,312			607,312	130,151	31,880	450,000	612,032		612,032
125	Fuel & Oil	-	12,615	-	12,615			12,615	-	12,994	-	12,994		12,994
126	Natural Gas	72,227	37,886	350,000	460,112			460,112	74,393	39,022	350,000	463,416		463,416
127	<b>Total Utilities</b>	<b>430,479</b>	<b>601,054</b>	<b>800,000</b>	<b>1,831,533</b>	<b>-</b>	<b>-</b>	<b>1,831,533</b>	<b>443,394</b>	<b>667,315</b>	<b>800,000</b>	<b>1,910,708</b>	<b>-</b>	<b>1,910,708</b>
<b>Furniture, Fixtures and Equipment (non-Capital)</b>														

		FY14-15 BUDGET				REVISED FY14-15 BUDGET			FY15-16 BUDGET				REVISED FY15-16 BUDGET	
ENTERPRISE FUND		Approved by FMA Board on 6/19/14				Adjustments	GOVERNOR DIRECTIVE		Approved by FMA Board on 6/19/14				GOVERNOR DIRECTIVE	
		Budget	Budget	Budget	Budget	Budget	5%	REVISED	Budget	Budget	Budget	Budget	7%	REVISED
		Residential	Commercial	Utility Fund	TOTAL	Adjustments	REDUCTION	TOTAL	Residential	Commercial	Utility Fund	TOTAL	REDUCTION	TOTAL
130	Moisture Control Equipment (Fans & Dehumidifiers)	-	-	-	-	-	-	-	-	-	-	-	-	-
131	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	1,500	-	-	1,500	1,500	-	-	1,500	-	1,500
133	<b>Total Furniture, Fixtures and Equipment (non-Capital)</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>
<b>TOTAL COSTS</b>		<b>2,278,130</b>	<b>3,344,812</b>	<b>800,000</b>	<b>6,422,942</b>	<b>-</b>	<b>(126,444)</b>	<b>6,296,498</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>BALANCE SHEET BUDGET (uses Cash)</b>														
138	Tenant Improvements (non-capital in R&M above)	-	-	-	-	-	-	-	-	-	-	-	-	-
139	FF&E - Vehicles	-	-	-	-	-	-	-	-	17,000	-	17,000	-	17,000
140	Repair residential units (moved to R&M section)	-	-	-	-	-	-	-	-	-	-	-	-	-
141	Convert Building 80 to residential	-	350,000	-	350,000	250,000	-	600,000	-	-	-	-	-	-
142	<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>17,000</b>	<b>-</b>	<b>17,000</b>	<b>-</b>	<b>17,000</b>
<b>SUMMARY - Enterprise Fund</b>														
<b>Category Totals</b>														
147	Personnel	287,480	-	-	287,480	-	(5,645)	281,835	322,701	-	-	322,701	(27,391)	295,310
148	Administrative	56,482	134,877	-	191,359	-	(2,580)	188,779	71,771	138,923	-	210,695	(2,580)	208,115
149	Management Fees	-	150,000	-	150,000	-	-	150,000	-	150,000	-	150,000	-	150,000
150	Insurance	65,770	16,000	-	81,770	-	-	81,770	69,046	17,038	-	86,084	-	86,084
151	Cleaning	23,381	59,000	-	82,381	-	-	82,381	24,082	76,770	-	100,852	-	100,852
152	Service Contracts	149,828	721,748	-	871,576	-	(31,835)	839,741	154,323	705,397	-	859,720	(72,647)	787,073
153	Repairs and Maintenance	921,095	1,023,943	-	1,945,038	-	(86,384)	1,858,654	810,828	1,045,261	-	1,856,089	(56,384)	1,799,705
154	Taxes and Licenses	342,115	638,190	-	980,305	-	-	980,305	342,115	638,190	-	980,305	-	980,305
155	Utilities	430,479	601,054	800,000	1,831,533	-	-	1,831,533	443,394	667,315	800,000	1,910,708	-	1,910,708
156	Furniture, Fixtures and Equipment	1,500	-	-	1,500	-	-	1,500	1,500	-	-	1,500	-	1,500
157	Balance Sheet Items (require cash)	-	350,000	-	350,000	250,000	-	600,000	-	17,000	-	17,000	-	17,000
158	<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>2,239,760</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>Revenues</b>														
162	Chamberlin Ground Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
163	Apt Demolition (committed funds from FY12)	-	-	-	-	-	-	-	-	-	-	-	-	-
164	Residential Leases - Homes	-	-	-	2,709,942	-	-	2,709,942	2,959,942	-	-	2,959,942	-	2,959,942
165	Rent Concessions	(250,000)	-	-	(250,000)	-	-	(250,000)	(150,000)	-	-	(150,000)	-	(150,000)
166	Residential - Garages	4,500	-	-	4,500	-	-	4,500	4,500	-	-	4,500	-	4,500
167	Residential Leases - Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-
168	Commercial - Office/Warehouse	-	879,950	-	879,950	-	-	879,950	-	1,119,950	-	1,119,950	-	1,119,950
169	Event Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-
170	CAM Recoveries	-	43,267	-	43,267	-	-	43,267	-	43,267	-	43,267	-	43,267
171	Utility Reimbursement	-	362,844	-	362,844	-	-	362,844	-	412,844	-	412,844	-	412,844
172	Construction Loan	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Revenue - Utility Fund	-	-	430,000	430,000	-	-	430,000	-	-	430,000	430,000	-	430,000
174	Other Income	20,000	-	-	20,000	-	-	20,000	20,000	-	-	20,000	-	20,000
175	<b>TOTAL REVENUES</b>	<b>2,484,442</b>	<b>1,286,061</b>	<b>430,000</b>	<b>4,200,503</b>	<b>-</b>	<b>-</b>	<b>4,200,503</b>	<b>2,834,442</b>	<b>1,576,061</b>	<b>430,000</b>	<b>4,840,503</b>	<b>-</b>	<b>4,840,503</b>
177	Funding (to)/from Government Fund	206,312	(2,408,751)	(370,000)	(2,572,439)	(250,000)	126,444	(2,695,995)	594,682	(1,879,833)	(370,000)	(1,655,151)	159,002	(1,496,149)