

		BUDGET FOR FY16-17 FISCAL YEAR							BUDGET FOR FY16-17 FISCAL YEAR				
<b>ENTERPRISE FUND</b>		Approved by FMA Board on 6/16/16					Budget Savings	Budget Adjustments	Revised FY17 Budget for Fin Cmte and Board				
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		Residential	Commercial	Spec Events	Utility Fund	TOTAL	TOTAL	TOTAL	Residential	Commercial	Spec Events	Utility Fund	TOTAL
<b>Personnel Services</b>													
15	Salaries, Wages Cost	193,018	-	30,726	-	223,744	(15,363)	-	193,018	-	15,363	-	208,381
16	Salary Increase (3% effective December 1st plus fringe)	4,944	-	-	-	4,944	(4,944)	-	-	-	-	-	-
18	Fringe Benefits	84,627	-	-	-	84,627	-	-	84,627	-	-	-	84,627
19	<b>Total Payroll and Fringe</b>	<b>282,589</b>	<b>-</b>	<b>30,726</b>	<b>-</b>	<b>313,315</b>	<b>(20,307)</b>	<b>-</b>	<b>277,645</b>	<b>-</b>	<b>15,363</b>	<b>-</b>	<b>293,008</b>
20	Full -Time	3	-	-	-	3	-	-	3	-	-	-	3
21	Contractors	-	-	-	-	-	-	-	-	-	-	-	-
22	Part-Time	2	-	2	-	4	(1)	-	2	-	1	-	3
<b>Administrative</b>													
25	Labor-Administration (Includes Office Temps)	-	54,573	-	-	54,573	-	-	-	54,573	-	-	54,573
26	Advertising	2,000	-	-	-	2,000	-	-	2,000	-	-	-	2,000
27	Miscellaneous- Bldg 27A Ofc UTILITIES	2,398	-	-	-	2,398	-	-	2,398	-	-	-	2,398
28	Bank Fees & Finance Charges	-	-	-	-	-	-	-	-	-	-	-	-
29	Training	7,500	1,000	-	-	8,500	-	-	7,500	1,000	-	-	8,500
30	Prof. Svcs-Court\Collection (+BAD DEBT EXP)	350	5,000	-	-	5,350	-	-	350	5,000	-	-	5,350
31	Leasing Commission (Non CAM)	-	405,976	-	-	405,976	-	-	-	405,976	-	-	405,976
32	Leasing Expense	-	840	-	-	840	-	-	-	840	-	-	840
33	Office Supplies	7,680	1,320	-	-	9,000	-	-	7,680	1,320	-	-	9,000
34	FF&E Exp-Computers\Software (+Onesite Fees)	11,905	-	-	-	11,905	-	-	11,905	-	-	-	11,905
35	FF&E Exp-Copier\Fax	2,899	-	-	-	2,899	-	-	2,899	-	-	-	2,899
36	Depreciation/Amortization Expense	2,899	-	-	-	2,899	-	-	2,899	-	-	-	2,899
37	Pagers\Cell Phones	5,060	4,320	-	-	9,380	-	-	5,060	4,320	-	-	9,380
38	Postage\Courier	258	300	-	-	558	-	-	258	300	-	-	558
39	On Line Fees	-	-	-	-	-	-	-	-	-	-	-	-
40	Telephone-Mgmt Office	4,709	3,720	-	-	8,429	-	-	4,709	3,720	-	-	8,429
41	Telephone - Life Safety	-	23,340	-	-	23,340	-	-	-	23,340	-	-	23,340
42	Meals\Lodging\Travel	-	2,160	-	-	2,160	-	-	-	2,160	-	-	2,160
43	Conference/Training Fees	-	-	-	-	-	-	-	-	-	-	-	-
44	Uniforms	200	2,400	-	-	2,600	-	-	200	2,400	-	-	2,600
45	<b>Total Administrative</b>	<b>47,859</b>	<b>504,949</b>	<b>-</b>	<b>-</b>	<b>552,808</b>	<b>-</b>	<b>-</b>	<b>47,859</b>	<b>504,949</b>	<b>-</b>	<b>-</b>	<b>552,808</b>
<b>Management Fees</b>													
48	Management Fee	-	180,000	-	-	180,000	-	-	-	180,000	-	-	180,000
49	<b>Total Management Fees</b>	<b>-</b>	<b>180,000</b>	<b>-</b>	<b>-</b>	<b>180,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180,000</b>	<b>-</b>	<b>-</b>	<b>180,000</b>
<b>Insurance</b>													
52	Vehicle Insurance	250	-	-	-	250	-	-	250	-	-	-	250
53	Property Insurance	35,300	113,987	-	-	149,287	-	-	35,300	113,987	-	-	149,287
54	<b>Total Insurance</b>	<b>35,550</b>	<b>113,987</b>	<b>-</b>	<b>-</b>	<b>149,537</b>	<b>-</b>	<b>-</b>	<b>35,550</b>	<b>113,987</b>	<b>-</b>	<b>-</b>	<b>149,537</b>
<b>Cleaning</b>													
57	Cleaning - Office Building 27A (Admin)	1,482	2,496	-	-	3,978	-	-	1,482	2,496	-	-	3,978
58	Cleaning Contract	14,800	69,852	3,900	-	88,552	-	-	14,800	69,852	3,900	-	88,552
59	Cleaning Supplies	543	-	-	-	543	-	-	543	-	-	-	543
60	<b>Total Cleaning</b>	<b>16,825</b>	<b>72,348</b>	<b>3,900</b>	<b>-</b>	<b>93,073</b>	<b>-</b>	<b>-</b>	<b>16,825</b>	<b>72,348</b>	<b>3,900</b>	<b>-</b>	<b>93,073</b>
<b>Service Contracts</b>													
63	HVAC Contract	-	212,062	2,453	-	214,515	-	-	-	212,062	2,453	-	214,515
64	Extermination Contract	9,600	8,452	420	-	18,472	-	-	9,600	8,452	420	-	18,472
65	Emergency Generator Contract	-	5,800	-	-	5,800	-	-	-	5,800	-	-	5,800
66	Equipment Service Contract/Lease	-	5,245	-	-	5,245	-	-	-	5,245	-	-	5,245
67	Fire/Life Safety	15,549	44,858	990	-	61,397	-	-	15,549	44,858	990	-	61,397
68	Landscaping Contract BRICKMAN	21,846	232,961	3,640	-	258,447	-	-	21,846	232,961	3,640	-	258,447

ENTERPRISE FUND		BUDGET FOR FY16-17 FISCAL YEAR					Budget Savings	Budget Adjustments	BUDGET FOR FY16-17 FISCAL YEAR				
		Approved by FMA Board on 6/16/16							Revised FY17 Budget for Fin Cmte and Board				
		Budget Residential	Budget Commercial	Budget Spec Events	Budget Utility Fund	Budget TOTAL			Budget TOTAL	Budget TOTAL	Budget Residential	Budget Commercial	Budget Spec Events
69	Landscaping-Plants/Flowers/Mulch BRICKMAN	8,120	13,080	1,500	-	22,700	-	-	8,120	13,080	1,500	-	22,700
70	Trash Removal/Recycling Contract	-	8,164	260	-	8,424	-	-	-	8,164	260	-	8,424
71	Alarm Services Contract	-	18,120	720	-	18,840	-	-	-	18,120	720	-	18,840
72	Elevator R&M Contract	-	23,490	103	-	23,593	-	-	-	23,490	103	-	23,593
73	Water Treatment Contract	-	22,921	275	-	23,196	-	-	-	22,921	275	-	23,196
74	<b>Total Service Contracts</b>	<b>55,115</b>	<b>595,153</b>	<b>10,361</b>	<b>-</b>	<b>660,629</b>	<b>-</b>	<b>-</b>	<b>55,115</b>	<b>595,153</b>	<b>10,361</b>	<b>-</b>	<b>660,629</b>
<b>Repairs &amp; Maintenance PROP &amp; MAINT DIV</b>													
77	Labor-R & M (includes Maint Temps)	191,745	245,717	650	-	438,112	-	-	191,745	245,717	650	-	438,112
78	Labor-Building Manager	-	95,459	-	-	95,459	-	-	-	95,459	-	-	95,459
79	Building Interior CARPENTRY	10,000	10,200	400	-	20,600	-	-	10,000	10,200	400	-	20,600
80	Consulting - Arch/Engr	-	3,891	-	-	3,891	-	-	-	3,891	-	-	3,891
81	Lead-Based Dust Remediation	150,000	-	-	-	150,000	-	-	150,000	-	-	-	150,000
82	Door & Glass Repair\Replacement	400	4,000	-	-	4,400	-	-	400	4,000	-	-	4,400
83	Electrical R & M CONTRACT	8,200	4,800	800	-	13,800	-	-	8,200	4,800	800	-	13,800
84	Light Bulbs	-	8,000	-	-	8,000	-	-	-	8,000	-	-	8,000
85	Generator Repairs CONTRACT	1,400	4,000	-	-	5,400	-	-	1,400	4,000	-	-	5,400
86	Equipment R & M	-	1,200	-	-	1,200	-	-	-	1,200	-	-	1,200
87	Maintenance Equipment Rental	25,900	-	-	-	25,900	-	-	25,900	-	-	-	25,900
88	Landscaping R & M	-	7,600	-	-	7,600	-	-	-	7,600	-	-	7,600
89	Locks and Keys	8,631	1,100	-	-	9,731	-	-	8,631	1,100	-	-	9,731
90	Painting - Interior	165,000	5,000	400	-	170,400	(6,677)	-	158,323	5,000	400	-	163,723
91	Flooring R & M-Interior	120,000	-	-	-	120,000	(12,000)	-	108,000	-	-	-	108,000
92	Painting R & M-Exterior	51,500	-	-	-	51,500	-	148,500	200,000	-	-	-	200,000
93	Irrigation R & M	-	7,900	-	-	7,900	-	-	-	7,900	-	-	7,900
94	Contracts - Other	15,905	1,740	-	-	17,645	-	-	15,905	1,740	-	-	17,645
95	Plumbing	13,331	3,000	780	-	17,111	-	-	13,331	3,000	780	-	17,111
96	Fire\Security Equipment R & M	-	25,200	200	-	25,400	-	-	-	25,200	200	-	25,400
97	Signage	-	3,200	-	-	3,200	-	-	-	3,200	-	-	3,200
98	Small Tools	2,864	2,000	-	-	4,864	-	-	2,864	2,000	-	-	4,864
99	FF&E Exp-Appliances	5,059	-	-	-	5,059	-	-	5,059	-	-	-	5,059
100	FF&E Exp - trash/recycle bins, generators etc	20,831	-	-	-	20,831	-	-	20,831	-	-	-	20,831
101	Supplies R & M (other)	8,836	3,600	-	-	12,436	-	-	8,836	3,600	-	-	12,436
102	Supplies-Electrical	17,435	-	-	-	17,435	-	-	17,435	-	-	-	17,435
103	Supplies-Landscaping	100	-	-	-	100	-	-	100	-	-	-	100
104	Supplies-HVAC	17,500	6,000	-	-	23,500	-	-	17,500	6,000	-	-	23,500
105	Supplies-Painting	3,960	1,200	-	-	5,160	-	-	3,960	1,200	-	-	5,160
106	Supplies-Plumbing	12,500	3,600	-	-	16,100	-	-	12,500	3,600	-	-	16,100
107	Vehicle-Fuel (truck-carts-maint trvl)	2,472	-	-	-	2,472	-	-	2,472	-	-	-	2,472
108	Vehicle R & M	3,174	-	-	-	3,174	-	-	3,174	-	-	-	3,174
109	Tenant Improvements (non-capital)	-	38,972	-	-	38,972	-	18,986	-	57,958	-	-	57,958
110	Building Repairs	-	62,000	-	-	62,000	-	-	-	62,000	-	-	62,000
111	Building renovations for leasing make-ready	-	-	-	-	-	-	210,355	140,236	70,119	-	-	210,355
112	HVAC Repairs not in contract	-	180,000	400	-	180,400	-	-	-	180,000	400	-	180,400
113	Snow Removal	-	24,000	2,000	-	26,000	-	-	-	24,000	2,000	-	26,000
114	Roof R & M Contract + Supplies	44,000	3,000	1,000	-	48,000	-	-	44,000	3,000	1,000	-	48,000
115	Gutter Cleaning/Repair	44,000	-	-	-	44,000	-	-	44,000	-	-	-	44,000
116	Tree Maintenance	20,000	35,000	-	-	55,000	-	-	20,000	35,000	-	-	55,000
117	Fascia/Soffitt Repairs	25,000	-	-	-	25,000	-	-	25,000	-	-	-	25,000
118	Parking Lot Repairs & Striping	-	2,000	-	-	2,000	-	-	-	2,000	-	-	2,000
119	<b>Total Repairs &amp; Maintenance</b>	<b>989,744</b>	<b>793,379</b>	<b>6,630</b>	<b>-</b>	<b>1,789,753</b>	<b>(18,677)</b>	<b>377,841</b>	<b>1,259,803</b>	<b>882,484</b>	<b>6,630</b>	<b>-</b>	<b>2,148,917</b>
<b>Taxes and Licenses</b>													
122	Real Estate Taxes - PILOT	292,115	632,198	-	-	924,313	-	55,647	292,115	687,845	-	-	979,960

ENTERPRISE FUND		BUDGET FOR FY16-17 FISCAL YEAR					Budget Savings	Budget Adjustments	BUDGET FOR FY16-17 FISCAL YEAR				
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		Budget	Budget	Budget	Budget	Budget			Budget	Budget	Budget	Budget	Budget
		Residential	Commercial	Spec Events	Utility Fund	TOTAL	TOTAL	TOTAL	Residential	Commercial	Spec Events	Utility Fund	TOTAL
123	<b>Total Taxes and Licenses</b>	292,115	632,198	-	-	924,313	-	55,647	292,115	687,845	-	-	979,960
<b>Utilities</b>													
126	Electricity	113,001	616,589	8,424	621,502	1,359,516	-	-	113,001	616,589	8,424	621,502	1,359,516
127	Electricity (Non CAM)	-	-	-	-	-	-	-	-	-	-	-	-
128	Trash Removal\Recycling Contract CITYHPT	7,067	-	-	-	7,067	-	-	7,067	-	-	-	7,067
129	Water & Sewer	38,452	30,576	3,692	594,664	667,384	-	-	38,452	30,576	3,692	594,664	667,384
130	Fuel & Oil	-	2,100	-	-	2,100	-	-	-	2,100	-	-	2,100
131	Natural Gas	36,338	37,740	4,316	222,404	300,798	-	-	36,338	37,740	4,316	222,404	300,798
132	<b>Total Utilities</b>	<b>194,858</b>	<b>687,005</b>	<b>16,432</b>	<b>1,438,570</b>	<b>2,336,865</b>	-	-	<b>194,858</b>	<b>687,005</b>	<b>16,432</b>	<b>1,438,570</b>	<b>2,336,865</b>
<b>Non-Capitalized Non-recurring Costs</b>													
135	Moisture Control Equipment (Fans & Dehumidifiers)	-	-	-	-	-	-	5,000	5,000	-	-	-	5,000
136	Repairs to B27A & Relocation of Leasing Office	-	-	-	-	-	-	-	-	-	-	-	-
137	Measurement of Residential Units	-	-	-	-	-	-	-	-	-	-	-	-
138	Repairs to Post Theater for Re-Use	-	-	50,000	-	50,000	(50,000)	-	-	-	-	-	-
139	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	-	1,500	-	-	1,500	-	-	-	1,500
141	<b>Total Non-Capitalized Non-recurring Costs</b>	<b>1,500</b>	<b>-</b>	<b>50,000</b>	<b>-</b>	<b>51,500</b>	<b>(50,000)</b>	<b>5,000</b>	<b>6,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,500</b>
<b>TOTAL COSTS</b>		<b>1,916,155</b>	<b>3,579,019</b>	<b>118,049</b>	<b>1,438,570</b>	<b>7,051,793</b>	<b>(88,984)</b>	<b>438,488</b>	<b>2,186,270</b>	<b>3,723,771</b>	<b>52,686</b>	<b>1,438,570</b>	<b>7,401,297</b>
<b>BALANCE SHEET BUDGET (uses Cash)</b>													
146	Tenant Improvements (non-capital in R&M above)	-	-	-	-	-	-	-	-	-	-	-	-
147	FF&E - Improvements	-	-	-	-	-	-	-	-	-	-	-	-
148	Repair residential units (moved to R&M section)	-	-	-	-	-	-	-	-	-	-	-	-
149	Capital HVAC Upgrades to Building 19	150,000	-	-	-	150,000	-	-	150,000	-	-	-	150,000
150	Central Core Bathrooms in Building 100	-	300,000	-	-	300,000	-	(300,000)	-	-	-	-	-
151	Accesibility Alterations at Building 119	-	-	50,000	-	50,000	-	-	-	-	50,000	-	50,000
152	Oozlefinch Code Compliance Costs	-	200,000	-	-	200,000	-	-	-	200,000	-	-	200,000
153	Building 80 Exterior Painting and Fire Escape Repairs	-	100,000	-	-	100,000	-	-	-	100,000	-	-	100,000
154	Convert Building 80 to residential	-	-	-	-	-	-	-	-	-	-	-	-
155	<b>Total Balance Sheet Budget</b>	<b>150,000</b>	<b>600,000</b>	<b>50,000</b>	<b>-</b>	<b>800,000</b>	<b>-</b>	<b>(300,000)</b>	<b>150,000</b>	<b>300,000</b>	<b>50,000</b>	<b>-</b>	<b>500,000</b>

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		Budget Residential	Budget Commercial	Budget Spec Events	Budget Utility Fund	Budget TOTAL			Budget Residential	Budget Commercial	Budget Spec Events	Budget Utility Fund	Budget TOTAL
<b>SUMMARY - Enterprise Fund</b>													
<b>Category Totals</b>													
160	Personnel	282,589	-	30,726	-	313,315	(20,307)	-	277,645	-	15,363	-	293,008
161	Administrative	47,859	504,949	-	-	552,808	-	-	47,859	504,949	-	-	552,808
162	Management Fees	-	180,000	-	-	180,000	-	-	-	180,000	-	-	180,000
163	Insurance	35,550	113,987	-	-	149,537	-	-	35,550	113,987	-	-	149,537
164	Cleaning	16,825	72,348	3,900	-	93,073	-	-	16,825	72,348	3,900	-	93,073
165	Service Contracts	55,115	595,153	10,361	-	660,629	-	-	55,115	595,153	10,361	-	660,629
166	Repairs and Maintenance	989,744	793,379	6,630	-	1,789,753	(18,677)	377,841	1,259,803	882,484	6,630	-	2,148,917
167	Taxes and Licenses	292,115	632,198	-	-	924,313	-	55,647	292,115	687,845	-	-	979,960
168	Utilities	194,858	687,005	16,432	1,438,570	2,336,865	-	-	194,858	687,005	16,432	1,438,570	2,336,865
169	Non-Capitalized Non-recurring Costs	1,500	-	50,000	-	51,500	(50,000)	5,000	6,500	-	-	-	6,500
170	Balance Sheet Items (require cash)	150,000	600,000	50,000	-	800,000	-	(300,000)	150,000	300,000	50,000	-	500,000
171	<b>TOTAL COSTS</b>	<b>2,066,155</b>	<b>4,179,019</b>	<b>168,049</b>	<b>1,438,570</b>	<b>7,851,793</b>	<b>(88,984)</b>	<b>138,488</b>	<b>2,336,270</b>	<b>4,023,771</b>	<b>102,686</b>	<b>1,438,570</b>	<b>7,901,297</b>
<b>Revenues</b>													
177	Residential Leases - Homes	2,745,894	-	-	-	2,745,894	-	-	2,745,894	-	-	-	2,745,894
178	Rent Concessions	(77,055)	-	-	-	(77,055)	-	-	(77,055)	-	-	-	(77,055)
179	Residential - Garages	5,495	-	-	-	5,495	-	-	5,495	-	-	-	5,495
181	Commercial - Office/Warehouse	-	1,162,802	-	-	1,162,802	-	-	-	1,162,802	-	-	1,162,802
182	Event Rentals	-	-	123,443	-	123,443	-	-	-	-	123,443	-	123,443
183	CAM Recoveries	-	62,763	-	-	62,763	-	-	-	62,763	-	-	62,763
184	Utility Reimbursement	-	124,048	-	-	124,048	-	-	-	124,048	-	-	124,048
186	Revenue - Utility Fund	-	-	-	1,245,030	1,245,030	-	-	-	-	-	1,245,030	1,245,030
187	NPS Task Agreement Items 1, 3 & 4 Jul - Jun	-	71,000	-	46,662	117,662	-	-	-	71,000	-	46,662	117,662
188	Other Income	26,372	1,955	-	-	28,327	-	-	26,372	1,955	-	-	28,327
189	<b>TOTAL REVENUES</b>	<b>2,700,706</b>	<b>1,422,568</b>	<b>123,443</b>	<b>1,291,692</b>	<b>5,538,409</b>	<b>-</b>	<b>-</b>	<b>2,700,706</b>	<b>1,422,568</b>	<b>123,443</b>	<b>1,291,692</b>	<b>5,538,409</b>
191	<b>Funding (to)/from Government Fund</b>	<b>634,551</b>	<b>(2,756,451)</b>	<b>(44,606)</b>	<b>(146,878)</b>	<b>(2,313,384)</b>	<b>88,984</b>	<b>(138,488)</b>	<b>364,436</b>	<b>(2,601,203)</b>	<b>20,757</b>	<b>(146,878)</b>	<b>(2,362,888)</b>