

		FY14-15 BUDGET				FY15-16 BUDGET			
ENTERPRISE FUND		Revision for 06/12/14 Finance Cmte Mtg				Revision for 06/12/14 Finance Cmte Mtg			
Description - "Net" posted to GOVT Budget		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL
Personnel Services									
7	Asset Manager (moved from Govt Fund)								
8	Residential Property Manager								
9	Residential Leasing Assistant								
10	Residential Maintenance Supervisor								
11	Residential Accounting Assistant (P/T)								
12	Salaries, Wages Cost	209,743	-		209,743	225,823	-		225,823
13	Bonus Program (2-3% based on reviews)	5,244			5,244	5,646			5,646
14	Fringe Benefits	72,493	-		72,493	91,232	-		91,232
	Total Payroll and Fringe	287,480	-	-	287,480	322,701	-	-	322,701
	Full-Time				3				4
	Contractors				-				-
	Part-Time				2				1
Administrative									
24	Labor-Administration (Includes Office Temps)	-	50,017	-	50,017	-	51,518	-	51,518
25	Advertising	5,000	-	-	5,000	7,500	-	-	7,500
26	Miscellaneous- Bldg 73 Ofc UTILITIES	2,328	-	-	2,328	2,398	-	-	2,398
27	Bank Fees & Finance Charges	-	-	-	-	-	-	-	-
28	Training	7,500	-	-	7,500	19,000	-	-	19,000
29	Prof. Svcs-Court\Collection (+BAD DEBT EXP)	3,980	-	-	3,980	4,099	-	-	4,099
30	Leasing Commission (Non CAM)	-	60,000	-	60,000	-	61,800	-	61,800
31	Leasing Expense	-	-	-	-	-	-	-	-
32	Office Supplies	10,624	1,200	-	11,824	10,943	1,236	-	12,179
33	FF&E Exp-Computers\Software (+Onsite Fees)	13,500	-	-	13,500	13,905	-	-	13,905
34	FF&E Exp-Copier\Fax	2,815	-	-	2,815	2,899	-	-	2,899
35	Pagers\Cell Phones	4,913	3,600	-	8,513	5,060	3,708	-	8,768
36	Postage\Courier	250	-	-	250	258	-	-	258
37	On Line Fees	-	7,680	-	7,680	-	7,910	-	7,910
38	Telephone-Mgmt Office	4,572	3,000	-	7,572	4,709	3,090	-	7,799
39	Meals\Lodging\Travel	-	8,580	-	8,580	-	8,837	-	8,837
40	Conference/Training Fees	-	-	-	-	-	-	-	-
41	Uniforms	1,000	800	-	1,800	1,000	824	-	1,824
	Total Administrative	56,482	134,877	-	191,359	71,771	138,923	-	210,695
Management Fees									
45	Management Fee	-	150,000	-	150,000	-	150,000	-	150,000
	Total Management Fees	-	150,000	-	150,000	-	150,000	-	150,000
Insurance									
49	Vehicle Insurance	250	250	-	500	250	500	-	750
50	Property Insurance	65,520	15,750	-	81,270	68,796	16,538	-	85,334
	Total Insurance	65,770	16,000	-	81,770	69,046	17,038	-	86,084
Cleaning									
54	Cleaning - Office Building 73 (Admin)	1,439	3,000	-	4,439	1,482	3,090	-	4,572
55	Cleaning Contract	21,415	56,000	-	77,415	22,057	73,680	-	95,737
56	Cleaning Supplies	527	-	-	527	543	-	-	543
	Total Cleaning	23,381	59,000	-	82,381	24,082	76,770	-	100,852
Service Contracts									
60	HVAC Contract	15,029	208,149	-	223,178	15,480	194,393	-	209,873
61	Extermination Contract	6,495	6,000	-	12,495	6,690	7,380	-	14,070
62	Emergency Generator Contract	-	9,780	-	9,780	-	9,473	-	9,473
63	Equipment Service Contract/Lease	-	5,245	-	5,245	-	5,402	-	5,402
64	Fire/Life Safety	-	32,668	-	32,668	-	33,648	-	33,648
65	Landscaping Contract BRICKMAN	88,704	367,422	-	456,126	91,365	361,445	-	452,810
66	Landscaping-Plants/Flowers/Mulch BRICKMAN	39,600	15,000	-	54,600	40,788	15,450	-	56,238
67	Trash Removal/Recycling Contract	-	5,640	-	5,640	-	5,809	-	5,809
68	Alarm Services Contract	-	4,200	-	4,200	-	4,326	-	4,326
69	Elevator R&M Contract	-	53,440	-	53,440	-	53,440	-	53,440
70	Water Treatment Contract	-	14,204	-	14,204	-	14,630	-	14,630
	Total Service Contracts	149,828	721,748	-	871,576	154,323	705,397	-	859,720
Repairs & Maintenance PROP & MAINT DIV									
74	Labor-R & M (includes Maint Temps)	186,160	177,160	-	363,320	191,745	182,475	-	374,220
75	Labor-Building Manager	-	100,727	-	100,727	-	103,749	-	103,749
76	Building Interior CARPENTRY	3,333	20,000	-	23,333	3,433	20,600	-	24,033
77	Consulting - Arch/Engr	-	-	-	-	-	-	-	-
78	Lead-Based Dust Remediation	150,000	-	-	150,000	150,000	-	-	150,000

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ENTERPRISE FUND		Revision for 06/12/14 Finance Cmte Mtg				Revision for 06/12/14 Finance Cmte Mtg			
Description - "Net" posted to GOVT Budget		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL
79	Door & Glass Repair/Replacement	-	2,400	-	2,400	-	2,472	-	2,472
80	Electrical R & M CONTRACT	5,255	3,000	-	8,255	5,413	3,090	-	8,503
81	Light Bulbs	-	3,000	-	3,000	-	3,090	-	3,090
82	Generator Repairs CONTRACT	-	9,126	-	9,126	-	9,400	-	9,400
83	Equipment R & M	-	1,200	-	1,200	-	1,236	-	1,236
84	Maintenance Equipment Rental	30,000	30,000	-	60,000	30,000	30,900	-	60,900
85	Landscaping R & M	-	19,400	-	19,400	-	19,982	-	19,982
86	Locks and Keys	8,380	12,280	-	20,660	8,631	12,648	-	21,280
87	Painting	87,803	53,000	-	140,803	90,437	54,590	-	145,027
88	Flooring R & M-Interior	46,907	-	-	46,907	48,314	-	-	48,314
89	Painting R & M-Exterior	50,000	50,000	-	100,000	51,500	51,500	-	103,000
90	Irrigation R & M	-	1,250	-	1,250	-	1,288	-	1,288
91	Contracts - Other	15,442	-	-	15,442	15,905	-	-	15,905
92	Plumbing	12,943	1,800	-	14,743	13,331	1,854	-	15,185
93	Fire/Security Equipment R & M	-	12,500	-	12,500	-	12,875	-	12,875
94	Signage	-	-	-	-	-	-	-	-
95	Small Tools	2,781	3,700	-	6,481	2,864	3,811	-	6,675
96	FF&E Exp-Appliances	4,912	-	-	4,912	5,059	-	-	5,059
97	FF&E Exp - trash/recycle bins, generators etc	20,224	-	-	20,224	20,831	-	-	20,831
98	Supplies R & M (other)	8,579	4,000	-	12,579	8,836	4,120	-	12,956
99	Supplies-Electrical	16,927	-	-	16,927	17,435	-	-	17,435
100	Supplies-Landscaping	12	-	-	12	12	-	-	12
101	Supplies-HVAC	9,344	6,000	-	15,344	9,624	6,180	-	15,804
102	Supplies-Painting	384	28,000	-	28,384	396	28,840	-	29,236
103	Supplies-Plumbing	8,909	-	-	8,909	9,176	-	-	9,176
104	Vehicle-Fuel (truck-carts-maint trv)	2,400	1,200	-	3,600	2,472	1,236	-	3,708
105	Vehicle R & M	400	1,200	-	1,600	412	1,236	-	1,648
106	Tenant Improvements (non-capital)	-	253,000	-	253,000	-	253,090	-	253,090
107	Building renovations for leasing make-ready	125,000	-	-	125,000	-	-	-	-
108	HVAC Repairs not in contract	-	60,000	-	60,000	-	60,000	-	60,000
109	Roof R & M Contract + Supplies	50,000	20,000	-	70,000	50,000	25,000	-	75,000
110	Gutter Cleaning/Repair	50,000	25,000	-	75,000	50,000	25,000	-	75,000
111	Tree Maintenance	-	50,000	-	50,000	-	50,000	-	50,000
112	Fascia/Soffitt Repairs	25,000	25,000	-	50,000	25,000	25,000	-	50,000
113	Parking Lot Repairs & Striping	-	50,000	-	50,000	-	50,000	-	50,000
	Total Repairs & Maintenance	921,095	1,023,943	-	1,945,038	810,828	1,045,261	-	1,856,089
	Taxes and Licenses								
117	Real Estate Taxes - PILOT	342,115	638,190	-	980,305	342,115	638,190	-	980,305
	Total Taxes and Licenses	342,115	638,190	-	980,305	342,115	638,190	-	980,305
	Utilities								
121	Electricity	225,031	516,727	-	741,758	231,782	580,458	-	812,240
122	Electricity (Non CAM)	-	-	-	-	-	-	-	-
123	Trash Removal/Recycling Contract CITYHPT	6,861	2,874	-	9,735	7,067	2,960	-	10,027
124	Water & Sewer	126,360	30,952	450,000	607,312	130,151	31,880	450,000	612,032
125	Fuel & Oil	-	12,615	-	12,615	-	12,994	-	12,994
126	Natural Gas	72,227	37,886	350,000	460,112	74,393	39,022	350,000	463,416
	Total Utilities	430,479	601,054	800,000	1,831,533	443,394	667,315	800,000	1,910,708
	Furniture, Fixtures and Equipment (non-Capital)								
130	Moisture Control Equipment (Fans & Dehumidifiers)	-	-	-	-	-	-	-	-
131	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	1,500	1,500	-	-	1,500
	Total Furniture, Fixtures and Equipment (non-Capital)	1,500	-	-	1,500	1,500	-	-	1,500
	TOTAL COSTS	2,278,130	3,344,812	800,000	6,422,942	2,239,760	3,438,894	800,000	6,478,654
	BALANCE SHEET BUDGET (uses Cash)								
138	Tenant Improvements (non-capital in R&M above)	-	-	-	-	-	-	-	-
139	FF&E - Vehicles	-	-	-	-	-	17,000	-	17,000
140	Repair residential units (moved to R&M section)	-	-	-	-	-	-	-	-
141	Convert Building 80 to residential	-	350,000	-	-	-	-	-	-
	Total Balance Sheet Budget	-	350,000	-	-	-	17,000	-	17,000
	SUMMARY - Enterprise Fund								
	Category Totals								
	Personnel	287,480	-	-	287,480	322,701	-	-	322,701
	Administrative	56,482	134,877	-	191,359	71,771	138,923	-	210,695
	Management Fees	-	150,000	-	150,000	-	150,000	-	150,000

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ENTERPRISE FUND		Revision for 06/12/14 Finance Cmte Mtg				Revision for 06/12/14 Finance Cmte Mtg			
Description - "Net" posted to GOVT Budget		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL
	Insurance	65,770	16,000	-	81,770	69,046	17,038	-	86,084
	Cleaning	23,381	59,000	-	82,381	24,082	76,770	-	100,852
	Service Contracts	149,828	721,748	-	871,576	154,323	705,397	-	859,720
	Repairs and Maintenance	921,095	1,023,943	-	1,945,038	810,828	1,045,261	-	1,856,089
	Taxes and Licenses	342,115	638,190	-	980,305	342,115	638,190	-	980,305
	Utilities	430,479	601,054	800,000	1,831,533	443,394	667,315	800,000	1,910,708
	Furniture, Fixtures and Equipment	1,500	-	-	1,500	1,500	-	-	1,500
	Balance Sheet Items (require cash)	-	350,000	-	350,000	-	17,000	-	17,000
	TOTAL COSTS	2,278,130	3,694,812	800,000	6,772,942	2,239,760	3,455,894	800,000	6,495,654
Revenues									
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
165	Rent Concessions	(250,000)	-	-	(250,000)	(150,000)	-	-	(150,000)
166	Residential - Garages	4,500	-	-	4,500	4,500	-	-	4,500
167	Residential Leases - Apartments	-	-	-	-	-	-	-	-
168	Commercial - Office/Warehouse	-	879,950	-	879,950	-	1,119,950	-	1,119,950
169	Event Rentals	-	-	-	-	-	-	-	-
170	CAM Recoveries	-	43,267	-	43,267	-	43,267	-	43,267
171	Utility Reimbursement	-	362,844	-	362,844	-	412,844	-	412,844
172	Construction Loan	-	-	-	-	-	-	-	-
173	Revenue - Utility Fund	-	-	430,000	430,000	-	-	430,000	430,000
174	Other Income	20,000	-	-	20,000	20,000	-	-	20,000
	TOTAL REVENUES	2,484,442	1,286,061	430,000	4,200,503	2,834,442	1,576,061	430,000	4,840,503
177	Funding (to)/from Government Fund	206,312	(2,408,751)	(370,000)	(2,572,439)	594,682	(1,879,833)	(370,000)	(1,655,151)