

Broward County Housing Authority Affiliates

Proposed Operating Budget

Fiscal Year 2025

October 1, 2024 - September 30, 2025

Affiliates

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AFFILIATES SUMMARY FY 2025

SUMMARY BY CLASSIFICATION	2024 ESTIMATED	2025 PROPOSED	VARIANCE
Operating Cash Flow/Transfer In	2,398,669	1,557,783	(840,886)
Dwelling Rental	2,254,139	2,726,401	472,262
Discounts and Tenant Work Orders	3,850	8,450	4,600
Developer Fees	426,730	1,028,677	601,947
Transfers In	25,429	6,651,813	6,626,384
Contribution from Affiliates	2,603,658	2,586,460	(17,198)
Interest Income	916,023	812,545	(103,478)
Ground Lease Income	1,050,000	-	(1,050,000)
Grants / Other Income	11,400	13,100	1,700
Total Income	9,689,898	15,385,229	5,695,331
Salaries and Fringes	693,003	742,591	49,588
Administrative Expenses	1,009,454	396,160	(613,294)
Utilities	146,308	137,450	(8,858)
Maintenance Materials	130,851	126,230	(4,621)
Contract Costs	361,849	366,950	5,101
General Expenses	457,258	242,186	(215,072)
Resident Services	5,002	4,000	(1,002)
Extraordinary Maintenance	6,000	338,000	332,000
Reserve for Replacements	31,870	42,536	10,666
Property Acquisitions	-	-	-
Property Construction	-	-	-
Capital Lease payments	89,935	20,000	(69,935)
Debt Service	-	-	-
Property Improvements	8,400	355,000	346,600
Transfers Out	(53)	6,651,813	6,651,866
Management Fee	75,168	81,874	6,706
Contribution to Parent	2,888,660	2,586,460	(302,200)
Shared Service Fee COCC / DEVELOPMENT	847,800	720,575	(127,225)
Total Expenses	6,751,505	12,811,825	6,060,320
Net Gain/(Loss)	2,938,393	2,573,404	(364,989)

AFFORDABLE HOUSING

SUMMARY BY AFFILIATE	2025 PROPOSED
BUILDING BETTER COMMUNITIES INC	(4,910,334)
CRYSTAL LAKE TOWNHOMES	86,437
COLLEGE GARDENS APARTMENTS	424,804
BBC HOMES INC CRYSTAL LAKES	-
HIGHLAND GARDENS SENIOR HOUSING	1,651,813
MCCAN COMMUNITIES INC	4
TALLMAN PINES HOMES AND COMMUNITIES	-
BCHA AFFORDABLE HOUSING	-
MANORS AT MIDDLE RIVER TOWNHOUSES	226,777
HILLSBORO CROSSING	-
TALLMAN PINES III (SINGLE FAMILY LOTS)	-
OAKLAND PRESERVE	-
TWIN OAKS APARTMENTS	36,706
VILLAS OF POMPANO	15,399
BROWARD WORKFORCE COMMUNITIES INC	-
OCEAN DRIVE ESTATES	41,798
EAST VILLAGE APARTMENTS	-
TEQUESTA RESERVE	5,000,000
Net Gain/(Loss)	2,573,404

Affiliates Total

2024 Final

2025 Proposed

Variance

REVENUES

311000	DWELLING RENTAL INCOME	\$ 2,504,856	\$ 2,726,401	\$ 221,545
361000	INTEREST INCOME	435,905	812,545	376,640
369010	OTHER INCOME PRIOR YEAR RESERVE	-	-	-
369040	INCOME WASHING MACHINE	0		-
369050	TENANT WORK ORDER	2,000	6,750	4,750
369054	MAINTENANCE MATERIAL	-	500	500
330120	HVAC RECOVERY	-	-	-
369052	LATE FEES	-	2,900	2,900
369080	DONATED PILOT	0		-
369090	MISCELLANEOUS OTHER INCOME	0	11,400	11,400
310100	LOAN PROCEEDS	-	-	-
399000	FUNDING TRANSFER IN	10,000,000	6,651,813	(3,348,187)
369020	DEVELOPER FEES	344,398	1,028,677	684,279
369100	AFFILIATES CASH FLOW	1,515,959	1,557,783	41,824
369000	CONTRIBUTION FROM AFFILIATES TO PARENT	1,860,357	2,586,460	726,103
TOTAL REVENUE		16,663,475	15,385,229	(1,278,246)

SALARIES AND FRINGES

411000	ADMINISTRATION	313,386	311,214	(2,172)
441500	MAINTENANCE	170,350	190,176	19,826
TOTAL SALARIES		483,736	501,390	17,654
454010	FICA	37,006	38,356	1,350
454020	RETIREMENT	80,202	88,160	7,958
454030	HEALTH INSURANCE	103,474	114,315	10,841
454050	LIFE INSURANCE	480	370	(110)
454060	DENTAL INSURANCE	-	-	-
TOTAL FRINGES		221,162	241,201	20,039
TOTAL SALARIES AND FRINGES		704,898	742,591	37,693

ADMINISTRATIVE EXPENSES

417110	LEGAL FEES	9,000	9,000	-
417130	PROFESSIONAL FEES	304,000	304,000	-
419020	OFFICE SUPPLIES	11,245	12,000	755
419040	TELEPHONE LAND LINES	7,280	7,280	-
419050	COPY MACHINE/DOCUMENT MGMT	1,000	200	(800)
419060	ADVERTISING/PUBLIC NOTICES	1,300	1,300	-
419070	STAFF TRAVEL & MILEAGE	500	1,000	500
419080	STAFF TRAINING	3,500	3,500	-
419100	EVICTON/COURT COSTS	20,000	26,000	6,000
419110	MEMBERSHIP DUES/SUBSCRIPTIONS	9,380	10,980	1,600
419120	MISC OPERATING/ADMIN	2,500	11,700	9,200
419130	POSTAGE/METER/FEDEX	1,500	1,000	(500)
419160	TELEPHONE WIRELESS	4,750	5,550	800

Affiliates Total

	2024 Final	2025 Proposed	Variance
419150 BACKGROUND CHECKS	2,900	2,650	(250)
419170 COMPUTER/SYSTEMS MAINT	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	378,855	396,160	17,305

RESIDENT SERVICES

423100 RESIDENT SERVICES	6,500	4,000	(2,500)
TOTAL RESIDENT SERVICES	6,500	4,000	(2,500)

UTILITIES

431000 WATER AND SEWER	101,000	112,800	11,800
442010 MOVE OUT UTILITIES	4,200	5,200	
432000 ELECTRICITY	16,650	19,450	2,800
TOTAL UTILITIES	121,850	137,450	15,600

MATERIALS AND SUPPLIES

442000 MAINTENANCE MATERIALS	50,000	66,000	16,000
442140 VEHICLE EXPENSE/MAINT	10,230	11,730	1,500
442160 UNIFORMS	2,300	2,300	-
442180 HVAC MATERIALS	20,250	9,700	(10,550)
442250 NON-CAPITALIZED DWELLING EQPT	39,500	36,500	(3,000)
TOTAL MATERIALS AND SUPPLIES	122,280	126,230	3,950

CONTRACT COSTS

443010 GARBAGE	79,000	79,000	-
443020 EXTERMINATION	13,800	13,800	-
443040 FLOORING REPL/MAINT	10,000	30,000	20,000
443050 TRUCK/GOLF CARTS	-	-	-
443060 HVAC REPAIRS/MAINT	39,500	3,000	(36,500)
443070 TREE TRIMMING	6,000	6,000	-
443100 IRRIGATION REPAIRS/MAINT	3,000	3,000	-
443110 PLUMBING REPAIRS/MAINT	16,500	18,200	1,700
443130 ELECTRICAL REPAIRS/MAINT	13,500	21,000	7,500
443140 LANDSCAPE & PLANT MAINT	37,500	41,000	3,500
443150 SECURITY/ENTRANCE MAINT	6,000	7,000	1,000
443210 MISC CONTR/REPAIR/MAINT	11,650	16,950	5,300
443270 ROUTINE MAINTENANCE	95,500	127,000	31,500
448300 PROTECTIVE SERVICES	2,700	1,000	(1,700)
TOTAL CONTRACT COSTS	334,650	366,950	32,300

GENERAL EXPENSES

451000 INSURANCE	137,432	166,329	28,897
451010 COLLECTION LOSSES	50,097	54,527	4,430
452000 TAXES	20,549	20,630	81
453500 INTEREST EXPENSE - VEHICLES	700	700	-
TOTAL GENERAL EXPENSES	208,778	242,186	33,408

FEEES TO COCC

Affiliates Total

	2024 Final	2025 Proposed	Variance
459040 PROPERTY MGMT. FEES	75,161	81,874	6,713
459041 CONTRIBUTION TO PARENT	1,860,357	2,586,460	726,103
459050 CONTRIBUTION TO COCC/DEVELOPMENT	419,751	314,536	(105,215)
459060 SHARED SERVICE FEE	428,053	406,039	(22,014)
TOTAL FEES TO COCC	2,783,322	3,388,909	605,587

TOTAL GENERAL EXPENSES & FEES TO COCC	2,992,100	3,631,095	638,995
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461000 EXTRAORDINARY MAINTENANCE	213,000	213,000	-
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462030 CASUALTY LOSS	25,000	125,000	100,000
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CAPITAL EXPENDITURES

140080 FURN/EQPT/MACH DWELLING	58,000	58,000	-
140100 PROPERTY IMPROVEMENTS	17,000	297,000	280,000
TOTAL CAPITAL EXPENDITURES	75,000	355,000	280,000

215000 CAPITAL LEASE PAYMENT	20,000	20,000	-
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116510 RESERVE FOR REPLACEMENTS	42,536	42,536	-
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499000 TRANSFERS OUT	5,000,000	6,651,813	1,651,813
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TOTAL EXPENSES	10,036,669	12,811,825	2,775,156
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SUMMARY OF EXPENSES

SALARIES AND FRINGES	704,898	742,591	37,693
ADMINISTRATIVE EXPENSES	378,855	396,160	17,305
RESIDENT SERVICES	6,500	4,000	(2,500)
UTILITIES	121,850	137,450	15,600
MAINTENANCE MATERIALS	122,280	126,230	3,950
CONTRACT COSTS	334,650	366,950	32,300
GENERAL EXPENSES	2,992,100	3,631,095	638,995
EXTRAORDINARY MAINT / CASUALTY LOSS	238,000	338,000	100,000
CAP EXP/RESERVE REPLACEMENT	137,536	417,536	280,000
TRANSFERS OUT	5,000,000	6,651,813	1,651,813
TOTAL SUMMARY OF EXPENSES	10,036,669	12,811,825	2,775,156

NET BUDGETARY SURPLUS/(DEFICIT)	\$ 6,626,806	\$ 2,573,404	\$ (4,053,402)
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OPERATING BUDGET FY 2025
MCCAN COMMUNITIES INC

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
361000 INTEREST INCOME	19,758	2,545	1,906	2,545	
399000 TRANSFER IN	7,965,600	-	-	-	
TOTAL INCOME	7,985,358	2,545	1,906	2,545	
OPERATING EXPENSES					
OTHER EXPENSES					
417120 BANK FEES	(8)	-	-	-	
451000 INSURANCE EXPENSE	1,584	2,112	2,541	2,541	.00% increase
499000 TRANSFER OUT	17,799,911	-	-	-	
TOTAL OTHER EXPENSES	17,801,487	2,112	2,541	2,541	
TOTAL EXPENSES	17,801,487	2,112	2,541	2,541	
ANNUAL GAIN/(LOSS)	(9,816,129)	433	(635)	4	

OPERATING BUDGET FY 2025
BUILDING BETTER COMMUNITIES INC

INCOME AND EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
369000 CONTRIBUTION FROM LIHTC/RAD	1,698,210	1,860,357	2,603,658	2,586,460	
361000 INTEREST INCOME	655,542	430,000	857,852	750,000	
369020 DEVELOPER FEES	257,147	-	-	-	
369030 GROUND LEASE INCOME	1,050,000	-	1,050,000	-	
399000 FUNDING TRANSFERS IN	18,319,911	5,000,000	-	-	
TOTAL INCOME	21,980,809	7,290,357	4,511,510	3,336,460	
OPERATING EXPENSES					
411000 SALARIES ADMIN	106,150	151,662	95,370	149,757	
TOTAL SALARIES	106,150	151,662	95,370	149,757	
454010 FICA	8,043	11,602	7,003	11,456	
454020 RETIREMENT	27,311	26,406	20,304	30,324	
454030 HEALTH INSURANCE	(783)	21,628	11,211	15,657	
454050 LIFE INSURANCE	919	200	111	120	
454060 DENTAL INSURANCE	121	-	-	-	
TOTAL EMPLOYEE BENEFITS	35,610	59,836	38,629	57,557	
215000 CAPITAL LEASE PAYMENT	6,701	8,000	15,853	8,000	1 HVAC Vehicle
417110 LEGAL FEES	11,978	-	373	-	
417130 PROFESSIONAL FEES	503,035	300,000	912,758	300,000	Tequesta Reserve
417120 BANK FEES	2,795	-	(12,246)	-	
419120 OPERATING ADMIN EXPENSES	1,715	-	2,285	-	
419160 TELEPHONE WIRELESS	5,642	1,800	2,674	1,800	
443010 GARBAGE/TRASH CONTRACTS	2,025	-	1,014	-	
442000 MAINTENANCE	1,968	8,000	(790)	8,000	

OPERATING BUDGET FY 2025
BUILDING BETTER COMMUNITIES INC

INCOME AND EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442140 VEHICLE EXPENSE	7,945	4,830	11,709	4,830	
442160 UNIFORMS	250	500	-	500	
442180 HVAC MATERIALS	-	2,000	4,733	2,000	
451000 INSURANCE	7,653	7,313	7,412	7,412	.00% increase
462030 CASUALTY LOSS/OPERATING DEFICIT	1,000	25,000	-	125,000	Insurance deductible;Progresso Operating Deficit Guaranty Loan
453000 DEBT SERVICE	-	-	-	-	
419080 TRAINING EXPENSES	229	-	133	-	
419110 DUES/SUBSCRIPTIONS/ANNUAL FEES	6,601	7,500	4,317	7,500	
419130 POSTAGE	-	1,000	-	1,000	Mail machine
452000 NON AD VALOREM	470	350	470	350	
453500 INTEREST EXPENSE - VEHICLES	763	700	1,524	700	
453501 INTEREST EXPENSE - COPIERS	111	-	125	-	
459050 SHARED SERVICE FEE COCC	1,041,324	419,751	419,748	314,536	
459060 SHARED SERVICE FEE DEVELOPMENT	566,760	428,053	428,052	406,039	
461000 EXTRAORDINARY EXPENSES	-	200,000	-	200,000	
499000 TRANSFER OUT	7,991,368	5,000,000	(53)	6,651,813	Tequesta Loan contribution and Highland Gardens LTD balloon
612000 GAIN/(LOSS) ON DISP OF ASSET	-	-	-	-	
TOTAL OTHER EXPENSES	10,160,334	6,414,797	1,800,091	8,039,480	
TOTAL EXPENSES	10,302,094	6,626,295	1,934,090	8,246,794	
ANNUAL GAIN/(LOSS)	11,678,715	664,062	2,577,420	(4,910,334)	

OPERATING BUDGET FY 2025
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	1,025,036	1,247,910	1,161,947	1,360,222	Proposed 9.00% rent increase
311009 LES RENT	6,000	-	10,200	11,400	
361000 INTEREST INCOME	37,322	3,360	54,348	60,000	
369010 CAPITAL FUND OPERATING	-	-	-	-	
369050 TENANT WORK ORDER	145	750	77	5,000	
369052 LATE FEES	6,300	-	5,733	-	
369054 MAINTENANCE MATERIALS	-	-	2,240	-	
TOTAL INCOME	1,074,803	1,252,020	1,235,383	1,436,622	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	48,090	69,922	86,445	90,738	
441500 MAINTENANCE	121,786	102,454	124,926	117,267	
TOTAL SALARIES	169,875	172,376	211,371	208,005	
454010 FICA	12,520	13,187	15,520	15,912	
454020 RETIREMENT	21,109	26,303	30,972	31,655	
454030 HEALTH INSURANCE	35,830	47,219	39,047	60,834	
454050 LIFE INSURANCE	1,410	-	421		
454060 DENTAL INSURANCE	175	-	-	-	
TOTAL FRINGE BENEFITS	71,045	86,709	85,960	108,401	
TOTAL SALARIES AND FRINGE BENEFITS	240,920	259,085	297,331	316,406	
ADMINISTRATIVE EXPENSES					
417110 LEGAL	3,796	2,000	5,180	2,000	
417130 PROFESSIONAL FEES	1,021	2,000	29,367	2,000	

OPERATING BUDGET FY 2025
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419020 OFFICE SUPPLIES	750	5,737	7,137	12,000	Office furniture for move / supplies
419040 TELEPHONE LAND LINES	5,368	5,280	4,853	5,280	Comcast (\$5,280)
419050 COPY MACHINE/DOCUMENT MGMT	115	1,000	101	200	
419060 ADVERTISING/PUBLIC NOTICES	-	300	-	300	Zillow, etc.
419070 STAFF TRAVEL & MILEAGE	42	500	384	1,000	
419080 STAFF TRAINING	3,328	3,500	393	3,500	CPM Certification and Team Building \$2,583, HDLI \$917
419100 EVICTION/COURT COSTS	9,393	10,000	22,460	15,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	300	400	273	500	Licenses
419120 MISC OPERATING/ADMIN	142	1,500	1,160	2,000	
419130 POSTAGE/METER/FEDEX	-	500	-	-	
419150 CREDIT BACKGROUND CHECKS	1,025	1,200	8	1,200	
419160 TELEPHONE WIRELESS	5,053	1,200	2,087	2,000	
TOTAL ADMINSTRATIVE EXPENSES	30,333	35,117	73,403	46,980	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	3,701	6,500	-	4,000	Resident relations initiatives
TOTAL RESIDENT SERVICES	3,701	6,500	-	4,000	
UTILITIES					
431000 WATER AND SEWER	55,990	57,000	64,472	65,800	
432000 ELECTRICITY	8,282	8,500	11,613	10,000	
442010 MOVE OUT UTILITIES	-	1,000	-	2,000	
TOTAL UTILITIES	64,271	66,500	76,085	77,800	

OPERATING BUDGET FY 2025
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	20,732	11,000	30,791	20,000	
442140 VEHICLE EXPENSE/MAINT	3,035	2,500	4,861	4,000	
442160 UNIFORMS	517	1,800	620	1,800	
442180 HVAC MATERIALS	1,936	3,000	1,630	3,000	
442250 NON-CAPITALIZED DWELLING EQPT	14,046	20,000	6,573	15,000	Appliance replacement / WH & permits
TOTAL MATERIALS AND SUPPLIES	40,266	38,300	44,475	43,800	
CONTRACT COSTS					
443010 GARBAGE	59,547	54,000	36,910	54,000	Shared 30% rollaway dumpster cost w/Griffin
443020 EXTERMINATION	5,414	4,000	1,755	4,000	Bed bugs / lawn treatment and termites
443040 FLOORING REPL/MAINT	1,875	10,000	47,061	30,000	For maintenance only
443060 HVAC REPAIRS/MAINT	3,448	25,000	-	-	
443070 TREE TRIMMING	-	2,000	13,333	2,000	Hurricane trimming/cleaning
443100 IRRIGATION REPAIRS/MAINT	-	2,000	-	2,000	Rust Wizard and sprinkler repair & maintenance
443110 PLUMBING REPAIRS/MAINT	5,700	6,000	6,910	6,000	
443130 ELECTRICAL REPAIRS/MAINT	2,115	4,000	25,976	10,000	
443140 LANDSCAPE & PLANT MAINT	18,214	13,000	13,114	13,000	Lawn service / mulching / fertilizing / planting (includes LES)
443150 SECURITY/ENTRANCE MAINT	6,166	3,000	1,928	4,000	Security system improvement/panic monitoring, cameras
443210 MISC CONTR/REPAIRS/MAINT	-	6,000	576	6,000	Online payment implementation and services
443240 COMPUTER MAINTENANCE	1,004	-	-	-	
443270 ROUTINE MAINTENANCE	20,486	35,000	72,415	55,000	Renovations, tubs, cabinets & kitchen counter tops, A/C vents/repairs
TOTAL CONTRACT COSTS	123,968	164,000	226,111	186,000	

OPERATING BUDGET FY 2025
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
GENERAL EXPENSES AND FEES					
451000 INSURANCE	56,441	56,326	67,421	67,421	.00% increase
451010 COLLECTION LOSSES	5,028	24,958	2	27,204	2%
451030 COMPENSATED ABSENCES	7,351	-	-	-	
453500 INTEREST EXPENSE - VEHICLES	640	-	2,418	-	
453501 INTEREST EXPENSE - COPIERS	211	-	140	-	
TOTAL GENERAL EXPENSES	69,671	81,284	69,981	94,625	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	32,191	37,437	37,440	40,807	3.00% of rent
TOTAL FEES	32,191	37,437	37,440	40,807	
TOTAL GENERAL EXPENSES AND FEES	101,862	118,721	107,421	135,432	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	4,000	-	4,000	
TOTAL EXTRAORDINARY MAINTENANCE	-	4,000	-	4,000	
CAPITAL EXPENDITURES					
140040 LAND/STRUCTURE/EQUIPMENT	-	-	21,520	-	
140080 FURN/EQPT/MACH DWELLING	-	58,000	-	58,000	Replacement 5 HVAC systems, kitchen cabinets
116510 RESERVE FOR REPLACEMENTS	22,404	22,400	(124,467)	22,400	64 units X \$350 a year per unit
140100 PROPERTY IMPROVEMENTS	-	5,000	8,400	105,000	Painting
215000 CAPITAL LEASE PAYMENTS	4,769	12,000	74,082	12,000	4 vehicles part year leases
TOTAL CAPITAL EXPENDITURES	27,173	97,400	(20,465)	197,400	

OPERATING BUDGET FY 2025
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	27,173	101,400	(20,465)	201,400	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	1,074,803	1,252,020	1,235,383	1,436,622	
SALARIES AND FRINGES	240,920	259,085	297,331	316,406	
ADMINISTRATIVE EXPENSES	30,333	35,117	73,403	46,980	
RESIDENT SERVICES	3,701	6,500	-	4,000	
UTILITIES	64,271	66,500	76,085	77,800	
MAINTENANCE MATERIALS	40,266	38,300	44,475	43,800	
CONTRACT COSTS	123,968	164,000	226,111	186,000	
GENERAL EXPENSES	101,862	118,721	107,421	135,432	
EXTRAORDINARY MAINTENANCE	-	4,000	-	4,000	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	27,173	97,400	(20,465)	197,400	
TOTAL EXPENSES	632,496	789,623	804,361	1,011,818	
NET BUDGETARY SURPLUS/(DEFICIT)	442,307	462,397	431,022	424,804	

OPERATING BUDGET FY 2025
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	191,923	254,641	222,233	277,559	Proposed 9.00% rent increase
361000 INTEREST INCOME	414	-	1,314	-	
369050 TENANT WORK ORDER	87	500	39	500	
369052 LATE FEE	2,300	-	1,200	1,700	
369054 MAINTENANCE MATERIALS	485	-	-	500	
369056 UTILITIES	820	-	1,368	-	
TOTAL INCOME	196,029	255,141	226,154	280,259	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	7,886	28,680	31,588	22,809	
441500 MAINTENANCE	14,083	11,538	14,166	12,388	
TOTAL SALARIES	21,969	40,218	45,754	35,197	
454010 FICA	1,615	3,077	3,389	2,693	
454020 RETIREMENT	2,798	8,370	9,679	8,101	
454030 HEALTH INSURANCE	4,321	5,931	5,006	4,400	
454050 LIEFE INSURANCE	218	80	93	70	
454060 DENTAL INSURANCE	29	-	-	-	
TOTAL FRINGE BENEFITS	8,980	17,458	18,167	15,264	
TOTAL SALARIES AND FRINGE BENEFITS	30,950	57,676	63,921	50,461	
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	902	3,000	-	3,000	Attorney costs for evictions

OPERATING BUDGET FY 2025
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
417130 PROFESSIONAL FEES	1,500	-	-	-	
419100 EVICTION/COURT COSTS	8,373	2,000	8,256	3,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	1,069	1,300	1,465	2,500	Licenses
419120 MISC OPERATING/ADMIN	(1,102)	-	(708)	3,000	Online payment implementation and services
419150 CREDIT BACKGROUND CHECKS	424	250	28	250	
TOTAL ADMINISTRATIVE EXPENSES	11,165	6,550	9,223	11,750	
RESIDENT SERVICES					
UTILITIES					
431000 WATER AND SEWER	2,251	2,000	2,245	2,000	
432000 ELECTRICITY	3,999	3,000	4,213	3,000	
442010 MOVE OUT UTILITIES	-	1,000	-	1,000	
TOTAL UTILITIES	6,250	6,000	6,458	6,000	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	1,209	3,000	6,732	7,000	
442180 HVAC MATERIALS	3,783	9,000	659	1,500	
442250 NON-CAPITALIZED DWELLING EQPT	4,224	5,000	15,691	10,000	Appliances
TOTAL MATERIALS AND SUPPLIES	9,216	17,000	23,082	18,500	
CONTRACT COSTS					
443010 GARBAGE	13,519	15,000	16,677	15,000	Trash bin collection payments

OPERATING BUDGET FY 2025
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
443020 EXTERMINATION	1,158	1,000	922	1,000	
443060 HVAC REPAIRS/MAINT	-	4,000	-	-	Preventive maintenance services, routine repairs
443070 TREE TRIMMING	-	2,000	7,733	2,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	1,000	-	1,000	
443110 PLUMBING REPAIRS/MAINT	1,822	2,500	2,440	3,000	
443130 ELECTRICAL REPAIRS/MAINT	-	4,000	-	4,000	
443140 LANDSCAPE & PLANT MAINT	9,147	11,000	7,567	11,000	Lawn service, fertilization, refresh planting, mulch
443210 MISC CONTR/REPAIRS/MAINT	-	1,000	-	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	15,446	15,000	17,978	20,000	Pool supplies and service
448300 PROTECTIVE SERVICES	-	2,700	-	1,000	
TOTAL CONTRACT COSTS	41,091	59,200	53,317	61,000	
GENERAL EXPENSES AND FEES					
451000 INSURANCE	20,976	19,847	24,171	24,171	.00% increase
451010 COLLECTION LOSSES	18,194	5,093	-	5,551	2%
452000 NON AD VALOREM TAXES	2,918	3,064	2,995	3,145	Increase of 5%
TOTAL GENERAL EXPENSES	42,089	28,004	27,166	32,867	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	5,900	7,654	7,656	8,408	3.00% of rent
TOTAL FEES	5,900	7,654	7,656	8,408	
TOTAL GENERAL EXPENSES AND FEES	47,989	35,658	34,822	41,275	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					

OPERATING BUDGET FY 2025
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
461000 EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
TOTAL EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	3,504	3,336	47,752	3,336	10 units X \$334/yr per unit
TOTAL CAPITAL EXPENDITURES	3,504	3,336	47,752	3,336	
TOTAL EXTRAORDINARY MAINTENANCE, CAPITAL EXPENDITURES, AND PRIOR YEAR ADJUSTMENTS	3,504	4,836	47,752	4,836	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	196,029	255,141	226,154	280,259	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	30,950	57,676	63,921	50,461	
ADMINISTRATIVE EXPENSES	11,165	6,550	9,223	11,750	
UTILITIES	6,250	6,000	6,458	6,000	
MAINTENANCE MATERIALS	9,216	17,000	23,082	18,500	
CONTRACT COSTS	41,091	59,200	53,317	61,000	
GENERAL EXPENSES	47,989	35,658	34,822	41,275	
EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	3,504	3,336	47,752	3,336	
TOTAL EXPENSES	150,165	186,920	238,575	193,822	
NET BUDGETARY SURPLUS/(DEFICIT)	45,865	68,221	(12,421)	86,437	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	314,984	389,261	328,473	420,402	Proposed 8.00% rent increase
361000 INTEREST INCOME	764	-	2,012	-	
369010 CAPITAL FUND OPERATING	-	-	-		
369050 TENANT WORK ORDER	-	-	77	-	
369052 LATE FEE	-	-	267	-	
369054 MAINTENANCE MATERIALS	-	-	-	-	
369100 DISCOUNTS	-	-	-	-	
399000 TRANSFERS IN	-	-	-	-	
369100 OPERATING CASH FLOWS	-	-	-	-	
369020 STATE/LOCAL GRANT REVENUE	-	-		-	
TOTAL	315,748	389,261	330,829	420,402	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	9,932	29,956	33,329	23,841	
421000 RESIDENT SERVICES	-	-	-	-	
441500 MAINTENANCE	19,942	16,808	20,659	18,050	
TOTAL	29,874	46,764	53,988	41,891	
454010 FICA	2,191	3,577	3,983	3,205	
454020 RETIREMENT	3,775	9,258	10,744	9,013	
454030 HEALTH INSURANCE	6,287	8,252	6,927	4,716	
454040 UNEMPLOYMENT INSURANCE	-	-	-	-	
454050 LIFE INSURANCE	147	90	109	80	
454060 DENTAL INSURANCE	14	-	-	-	
TOTAL	12,414	21,177	21,763	17,014	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL	42,287	67,941	75,751	58,905	
ADMINISTRATIVE EXPENSES					
417100 AUDITING FEES	-	-	-	-	
417110 LEGAL & CONSULTING	-	1,000	-	1,000	
417120 BANK FEES	-	-	23	-	
417130 PROFESSIONAL FEES	-	-	-	-	
419010 HEALTH CARE STIPEND	-	-	-	-	
419020 OFFICE SUPPLIES	-	-	161	-	
419030 PRINTING SUPPLIES	-	-	-	-	
419040 TELEPHONE LAND LINES	-	-	-	-	
419050 COPY MACHINE/DOCUMENT MGMT	-	-	-	-	
419060 ADVERTISING/PUBLIC NOTICES	-	1,000	40	1,000	
419070 STAFF TRAVEL & MILEAGE	-	-	-	-	
419080 STAFF TRAINING	50	-	-	-	
419100 EVICTION/COURT COSTS	-	2,000	-	2,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	-	-	233	-	
419120 MISC OPERATING/ADMIN	28	-	(222)	3,000	
419130 POSTAGE/METER/FEDEX	-	-	-	-	
419140 COMPUTER SUPPLIES	-	-	-	-	
419150 CREDIT BACKGROUND CHECKS	-	700	183	700	
419160 TELEPHONE WIRELESS	(5)	150	-	150	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	-	
TOTAL	73	4,850	418	7,850	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	-	-	-	-	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
423110 RESIDENT SERVICES MISCELLANEOUS	-	-	-	-	
TOTAL	-	-	-	-	
UTILITIES					
431000 WATER AND SEWER	11,937	9,000	10,480	12,000	Includes city water for irrigation
432000 ELECTRICITY	213	250	484	250	
442010 MOVE OUT UTILITIES	-	1,000	-	1,000	
TOTAL	12,150	10,250	10,964	13,250	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	6,610	5,000	11,924	8,000	Property upkeep, interior and exterior
442020 PLUMBING SUPPLIES	-	-	-	-	
442030 RENTAL EQUIPMENT	-	-	-	-	
442050 PAINT SUPPLIES	-	-	-	-	
442060 MISCELLANEOUS PETTY CASH	-	-	-	-	
442070 LOCKS & LOCK SUPPLIES	-	-	-	-	
442080 HARDWARE	-	-	-	-	
442090 ELECTRICAL SUPPLIES	-	-	-	-	
442100 BUILDING MATERIALS	-	-	-	-	
442110 HAND TOOLS	-	-	-	-	
442120 CLEANING SUPPLIES	-	-	-	-	
442130 APPLIANCE PARTS	-	-	-	-	
442140 VEHICLE EXPENSE/MAINT	-	1,000	-	1,000	Shared with Griffin /Manors/College/TO
442150 WINDOW GLASS AND PARTS	-	-	-	-	
442160 UNIFORMS	-	-	-	-	
442170 GROUNDS MAINTENANCE	-	-	-	-	
442180 HVAC MATERIALS	1,149	1,600	149	500	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442190 SAFETY EQUIPMENT	-	-	-	-	
442200 IRRIGATION SUPPLIES	-	-	-	-	
442210 EQUIPMENT REPAIR	-	-	-	-	
442230 FREIGHT CHARGES	-	-	-	-	
442240 OBSOLETE ITEMS	-	-	-	-	
442250 NON-CAPITALIZED DWELLING EQPT	4,253	6,000	2,930	3,000	Appliance upgrades
TOTAL	12,012	13,600	15,003	12,500	
CONTRACT COSTS					
443010 GARBAGE	7,166	10,000	8,600	10,000	Annual garbage and recycle/increase
443020 EXTERMINATION	1,274	2,000	1,690	2,000	Allocated for lawn treatment, white flies and termites
443030 OFFICE EQPT REPAIRS/MAINT	-	-	-	-	
443040 FLOORING REPL/MAINT	-	-	-	-	
443050 TRUCK/GOLF CARTS	-	-	-	-	
443060 HVAC REPAIRS/MAINT	-	2,000	-	-	Preventive maintenance services, routine repairs
443070 TREE TRIMMING	-	2,000	1,300	2,000	Hurricane trimming
443080 STREET LIGHT REPAIRS/MAINT	-	-	-	-	
443090 ELEVATOR MAINT	-	-	-	-	
443100 IRRIGATION REPAIRS/MAINT	-	-	-	-	
443110 PLUMBING REPAIRS/MAINT	324	1,500	-	700	
443120 FIRE EXTING/ALARM MAINT	-	-	-	-	
443130 ELECTRICAL REPAIRS/MAINT	-	1,500	301	1,000	
443140 LANDSCAPE & PLANT MAINT	4,725	4,000	3,952	6,000	Lawn service, fertilization, refresh planting, mulch
443150 SECURITY/ENTRANCE MAINT	-	-	-	-	
443160 JANITORIAL CONTRACTS	-	-	-	-	
443200 CONTRACT MAINT LABOR	-	-	-	-	
443210 MISC CONTR/REPAIRS/MAINT	-	1,150	-	3,000	Online payment implementation and services
443220 GENERATOR MAINT	-	-	-	-	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
443230 ELITE SYSTEM MAINTENANCE	-	-	-	-	
443270 ROUTINE MAINTENANCE	11,156	3,500	10,053	16,000	Replace smoke detectors w/ CO detection, irrigation, backflow
448300 PROTECTIVE SERVICES	-	-	-	-	
TOTAL	24,646	27,650	25,896	40,700	
GENERAL EXPENSES					
451000 INSURANCE	29,948	28,454	34,200	34,200	.00% increase
451010 COLLECTION LOSSES	-	7,785	-	8,408	2%
451020 OTHER GENERAL EXPENSES	-	-	-	-	
451030 COMPENSATED ABSENCES	-	-	-	-	
452000 NON AD VALOREM	-	-	-	-	
453000 INTEREST EXPENSE	-	-	-	-	
453001 INTEREST EXPENSE - COPIERS	-	-	-	-	
TOTAL	29,948	36,239	34,200	42,608	
FEES TO CENTRAL OFFICE COST CENTER					
459020 BOOKKEEPING FEES	-	-	-	-	
459030 ASSET MGMT. FEES	-	-	-	-	
459040 PROPERTY MGMT. FEES	9,525	11,678	11,676	12,612	3.00% of rent
459041 CONTRIBUTION TO PARENT	100,000	-	266,667	-	
459050 SHARED SERVICE FEE COCC	-	-	-	-	
499000 FUNDING TRANSFERS OUT	-	-	-	-	
TOTAL	109,525	11,678	278,343	12,612	
TOTAL GENERAL EXPENSES	139,473	47,917	312,543	55,220	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
462030 CASUALTY LOSS	-	-	-	-	
TOTAL	-	1,000	-	1,000	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
140200 CONSTRUCTION IN PROGRESS	-	-	-	-	
140070 BUILDINGS	-	-	-	-	
140080 FURN/EQPT/MACH DWELLING	-	-	-	-	
140090 FURN/EQPT/MACH ADMIN	-	-	-	-	
116510 RESERVE FOR REPLACEMENTS	4,200	4,200	4,200	4,200	12 units X \$350/yr per unit
140100 PROPERTY IMPROVEMENTS	-	-	-	-	
TOTAL	4,200	4,200	4,200	4,200	
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL	4,200	5,200	4,200	5,200	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	315,748	389,261	330,829	420,402	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	42,287	67,941	75,751	58,905	
ADMINISTRATIVE EXPENSES	73	4,850	418	7,850	
RESIDENT SERVICES	-	-	-	-	
UTILITIES	12,150	10,250	10,964	13,250	

OPERATING BUDGET FY 2025
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
MAINTENANCE MATERIALS	12,012	13,600	15,003	12,500	
CONTRACT COSTS	24,646	27,650	25,896	40,700	
GENERAL EXPENSES	139,473	47,917	312,543	55,220	
EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	4,200	4,200	4,200	4,200	
PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL EXPENSES	234,842	177,408	444,775	193,625	
NET BUDGETARY SURPLUS/(DEFICIT)	80,906	211,853	(113,946)	226,777	

OPERATING BUDGET FY 2025
HILLSBORO CROSSING

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369020 DEVELOPER FEES	-	344,398	223,324	344,398	
399000 FUNDING TRANSFERS IN	25,768	-	25,429	-	
TOTAL INCOME	25,768	344,398	248,753	344,398	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	344,398	223,324	344,398	
443010 GARBAGE/TRASH CONTRACTS	(560)	-	-	-	
443140 LANDSCAPING	5,702	-	4,302	-	
431000 WATER & SEWER	20,317	-	21,273	-	
448300 PROTECTIVE SERVICES	129	-	-	-	
TOTAL OTHER EXPENSES	25,588	344,398	248,899	344,398	
TOTAL EXPENSES	25,588	344,398	248,899	344,398	
ANNUAL GAIN/(LOSS)	180	-	(146)	-	

OPERATING BUDGET FY 2025
TALLMAN PINES III (SINGLE FAMILY LOTS)

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL INCOME	-	-	-	-	
OTHER EXPENSES					
TOTAL OTHER EXPENSES	-	-	-	-	
TOTAL EXPENSES	-	-	-	-	
ANNUAL GAIN/(LOSS)	-	-	-	-	

OPERATING BUDGET FY 2025
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	175,938	215,600	202,271	235,004	Proposed 9.00% rent increase
369050 TENANT WORK ORDER LABOR	29	-	-	500	
369052 LATE FEE	500	-	533	-	
369054 MAINTENANCE MATERIALS	200	-	267	-	
TOTAL	176,667	215,600	203,071	235,504	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	8,906	11,055	13,045	8,023	
441500 MAINTENANCE	14,083	11,538	14,166	12,388	
TOTAL	22,989	22,593	27,211	20,411	
454010 FICA	1,692	1,728	1,996	1,561	
454020 RETIREMENT	2,850	3,066	3,426	2,781	
454030 HEALTH INSURANCE	4,508	6,148	4,839	8,861	
454050 LIFE INSURANCE	226	50	51	40	
454060 DENTAL INSURANCE	30	-	-	-	
TOTAL	9,306	10,992	10,312	13,243	
TOTAL	32,295	33,585	37,523	33,654	

OPERATING BUDGET FY 2025
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	1,000	-	1,000	
417130 PROFESSIONAL FEES	313	1,000	-	1,000	
419020 OFFICE SUPPLIES	-	1,336	171	-	
419040 TELEPHONE LAND LINES	-	2,000	-	2,000	WIFI for security camera system, camera maintenance
419080 STAFF TRAINING	51	-	153	-	
419100 EVICTION/COURT COSTS	-	2,500	2,862	2,500	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	300	180	376	180	
419120 MISC OPERATING/ADMIN	(142)	-	285	-	
419150 CREDIT BACKGROUND CHECKS	26	500	137	500	
419160 TELEPHONE WIRELESS	(15)	600	-	600	
TOTAL	533	9,116	3,984	7,780	
UTILITIES					
431000 WATER AND SEWER	11,456	13,000	10,560	13,000	Allotting for rate increase/garbage
432000 ELECTRICITY	1,143	1,500	1,029	1,500	Allotting for rate increase
442010 MOVE OUT UTILITIES	-	700	-	700	
TOTAL	12,599	15,200	11,589	15,200	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	5,033	7,000	3,618	7,000	Materials for renovations and property enhancement
442140 VEHICLE EXPENSE/MAINT	-	500	-	500	

OPERATING BUDGET FY 2025
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442160 UNIFORMS	50	-	126	-	
442180 HVAC MATERIALS	1,826	2,300	1,715	2,000	
442250 NON-CAPITALIZED DWELLING EQPT	1,423	2,500	868	2,500	Appliances replacement/permits as needed
TOTAL	8,333	12,300	6,327	12,000	
CONTRACT COSTS					
443020 EXTERMINATION	1,380	2,000	813	2,000	Lawn pest control/bed bugs/termites
443060 HVAC REPAIRS/MAINT	-	3,000	-	3,000	Preventative and routine maint.
443110 PLUMBING REPAIRS/MAINT	1,457	3,500	-	3,500	Maintenance repair and backflow
443130 ELECTRICAL REPAIRS/MAINT	-	2,000	-	2,000	Lighting and interior repairs
443140 LANDSCAPE & PLANT MAINT	2,091	3,000	2,126	3,000	Mowing, fertilization, mulching, planting, trimming
443150 SECURITY/ENTRANCE MAINT	2,984	3,000	3,277	3,000	
443210 MISC CONTR/REPAIRS/MAINT	-	1,150	692	1,150	Online payment implementation and services
443270 ROUTINE MAINTENANCE	13,901	22,000	1,720	15,000	Fire suppression, bath/kitchen repairs, sprinklers, fence and gutters
TOTAL	21,814	39,650	12,361	32,650	
GENERAL EXPENSES					
451000 INSURANCE	7,580	6,993	9,172	9,172	.00% increase
451010 COLLECTION LOSSES	-	4,312	-	4,700	2%
452000 NON AD VALOREM	4,800	4,800	6,355	4,800	
TOTAL	12,380	16,105	15,527	18,672	

OPERATING BUDGET FY 2025
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	5,267	6,468	6,468	7,050	3.00% of rent
499000 FUNDING TRANSFERS OUT	120,000	-	-	-	
TOTAL	125,267	6,468	6,468	7,050	
TOTAL	137,647	22,573	21,995	25,722	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	2,000	2,500	-	2,500	
TOTAL	2,000	2,500	-	2,500	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS	4,200	4,200	47,400	4,200	12 units X \$350/yr per unit
140100 PROPERTY IMPROVEMENTS	-	-	-	60,000	painting
TOTAL	4,200	4,200	47,400	64,200	
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL	6,200	6,700	47,400	66,700	

OPERATING BUDGET FY 2025
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	176,667	215,600	203,071	235,504	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	32,295	33,585	37,523	33,654	
ADMINISTRATIVE EXPENSES	533	9,116	3,984	7,780	
UTILITIES	12,599	15,200	11,589	15,200	
MAINTENANCE MATERIALS	8,333	12,300	6,327	12,000	
CONTRACT COSTS	21,814	39,650	12,361	32,650	
GENERAL EXPENSES	137,647	22,573	21,995	25,722	
EXTRAORDINARY MAINTENANCE	2,000	2,500	-	2,500	
CAPITAL EXPENSES	4,200	4,200	47,400	64,200	
TOTAL EXPENSES	219,421	139,124	141,179	193,706	
NET BUDGETARY SURPLUS/(DEFICIT)	(42,754)	76,476	61,892	41,798	

OPERATING BUDGET FY 2025
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	188,093	234,059	200,344	255,124	Proposed 9.00% rent increase
369050 TENANT WORK ORDER	-	500	-	500	
369052 LATE FEES	700	-	2,267	500	
TOTAL	188,793	234,559	203,811	256,124	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	11,858	12,970	15,657	9,571	
441500 MAINTENANCE	19,934	16,806	20,659	18,050	
TOTAL	31,792	29,776	36,316	27,621	
454010 FICA	2,336	2,278	2,656	2,113	
454020 RETIREMENT	3,940	4,038	4,582	3,764	
454030 HEALTH INSURANCE	6,343	8,577	6,780	11,908	
454050 LIFE INSURANCE	318	60	68	60	
454060 DENTAL INSURANCE	43	-	-	-	
TOTAL	12,979	14,953	14,086	17,845	
TOTAL	44,771	44,729	50,402	45,466	
ADMINISTRATIVE EXPENSES					
417110 LEGAL	-	1,000	-	1,000	

OPERATING BUDGET FY 2025
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
417130 PROFESSIONAL FEES	313	1,000	32	1,000	
419020 OFFICE SUPPLIES	-	1,336	-	-	
419050 COPY MACHINE/DOCUMENT MGMT	104	-	(69)	-	
419080 STAFF TRAINING	51	-	-	-	
419100 EVICTION/COURT COSTS	-	2,000	-	2,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	300	-	233	300	
419120 MISC OPERATING/ADMIN	(182)	700	(335)	3,700	
419150 CREDIT BACKGROUND CHECKS	208	250	46	-	
419160 TELEPHONE WIRELESS	(12)	500	-	500	
TOTAL	782	6,786	(93)	8,500	
423100 RESIDENT SERVICES	777	-	-	-	
TOTAL	777	-	-	-	
UTILITIES					
431000 WATER AND SEWER	9,561	10,000	9,190	10,000	
432000 ELECTRICITY	2,053	1,700	2,856	3,000	
442010 MOVE OUT UTILITIES	-	500	-	500	
TOTAL	11,614	12,200	12,046	13,500	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	14,646	8,000	7,349	8,000	Property upkeep, interior/exterior
442140 VEHICLE EXPENSE/MAINT	-	700	-	700	Shared vehicle expense/car and truck
442160 UNIFORMS	-	-	66	-	
442180 HVAC MATERIALS	1,927	2,350	277	700	truck stock

OPERATING BUDGET FY 2025
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442250 NON-CAPITALIZED DWELLING EQPT	3,522	3,000	3,195	3,000	Appliances/permits
TOTAL	20,095	14,050	10,887	12,400	
CONTRACT COSTS					
443020 EXTERMINATION	2,159	2,500	779	2,500	Termites and bed bug treatments as needed
443060 HVAC REPAIRS/MAINT	-	2,500	-	-	
443110 PLUMBING REPAIRS/MAINT	2,791	2,000	13,027	4,000	
443130 ELECTRICAL REPAIRS/MAINT	11,695	1,000	1,432	3,000	Lighting
443140 LANDSCAPE & PLANT MAINT	2,840	3,500	2,114	3,500	Routine svc/trim palms/refresh plants/mulch, fertilization/ etc.
443210 MISC CONTR/REPAIRS/MAINT	-	1,550	2,133	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	7,735	10,000	1,592	10,000	Fire suppression, irrigation, canal maint., gutters, kitchen cabinets
TOTAL	27,220	23,050	27,077	26,000	
GENERAL EXPENSES					
451000 INSURANCE	9,843	9,077	11,906	11,906	.00% increase
451010 COLLECTION LOSSES	-	4,681	-	5,102	2%
452000 NON AD VALOREM	10,358	10,790	10,358	10,790	
TOTAL	20,201	24,548	22,264	27,798	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	5,664	7,022	7,020	7,654	3.00% of rent
499000 FUNDING TRANSFERS OUT	200,000	-	-	-	

OPERATING BUDGET FY 2025
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL	205,664	7,022	7,020	7,654	
TOTAL	225,865	31,570	29,284	35,452	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
TOTAL	-	2,500	-	2,500	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	5,604	5,600	68,569	5,600	16 units X \$350/yr per unit
140100 PROPERTY IMPROVEMENTS	60,700	10,000	-	70,000	Unit upgrades/painting
TOTAL	66,304	15,600	68,569	75,600	
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL	66,304	18,100	68,569	78,100	

OPERATING BUDGET FY 2025
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	188,793	234,559	203,811	256,124	
SALARIES AND FRINGES	44,771	44,729	50,402	45,466	
ADMINISTRATIVE EXPENSES	782	6,786	(93)	8,500	
RESIDENT SERVICES	777	-	-	-	
UTILITIES	11,614	12,200	12,046	13,500	
MAINTENANCE MATERIALS	20,095	14,050	10,887	12,400	
CONTRACT COSTS	27,220	23,050	27,077	26,000	
GENERAL EXPENSES	225,865	31,570	29,284	35,452	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	66,304	15,600	68,569	75,600	
TOTAL EXPENSES	397,429	150,485	198,172	219,418	
NET BUDGETARY SURPLUS/(DEFICIT)	(208,636)	84,074	5,639	36,706	

OPERATING BUDGET FY 2025
 VILLAS OF POMPANO
 8 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	135,025	163,385	138,871	178,090	Proposed 9.00% rent increase
369050 TENANT WORK ORDER	-	250	-	250	
369052 LATE FEE	1,600	-	1,467	700	
369054 MAINTENANCE MATERIALS	418	-	-	-	
TOTAL	137,043	163,635	140,338	179,040	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	6,578	9,141	10,459	6,475	
441500 MAINTENANCE	13,263	11,206	13,936	12,033	
TOTAL	19,841	20,347	24,395	18,508	
454010 FICA	1,453	1,557	1,780	1,416	
454020 RETIREMENT	2,456	2,761	3,123	2,522	
454030 HEALTH INSURANCE	4,093	5,719	4,731	7,939	
454050 LIFE INSURANCE	202	-	47	-	
454060 DENTAL INSURANCE	27	-	-	-	
TOTAL	8,231	10,037	9,681	11,877	
TOTAL	28,071	30,384	34,076	30,385	
ADMINISTRATIVE EXPENSES					
417110 LEGAL	-	1,000	-	1,000	
417130 PROFESSIONAL FEES	313	-	-	-	

OPERATING BUDGET FY 2025
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419020 OFFICE SUPPLIES	-	2,836	145	-	
419080 STAFF TRAINING	50	-	-	-	
419100 EVICTION/COURT COSTS	-	1,500	-	1,500	
419120 MISC OPERATING/ADMIN	(57)	300	172	-	
419150 CREDIT BACKGROUND CHECKS	-	-	35	-	
419160 TELEPHONE WIRELESS	(15)	500	-	500	
TOTAL	291	6,136	352	3,000	
423100 RESIDENT SERVICES	-	-	5,002	-	
TOTAL	-	-	5,002	-	
UTILITIES					
431000 WATER AND SEWER	5,984	10,000	6,604	10,000	Includes garbage and rate increase
432000 ELECTRICITY	771	1,700	1,289	1,700	
TOTAL	6,755	11,700	7,893	11,700	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	2,580	8,000	14,014	8,000	Renovations & property enhancement
442140 VEHICLE EXPENSE/MAINT	-	700	-	700	
442160 UNIFORMS	300	-	192	-	
442180 HVAC MATERIALS	1,842	-	1,219	-	
442250 NON-CAPITALIZED DWELLING EQPT	1,518	3,000	-	3,000	Appliance replacement/permits
TOTAL	6,240	11,700	15,425	11,700	
CONTRACT COSTS					

OPERATING BUDGET FY 2025
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
443020 EXTERMINATION	1,205	2,300	700	2,300	Lawn pest control, bed bugs, termites, etc.
443060 HVAC REPAIRS/MAINT	-	3,000	-	-	Preventative maintenance, routine repairs
443110 PLUMBING REPAIRS/MAINT	471	1,000	328	1,000	Back ups, back flow replacements, cleaning out manhole
443130 ELECTRICAL REPAIRS/MAINT	-	1,000	-	1,000	
443140 LANDSCAPE & PLANT MAINT	2,409	3,000	3,331	4,500	Lawn svc/mulch and fertilization/tree trimming/replanting
443210 MISC CONTR/REPAIRS/MAINT	495	800	93	800	
443270 ROUTINE MAINTENANCE	10,585	10,000	7,133	11,000	Fire suppression, irrigation, sprinkler pump
TOTAL	15,164	21,100	12,785	20,600	
GENERAL EXPENSES					
451000 INSURANCE	7,893	7,310	9,506	9,506	.00% increase
451010 COLLECTION LOSSES	-	3,268	-	3,562	2%
452000 NON AD VALOREM	-	1,545	-	1,545	
TOTAL	7,893	12,123	9,506	14,613	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	4,108	4,902	4,908	5,343	3.00% of rent
499000 FUNDING TRANSFERS OUT	150,000	-	-	-	
TOTAL	154,108	4,902	4,908	5,343	
TOTAL	162,001	17,025	14,414	19,956	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
				-	

OPERATING BUDGET FY 2025
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
461000 EXTRAORDINARY MAINTENANCE	-	1,500	6,000	1,500	
TOTAL	-	1,500	6,000	1,500	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	2,796	2,800	(11,584)	2,800	8 units X \$350/yr per unit
140100 PROPERTY IMPROVEMENTS	-	2,000	-	62,000	Outdoor furniture replacement/painting
TOTAL	2,796	4,800	(11,584)	64,800	
601000 PRIOR YEAR ADJUSTMENTS					
TOTAL	2,796	6,300	(5,584)	66,300	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	137,043	163,635	140,338	179,040	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	28,071	30,384	34,076	30,385	
ADMINISTRATIVE EXPENSES	291	6,136	352	3,000	
RESIDENT SERVICES	-	-	5,002	-	
UTILITIES	6,755	11,700	7,893	11,700	
MAINTENANCE MATERIALS	6,240	11,700	15,425	11,700	
CONTRACT COSTS	15,164	21,100	12,785	20,600	
GENERAL EXPENSES	162,001	17,025	14,414	19,956	
EXTRAORDINARY MAINTENANCE	-	1,500	6,000	1,500	

OPERATING BUDGET FY 2025
 VILLAS OF POMPANO
 8 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	2,796	4,800	(11,584)	64,800	
TOTAL EXPENSES	221,319	104,345	84,363	163,641	
NET BUDGETARY SURPLUS/(DEFICIT)	(84,276)	59,290	55,975	15,399	

OPERATING BUDGET FY 2025
BBC HOMES INC CRYSTAL LAKES

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369100 OPERATING CASH FLOW AFFILIATE	475,782	376,783	724,494	376,783	
TOTAL INCOME	475,782	376,783	724,551	376,783	
459041 CONTRIBUTION TO PARENT	475,782	376,783	724,494	376,783	
TOTAL OTHER EXPENSES	475,782	376,783	724,494	376,783	
TOTAL EXPENSES	475,782	376,783	724,494	376,783	
ANNUAL GAIN/(LOSS)	-	-	57	-	

OPERATING BUDGET FY 2025
TALLMAN PINES HOMES AND COMMUNITIES

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369100 OPERATING CASH FLOWS TALLMAN PINES	465,000	443,758	1,159,036	443,758	
361000 INTEREST INCOME	140	-	70	-	
TOTAL INCOME	465,140	443,758	1,159,106	443,758	
459041 CONTRIBUTION TO PARENT	487,527	443,758	1,159,036	443,758	
TOTAL OTHER EXPENSES	487,527	443,758	1,159,036	443,758	
TOTAL EXPENSES	487,527	443,758	1,159,036	443,758	
ANNUAL GAIN/(LOSS)	(22,386)	-	70	-	

OPERATING BUDGET FY 2025
HIGHLAND GARDENS SENIOR HOUSING

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369100 OPERATING CASH FLOWS HIGHLAND	110,000	71,000	86,021	71,000	
399000 FUNDING TRANSFERS IN	-	-	203,406	1,651,813	Balloon Loan Payoff
361000 INTEREST INCOME	3	-	276	-	
TOTAL INCOME	110,003	71,000	289,703	1,722,813	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	120,013	71,000	86,021	71,000	
TOTAL OTHER EXPENSES	120,013	71,000	86,021	71,000	
TOTAL EXPENSES	120,013	71,000	86,021	71,000	
ANNUAL GAIN/(LOSS)	(10,009)	-	203,682	1,651,813	

OPERATING BUDGET FY 2025
OAKLAND PRESERVE

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369100 OPERATING CASH FLOWS OP BC	239,925	210,780	230,467	210,780	
361000 INTEREST INCOME	-	-	132	-	
TOTAL INCOME	239,925	210,780	230,599	210,780	
459041 CONTRIBUTION TO PARENT	239,925	210,780	230,467	210,780	
TOTAL OTHER EXPENSES	239,925	210,780	230,467	210,780	
TOTAL EXPENSES	239,925	210,780	230,467	210,780	
ANNUAL GAIN/(LOSS)	-	-	132	-	

OPERATING BUDGET FY 2025
BROWARD WORKFORCE COMMUNITIES INC

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369100 OPERATING CASH FLOWS	-	-	-	-	
361000 INTEREST INCOME	56	-	200	-	
TOTAL INCOME	56	-	200	-	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	-	-	-	
TOTAL OTHER EXPENSES	-	-	-	-	
TOTAL EXPENSES	-	-	-	-	
ANNUAL GAIN/(LOSS)	56	-	200	-	

OPERATING BUDGET FY 2025
EAST VILLAGE APARTMENTS

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369100 OPERATING CASH FLOWS	274,941	250,473	198,651	250,473	
361000 INTEREST INCOME	14	-	-	-	
TOTAL INCOME	274,955	250,473	198,651	250,473	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	274,963	250,473	198,651	250,473	
TOTAL OTHER EXPENSES	274,963	250,473	198,651	250,473	
TOTAL EXPENSES	274,963	250,473	198,651	250,473	
ANNUAL GAIN/(LOSS)	(8)	-	-	-	

OPERATING BUDGET FY 2025

TEQUESTA RESERVE

INCOME & EXPENSES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369020 DEVELOPER FEES	-	-	-	684,279	
369100 OPERATING CASH FLOWS	-	-	-	-	
361000 INTEREST INCOME	-	-	-	-	
310100 LOAN PROCEEDS	-	-	-	-	
399000 FUNDING TRANSFERS IN	-	5,000,000	-	5,000,000	
TOTAL INCOME	-	5,000,000	-	5,684,279	
HEALTH INSURANCE	-	-	-	-	
TOTAL EMPLOYEE BENEFITS	-	-	-	-	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	-	-	684,279	
TOTAL OTHER EXPENSES	-	-	-	684,279	
TOTAL EXPENSES	-	-	-	684,279	
ANNUAL GAIN/(LOSS)	-	5,000,000	-	5,000,000	

OPERATING BUDGET FY 2025
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2024/2025

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 3,575,156
OPERATING EXPENSES	3,370,166
SUBTOTAL OPERATING SURPLUS/(DEFICIT) FY 25	\$ 204,990
ESTIMATED NET SURPLUS/(DEFICIT) FY 24	(407,873)
PROJECTED NET SURPLUS/(DEFICIT) FY 25	204,990
PROJECTED TOTAL OPERATING RESERVES 9/30/2025	\$ (202,883)
BEGINNING REPLACEMENT RESERVES FY 24	\$ 2,790,611
REPLACEMENT RESERVES NET CHANGE FY 24	\$ 5,815
REPLACEMENT RESERVES 09/30/2024	\$ 2,796,426
REPLACEMENT RESERVES NET CHANGE FY 25	\$ (901,058)
REPLACEMENT RESERVES 09/30/2025	\$ 1,895,368

OPERATING BUDGET FY 2025
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
INCOME				
311000 DWELLING RENTAL INCOME	1,426,390	1,525,890	1,495,282	1,571,598
361000 INTEREST INCOME	357	-	741	680
369040 INCOME WASHING MACHINE	3,572	4,500	3,658	4,500
369050 TENANT WORK ORDER	464	3,300	386	3,800
369051 COURT COSTS	6,917	-	9,222	3,000
369052 LATE FEES	13,979	-	13,309	9,750
369053 MAINTENANCE LABOR	6,486	900	23,048	25,200
369054 MAINTENANCE MATERIALS	48,517	16,000	38,107	33,450
369055 PET FEE	300	-	-	-
369056 UTILITIES	191	-	-	-
369060 DISCOUNTS	1,924	900	-	600
369090 MISCELLANEOUS OTHER INCOME	-	1,500	-	1,000
802100 HUD RENT SUBSIDY	1,836,418	1,886,369	1,803,237	1,921,578
TOTAL INCOME	3,345,514	3,439,359	3,386,990	3,575,156
SALARIES AND FRINGE BENEFITS				
411000 ADMINISTRATION	324,528	256,061	306,250	286,976
421000 RESIDENT SERVICES	74,891	107,469	80,214	73,432
441500 MAINTENANCE	496,268	417,151	513,276	448,027
TOTAL SALARIES	895,687	780,681	899,740	808,435

OPERATING BUDGET FY 2025
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
454010 FICA	65,175	59,428	64,770	66,753
454020 RETIREMENT	111,068	107,364	124,545	121,140
454030 HEALTH INSURANCE	198,953	259,033	215,224	190,240
454050 LIFE INSURANCE	9,101	1,540	1,913	1,750
454060 DENTAL INSURANCE	1,243	-	-	-
TOTAL FRINGE BENEFITS	385,540	427,365	406,452	379,883
TOTAL SALARIES AND FRINGE BENEFITS	1,281,227	1,208,046	1,306,192	1,188,318
ADMINISTRATIVE EXPENSES				
417100 AUDITING FEES	10	-	-	-
417110 LEGAL FEES	17,647	9,000	12,561	8,500
417120 BANK FEES	25	-	410	-
417130 PROFESSIONAL FEES	6,814	11,200	3,275	10,000
419020 OFFICE SUPPLIES	3,517	33,333	25,999	13,500
419040 TELEPHONE LAND LINES	28,796	29,152	26,509	29,152
419050 COPY MACHINE/DOCUMENT MGMT	2,598	8,050	2,464	3,100
419060 ADVERTISING/PUBLIC NOTICES	3,903	1,000	-	2,000
419070 STAFF TRAVEL & MILEAGE	1,731	3,600	2,681	3,900
419080 STAFF TRAINING	13,945	13,500	2,926	10,500
419100 EVICTION/COURT COSTS	56,143	20,500	73,690	29,000
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	566	-	-	-

OPERATING BUDGET FY 2025
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
419120 MISC OPERATING/ADMIN	5,014	2,200	4,734	2,850
419130 POSTAGE/METER/FEDEX	19	750	33	200
419150 HR RELATED/BACKGROUND CHECKS	18	-	57	-
419160 TELEPHONE WIRELESS	14,929	8,600	9,496	10,100
419170 COMPUTER/SYSTEMS MAINT	75	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	155,751	140,885	164,835	122,802
RESIDENT SERVICES				
423100 RESIDENT SERVICES	12,839	12,850	4,688	7,500
TOTAL RESIDENT SERVICES	12,839	12,850	4,688	7,500
UTILITIES				
431000 WATER AND SEWER	107,363	105,500	147,614	117,000
432000 ELECTRICITY	74,857	68,100	74,564	74,100
442010 MOVE OUT UTILITIES	(997)	1,000	118	3,000
TOTAL UTILITIES	181,224	174,600	222,296	194,100
MATERIALS AND SUPPLIES				
442000 MAINTENANCE MATERIALS	155,148	124,500	185,270	160,000

OPERATING BUDGET FY 2025
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
442140 VEHICLE EXPENSE/MAINT	15,190	9,700	10,166	9,750
442160 UNIFORMS	4,758	4,550	2,246	5,375
442180 HVAC MATERIALS	11,610	18,300	11,895	11,500
442250 NON-CAPITALIZED DWELLING EQPT	(826)	5,500	7,470	19,500
TOTAL MATERIALS AND SUPPLIES	185,881	162,550	217,047	206,125
CONTRACT COSTS				
443010 GARBAGE	217,702	190,200	201,828	217,000
443020 EXTERMINATION	35,354	33,450	21,008	27,600
443050 TRUCK/GOLF CARTS	-	4,000	-	3,000
443060 HVAC REPAIRS/MAINT	10,711	16,800	1,347	-
443070 TREE TRIMMING	-	20,000	49,514	32,000
443090 ELEVATOR REPAIRS/MAINT	18,765	9,500	4,168	10,000
443100 IRRIGATION REPAIRS/MAINT	-	4,000	-	5,000
443110 PLUMBING REPAIRS/MAINT	81,565	51,000	54,154	58,000
443130 ELECTRICAL REPAIRS/MAINT	30,285	31,500	54,128	36,000
443140 LANDSCAPE & PLANT MAINT	124,591	106,500	78,029	100,000
443150 SECURITY/ENTRANCE MAINT	31,209	19,300	22,824	19,800
443160 JANITORIAL SERVICE	62,000	48,000	70,502	73,000
443270 ROUTINE MAINTENANCE	397,571	160,000	167,225	190,000
448300 PROTECTIVE SERVICES	-	-	1,067	1,600

OPERATING BUDGET FY 2025
 ALL MULTI-FAMILY PROPERTIES
 373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
TOTAL CONTRACT COSTS	1,009,752	694,250	763,336	773,000
GENERAL EXPENSES & FEES TO COCC				
GENERAL EXPENSES				
451000 INSURANCE	295,873	330,837	327,348	327,348
451010 COLLECTION LOSSES	91,905	22,770	-	23,779
451030 COMPENSATED ABSENCES	11,257	-	-	-
452000 NONADVALOREM TAXES	113,974	114,273	128,402	118,203
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	3,553	2,550	1,946	2,550
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	1,534	1,135	(272)	1,135
499000 FUNDING TRANSFERS OUT	283,418	-	284,623	-
TOTAL GENERAL EXPENSES	801,514	471,565	742,047	473,015
FEES TO COCC				
459040 PROPERTY MGMT. FEES	100,085	51,590	51,588	53,627
TOTAL FEES TO COCC	100,085	51,590	51,588	53,627
TOTAL GENERAL EXPENSES AND FEES TO COCC	901,599	523,155	793,635	526,642

OPERATING BUDGET FY 2025
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES				
EXTRAORDINARY MAINTENANCE				
461000 EXTRAORDINARY MAINTENANCE	11,540	24,500	6,160	14,500
462030 CASUALTY LOSS	37,600	25,000	-	20,000
TOTAL EXTRAORDINARY MAINTENANCE	49,140	49,500	6,160	34,500
CAPITAL EXPENDITURES				
116510 RESERVE FOR REPLACEMENTS DEPOSITS	319,843	290,021	290,028	296,842
TOTAL CAPITAL EXPENDITURES	319,843	290,021	290,028	296,842
215000 CAPITAL LEASE PAYMENTS	24,341	20,337	26,646	20,337
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	393,324	359,858	322,834	351,679
INCOME & EXPENSE SUMMARY				
TOTAL INCOME	3,345,514	3,439,359	3,386,990	3,575,156
SALARIES AND FRINGES	1,281,227	1,208,046	1,306,192	1,188,318
ADMINISTRATIVE EXPENSES	155,751	140,885	164,835	122,802
RESIDENT SERVICES	12,839	12,850	4,688	7,500
UTILITIES	181,224	174,600	222,296	194,100
MAINTENANCE MATERIALS	185,881	162,550	217,047	206,125

OPERATING BUDGET FY 2025
 ALL MULTI-FAMILY PROPERTIES
 373 UNITS IN FY 2024/2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025
CONTRACT COSTS	1,009,752	694,250	763,336	773,000
GENERAL EXPENSES	901,599	523,155	793,635	526,642
EXTRAORDINARY MAINTENANCE	49,140	49,500	6,160	34,500
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	344,184	310,358	316,674	317,179
TOTAL EXPENSES	4,121,597	3,276,194	3,794,863	3,370,166
NET BUDGETARY SURPLUS/(DEFICIT)	(776,084)	163,165	(407,873)	204,990

OPERATING BUDGET FY 2025
PARK RIDGE COURT
37 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	189,427	193,919	208,276	208,000	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	357	-	660	680	
369050 TENANT WORK ORDER	29	500	-	1,000	
369052 LATE FEE	3,549	-	3,625	3,000	
369053 MAINTENANCE LABOR	1,402	-	10,392	15,000	
369054 MAINTENANCE MATERIALS	9,944	1,500	9,436	10,000	
369055 PET FEE	-	-	(400)	-	
369060 DISCOUNTS	192	-	-	-	
369090 MISCELLANEOUS OTHER INCOME	-	500	-	-	
802100 HUD RENT SUBSIDY	186,755	203,803	178,809	190,052	
TOTAL INCOME	391,655	400,222	410,798	427,732	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	27,170	28,191	33,903	32,197	
421000 RESIDENT SERVICES	120	5,266	1,492	-	
441500 MAINTENANCE	51,717	43,769	53,845	47,011	
TOTAL SALARIES	79,007	77,226	89,240	79,208	
454010 FICA	5,753	5,881	6,463	6,059	
454020 RETIREMENT	9,797	10,821	12,604	11,238	
454030 HEALTH INSURANCE	16,887	23,525	18,681	21,856	
454050 LIFE INSURANCE	856	150	195	160	
454060 DENTAL INSURANCE	117	-	-	-	

OPERATING BUDGET FY 2025
PARK RIDGE COURT
37 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL FRINGE BENEFITS	33,410	40,377	37,943	39,313	
TOTAL SALARIES AND FRINGE BENEFITS	112,417	117,603	127,183	118,521	
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	6,375	1,000	1,727	1,000	
417120 BANK FEES	-	-	15	-	
417130 PROFESSIONAL FEES	1,432	3,000	33	3,000	Waitlist advertising
419020 OFFICE SUPPLIES	392	4,287	4,634	2,500	Office/printing supplies
419040 TELEPHONE LAND LINES	5,368	5,344	4,854	5,344	Comcast (\$5,268), Faronics Tech (\$76)
419050 COPY MACHINE/DOCUMENT MGMT	198	950	270	300	
419070 STAFF TRAVEL & MILEAGE	88	1,000	219	500	
419080 STAFF TRAINING	2,135	2,500	489	2,500	
419100 EVICTION/COURT COSTS	11,297	5,000	25,639	7,000	
419120 MISC OPERATING/ADMIN	677	-	720	300	
419130 POSTAGE/METER/FEDEX	-	100	-	-	
419160 TELEPHONE WIRELESS	1,326	1,000	875	1,000	
TOTAL ADMINISTRATIVE EXPENSES	29,288	24,181	39,475	23,444	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	4,554	7,100	256	2,000	Tenant activities / computer repair and replacement supplies
TOTAL RESIDENT SERVICES	4,554	7,100	256	2,000	
UTILITIES					
431000 WATER AND SEWER	2,255	2,000	1,515	2,000	Increase summer consumption / rate increase

OPERATING BUDGET FY 2025
PARK RIDGE COURT
37 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
432000 ELECTRICITY	6,986	6,100	6,325	6,100	Increase due to additional lighting
TOTAL UTILITIES	9,241	8,100	8,117	8,100	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	24,579	20,000	32,725	25,000	
442140 VEHICLE EXPENSE/MAINT	-	700	67	700	
442160 UNIFORMS	865	750	192	775	
442180 HVAC MATERIALS	1,706	3,000	1,850	2,000	HVAC PM's and routine maintenance service
TOTAL MATERIALS AND SUPPLIES	27,150	24,450	34,834	28,475	
CONTRACT COSTS					
443010 GARBAGE	13,787	16,000	17,269	18,000	Current \$1,235 /month, increase bulk pick up
443020 EXTERMINATION	4,264	3,250	2,190	3,250	Routine services, bed bugs, termites & lawn pest control
443050 TRUCK/GOLF CARTS	-	2,500	-	1,500	Maintenance
443060 HVAC REPAIRS/MAINT	880	-	-	-	
443070 TREE TRIMMING	-	2,000	9,147	2,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	2,000	-	2,000	Maintenance service and repairs
443110 PLUMBING REPAIRS/MAINT	5,089	4,000	12,744	8,000	Water heater replacement/permits
443130 ELECTRICAL REPAIRS/MAINT	2,645	4,500	7,951	5,000	
443140 LANDSCAPE & PLANT MAINT	17,109	20,000	10,399	20,000	Routine services / pest control / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	1,710	2,000	1,689	2,000	Panic button monitoring/cameras
443210 MISC CONTR/REPAIR/MAINT	-	-	4,580	-	
443270 ROUTINE MAINTENANCE	45,548	10,000	36,843	30,000	A/C tools upgrade, general repairs/replace
TOTAL CONTRACT COSTS	91,032	66,250	102,812	91,750	

OPERATING BUDGET FY 2025
PARK RIDGE COURT
37 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	30,156	36,700	36,378	36,378	.00% increase
451010 COLLECTION LOSSES	35,584	3,878	-	4,160	
451030 COMPENSATED ABSENCES	4,723	-	-	-	
452000 NONADVALOREM TAXES	10,928	11,150	11,681	11,150	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	585	900	(900)	900	
499000 FUNDING TRANSFERS OUT	52,700	-	52,824	-	
TOTAL GENERAL EXPENSES	134,676	52,628	99,983	52,588	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	11,747	6,003	6,000	6,416	1.50%
TOTAL FEES TO COCC	11,747	6,003	6,000	6,416	
TOTAL GENERAL EXPENSES & FEES TO COCC	146,423	58,631	105,983	59,004	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
462030 CASUALTY LOSS	37,600	25,000	-	20,000	
TOTAL EXTRAORDINARY MAINTENANCE	37,600	26,000	-	21,000	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	52,700	54,679	54,684	56,051	
215000 CAPITAL LEASE PAYMENTS	-	3,000	(763)	3,000	One vehicle part year lease

OPERATING BUDGET FY 2025
PARK RIDGE COURT
37 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL CAPITAL EXPENDITURES	52,700	57,679	53,921	59,051	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	90,300	83,679	53,921	80,051	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	391,655	400,222	410,798	427,732	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	112,417	117,603	127,183	118,521	
ADMINISTRATIVE EXPENSES	29,288	24,181	39,475	23,444	
RESIDENT SERVICES	4,554	7,100	256	2,000	
UTILITIES	9,241	8,100	8,117	8,100	
MAINTENANCE MATERIALS	27,150	24,450	34,834	28,475	
CONTRACT COSTS	91,032	66,250	102,812	91,750	
GENERAL EXPENSES	146,423	58,631	105,983	59,004	
EXTRAORDINARY MAINTENANCE	37,600	26,000	-	21,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	52,700	57,679	53,921	59,051	
TOTAL EXPENSES	510,404	389,994	472,581	411,345	
NET BUDGETARY SURPLUS/(DEFICIT)	(118,748)	10,228	(61,783)	16,387	

2025 REPLACEMENT RESERVES
PARK RIDGE COURT
37 UNITS

INCOME	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
330000 INTEREST REPLACEMENT RESERVES	3,122	2,100	5,936	2,100	
369010 REPLACEMENT RESERVES/20	-	54,679	-	56,051	
399000 FUNDING TRANSFERS IN	52,700	(1,372)	52,824	-	
TOTAL INCOME	55,822	55,407	58,760	58,151	
442250 NON-CAPITAL DWELLING EQUIPMENT	23,226	-	13,792	-	
454040 UNEMPLOYMENT INSURANCE	-	-	-	-	
461000 EXTRAORDINARY MAINTENANCE	-	-	-	-	
499000 FUNDING TRANSFERS OUT	-	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVES FOR REPLACEMENTS	90,796	66,000	11,870	120,000	painting
TOTAL	114,022	66,000	11,870	120,000	
REPLACEMENT RESERVES BALANCE BEGINNING	430,952	372,751	372,751	419,641	
NET BUDGETARY SURPLUS/(DEFICIT)	(58,201)	(10,593)	46,891	(61,849)	
REPLACEMENT RESERVES BALANCE ENDING	372,751	362,158	419,641	357,792	

OPERATING BUDGET FY 2025
MEYERS ESTATES
50 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	233,260	198,681	257,104	273,940	Allotted for rent increase & vacancy loss 2%
369050 TENANT WORK ORDER	-	1,000	77	1,000	
369052 LATE FEE	4,806	-	4,799	4,000	
369053 MAINTENANCE LABOR	2,019	-	1,058	1,000	
369054 MAINTENANCE MATERIAL	23,543	1,000	8,654	10,000	
369055 PET FEE	300	-	-	-	
369060 DISCOUNTS	250	300	-	300	
369090 MISCELLANEOUS OTHER INCOME	-	1,000	-	1,000	
802100 HUD RENT SUBSIDY	275,740	315,000	257,440	272,886	
TOTAL INCOME	539,918	516,981	529,132	564,126	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	32,589	9,930	17,172	29,154	
421000 RESIDENT SERVICES	36,747	52,661	51,548	21,000	
441500 MAINTENANCE	66,292	55,689	68,511	59,811	
TOTAL SALARIES	135,628	118,280	137,231	109,965	
454010 FICA	9,967	8,781	9,925	13,321	
454020 RETIREMENT	16,814	15,966	19,118	24,177	
454030 HEALTH INSURANCE	26,819	33,148	29,586	21,293	
454050 LIFE INSURANCE	1,340	230	305	350	
454060 DENTAL INSURANCE	177	-	-	-	
TOTAL FRINGE BENEFITS	55,117	58,125	58,934	59,141	
TOTAL SALARIES AND FRINGE BENEFITS	190,745	176,405	196,165	169,106	

OPERATING BUDGET FY 2025
MEYERS ESTATES
50 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	2,267	2,000	5,740	2,000	
417130 PROFESSIONAL FEES	1,432	2,000	2,572	2,000	
419020 OFFICE SUPPLIES	852	5,787	4,549	4,000	Wait list Elite; software for maintenance staff
419040 TELEPHONE LAND LINES	5,651	5,511	5,167	5,511	Comcast (\$5,280), Faronics Tech (\$231)
419050 COPY MACHINE/DOCUMENT MGMT	431	800	382	500	
419070 STAFF TRAVEL & MILEAGE	173	1,000	290	500	
419080 STAFF TRAINING	3,403	3,000	609	2,000	
419100 EVICTION/COURT COSTS	8,717	3,000	19,751	4,500	
419120 MISC OPERATING/ADMIN	1,060	500	508	500	
419130 POSTAGE/METER/FEDEX	-	150	14	150	
419160 TELEPHONE WIRELESS	3,002	700	2,693	2,000	
419170 COMPUTER/SYSTEMS MAINT	75	-	-	-	
TOTAL ADMINISTRATIVE EXPENSES	27,062	24,448	42,378	23,661	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	4,479	750	2,479	2,000	Meetings, activities, summer meal prog, ink cartridge resident computers
TOTAL RESIDENT SERVICES	4,479	750	2,479	2,000	
UTILITIES					
431000 WATER AND SEWER	5,596	6,000	9,878	8,500	
432000 ELECTRICITY	7,072	6,000	6,864	7,000	
442010 MOVE OUT UTILITIES	(110)	1,000	-	2,000	
TOTAL UTILITIES	12,558	13,000	16,742	17,500	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	45,911	24,000	42,506	45,000	New verticals/closet doors/bathroom fixtures, LED lighting
442140 VEHICLE EXPENSE/MAINT	6,534	-	2,862	3,000	

OPERATING BUDGET FY 2025
MEYERS ESTATES
50 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442160 UNIFORMS	1,363	800	333	1,275	
442180 HVAC MATERIALS	2,309	3,500	4,070	3,500	Repairs and preventive maintenance
TOTAL MATERIALS AND SUPPLIES	56,117	28,300	49,771	52,775	
CONTRACT COSTS					
443010 GARBAGE	31,862	26,200	30,064	30,000	Allotted for rate increase
443020 EXTERMINATION	4,598	5,100	3,604	5,100	Bed bug/termites/lawn treatment
443050 TRUCK/GOLF CARTS	-	1,500	-	1,500	Golf cart repairs
443070 TREE TRIMMING	-	3,000	11,500	15,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	2,000	-	3,000	Maintenance service and sprinkler repair
443110 PLUMBING REPAIRS/MAINT	5,500	5,000	4,409	5,000	Replace / repair underground pipes / WH permits
443130 ELECTRICAL REPAIRS/MAINT	6,985	10,000	12,000	10,000	Routine repairs
443140 LANDSCAPE & PLANT MAINT	18,248	10,000	8,511	10,000	Lawn contract / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	2,002	2,000	2,154	2,000	Security services/panic button monitoring
443270 ROUTINE MAINTENANCE	144,338	45,000	24,446	45,000	Roof repairs/sprinkler system / stair railings / playground removal / repairs / replacement, A/C tools upgrade, general repairs / replace
448300 PROTECTIVE SERVICES	-	-	1,067	1,600	BSO detail
TOTAL CONTRACT COSTS	213,533	109,800	99,682	128,200	
GENERAL EXPENSES & FEES TO COCC					
451010 COLLECTION LOSSES	10,952	3,974	-	5,479	
451030 COMPENSATED ABSENCES	7,791	-	-	-	
451000 INSURANCE	50,783	52,431	49,511	49,511	.00% increase
452000 NON AD VALOREM TAXES	9,723	9,723	9,723	9,723	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	1,577	1,250	467	1,250	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	211	235	140	235	
499000 FUNDING TRANSFERS OUT	35,818	-	36,000	-	
TOTAL GENERAL EXPENSES	116,855	67,613	95,841	66,198	

OPERATING BUDGET FY 2025
MEYERS ESTATES
50 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
459040 PROPERTY MGMT. FEES	15,967	7,755	7,752	8,462	1.50%
TOTAL FEES TO COCC	15,967	7,755	7,752	8,462	
TOTAL GENERAL EXPENSES & FEES TO COCC	132,822	75,368	103,593	74,660	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
TOTAL EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	35,818	37,061	37,056	38,538	
215000 CAPITAL LEASE PAYMENTS	11,001	9,259	11,506	9,259	1 car and 1 truck
TOTAL CAPITAL EXPENDITURES	46,819	46,320	48,562	47,797	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	46,819	48,820	48,562	50,297	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	539,918	516,981	529,132	564,126	
SALARIES AND FRINGES	190,745	176,405	196,165	169,106	
ADMINISTRATIVE EXPENSES	27,062	24,448	42,378	23,661	
RESIDENT SERVICES	4,479	750	2,479	2,000	
UTILITIES	12,558	13,000	16,742	17,500	
MAINTENANCE MATERIALS	56,117	28,300	49,771	52,775	
CONTRACT COSTS	213,533	109,800	99,682	128,200	
GENERAL EXPENSES	132,822	75,368	103,593	74,660	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	

OPERATING BUDGET FY 2025
MEYERS ESTATES
50 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	46,819	46,320	48,562	47,797	
TOTAL EXPENSES	684,135	476,891	559,372	518,199	
NET BUDGETARY SURPLUS/(DEFICIT)	(144,217)	40,090	(30,240)	45,927	

2025 REPLACEMENT RESERVES
MEYERS ESTATES
50 UNITS

INCOME	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369010 REPLACEMENT RESERVES/20	-	37,061	-	38,538	
330000 INTEREST REPLACEMENT RESERVES	2,119	-	2,976	-	
361000 INTEREST INCOME	-	-	-	-	
399000 FUNDING TRANSFERS IN	35,818	(1,477)	36,000	-	
TOTAL INCOME	37,937	35,584	38,976	38,538	
461000 EXTRAORDINARY MAINTENANCE	-	-	-	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	44,210	-	32,087	-	
443270 ROUTINE MAINTENANCE CONTRACTS	6,080	-	64,667	-	
499000 FUNDING TRANSFERS OUT	-	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	8,550	75,000	11,836	150,000	painting and stair railing replacement
TOTAL	58,840	75,000	108,590	150,000	
REPLACEMENT RESERVES BALANCE BEGINNING	282,425	261,522	261,522	191,908	
NET BUDGETARY SURPLUS/(DEFICIT)	(20,903)	(39,416)	(69,614)	(111,462)	
REPLACEMENT RESERVES BALANCE ENDING	261,522	222,106	191,908	80,446	

OPERATING BUDGET FY 2025
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	320,511	352,858	337,701	361,521	Allotted for rent increase & vacancy loss 2%
369040 INCOME WASHING MACHINE	2,493	2,500	2,476	2,500	
369050 TENANT WORK ORDER	116	200	116	200	
369052 LATE FEE	577	-	297	250	
369053 MAINTENANCE LABOR	(316)	-	692	800	
369054 MAINTENANCE MATERIAL	1,035	500	675	450	
369060 DISCOUNTS	519	300	-	-	
802100 HUD RENT SUBSIDY	445,425	463,931	424,789	450,276	
TOTAL INCOME	770,360	820,289	766,879	815,997	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	76,296	63,858	67,783	61,284	
421000 RESIDENT SERVICES	14,387	21,698	12,842	23,143	
441500 MAINTENANCE	132,581	111,374	137,038	119,615	
TOTAL SALARIES	223,265	196,930	217,663	204,042	
454010 FICA	16,296	15,065	15,776	15,609	
454020 RETIREMENT	27,699	27,114	30,028	28,251	
454030 HEALTH INSURANCE	45,102	62,368	45,112	27,970	
454050 LIFE INSURANCE	2,364	390	466	410	
454060 DENTAL INSURANCE	325	-	-	-	
TOTAL FRINGE BENEFITS	91,787	104,937	91,382	72,240	
TOTAL SALARIES AND FRINGE BENEFITS	315,052	301,867	309,045	276,282	
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	5,915	1,500	-	1,500	

OPERATING BUDGET FY 2025
 HIGHLAND GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
417120 BANK FEES	15	-	-	-	
417130 PROFESSIONAL FEES	906	2,000	33	2,000	Elite waiting list (\$2k)
419020 OFFICE SUPPLIES	553	7,123	4,924	2,000	software for maintenance staff
419040 TELEPHONE LAND LINES	6,245	6,375	5,925	6,375	Comcast (\$6,144), Faronics Tech (\$231)
419050 COPY MACHINE/DOCUMENT MGMT	377	3,300	473	1,000	
419060 ADVERTISING/PUBLIC NOTICES	-	1,000	-	1,000	Signage / property magnets / publication for waiting list
419070 STAFF TRAVEL & MILEAGE	238	350	470	700	
419080 STAFF TRAINING	3,035	3,000	609	2,000	
419100 EVICTION/COURT COSTS	17,341	5,500	19,123	10,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	312	-	-	-	
419120 MISC OPERATING/ADMIN	1,170	1,000	1,229	1,000	
419130 POSTAGE/METER/FEDEX	-	300	19	50	
419160 TELEPHONE WIRELESS	3,667	1,900	2,088	2,100	
TOTAL ADMINISTRATIVE EXPENSES	39,773	33,348	34,893	29,725	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	1,589	500	621	500	Coffee chat, meetings, computer supply, and other activities
TOTAL RESIDENT SERVICES	1,589	500	621	500	
UTILITIES					
431000 WATER AND SEWER	49,414	48,000	52,147	52,000	Summer consumption increase & rate increase
432000 ELECTRICITY	21,791	21,000	21,714	22,000	Allotted for rate increase
TOTAL UTILITIES	71,206	69,000	73,861	74,000	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	11,642	9,500	28,681	15,000	
442140 VEHICLE EXPENSE/MAINT	-	1,000	21	50	
442160 UNIFORMS	1,245	750	192	775	

OPERATING BUDGET FY 2025
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442180 HVAC MATERIALS	1,966	3,000	2,233	3,000	HVAC preventive maintenance and repairs
442250 NON-CAPITALIZED DWELLING EQPT	-	1,500	-	14,500	Table/Chairs/Furniture for the community room/bench courtyard/awning
TOTAL MATERIALS AND SUPPLIES	14,853	15,750	31,127	33,325	
CONTRACT COSTS					
443010 GARBAGE	11,691	12,000	12,430	13,000	Includes bulk pick up
443020 EXTERMINATION	6,178	6,000	2,285	6,000	Includes routine service, bed bugs & lawn treatments
443070 TREE TRIMMING	-	5,000	5,200	5,000	Hurricane trimming
443090 ELEVATOR REPAIRS/MAINT	4,223	7,000	5,435	5,000	Routine contract services and repairs
443110 PLUMBING REPAIRS/MAINT	17,629	10,000	13,613	15,000	
443130 ELECTRICAL REPAIRS/MAINT	940	2,000	6,689	3,000	
443140 LANDSCAPE & PLANT MAINT	21,131	20,000	14,150	20,000	Mowing, mulch, planting, misc.
443150 SECURITY/ENTRANCE MAINT	9,727	6,100	6,827	6,100	Monthly monitoring service for panic button, fire alarm, elevator phone, door entry equipment and security software upgrades
443160 JANITORIAL SERVICE	31,000	26,000	35,251	36,000	
443270 ROUTINE MAINTENANCE	50,164	40,000	32,425	40,000	Misc. repairs, clean AC vents in common areas
TOTAL CONTRACT COSTS	152,682	134,100	150,915	149,100	
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	58,083	69,394	69,449	69,449	.00% increase
451010 COLLECTION LOSSES	22,876	7,057	-	7,230	
451030 COMPENSATED ABSENCES	(1,472)	-	-	-	
452000 NON AD VALOREM TAXES	28,320	28,320	30,240	29,350	Non ad valorem fire assessment
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	211	-	140	-	
499000 FUNDING TRANSFERS OUT	70,942	-	71,443	-	
TOTAL GENERAL EXPENSES	178,961	104,771	171,272	106,029	
459040 PROPERTY MGMT. FEES	23,123	12,304	12,300	12,240	1.50%

OPERATING BUDGET FY 2025
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL FEES TO COCC	23,123	12,304	12,300	12,240	
TOTAL GENERAL EXPENSES & FEES TO COCC	202,084	117,075	183,572	118,269	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	11,540	20,000	-	10,000	
TOTAL EXTRAORDINARY MAINTENANCE	11,540	20,000	-	10,000	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	70,942	72,167	72,168	73,611	
215000 CAPITAL LEASE PAYMENTS	-	3,000	-	3,000	one vehicle part year lease
TOTAL CAPITAL EXPENDITURES	70,942	75,167	72,168	76,611	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	82,482	95,167	72,168	86,611	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	770,360	820,289	766,879	815,997	
SALARIES AND FRINGES	315,052	301,867	309,045	276,282	
ADMINISTRATIVE EXPENSES	39,773	33,348	34,893	29,725	
RESIDENT SERVICES	1,589	500	621	500	
UTILITIES	71,206	69,000	73,861	74,000	
MAINTENANCE MATERIALS	14,853	15,750	31,127	33,325	
CONTRACT COSTS	152,682	134,100	150,915	149,100	
GENERAL EXPENSES	202,084	117,075	183,572	118,269	
EXTRAORDINARY MAINTENANCE	11,540	20,000	-	10,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	70,942	75,167	72,168	76,611	

OPERATING BUDGET FY 2025
 HIGHLAND GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL EXPENSES	879,719	766,807	856,202	767,812	
NET BUDGETARY SURPLUS/(DEFICIT)	(109,359)	53,482	(89,323)	48,185	

2025 REPLACEMENT RESERVES
HIGHLAND GARDENS APARTMENTS
100 UNITS

INCOME	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369010 REPLACEMENT RESERVES/20	-	72,167	-	73,611	
330000 INTEREST REPLACEMENT RESERVES	2,047	-	4,065	-	
361000 INTEREST INCOME	-	-	-	-	
399000 FUNDING TRANSFERS IN	70,942	(1,444)	71,443	-	
TOTAL INCOME	72,989	70,723	75,508	73,611	
461000 EXTRAORDINARY MAINTENANCE	-	-	-	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	52,112	-	34,460	-	
443090 ELEVATOR MAINTENANCE CONTRACTS	-	-	-	-	
443110 PLUMBING CONTRACTS	-	-	-	-	
443140 LANDSCAPE/GROUNDS CONTRACTS	5,321	-	-	-	
443270 ROUTINE MAINTENANCE CONTRACTS	20,361	-	5,600	-	
499000 FUNDING TRANSFERS OUT	-	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	19,255	90,000	6,736	220,000	Patio awaning, community furniture, outside patio benches, Repair in the community Ladies Bathroom Belly & repair on laundry pipes
TOTAL	19,255	90,000	6,736	220,000	
REPLACEMENT RESERVES BALANCE BEGINNING	205,396	259,130	259,130	327,902	
NET BUDGETARY SURPLUS/(DEFICIT)	53,734	(19,277)	68,772	(146,389)	
REPLACEMENT RESERVES BALANCE ENDING	259,130	239,853	327,902	181,513	

OPERATING BUDGET FY 2025
 GRIFFIN GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	313,424	393,045	328,231	345,507	Allotted for rent increase & vacancy loss 2%
369040 WASHING MACHINE INCOME	1,078	2,000	1,182	2,000	
369050 TENANT WORK ORDER	319	100	193	100	
369052 LATE FEE	283	-	203	-	
369053 MAINTENANCE LABOR	2,299	900	1,477	900	
369054 MAINTENANCE MATERIAL	1,705	500	337	500	
369060 DISCOUNTS	519	300	-	300	
802100 HUD RENT SUBSIDY	473,759	445,162	471,591	509,519	
TOTAL INCOME	793,387	842,007	803,214	858,826	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	96,732	79,398	93,269	77,914	
421000 RESIDENT SERVICES	14,387	21,698	12,842	23,143	
441500 MAINTENANCE	132,581	111,374	137,038	119,615	
TOTAL SALARIES	243,700	212,470	243,149	220,672	
FRINGE BENEFITS					
454010 FICA	17,878	16,254	17,669	16,881	
454020 RETIREMENT	30,225	29,222	33,471	30,518	
454030 HEALTH INSURANCE	48,718	65,809	55,015	25,967	
454050 LIFE INSURANCE	2,420	420	471	440	
454060 DENTAL INSURANCE	343	-	-	-	
TOTAL FRINGE BENEFITS	99,582	111,705	106,626	73,806	
TOTAL SALARIES AND FRINGE BENEFITS	343,282	324,175	349,775	294,478	

OPERATING BUDGET FY 2025
 GRIFFIN GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
ADMINISTRATIVE EXPENSES					
417100	10	-	-	-	
417110	2,532	1,500	1,027	1,000	
417120	10	-	29	-	
417130	906	2,000	313	1,000	
419020	1,221	8,849	5,007	3,000	software for maintenance staff
419040	5,939	6,159	5,458	6,159	Comcast (\$5,928), Faronics Tech (\$231)
419050	1,206	2,000	1,042	1,000	
419060	3,903	-	-	1,000	notices and signage
419070	837	750	1,043	1,500	
419080	3,367	2,000	610	2,000	
419100	16,097	4,000	7,270	4,500	
419110	254	-	-	-	
419120	944	200	861	350	ready fresh
419130	19	200	-	-	
419150	-	-	11	-	
419160	3,758	3,000	2,089	3,000	
TOTAL ADMINISTRATIVE EXPENSES	41,003	30,658	24,760	24,509	
RESIDENT SERVICES					
423100	236	2,500	1,199	2,500	Residents coffee chats / meetings / misc. activities / treadmill / printer
TOTAL RESIDENT SERVICES	236	2,500	1,199	2,500	
UTILITIES					
431000	46,058	45,000	80,038	50,000	Allotted for increased summer consumption and rate increase
432000	27,258	27,000	27,946	29,000	

OPERATING BUDGET FY 2025
 GRIFFIN GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL UTILITIES	73,315	72,000	107,984	79,000	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	38,227	36,000	38,113	37,000	Allotting for interior lighting upgrade/ballast replacement
442140 VEHICLE EXPENSE/MAINT	3,135	2,500	4,276	3,000	
442160 UNIFORMS	1,010	1,250	1,003	1,275	
442180 HVAC MATERIALS	3,131	4,800	1,278	-	
442250 NON-CAPITALIZED DWELLING EQPT	-	2,000	2,923	3,000	Water heaters as needed
TOTAL MATERIALS AND SUPPLIES	45,502	46,550	47,593	44,275	
CONTRACT COSTS					
443010 GARBAGE	28,451	26,000	32,045	36,000	Recycling program/dumpster roll-up pick
443020 EXTERMINATION	5,697	6,600	2,778	2,750	Allotted for bb /lawn pest treatment
443060 HVAC REPAIRS/MAINT	4,011	6,800	-	-	
443070 TREE TRIMMING	-	5,000	7,067	5,000	Hurricane trimming
443090 ELEVATOR REPAIRS/MAINT	14,543	2,500	(1,267)	5,000	Maintenance and water proofing pit
443110 PLUMBING REPAIRS/MAINT	32,871	22,000	9,745	15,000	
443130 ELECTRICAL REPAIRS/MAINT	7,768	5,000	12,469	8,000	
443140 LANDSCAPE & PLANT MAINT	24,722	15,000	15,295	15,000	Lawn service/mulch/fertilization/planting
443150 SECURITY/ENTRANCE MAINT	16,044	7,000	10,234	7,500	Montoring of panic button. Fire alarm,
443160 JANITORIAL SERVICE	31,000	22,000	35,251	37,000	
443210 MISC CONTR/REPAIR/MAINT	-	-	15,325	-	
443270 ROUTINE MAINTENANCE	59,710	25,000	38,631	30,000	Water drainage, root guard and repair, unit ceiling repair, roof repairs, A/C duct cleaning in common areas
TOTAL CONTRACT COSTS	224,816	142,900	177,573	161,250	
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	74,127	88,127	87,823	87,823	.00% increase
451010 COLLECTION LOSSES	2,591	7,861	-	6,910	

OPERATING BUDGET FY 2025
 GRIFFIN GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
451030 COMPENSATED ABSENCES	25	-	-	-	
452000 NON AD VALOREM TAXES	19,776	19,780	28,416	19,780	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	315	-	947	-	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	316	-	209	-	
499000 FUNDING TRANSFERS OUT	76,777	-	77,064	-	
TOTAL GENERAL EXPENSES	173,928	115,768	194,459	114,513	
459040 PROPERTY MGMT. FEES	23,769	12,630	12,636	12,882	1.50%
TOTAL FEES TO COCC	23,769	12,630	12,636	12,882	
TOTAL GENERAL EXPENSES & FEES TO COCC	197,697	128,398	207,095	127,395	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	121,084	78,103	78,108	79,670	
215000 CAPITAL LEASE PAYMENTS	2,587	1,984	4,090	1,984	
TOTAL CAPITAL EXPENDITURES	123,671	80,087	82,198	81,654	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	123,671	80,087	88,358	81,654	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	793,387	842,007	803,214	858,826	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	343,282	324,175	349,775	294,478	
ADMINISTRATIVE EXPENSES	41,003	30,658	24,760	24,509	

OPERATING BUDGET FY 2025
 GRIFFIN GARDENS APARTMENTS
 100 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
RESIDENT SERVICES	236	2,500	1,199	2,500	
UTILITIES	73,315	72,000	107,984	79,000	
MAINTENANCE MATERIALS	45,502	46,550	47,593	44,275	
CONTRACT COSTS	224,816	142,900	177,573	161,250	
GENERAL EXPENSES	197,697	128,398	207,095	127,395	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	123,671	80,087	82,198	81,654	
TOTAL EXPENSES	1,049,523	827,268	1,004,337	815,061	
NET BUDGETARY SURPLUS/(DEFICIT)	(256,136)	14,739	(201,123)	43,765	

2025 REPLACEMENT RESERVES
 GRIFFIN GARDENS APARTMENTS
 100 UNITS

INCOME	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369010 REPLACEMENT RESERVES/20	-	78,103	-	79,670	
330000 INTEREST REPLACEMENT RESERVES	19,760	-	24,758	-	
399000 FUNDING TRANSFERS IN	76,777	(1,567)	77,064	-	
TOTAL INCOME	96,537	76,536	101,822	79,670	
442250 NON-CAPITAL DWELLING EQUIPMENT	54,893	-	48,632	-	
443110 PLUMBING CONTRACTS	4,550	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	54,135	150,000	25,189	200,000	Exterior paint
TOTAL	113,578	150,000	73,821	200,000	
REPLACEMENT RESERVES BALANCE BEGINNING	763,460	746,419	746,419	774,420	
NET BUDGETARY SURPLUS/(DEFICIT)	(17,041)	(73,464)	28,001	(120,330)	
REPLACEMENT RESERVES BALANCE ENDING	746,419	672,955	774,420	654,090	

OPERATING BUDGET FY 2025
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	369,768	387,387	363,970	382,630	Allotted for rent increase & vacancy loss 2%
369050 TENANT WORK ORDER LABOR	-	1,500	-	1,500	
369051 COURT COSTS	6,917	-	9,222	3,000	
369052 LATE FEE	4,764	-	4,385	2,500	
369053 MAINTENANCE LABOR	1,083	-	9,429	7,500	
369054 MAINTENANCE MATERIAL	12,290	12,500	19,005	12,500	
369056 UTILITIES	191	-	-	-	
369060 DISCOUNTS	442	-	-	-	
802100 HUD RENT SUBSIDY	454,739	458,473	470,608	498,844	
TOTAL INCOME	850,193	859,860	876,967	908,474	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	91,742	74,684	94,123	86,427	
421000 RESIDENT SERVICES	9,249	6,146	1,490	6,146	
441500 MAINTENANCE	113,097	94,945	116,844	101,975	
TOTAL SALARIES	214,088	175,775	212,457	194,548	
454010 FICA	15,282	13,447	14,937	14,883	
454020 RETIREMENT	26,533	24,241	29,324	26,956	
454030 HEALTH INSURANCE	61,426	74,183	66,830	93,154	
454050 LIFE INSURANCE	2,122	350	476	390	
454060 DENTAL INSURANCE	280	-	-	-	
TOTAL FRINGE BENEFITS	105,644	112,221	111,567	135,383	
TOTAL SALARIES AND FRINGE BENEFITS	319,732	287,996	324,024	329,931	
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	559	3,000	4,067	3,000	
417130 PROFESSIONAL FEES	2,137	2,200	324	2,000	
419020 OFFICE SUPPLIES	499	7,287	6,885	2,000	software for maintenance staff
419040 TELEPHONE LAND LINES	5,593	5,763	5,105	5,763	Comcast (\$5,532), Faronics Tech (\$231)
419050 COPY MACHINE/DOCUMENT MGMT	386	1,000	297	300	

OPERATING BUDGET FY 2025
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419070 STAFF TRAVEL & MILEAGE	395	500	659	700	
419080 STAFF TRAINING	2,006	3,000	609	2,000	
419100 EVICTION/COURT COSTS	2,692	3,000	1,907	3,000	
419120 MISC OPERATING/ADMIN	1,163	500	1,416	700	
419150 HR RELATED/BACKGROUND CHECKS	18	-	-	-	
419160 TELEPHONE WIRELESS	3,176	2,000	1,751	2,000	
TOTAL ADMINISTRATIVE EXPENSES	18,625	28,250	23,329	21,463	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	1,982	2,000	133	500	computer supplies / displaced resident
TOTAL RESIDENT SERVICES	1,982	2,000	133	500	
UTILITIES					
431000 WATER AND SEWER	4,040	4,500	4,036	4,500	Allotting for summer consumption increase and rate increase
432000 ELECTRICITY	11,751	8,000	11,715	10,000	YTD consumption estimate
442010 MOVE OUT UTILITIES	(887)	-	(159)	1,000	
TOTAL UTILITIES	14,904	12,500	15,592	15,500	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	34,789	35,000	43,245	38,000	
442140 VEHICLE EXPENSE/MAINT	5,521	5,500	2,940	3,000	
442160 UNIFORMS	276	1,000	526	1,275	REM support staff, manager, maintenance

OPERATING BUDGET FY 2025
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442180 HVAC MATERIALS	2,498	4,000	2,464	3,000	Preventative maintenance, routine services
442250 NON-CAPITALIZED DWELLING EQPT	(826)	2,000	4,547	2,000	
TOTAL MATERIALS AND SUPPLIES	42,259	47,500	53,722	47,275	
CONTRACT COSTS					
443010 GARBAGE	131,911	110,000	110,020	120,000	
443020 EXTERMINATION	14,618	12,500	10,151	10,500	Bed bug , termites, lawn treatment
443060 HVAC REPAIRS/MAINT	5,820	10,000	-	-	
443070 TREE TRIMMING	-	5,000	16,600	5,000	Hurricane trimming
443110 PLUMBING REPAIRS/MAINT	20,476	10,000	13,643	15,000	Pipe blockages, back-ups
443130 ELECTRICAL REPAIRS/MAINT	11,947	10,000	15,019	10,000	Exterior/parking lot lights replacement as needed
443140 LANDSCAPE & PLANT MAINT	43,381	41,500	29,674	35,000	Routine services / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	1,726	2,200	1,920	2,200	Panic button
443270 ROUTINE MAINTENANCE	97,810	40,000	34,880	45,000	Playground repairs, A/C duct cleaning
TOTAL CONTRACT COSTS	327,689	241,200	232,354	242,700	
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	82,723	84,185	84,187	84,187	.00% increase
451010 COLLECTION LOSSES	19,902	-	-	-	
451030 COMPENSATED ABSENCES	189	-	-	-	
452000 NON AD VALOREM TAXES	45,227	45,300	48,342	48,200	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	1,661	1,300	532	1,300	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	211	-	139	-	
499000 FUNDING TRANSFERS OUT	47,181	-	47,292	-	
TOTAL GENERAL EXPENSES	197,094	130,785	180,492	133,687	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	25,479	12,898	12,900	13,627	1.50%

OPERATING BUDGET FY 2025
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
TOTAL FEES TO COCC	25,479	12,898	12,900	13,627	
TOTAL GENERAL EXPENSES & FEES TO COCC	222,573	143,683	193,392	147,314	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
TOTAL EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	39,299	48,011	48,012	48,972	
215000 CAPITAL LEASE PAYMENTS	10,754	3,094	11,813	3,094	one vehicle part year lease
TOTAL CAPITAL EXPENDITURES	50,053	51,105	59,825	52,066	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	50,053	52,105	59,825	53,066	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	850,193	859,860	876,967	908,474	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	319,732	287,996	324,024	329,931	
ADMINISTRATIVE EXPENSES	18,625	28,250	23,329	21,463	
RESIDENT SERVICES	1,982	2,000	133	500	
UTILITIES	14,904	12,500	15,592	15,500	
MAINTENANCE MATERIALS	42,259	47,500	53,722	47,275	
CONTRACT COSTS	327,689	241,200	232,354	242,700	
GENERAL EXPENSES	222,573	143,683	193,392	147,314	
EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	50,053	51,105	59,825	52,066	
TOTAL EXPENSES	997,816	815,234	902,371	857,749	
NET BUDGETARY SURPLUS/(DEFICIT)	(147,623)	44,626	(25,404)	50,725	

2025 REPLACEMENT RESERVES
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

INCOME	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
369010 REPLACEMENT RESERVES/20	-	48,011	-	48,972	
330000 INTEREST REPLACEMENT RESERVES	32,074	-	37,058	-	
399000 FUNDING TRANSFERS IN	47,181	(961)	47,292	-	
TOTAL INCOME	79,255	47,050	84,350	48,972	
442250 NON-CAPITAL DWELLING EQUIPMENT	88,392	-	60,553	-	
443140 LANDSCAPE/GROUNDS CONTRACT	4,600	-	-	-	
461000 EXTRAORDINARY MAINTENANCE	9,860	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	17,000	410,000	92,032	510,000	Exterior paint, replace bathrooms (3 sites), pipe replacement for Auburn Gardens
TOTAL	119,852	410,000	152,585	510,000	
REPLACEMENT RESERVES BALANCE BEGINNING	1,191,386	1,150,789	1,150,789	1,082,555	
NET BUDGETARY SURPLUS/(DEFICIT)	(40,597)	(362,950)	(68,235)	(461,028)	
REPLACEMENT RESERVES BALANCE ENDING	1,150,789	787,839	1,082,555	621,527	