Broward County Housing Authority Affiliates

Proposed Operating Budget

Fiscal Year 2025/2026

October 1, 2025 - September 30, 2026

Affiliates

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AFFILIATES SUMMARY FY 2026

SUMMARY BY CLASSIFICATION	2025 ESTIMATED	2026 PROPOSED	VARIANCE
Operating Cash Flow/Transfer In	222,000	1,513,010	1,291,010
Dwelling Rental	2,346,820	2,876,980	530,160
Discounts and Tenant Work Orders	4,580	5,950	1,370
Developer Fees	1,094,000	1,582,300	488,300
Transfers In	1,148,150	-	(1,148,150)
Contribution from Affiliates	382,200	3,095,310	2,713,110
Interest Income	434,900	431,850	(3,050)
Ground Lease Income	-	-	-
Grants / Other Income	18,130	17,400	(730)
Total Income	**5,650,780**	**9,522,800**	**3,872,020**
Salaries and Fringes	860,170	871,580	11,410
Administrative Expenses	195,790	424,420	228,630
Utilities	168,750	156,900	(11,850)
Maintenance Materials	148,750	171,730	22,980
Contract Costs	472,760	467,150	(5,610)
General Expenses	185,464	257,550	72,086
Resident Services	10	2,000	1,990
Extraordinary Maintenance	-	339,000	339,000
Reserve for Replacements	(441,214)	42,540	483,754
Property Acquisitions	-	-	-
Property Construction	-	-	-
Capital Lease payments	40,631	25,850	(14,781)
Debt Service	-	-	-
Property Improvements	19,480	475,000	455,520
Transfers Out	(1,508,570)	500,000	2,008,570
Management Fee	81,890	86,340	4,450
Contribution to Parent	355,330	3,095,310	2,739,980
Shared Service Fee COCC / DEVELOPMENT	685,130	998,370	313,240
Total Expenses	**1,264,371**	**7,913,740**	**6,649,369**
Net Gain/(Loss)	**4,386,409**	**1,609,060**	**(2,777,349)**

AFFORDABLE HOUSING

SUMMARY BY AFFILIATE	2026 PROPOSED
BUILDING BETTER COMMUNITIES INC	1,062,930
CRYSTAL LAKE TOWNHOMES	62,960
COLLEGE GARDENS APARTMENTS	238,760
BBC HOMES INC CRYSTAL LAKES	-
HIGHLAND GARDENS SENIOR HOUSING	-
MCCAN COMMUNITIES INC	-
TALLMAN PINES HOMES AND COMMUNITIES	-
BCHA AFFORDABLE HOUSING	-
MANORS AT MIDDLE RIVER TOWNHOUSES	196,520
HILLSBORO CROSSING	-
TALLMAN PINES III (SINGLE FAMILY LOTS)	-
OAKLAND PRESERVE	-
TWIN OAKS APARTMENTS	8,550
VILLAS OF POMPANO	17,850
BROWARD WORKFORCE COMMUNITIES INC	-
OCEAN DRIVE ESTATES	21,490
EAST VILLAGE APARTMENTS	-
TEQUESTA RESERVE	-
Net Gain/(Loss)	**1,609,060**

Affiliates Total

		2025 Final		2026 Proposed		Variance
REVENUES						
311000	DWELLING RENTAL INCOME	$ 2,726,401		$ 2,876,980		$ 150,579
361000	INTEREST INCOME	812,545		431,850		(380,695)
369010	OTHER INCOME PRIOR YEAR RESERVE	-		-		-
369040	INCOME WASHING MACHINE	0				-
369050	TENANT WORK ORDER	6,750		4,750		(2,000)
369054	MAINTENANCE MATERIAL	500		-		(500)
330120	HVAC RECOVERY	-		-		-
369052	LATE FEES	2,900		4,200		1,300
369080	DONATED PILOT	0				-
369090	MISCELLANEOUS OTHER INCOME	0		14,400		14,400
310100	LOAN PROCEEDS	-		-		-
399000	FUNDING TRANSFER IN	6,651,813		-		(6,651,813)
369020	DEVELOPER FEES	1,712,956		1,582,300		(130,656)
369100	AFFILIATES CASH FLOW	1,542,869		1,513,010		(29,859)
369000	CONTRIBUTION FROM AFFILIATES TO PARENT	2,586,460		3,095,310		508,850
	TOTAL REVENUE	16,043,194		9,522,800		(6,520,394)
SALARIES AND FRINGES						
411000	ADMINISTRATION	311,214		430,480		119,266
441500	MAINTENANCE	190,176		184,180		(5,996)
	TOTAL SALARIES	501,390		614,660		113,270
454010	FICA	38,356		47,020		8,664
454020	RETIREMENT	88,160		93,250		5,090
454030	HEALTH INSURANCE	114,315		115,350		1,035
454050	LIFE INSURANCE	370		1,300		930
454060	DENTAL INSURANCE	-		-		-
	TOTAL FRINGES	241,201		256,920		15,719
	TOTAL SALARIES AND FRINGES	742,591		871,580		128,989
ADMINISTRATIVE EXPENSES						
417110	LEGAL FEES	9,000		12,000		3,000
417130	PROFESSIONAL FEES	304,000		310,500		6,500
419020	OFFICE SUPPLIES	12,000		8,500		(3,500)
419040	TELEPHONE LAND LINES	7,280		10,560		3,280
419050	COPY MACHINE/DOCUMENT MGMT	200		200		-
419060	ADVERTISING/PUBLIC NOTICES	1,300		2,500		1,200
419070	STAFF TRAVEL & MILEAGE	1,000		2,000		1,000
419080	STAFF TRAINING	3,500		5,000		1,500
419100	EVICTION/COURT COSTS	26,000		19,000		(7,000)
419110	MEMBERSHIP DUES/SUBSCRIPTIONS	10,980		11,300		320
419120	MISC OPERATING/ADMIN	11,700		11,700		-
419130	POSTAGE/METER/FEDEX	1,000		1,000		-
419160	TELEPHONE WIRELESS	5,550		7,630		2,080

Affiliates Total

	2025 Final	2026 Proposed	Variance
419150 BACKGROUND CHECKS	2,650	2,650	-
419170 COMPUTER/SYSTEMS MAINT	-	19,880	19,880
TOTAL ADMINISTRATIVE EXPENSES	396,160	424,420	28,260

RESIDENT SERVICES

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

UTILITIES

431000 WATER AND SEWER	112,800	126,000	13,200
431010 WATER RENOVATION	-	1,850	1,850
432000 ELECTRICITY	19,450	25,200	5,750
432010 ELECTRICITY RENOVATION	-	3,850	3,850
442010 MOVE OUT UTILITIES	5,200	-	(5,200)
TOTAL UTILITIES	137,450	156,900	19,450

MATERIALS AND SUPPLIES

442000 MAINTENANCE MATERIALS	66,000	90,500	24,500
442140 VEHICLE EXPENSE/MAINT	11,730	12,230	500
442160 UNIFORMS	2,300	2,300	-
442180 HVAC MATERIALS	9,700	11,700	2,000
442250 NON-CAPITALIZED DWELLING EQPT	36,500	55,000	18,500
TOTAL MATERIALS AND SUPPLIES	126,230	171,730	45,500

CONTRACT COSTS

443010 GARBAGE	79,000	84,000	5,000
443020 EXTERMINATION	13,800	14,000	200
443040 FLOORING REPL/MAINT	30,000	20,000	(10,000)
443050 TRUCK/GOLF CARTS	-	-	-
443060 HVAC REPAIRS/MAINT	3,000	3,000	-
443070 TREE TRIMMING	6,000	19,000	13,000
443100 IRRIGATION REPAIRS/MAINT	3,000	2,000	(1,000)
443110 PLUMBING REPAIRS/MAINT	18,200	28,200	10,000
443130 ELECTRICAL REPAIRS/MAINT	21,000	28,000	7,000
443140 LANDSCAPE & PLANT MAINT	41,000	45,000	4,000
443150 SECURITY/ENTRANCE MAINT	7,000	7,000	-
443210 MISC CONTR/REPAIR/MAINT	16,950	16,950	-
443270 ROUTINE MAINTENANCE	127,000	199,000	72,000
448300 PROTECTIVE SERVICES	1,000	1,000	-
TOTAL CONTRACT COSTS	366,950	467,150	100,200

GENERAL EXPENSES

451000 INSURANCE	166,329	178,510	12,181
451010 COLLECTION LOSSES	54,527	57,550	3,023
452000 TAXES	20,630	20,790	160
453500 INTEREST EXPENSE - VEHICLES	700	700	-
TOTAL GENERAL EXPENSES	242,186	257,550	15,364

Affiliates Total

	2025 Final	2026 Proposed	Variance
FEES TO COCC			
459040 PROPERTY MGMT. FEES	81,874	86,340	4,466
459041 CONTRIBUTION TO PARENT	3,255,825	3,095,310	(160,515)
459050 CONTRIBUTION TO COCC/DEVELOPMENT	960,595	625,260	(335,335)
459060 SHARED SERVICE FEE	406,039	373,110	(32,929)
TOTAL FEES TO COCC	4,704,333	4,180,020	(524,313)
TOTAL GENERAL EXPENSES & FEES TO COCC	4,946,519	4,437,570	(508,949)
461000 EXTRAORDINARY MAINTENANCE	213,000	214,000	1,000
462030 CASUALTY LOSS	125,000	125,000	-
CAPITAL EXPENDITURES			
140080 FURN/EQPT/MACH DWELLING	58,000	58,000	-
140100 PROPERTY IMPROVEMENTS	297,000	417,000	120,000
TOTAL CAPITAL EXPENDITURES	355,000	475,000	120,000
215000 CAPITAL LEASE PAYMENT VEHICLES	20,000	24,500	4,500
215001 CAPITAL LEASE PAYMENT COPIERS	-	1,350	1,350
116510 RESERVE FOR REPLACEMENTS	42,536	42,540	4
499000 TRANSFERS OUT	6,651,813	500,000	(6,151,813)
TOTAL EXPENSES	14,127,249	7,913,740	(6,213,509)
SUMMARY OF EXPENSES			
SALARIES AND FRINGES	742,591	871,580	128,989
ADMINISTRATIVE EXPENSES	396,160	424,420	28,260
RESIDENT SERVICES	4,000	2,000	(2,000)
UTILITIES	137,450	156,900	19,450
MAINTENANCE MATERIALS	126,230	171,730	45,500
CONTRACT COSTS	366,950	467,150	100,200
GENERAL EXPENSES	4,946,519	4,437,570	(508,949)
EXTRAORDINARY MAINT / CASUALTY LOSS	338,000	339,000	1,000
CAP EXP/RESERVE REPLACEMENT	417,536	543,390	125,854
TRANSFERS OUT	6,651,813	500,000	(6,151,813)
TOTAL SUMMARY OF EXPENSES	14,127,249	7,913,740	(6,213,509)
NET BUDGETARY SURPLUS/(DEFICIT)	$ 1,915,945	$ 1,609,060	$ (306,885)

OPERATING BUDGET FY 2026

MCCAN COMMUNITIES INC

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
361000 INTEREST INCOME	1,890	2,545	1,480	1,850	
TOTAL INCOME	1,890	2,545	1,480	1,850	
OPERATING EXPENSES					
OTHER EXPENSES					
451000 INSURANCE EXPENSE	3,811	2,541	1,500	1,850	Change from CY budget: -27.19% decrease
TOTAL OTHER EXPENSES	3,811	2,541	1,500	1,850	
TOTAL EXPENSES	3,811	2,541	1,500	1,850	
ANNUAL GAIN/(LOSS)	(1,920)	4	(20)	-	

OPERATING BUDGET FY 2026

BUILDING BETTER COMMUNITIES INC

INCOME AND EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
369000 CONTRIBUTION FROM LIHTC/RAD	4,705,198	2,574,640	382,200	3,095,310	
361000 INTEREST INCOME	(1,459,731)	750,000	405,950	370,000	
369020 DEVELOPER FEES	763,022	-	-	-	
399000 FUNDING TRANSFERS IN	5,000,000	-	42,630	-	
TOTAL INCOME	9,008,489	3,324,640	830,780	3,465,310	
OPERATING EXPENSES					
411000 SALARIES ADMIN	103,051	149,757	174,100	166,100	
TOTAL SALARIES	103,051	149,757	174,100	166,100	
454010 FICA	7,572	11,456	13,040	12,710	
454020 RETIREMENT	21,878	30,324	35,360	26,760	
454030 HEALTH INSURANCE	12,299	20,385	14,770	21,350	
454050 LIFE INSURANCE	128	120	410	410	
TOTAL EMPLOYEE BENEFITS	41,877	62,285	63,580	61,230	
215000 CAPITAL LEASE PAYMENT VEHICLES	(113,019)	8,000	23,108	8,000	1 HVAC Vehicle
417110 LEGAL FEES	280	-	-	-	
417130 PROFESSIONAL FEES	1,552,305	300,000	134,070	300,000	Tequesta Reserve
417120 BANK FEES	(9,185)	-	(7,880)	-	
419060 ADVERTISING/PUBLIC NOTICES	-	-	2,110	-	
419120 OPERATING ADMIN EXPENSES	2,305	-	3,060	-	
419160 TELEPHONE WIRELESS	2,309	1,800	1,880	4,050	
419170 COMPUTER/SYSTEMS MAINT	-	-	3,740	9,880	Switching, $9,880
419190 CONDO FEES/ASSESSMENTS	165	-	-	-	
443010 GARBAGE/TRASH CONTRACTS	941	-	-	-	
442000 MAINTENANCE	(354)	8,000	170	8,000	

OPERATING BUDGET FY 2026

BUILDING BETTER COMMUNITIES INC

INCOME AND EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
442140 VEHICLE EXPENSE	13,859	4,830	12,120	4,830	
442160 UNIFORMS	-	500	-	500	
442180 HVAC MATERIALS	3,550	2,000	-	2,000	
451000 INSURANCE	9,548	7,412	4,500	4,870	Change from CY budget: -34.30% decrease
462030 CASUALTY LOSS/OPERATING DEFICIT	-	125,000	-	125,000	Insurance deductible;Progresso Operating Deficit Guaranty Loan
419080 TRAINING EXPENSES	100	-	-	-	
419110 DUES/SUBSCRIPTIONS/ANNUAL FEES	3,238	7,500	-	7,500	
419130 POSTAGE	-	1,000	-	1,000	Mail machine
452000 NON AD VALOREM	470	350	-	350	
453500 INTEREST EXPENSE - VEHICLES	2,639	700	5,840	700	
453501 INTEREST EXPENSE - COPIERS	127	-	30	-	
459050 SHARED SERVICE FEE COCC	419,748	276,316	352,750	625,260	
459060 SHARED SERVICE FEE DEVELOPMENT	428,052	479,707	332,380	373,110	
461000 EXTRAORDINARY EXPENSES	-	200,000	-	200,000	
499000 TRANSFER OUT	30,222	6,651,813	(1,508,530)	500,000	Development & acquisitions
TOTAL OTHER EXPENSES	2,347,299	8,074,928	(640,652)	2,175,050	
TOTAL EXPENSES	2,492,227	8,286,970	(402,972)	2,402,380	
ANNUAL GAIN/(LOSS)	6,516,263	(4,962,330)	1,233,752	1,062,930	

OPERATING BUDGET FY 2026
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	1,173,140	1,360,222	1,250,450	1,469,040	Proposed 8.00% rent increase
311009 LES RENT	10,200	11,400	11,400	14,400	$1,200 monthly
361000 INTEREST INCOME	118,196	60,000	21,620	60,000	
369050 TENANT WORK ORDER	145	5,000	40	3,000	
369052 LATE FEES	6,788	-	6,460	2,000	
369053 MAINTENANCE LABOR	661	-	1,310	-	
369054 MAINTENANCE MATERIALS	12,415	-	450	-	
TOTAL INCOME	1,321,544	1,436,622	1,291,730	1,548,440	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	88,705	90,738	108,730	170,480	
441500 MAINTENANCE	132,792	117,267	141,740	90,940	
TOTAL SALARIES	221,498	208,005	250,470	261,420	
454010 FICA	16,251	15,912	18,330	20,000	
454020 RETIREMENT	32,904	31,655	37,890	38,140	
454030 HEALTH INSURANCE	43,487	60,834	59,110	65,140	
454050 LIFE INSURANCE	455	-	480	520	
TOTAL FRINGE BENEFITS	93,097	108,401	115,810	123,800	
TOTAL SALARIES AND FRINGE BENEFITS	314,595	316,406	366,280	385,220	
ADMINISTRATIVE EXPENSES					
417110 LEGAL	6,314	2,000	6,160	5,000	
417120 BANK FEES	10	-	-	-	
417130 PROFESSIONAL FEES	24,825	2,000	-	8,500	Licensing, signs, and site printing
419020 OFFICE SUPPLIES	6,828	12,000	750	8,500	Office furniture and supplies; laptops for managers, $2,500

OPERATING BUDGET FY 2026
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
419030 PRINTING SUPPLIES	375	-	-	-	
419040 TELEPHONE LAND LINES	4,608	5,280	8,260	5,280	Comcast, $5,280
419050 COPY MACHINE/DOCUMENT MGMT	108	200	130	200	
419060 ADVERTISING/PUBLIC NOTICES	-	300	830	1,500	Zillow, etc.
419070 STAFF TRAVEL & MILEAGE	288	1,000	2,580	2,000	
419080 STAFF TRAINING	295	3,500	5,700	5,000	CPM Certification and Team Building $2,590, HDLI $920
419100 EVICTION/COURT COSTS	16,110	15,000	590	8,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	1,878	500	270	500	Licenses
419120 MISC OPERATING/ADMIN	3,933	2,000	(1,010)	2,000	
419130 POSTAGE/METER/FEDEX	-	-	30	-	
419150 CREDIT BACKGROUND CHECKS	(202)	1,200	300	1,200	
419160 TELEPHONE WIRELESS	2,374	2,000	3,130	1,790	
419170 COMPUTER/SYSTEMS MAINT	485	-	-	4,000	Penetration testing, $2,000; DarkTrace, $2,000
TOTAL ADMINSTRATIVE EXPENSES	68,227	46,980	27,720	53,470	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	-	4,000	-	2,000	Resident relations initiatives
423110 RESIDENT SERVICES MISCELLANEOUS	-	-	10		
TOTAL RESIDENT SERVICES	-	4,000	10	2,000	
UTILITIES					
431000 WATER AND SEWER	66,971	65,800	72,410	70,000	
432000 ELECTRICITY	13,502	10,000	12,110	12,000	
432010 ELECTRICITY RENOVATION	-	-	1,240	2,000	
442010 MOVE OUT UTILITIES	-	2,000	-	-	
TOTAL UTILITIES	80,473	77,800	85,760	84,000	

OPERATING BUDGET FY 2026
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	47,587	20,000	30,040	35,000	
442140 VEHICLE EXPENSE/MAINT	5,418	4,000	6,270	5,000	
442160 UNIFORMS	715	1,800	360	1,800	
442180 HVAC MATERIALS	3,379	3,000	4,400	5,000	
442250 NON-CAPITALIZED DWELLING EQPT	14,439	15,000	33,430	17,000	Appliance replacement / WH & permits
TOTAL MATERIALS AND SUPPLIES	71,538	43,800	74,500	63,800	
CONTRACT COSTS					
443010 GARBAGE	44,901	54,000	43,990	54,000	Shared 30% rollaway dumpster cost w/Griffin
443020 EXTERMINATION	2,731	4,000	7,970	4,000	Bed bugs / lawn treatment and termites
443040 FLOORING REPL/MAINT	35,296	30,000	11,080	20,000	
443070 TREE TRIMMING	10,000	2,000	11,470	12,000	Hurricane trimming/cleaning
443100 IRRIGATION REPAIRS/MAINT	-	2,000	3,280	1,000	Rust Wizard and sprinkler repair & maintenance
443110 PLUMBING REPAIRS/MAINT	10,835	6,000	17,780	15,000	
443130 ELECTRICAL REPAIRS/MAINT	20,502	10,000	17,270	15,000	
443140 LANDSCAPE & PLANT MAINT	14,403	13,000	18,210	17,000	Lawn service / mulching / fertilizing / planting (includes LES)
443150 SECURITY/ENTRANCE MAINT	2,301	4,000	17,890	4,000	Security system improvement/panic monitoring, cameras
443200 CONTRACT MAINT LABOR	21,280	-	9,070	-	
443210 MISC CONTR/REPAIRS/MAINT	432	6,000	1,670	6,000	Online payment implementation and services
443240 COMPUTER MAINTENANCE	-	-	1,650	-	
443270 ROUTINE MAINTENANCE	114,889	55,000	67,030	100,000	Renovations, tubs, cabinets & kitchen counter tops, A/C vents/repairs
TOTAL CONTRACT COSTS	277,569	186,000	228,360	248,000	
GENERAL EXPENSES AND FEES					
451000 INSURANCE	70,152	67,421	70,669	71,490	Change from CY budget: 6.04% increase
451010 COLLECTION LOSSES	8,545	27,204	-	29,380	2%
451030 COMPENSATED ABSENCES	(10,970)	-	-	-	

OPERATING BUDGET FY 2026
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
453500 INTEREST EXPENSE - VEHICLES	3,092	-	3,420	-	
453501 INTEREST EXPENSE - COPIERS	142	-	100	-	
TOTAL GENERAL EXPENSES	70,961	94,625	74,189	100,870	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	38,340	40,807	40,810	44,070	3.00% of rent
TOTAL FEES	38,340	40,807	40,810	44,070	
TOTAL GENERAL EXPENSES AND FEES	109,301	135,432	114,999	144,940	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	4,000	-	5,000	
TOTAL EXTRAORDINARY MAINTENANCE	-	4,000	-	5,000	
CAPITAL EXPENDITURES					
140080 FURN/EQPT/MACH DWELLING	-	58,000	-	58,000	Replacement 5 HVAC systems, kitchen cabinets
116510 RESERVE FOR REPLACEMENTS	22,404	22,400	(418,202)	22,400	64 units X $350 a year per unit
140100 PROPERTY IMPROVEMENTS	6,300	105,000	19,480	225,000	Painting, building repairs, and sandblasting
215000 CAPITAL LEASE PAYMENTS VEHICLES	(72,021)	12,000	16,143	16,500	4 vehicle leases
215001 CAPITAL LEASE PAYMENTS COPIERS	2,143	-	1,380	1,350	
TOTAL CAPITAL EXPENDITURES	(41,174)	197,400	(381,199)	323,250	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	(41,174)	201,400	(381,199)	328,250	

OPERATING BUDGET FY 2026
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	1,321,544	1,436,622	1,291,730	1,548,440	
SALARIES AND FRINGES	314,595	316,406	366,280	385,220	
ADMINISTRATIVE EXPENSES	68,227	46,980	27,720	53,470	
RESIDENT SERVICES	-	4,000	10	2,000	
UTILITIES	80,473	77,800	85,760	84,000	
MAINTENANCE MATERIALS	71,538	43,800	74,500	63,800	
CONTRACT COSTS	277,569	186,000	228,360	248,000	
GENERAL EXPENSES	109,301	135,432	114,999	144,940	
EXTRAORDINARY MAINTENANCE	-	4,000	-	5,000	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	(41,174)	197,400	(381,199)	323,250	
TOTAL EXPENSES	880,530	1,011,818	516,430	1,309,680	
NET BUDGETARY SURPLUS/(DEFICIT)	441,014	424,804	775,300	238,760	

OPERATING BUDGET FY 2026
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	227,485	277,559	256,800	285,890	Proposed 3.00% rent increase
361000 INTEREST INCOME	1,341	-	1,990	-	
369050 TENANT WORK ORDER	58	500	120	500	
369051 COURT COSTS	1,785	-	-	-	
369052 LATE FEE	1,100	1,700	270	1,000	
369054 MAINTENANCE MATERIALS	-	500	-	-	
369056 UTILITIES	1,026	-	-	-	
TOTAL INCOME	232,795	280,259	259,180	287,390	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	33,797	22,809	27,220	25,200	
441500 MAINTENANCE	15,045	12,388	15,250	16,430	
TOTAL SALARIES	48,842	35,197	42,470	41,630	
454010 FICA	3,617	2,693	3,150	3,180	
454020 RETIREMENT	10,367	8,101	9,650	7,590	
454030 HEALTH INSURANCE	5,723	4,400	6,100	4,980	
454050 LIEFE INSURANCE	103	70	100	80	
TOTAL FRINGE BENEFITS	19,809	15,264	19,000	15,830	
TOTAL SALARIES AND FRINGE BENEFITS	68,651	50,461	61,470	57,460	
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	3,000	-	3,000	Attorney costs for evictions
417120 BANK FEES	16	-	(40)	-	
419020 OFFICE SUPPLIES	145	-	50	-	

OPERATING BUDGET FY 2026
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
419080 STAFF TRAINING	-	-	310	-	
419100 EVICTION/COURT COSTS	6,192	3,000	1,310	3,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	1,099	2,500	1,390	2,500	Licenses
419120 MISC OPERATING/ADMIN	(531)	3,000	80	3,000	Online payment implementation and services
419150 CREDIT BACKGROUND CHECKS	21	250	-	250	
TOTAL ADMINISTRATIVE EXPENSES	6,941	11,750	3,100	11,750	
RESIDENT SERVICES					
UTILITIES					
431000 WATER AND SEWER	2,364	2,000	4,230	4,000	
431010 WATER RENOVATION	-	-	-	500	
432000 ELECTRICITY	4,080	3,000	3,580	3,500	
432010 ELECTRICITY RENOVATION	-	-	-	500	
442010 MOVE OUT UTILITIES	-	1,000	-	-	
TOTAL UTILITIES	6,443	6,000	7,810	8,500	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	7,961	7,000	1,630	7,000	
442160 UNIFORMS	78	-	360	-	
442180 HVAC MATERIALS	806	1,500	1,230	1,500	
442250 NON-CAPITALIZED DWELLING EQPT	11,769	10,000	1,610	10,000	Appliances
TOTAL MATERIALS AND SUPPLIES	20,614	18,500	4,830	18,500	

OPERATING BUDGET FY 2026
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
CONTRACT COSTS					
443010 GARBAGE	17,977	15,000	19,790	20,000	Trash bin collection payments
443020 EXTERMINATION	842	1,000	1,520	1,000	
443070 TREE TRIMMING	5,800	2,000	6,400	5,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	1,000	-	1,000	
443110 PLUMBING REPAIRS/MAINT	2,162	3,000	430	3,000	
443130 ELECTRICAL REPAIRS/MAINT	-	4,000	-	4,000	
443140 LANDSCAPE & PLANT MAINT	7,117	11,000	5,870	11,000	Lawn service, fertilization, refresh planting, mulch
443200 CONTRACT MAINT LABOR	7,609	-	8,610	-	
443210 MISC CONTR/REPAIRS/MAINT	-	3,000	-	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	16,779	20,000	15,720	30,000	Pool supplies and service
448300 PROTECTIVE SERVICES	-	1,000	-	1,000	
TOTAL CONTRACT COSTS	58,286	61,000	58,340	79,000	
GENERAL EXPENSES AND FEES					
451000 INSURANCE	25,647	24,171	26,049	26,740	Change from CY budget: 10.63% increase
451010 COLLECTION LOSSES	1	5,551	-	5,720	2%
452000 NON AD VALOREM TAXES	2,995	3,145	-	3,300	Increase of 5%
TOTAL GENERAL EXPENSES	28,642	32,867	26,049	35,760	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	6,984	8,408	8,410	8,620	3.00% of rent
TOTAL FEES	6,984	8,408	8,410	8,620	
TOTAL GENERAL EXPENSES AND FEES	35,626	41,275	34,459	44,380	

OPERATING BUDGET FY 2026
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
TOTAL EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	3,336	3,336	3,336	3,340	10 units X $334/yr per unit
TOTAL CAPITAL EXPENDITURES	3,336	3,336	3,336	3,340	
TOTAL EXTRAORDINARY MAINTENANCE, CAPITAL EXPENDITURES, AND PRIOR YEAR ADJUSTMENTS	3,336	4,836	3,336	4,840	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	232,795	280,259	259,180	287,390	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	68,651	50,461	61,470	57,460	
ADMINISTRATIVE EXPENSES	6,941	11,750	3,100	11,750	
UTILITIES	6,443	6,000	7,810	8,500	
MAINTENANCE MATERIALS	20,614	18,500	4,830	18,500	
CONTRACT COSTS	58,286	61,000	58,340	79,000	
GENERAL EXPENSES	35,626	41,275	34,459	44,380	
EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	3,336	3,336	3,336	3,340	
TOTAL EXPENSES	199,898	193,822	173,345	224,430	
NET BUDGETARY SURPLUS/(DEFICIT)	32,896	86,437	85,835	62,960	

OPERATING BUDGET FY 2026
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	319,936	420,402	299,890	420,400	Proposed .00% rent increase
361000 INTEREST INCOME	1,679	-	1,720	-	
369050 TENANT WORK ORDER	(2,493)	-	120	-	
369052 LATE FEE	200	-	130	-	
369054 MAINTENANCE MATERIALS	-	-	380	-	
TOTAL	319,322	420,402	302,240	420,400	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	35,456	23,841	28,510	27,820	
441500 MAINTENANCE	21,942	18,050	22,270	22,200	
TOTAL	57,398	41,891	50,780	50,020	
454010 FICA	4,233	3,205	3,750	3,830	
454020 RETIREMENT	11,487	9,013	10,770	8,660	
454030 HEALTH INSURANCE	7,819	4,716	8,490	6,960	
454050 LIFE INSURANCE	120	80	110	100	
TOTAL	23,660	17,014	23,120	19,550	
TOTAL	81,058	58,905	73,900	69,570	

OPERATING BUDGET FY 2026
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	1,000	-	1,000	
417120 BANK FEES	59	-	180	-	
419020 OFFICE SUPPLIES	145	-	160	-	
419040 TELEPHONE LAND LINES	-	-	-	5,280	
419060 ADVERTISING/PUBLIC NOTICES	30	1,000	40	1,000	
419080 STAFF TRAINING	-	-	310	-	
419100 EVICTION/COURT COSTS	-	2,000	-	2,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	175	-	230	-	
419120 MISC OPERATING/ADMIN	(166)	3,000	(380)	3,000	
419150 CREDIT BACKGROUND CHECKS	138	700	330	700	
419160 TELEPHONE WIRELESS	-	150	-	1,790	
TOTAL	381	7,850	870	14,770	
RESIDENT SERVICES					
UTILITIES					
431000 WATER AND SEWER	12,406	12,000	4,640	12,000	Includes city water for irrigation
431010 WATER RENOVATION	-	-	190	500	
432000 ELECTRICITY	1,466	250	1,480	2,500	
432010 ELECTRICITY RENOVATION	-	-	2,370	500	
442010 MOVE OUT UTILITIES	-	1,000	-	-	
TOTAL	13,872	13,250	8,680	15,500	

OPERATING BUDGET FY 2026
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	17,918	8,000	9,920	8,000	Property upkeep, interior and exterior
442140 VEHICLE EXPENSE/MAINT	-	1,000	-	1,000	Shared with Griffin /Manors/College/TO
442160 UNIFORMS	78	-	310	-	
442180 HVAC MATERIALS	513	500	3,880	500	
442250 NON-CAPITALIZED DWELLING EQPT	4,207	3,000	2,990	4,000	Appliance upgrades/replacement/repair
TOTAL	22,717	12,500	17,100	13,500	
CONTRACT COSTS					
443010 GARBAGE	9,316	10,000	8,140	10,000	Annual garbage and recycle/increase
443020 EXTERMINATION	1,808	2,000	1,490	2,000	Allocated for lawn treatment, white flies and termites
443070 TREE TRIMMING	975	2,000	4,670	2,000	Hurricane trimming
443110 PLUMBING REPAIRS/MAINT	-	700	-	700	
443130 ELECTRICAL REPAIRS/MAINT	226	1,000	7,170	3,000	
443140 LANDSCAPE & PLANT MAINT	4,172	6,000	4,610	6,000	Lawn service, fertilization, refresh planting, mulch
443200 CONTRACT MAINT LABOR	-	-	4,720	-	
443210 MISC CONTR/REPAIRS/MAINT	-	3,000	-	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	7,540	16,000	32,120	18,000	Replace smoke detectors w/ CO detection, irrigation, backflow
TOTAL	24,037	40,700	62,920	44,700	
GENERAL EXPENSES					
451000 INSURANCE	36,820	34,200	39,640	39,620	Change from CY budget: 15.85% increase
451010 COLLECTION LOSSES	-	8,408	-	8,410	2%
451020 OTHER GENERAL EXPENSES	-	-	1,060	-	
TOTAL	36,820	42,608	40,700	48,030	

OPERATING BUDGET FY 2026
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	9,580	12,612	12,610	12,610	3.00% of rent
459041 CONTRIBUTION TO PARENT	200,000	-	-	-	
TOTAL	209,580	12,612	12,610	12,610	
TOTAL GENERAL EXPENSES	246,400	55,220	53,310	60,640	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	3,300	1,000	-	1,000	
TOTAL	3,300	1,000	-	1,000	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	4,200	4,200	4,200	4,200	12 units X $350/yr per unit
140100 PROPERTY IMPROVEMENTS	12,690	-	6,300	-	
TOTAL	16,890	4,200	10,500	4,200	
601000 PRIOR YEAR ADJUSTMENTS	-	-	440	-	
TOTAL	20,190	5,200	10,940	5,200	

OPERATING BUDGET FY 2026

MANORS AT MIDDLE RIVER TOWNHOUSES

12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	319,322	420,402	302,240	420,400	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	81,058	58,905	73,900	69,570	
ADMINISTRATIVE EXPENSES	381	7,850	870	14,770	
UTILITIES	13,872	13,250	8,680	15,500	
MAINTENANCE MATERIALS	22,717	12,500	17,100	13,500	
CONTRACT COSTS	24,037	40,700	62,920	44,700	
GENERAL EXPENSES	246,400	55,220	53,310	60,640	
EXTRAORDINARY MAINTENANCE	3,300	1,000	-	1,000	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	16,890	4,200	10,500	4,200	
PRIOR YEAR ADJUSTMENTS	-	-	440	-	
TOTAL EXPENSES	408,654	193,625	227,720	223,880	
NET BUDGETARY SURPLUS/(DEFICIT)	(89,331)	226,777	74,520	196,520	

OPERATING BUDGET FY 2026

HILLSBORO CROSSING

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369020 DEVELOPER FEES	-	344,398	-	547,530	
399000 FUNDING TRANSFERS IN	26,279	-	35,350	-	
TOTAL INCOME	26,279	344,398	35,350	547,530	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	344,398	-	547,530	
417130 PROFESSIONAL FEES	-	-	4,800	-	
443010 GARBAGE/TRASH CONTRACTS	-	-	1,460	-	
443140 LANDSCAPING	4,761	-	5,560	-	
431000 WATER & SEWER	21,299	-	20,990	-	
417120 BANK FEES	-	-	10	-	
499000 FUNDING TRANSFERS OUT	-	-	(40)	-	
TOTAL OTHER EXPENSES	26,060	344,398	32,780	547,530	
TOTAL EXPENSES	26,060	344,398	32,780	547,530	
ANNUAL GAIN/(LOSS)	219	-	2,570	-	

OPERATING BUDGET FY 2026

TALLMAN PINES III (SINGLE FAMILY LOTS)

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
TOTAL INCOME	-	-	-	-	
OTHER EXPENSES					
TOTAL OTHER EXPENSES	-	-	-	-	
TOTAL EXPENSES	-	-	-	-	
ANNUAL GAIN/(LOSS)	-	-	-	-	

OPERATING BUDGET FY 2026

OCEAN DRIVE ESTATES

12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	192,982	235,004	187,050	253,800	Proposed 8.00% rent increase
369050 TENANT WORK ORDER LABOR	-	500	-	500	
369052 LATE FEE	500	-	1,330	-	
369054 MAINTENANCE MATERIALS	200	-	-	-	
TOTAL	193,682	235,504	188,380	254,300	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	13,221	8,023	9,950	13,220	
441500 MAINTENANCE	15,045	12,388	15,250	16,430	
TOTAL	28,265	20,411	25,200	29,650	
454010 FICA	2,071	1,561	1,840	2,270	
454020 RETIREMENT	3,635	2,781	3,420	3,760	
454030 HEALTH INSURANCE	5,469	8,861	6,320	4,980	
454050 LIFE INSURANCE	56	40	50	60	
TOTAL	11,231	13,243	11,630	11,070	
TOTAL	39,496	33,654	36,830	40,720	

OPERATING BUDGET FY 2026

OCEAN DRIVE ESTATES

12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	1,000	-	1,000	
417130 PROFESSIONAL FEES	-	1,000	1,430	1,000	
419020 OFFICE SUPPLIES	158	-	40	-	
419040 TELEPHONE LAND LINES	-	2,000	-	-	WIFI for security camera system, camera maintenance
419080 STAFF TRAINING	115	-	310	-	
419100 EVICTION/COURT COSTS	2,146	2,500	-	2,500	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	282	180	230	500	Licensing
419120 MISC OPERATING/ADMIN	214	-	(150)	-	
419150 CREDIT BACKGROUND CHECKS	158	500	50	500	
419160 TELEPHONE WIRELESS	-	600	-	-	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	2,000	Penetration testing, $1,000; DarkTrace, $1,000
TOTAL	3,073	7,780	1,910	7,500	
UTILITIES					
431000 WATER AND SEWER	11,910	13,000	14,950	15,000	Allotting for rate increase/garbage
431010 WATER RENOVATION	-	-	-	350	
432000 ELECTRICITY	1,408	1,500	1,910	2,500	Allotting for rate increase
432010 ELECTRICITY RENOVATION	-	-	580	350	
442010 MOVE OUT UTILITIES	-	700	-	-	
TOTAL	13,317	15,200	17,440	18,200	

OPERATING BUDGET FY 2026

OCEAN DRIVE ESTATES

12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	2,949	7,000	11,670	15,000	Materials for renovations and property enhancement
442140 VEHICLE EXPENSE/MAINT	-	500	-	-	
442160 UNIFORMS	94	-	70	-	
442180 HVAC MATERIALS	1,688	2,000	2,060	2,000	
442250 NON-CAPITALIZED DWELLING EQPT	651	2,500	800	17,500	Appliance and door replacements/permits as needed
TOTAL	5,383	12,000	14,600	34,500	
CONTRACT COSTS					
443020 EXTERMINATION	670	2,000	1,800	2,000	Lawn pest control/bed bugs/termites
443060 HVAC REPAIRS/MAINT	-	3,000	-	3,000	Preventative and routine maint.
443070 TREE TRIMMING	2,800	-	2,000	-	
443110 PLUMBING REPAIRS/MAINT	-	3,500	1,700	3,500	Maintenance repair and backflow
443130 ELECTRICAL REPAIRS/MAINT	-	2,000	-	2,000	Lighting and interior repairs
443140 LANDSCAPE & PLANT MAINT	1,944	3,000	2,030	3,000	Mowing, fertilization, mulching, planting, trimming
443150 SECURITY/ENTRANCE MAINT	3,281	3,000	3,490	3,000	
443200 CONTRACT MAINT LABOR	-	-	6,650	-	
443210 MISC CONTR/REPAIRS/MAINT	519	1,150	-	1,150	Online payment implementation and services
443270 ROUTINE MAINTENANCE	6,990	15,000	28,350	20,000	Fire suppresion, bath/kitchen repairs, sprinklers, fence and gutters
TOTAL	16,204	32,650	46,020	37,650	

OPERATING BUDGET FY 2026

OCEAN DRIVE ESTATES

12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	9,473	9,172	9,678	10,050	Change from CY budget: 9.57% increase
451010 COLLECTION LOSSES	431	4,700	-	5,080	2%
452000 NON AD VALOREM	6,355	4,800	-	4,800	
TOTAL	16,259	18,672	9,678	19,930	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	5,810	7,050	7,060	7,610	3.00% of rent
TOTAL	5,810	7,050	7,060	7,610	
TOTAL	22,069	25,722	16,738	27,540	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
TOTAL	-	2,500	-	2,500	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS	4,200	4,200	4,200	4,200	12 units X $350/yr per unit
140100 PROPERTY IMPROVEMENTS	7,825	60,000	-	60,000	painting
TOTAL	12,025	64,200	4,200	64,200	

OPERATING BUDGET FY 2026

OCEAN DRIVE ESTATES

12 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
601000 PRIOR YEAR ADJUSTMENTS	-	-	490	-	
TOTAL	12,025	66,700	4,690	66,700	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	193,682	235,504	188,380	254,300	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	39,496	33,654	36,830	40,720	
ADMINISTRATIVE EXPENSES	3,073	7,780	1,910	7,500	
UTILITIES	13,317	15,200	17,440	18,200	
MAINTENANCE MATERIALS	5,383	12,000	14,600	34,500	
CONTRACT COSTS	16,204	32,650	46,020	37,650	
GENERAL EXPENSES	22,069	25,722	16,738	27,540	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENSES	12,025	64,200	4,200	64,200	
PRIOR YEAR ADJUSTMENTS	-	-	490	-	
TOTAL EXPENSES	111,567	193,706	138,228	232,810	
NET BUDGETARY SURPLUS/(DEFICIT)	82,115	41,798	50,152	21,490	

OPERATING BUDGET FY 2026
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	201,712	255,124	204,920	256,400	Proposed .50% rent increase
369050 TENANT WORK ORDER	-	500	40	500	
369052 LATE FEES	1,700	500	2,270	500	
369053 MAINTENANCE LABOR	333	-	330		
369054 MAINTENANCE MATERIALS	900	-	600		
TOTAL	204,645	256,124	208,160	257,400	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	15,710	9,571	11,900	16,530	
441500 MAINTENANCE	21,942	18,050	22,270	22,200	
TOTAL	37,652	27,621	34,170	38,730	
454010 FICA	2,750	2,113	2,490	2,960	
454020 RETIREMENT	4,848	3,764	4,630	4,910	
454030 HEALTH INSURANCE	7,610	11,908	8,810	6,960	
454050 LIFE INSURANCE	74	60	70	80	
TOTAL	15,283	17,845	16,000	14,910	
TOTAL	52,935	45,466	50,170	53,640	

OPERATING BUDGET FY 2026
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL	-	1,000	6,470	1,000	
417130 PROFESSIONAL FEES	24	1,000	-	1,000	
419020 OFFICE SUPPLIES	-	-	10	-	
419050 COPY MACHINE/DOCUMENT MGMT	(52)	-	-	-	
419060 ADVERTISING/PUBLIC NOTICES	-	-	40	-	
419080 STAFF TRAINING	-	-	310	-	
419100 EVICTION/COURT COSTS	-	2,000	6,810	2,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	175	300	230	300	
419120 MISC OPERATING/ADMIN	(506)	3,700	(810)	3,700	
419150 CREDIT BACKGROUND CHECKS	154	-	220	-	
419160 TELEPHONE WIRELESS	-	500	-	-	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	2,000	Penetration testing, $1,000; DarkTrace, $1,000
TOTAL	(205)	8,500	13,280	10,000	
UTILITIES					
431000 WATER AND SEWER	9,254	10,000	16,460	15,000	
431010 WATER RENOVATION	-	-	60	250	
432000 ELECTRICITY	2,820	3,000	2,220	3,000	
432010 ELECTRICITY RENOVATION	-	-	1,410	250	
442010 MOVE OUT UTILITIES	-	500	40	-	
TOTAL	12,074	13,500	20,190	18,500	

OPERATING BUDGET FY 2026

TWIN OAKS APARTMENTS

16 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	6,878	8,000	11,120	10,000	Property upkeep, interior/exterior
442140 VEHICLE EXPENSE/MAINT	-	700	-	700	Shared vehicle expense/car and truck
442160 UNIFORMS	50	-	30	-	
442180 HVAC MATERIALS	1,007	700	1,590	700	truck stock
442250 NON-CAPITALIZED DWELLING EQPT	2,396	3,000	1,110	3,000	Appliances/permits
TOTAL	10,331	12,400	13,850	14,400	
CONTRACT COSTS					
443010 GARBAGE	-	-	480	-	
443020 EXTERMINATION	724	2,500	910	2,500	Termites and bed bug treatments as needed
443070 TREE TRIMMING	4,500	-	12,530	-	
443110 PLUMBING REPAIRS/MAINT	18,705	4,000	4,130	5,000	
443130 ELECTRICAL REPAIRS/MAINT	1,074	3,000	-	3,000	Lighting
443140 LANDSCAPE & PLANT MAINT	2,218	3,500	2,490	3,500	Routine svc/trim palms/refresh plants/mulch, fertilization/ etc.
443200 CONTRACT MAINT LABOR	-	-	27,140	-	
443210 MISC CONTR/REPAIRS/MAINT	1,600	3,000	-	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	14,854	10,000	18,410	20,000	Fire suppression, irrigation, canal maint., gutters, kitchen cabinets
TOTAL	43,675	26,000	66,090	37,000	

OPERATING BUDGET FY 2026
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	12,336	11,906	13,424	13,600	Change from CY budget: 14.23% increase
451010 COLLECTION LOSSES	1,400	5,102	-	5,130	2%
452000 NON AD VALOREM	10,358	10,790	-	10,790	
TOTAL	24,094	27,798	13,424	29,520	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	6,139	7,654	7,660	7,690	3.00% of rent
TOTAL	6,139	7,654	7,660	7,690	
TOTAL	30,233	35,452	21,084	37,210	
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	5,604	5,600	16 units X $350/yr per unit
140100 PROPERTY IMPROVEMENTS	5,650	70,000	-	70,000	Unit upgrades/painting
TOTAL	11,254	75,600	5,604	75,600	

OPERATING BUDGET FY 2026

TWIN OAKS APARTMENTS

16 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
601000 PRIOR YEAR ADJUSTMENTS	-	-	190	-	
TOTAL	11,254	78,100	5,794	78,100	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	204,645	256,124	208,160	257,400	
SALARIES AND FRINGES	52,935	45,466	50,170	53,640	
ADMINISTRATIVE EXPENSES	(205)	8,500	13,280	10,000	
UTILITIES	12,074	13,500	20,190	18,500	
MAINTENANCE MATERIALS	10,331	12,400	13,850	14,400	
CONTRACT COSTS	43,675	26,000	66,090	37,000	
GENERAL EXPENSES	30,233	35,452	21,084	37,210	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	11,254	75,600	5,604	75,600	
PRIOR YEAR ADJUSTMENTS	-	-	190	-	
TOTAL EXPENSES	160,297	219,418	190,458	248,850	
NET BUDGETARY SURPLUS/(DEFICIT)	44,348	36,706	17,702	8,550	

OPERATING BUDGET FY 2026
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	141,758	178,090	147,710	191,450	Proposed 7.50% rent increase
369050 TENANT WORK ORDER	-	250	120	250	
369052 LATE FEE	1,400	700	1,990	700	
369054 MAINTENANCE MATERIALS	325	-	-	-	
TOTAL	143,483	179,040	149,820	192,400	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	10,762	6,475	8,470	11,130	
441500 MAINTENANCE	14,803	12,033	14,580	15,980	
TOTAL	25,565	18,508	23,050	27,110	
454010 FICA	1,864	1,416	1,680	2,070	
454020 RETIREMENT	3,326	2,522	3,120	3,430	
454030 HEALTH INSURANCE	5,278	7,939	5,940	4,980	
454050 LIFE INSURANCE	51	-	50	50	
TOTAL	10,519	11,877	10,790	10,530	
TOTAL	36,084	30,385	33,840	37,640	

OPERATING BUDGET FY 2026
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL	-	1,000	-	1,000	
417130 PROFESSIONAL FEES	-	-	770	-	
419020 OFFICE SUPPLIES	138	-	30	-	
419080 STAFF TRAINING	-	-	310	-	
419100 EVICTION/COURT COSTS	-	1,500	-	1,500	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	-	-	230	-	
419120 MISC OPERATING/ADMIN	(166)	-	20	-	
419150 CREDIT BACKGROUND CHECKS	91	-	-	-	
419160 TELEPHONE WIRELESS	-	500	-	-	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	2,000	Penetration testing, $1,000; DarkTrace, $1,000
TOTAL	64	3,000	1,360	4,500	
423100 RESIDENT SERVICES	3,752	-	-	-	
TOTAL	3,752	-	-	-	
UTILITIES					
431000 WATER AND SEWER	7,185	10,000	6,810	10,000	Includes garbage and rate increase
431010 WATER RENOVATION	-	-	-	250	
432000 ELECTRICITY	1,140	1,700	840	1,700	
432010 ELECTRICITY RENOVATION	-	-	230	250	
TOTAL	8,325	11,700	7,880	12,200	

OPERATING BUDGET FY 2026
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	10,511	8,000	5,710	7,500	Renovations & property enhancement
442140 VEHICLE EXPENSE/MAINT	-	700	-	700	
442160 UNIFORMS	144	-	70	-	
442180 HVAC MATERIALS	1,316	-	1,470	-	
442250 NON-CAPITALIZED DWELLING EQPT	1,044	3,000	4,330	3,500	Appliance replacement/permits
TOTAL	13,015	11,700	11,580	11,700	
CONTRACT COSTS					
443020 EXTERMINATION	717	2,300	2,170	2,500	Lawn pest control, bed bugs, termites, etc.
443070 TREE TRIMMING	900	-	-	-	
443110 PLUMBING REPAIRS/MAINT	3,237	1,000	-	1,000	Back ups, back flow replacements, cleaning out manhole
443130 ELECTRICAL REPAIRS/MAINT	-	1,000	-	1,000	
443140 LANDSCAPE & PLANT MAINT	2,830	4,500	1,240	4,500	Lawn svc/mulch and fertilization/tree trimming/replanting
443200 CONTRACT MAINT LABOR	-	-	450	-	
443210 MISC CONTR/REPAIRS/MAINT	70	800	-	800	
443270 ROUTINE MAINTENANCE	15,662	11,000	1,600	11,000	Fire suppresion, irrigation, sprinkler pump
TOTAL	23,416	20,600	5,460	20,800	
GENERAL EXPENSES					
451000 INSURANCE	9,775	9,506	9,584	10,290	Change from CY budget: 8.25% increase
451010 COLLECTION LOSSES	325	3,562	-	3,830	2%
452000 NON AD VALOREM	-	1,545	-	1,550	
TOTAL	10,100	14,613	9,584	15,670	

OPERATING BUDGET FY 2026
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	4,304	5,343	5,340	5,740	3.00% of rent
TOTAL	4,304	5,343	5,340	5,740	
TOTAL	14,404	19,956	14,924	21,410	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
				-	
461000 EXTRAORDINARY MAINTENANCE	4,500	1,500	-	1,500	
TOTAL	4,500	1,500	-	1,500	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	2,796	2,800	(40,352)	2,800	8 units X $350/yr per unit
140100 PROPERTY IMPROVEMENTS	-	62,000	-	62,000	Outdoor furniture replacement/painting
TOTAL	2,796	64,800	(40,352)	64,800	
601000 PRIOR YEAR ADJUSTMENTS	-	-	310	-	
TOTAL	7,296	66,300	(40,042)	66,300	

OPERATING BUDGET FY 2026
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	143,483	179,040	149,820	192,400	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	36,084	30,385	33,840	37,640	
ADMINISTRATIVE EXPENSES	64	3,000	1,360	4,500	
RESIDENT SERVICES	3,752	-	-	-	
UTILITIES	8,325	11,700	7,880	12,200	
MAINTENANCE MATERIALS	13,015	11,700	11,580	11,700	
CONTRACT COSTS	23,416	20,600	5,460	20,800	
GENERAL EXPENSES	14,404	19,956	14,924	21,410	
EXTRAORDINARY MAINTENANCE	4,500	1,500	-	1,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	2,796	64,800	(40,352)	64,800	
PRIOR YEAR ADJUSTMENTS	-	-	310	-	
TOTAL EXPENSES	106,355	163,641	35,002	174,550	
NET BUDGETARY SURPLUS/(DEFICIT)	37,128	15,399	114,818	17,850	

OPERATING BUDGET FY 2026

BBC HOMES INC CRYSTAL LAKES

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
361000 INTEREST INCOME	43	-	-	-	
369100 OPERATING CASH FLOW AFFILIATE	724,494	376,783	-	376,790	
399000 FUNDING TRANSFER IN	107,343	-	-	-	
TOTAL INCOME	831,880	376,783	-	376,790	
459041 CONTRIBUTION TO PARENT	831,837	376,783	-	376,790	
TOTAL OTHER EXPENSES	831,837	376,783	-	376,790	
TOTAL EXPENSES	831,837	376,783	-	376,790	
ANNUAL GAIN/(LOSS)	43	-	-	-	

OPERATING BUDGET FY 2026

TALLMAN PINES HOMES AND COMMUNITIES

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369100 OPERATING CASH FLOWS TALLMAN PINES	982,777	443,758	222,000	443,760	
361000 INTEREST INCOME	52	-	110	-	
TOTAL INCOME	982,829	443,758	222,110	443,760	
459041 CONTRIBUTION TO PARENT	842,970	443,758	222,000	443,760	
TOTAL OTHER EXPENSES	842,970	443,758	222,000	443,760	
TOTAL EXPENSES	842,970	443,758	222,000	443,760	
ANNUAL GAIN/(LOSS)	139,860	-	110	-	

OPERATING BUDGET FY 2026

HIGHLAND GARDENS SENIOR HOUSING

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369100 OPERATING CASH FLOWS HIGHLAND	85,516	71,000	-	71,000	
399000 FUNDING TRANSFERS IN	-	1,651,813	1,094,000	-	
361000 INTEREST INCOME	220	-	-	-	
TOTAL INCOME	85,736	1,722,813	1,094,000	71,000	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	55,582	71,000	-	71,000	
TOTAL OTHER EXPENSES	55,582	71,000	-	71,000	
TOTAL EXPENSES	55,582	71,000	-	71,000	
ANNUAL GAIN/(LOSS)	30,154	1,651,813	1,094,000	-	

OPERATING BUDGET FY 2026

OAKLAND PRESERVE

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369100 OPERATING CASH FLOWS OP BC	300,350	210,780	-	210,780	
361000 INTEREST INCOME	99	-	-	-	
TOTAL INCOME	300,449	210,780	-	210,780	
459041 CONTRIBUTION TO PARENT	300,350	210,780	-	210,780	
TOTAL OTHER EXPENSES	300,350	210,780	-	210,780	
TOTAL EXPENSES	300,350	210,780	-	210,780	
ANNUAL GAIN/(LOSS)	99	-	-	-	

OPERATING BUDGET FY 2026

BROWARD WORKFORCE COMMUNITIES INC

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
361000 INTEREST INCOME	198	-	230	-	
TOTAL INCOME	198	-	230	-	
OTHER EXPENSES					
ANNUAL GAIN/(LOSS)	198	-	230	-	

OPERATING BUDGET FY 2026
EAST VILLAGE APARTMENTS

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369100 OPERATING CASH FLOWS	248,988	250,473	-	250,480	
TOTAL INCOME	248,988	250,473	-	250,480	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	198,988	250,473	133,330	250,480	
TOTAL OTHER EXPENSES	198,988	250,473	133,330	250,480	
TOTAL EXPENSES	198,988	250,473	133,330	250,480	
ANNUAL GAIN/(LOSS)	50,000	-	(133,330)	-	

OPERATING BUDGET FY 2026

TEQUESTA RESERVE

INCOME & EXPENSES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369020 DEVELOPER FEES	-	684,279	-	1,034,770	
361000 INTEREST INCOME	-	-	3,520	-	
399000 FUNDING TRANSFERS IN	3,943	5,000,000	1,070,170	-	
TOTAL INCOME	3,943	5,684,279	1,073,690	1,034,770	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	684,279	-	1,034,770	
417130 PROFESSIONAL FEES	1,500	-	-	-	
419110 DUES/SUBSCRIP/ANNUAL FEES	-	-	1,550	-	
TOTAL OTHER EXPENSES	1,500	684,279	1,550	1,034,770	
TOTAL EXPENSES	1,500	684,279	1,550	1,034,770	
ANNUAL GAIN/(LOSS)	2,443	5,000,000	1,072,140	-	

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	$ 3,946,030
OPERATING EXPENSES	3,785,830
SUBTOTAL OPERATING SURPLUS/(DEFICIT) FY 26	$ 160,200
ESTIMATED NET SURPLUS/(DEFICIT) FY 25	(199,980)
PROJECTED NET SURPLUS/(DEFICIT) FY 26	160,200
PROJECTED TOTAL OPERATING RESERVES 9/30/2026	$ (39,780)
BEGINNING REPLACEMENT RESERVES FY 25	$ 2,525,627
REPLACEMENT RESERVES NET CHANGE FY 25	$ (56,493)
REPLACEMENT RESERVES 09/30/2025	$ 2,469,134
REPLACEMENT RESERVES NET CHANGE FY 26	$ (1,142,070)
REPLACEMENT RESERVES 09/30/2026	$ 1,327,064

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
INCOME				
311000 DWELLING RENTAL INCOME	1,469,225	1,571,598	1,433,130	1,700,620
361000 INTEREST INCOME	556	680	40	680
369040 INCOME WASHING MACHINE	3,721	4,500	3,230	4,500
369050 TENANT WORK ORDER	522	3,800	470	3,800
369051 COURT COSTS	39,938	3,000	6,350	4,500
369052 LATE FEES	12,857	9,750	11,660	7,750
369053 MAINTENANCE LABOR	18,622	25,200	3,690	11,200
369054 MAINTENANCE MATERIALS	42,086	33,450	29,580	24,950
369055 PET FEE	400	-	130	-
369060 DISCOUNTS	7,986	600	8,870	600
369090 MISCELLANEOUS OTHER INCOME	-	1,000	-	1,000
802100 HUD RENT SUBSIDY	1,854,230	1,921,577	2,159,470	2,186,430
TOTAL INCOME	3,450,142	3,575,155	3,656,620	3,946,030
SALARIES AND FRINGE BENEFITS				
411000 ADMINISTRATION	331,570	286,976	363,340	400,110
421000 RESIDENT SERVICES	80,349	73,432	65,170	118,780
441500 MAINTENANCE	545,148	448,027	553,460	517,650
TOTAL SALARIES	957,067	808,435	981,970	1,036,540

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
454010 FICA	68,968	66,753	70,660	78,620
454020 RETIREMENT	132,400	121,140	135,390	138,890
454030 HEALTH INSURANCE	229,634	202,060	271,690	194,580
454050 LIFE INSURANCE	2,039	1,750	2,120	2,050
TOTAL FRINGE BENEFITS	433,042	391,703	479,860	414,140
TOTAL SALARIES AND FRINGE BENEFITS	1,390,109	1,200,138	1,461,830	1,450,680
ADMINISTRATIVE EXPENSES				
417110 LEGAL FEES	15,005	8,500	2,190	8,500
417120 BANK FEES	543	-	2,380	-
417130 PROFESSIONAL FEES	6,373	10,000	6,190	8,000
419020 OFFICE SUPPLIES	22,571	13,500	5,970	11,000
419030 PRINTING SUPPLIES	-	-	350	-
419040 TELEPHONE LAND LINES	25,353	29,152	43,400	29,170
419050 COPY MACHINE/DOCUMENT MGMT	2,720	3,100	3,050	3,480
419060 ADVERTISING/PUBLIC NOTICES	-	2,000	9,860	3,000
419070 STAFF TRAVEL & MILEAGE	3,001	3,900	3,140	3,900
419080 STAFF TRAINING	3,593	10,500	11,230	11,500
419100 EVICTION/COURT COSTS	89,192	29,000	105,050	32,000
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	125	-	570	-
419120 MISC OPERATING/ADMIN	5,963	2,850	3,320	2,850
419130 POSTAGE/METER/FEDEX	25	200	30	50

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
419150 HR RELATED/BACKGROUND CHECKS	43	-	-	-
419160 TELEPHONE WIRELESS	9,799	10,100	8,510	5,800
419170 COMPUTER/SYSTEMS MAINT	-	-	70	5,000
419180 PUBLIC RELATIONS	5,550	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	189,856	122,802	205,310	124,250
RESIDENT SERVICES				
423100 RESIDENT SERVICES	3,662	7,500	1,440	5,700
TOTAL RESIDENT SERVICES	3,662	7,500	1,440	5,700
UTILITIES				
431000 WATER AND SEWER	115,747	117,000	156,801	144,300
431010 WATER RENOVATION	-	-	37,381	920
432000 ELECTRICITY	76,626	74,100	65,260	78,100
432010 ELECTRICITY RENOVATION	-	-	9,230	940
442010 MOVE OUT UTILITIES	467	3,000	(160)	3,000
TOTAL UTILITIES	192,839	194,100	268,512	227,260

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
MATERIALS AND SUPPLIES				
442000 MAINTENANCE MATERIALS	207,561	160,000	208,340	190,000
442140 VEHICLE EXPENSE/MAINT	11,356	9,750	11,670	9,250
442160 UNIFORMS	1,842	5,375	2,710	5,320
442180 HVAC MATERIALS	15,428	11,500	14,955	15,500
442250 NON-CAPITALIZED DWELLING EQPT	9,222	19,500	-	7,000
TOTAL MATERIALS AND SUPPLIES	245,410	206,125	237,675	227,070
CONTRACT COSTS				
443010 GARBAGE	212,225	217,000	256,507	244,000
443020 EXTERMINATION	23,554	27,600	22,390	25,900
443040 FLOORING REPL/MAINT	12,708	-	-	-
443050 TRUCK/GOLF CARTS	-	3,000	1,110	3,000
443060 HVAC REPAIRS/MAINT	1,010	-	-	-
443070 TREE TRIMMING	39,635	32,000	71,040	34,000
443090 ELEVATOR REPAIRS/MAINT	5,014	10,000	15,110	10,000
443100 IRRIGATION REPAIRS/MAINT	1,252	5,000	3,620	7,000
443110 PLUMBING REPAIRS/MAINT	67,396	58,000	81,850	63,000
443130 ELECTRICAL REPAIRS/MAINT	48,097	36,000	59,190	33,500
443140 LANDSCAPE & PLANT MAINT	94,565	100,000	92,610	101,000
443150 SECURITY/ENTRANCE MAINT	29,514	19,800	38,138	23,100
443160 JANITORIAL SERVICE	71,580	73,000	77,500	72,000

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
443200 CONTRACT MAINT LABOR	-	-	370	-
443210 MISC CONTR/REPAIR/MAINT	16,501	-	14,130	-
443270 ROUTINE MAINTENANCE	200,221	190,000	227,830	232,000
448300 PROTECTIVE SERVICES	800	1,600	-	-
TOTAL CONTRACT COSTS	824,073	773,000	961,395	848,500
GENERAL EXPENSES & FEES TO COCC				
GENERAL EXPENSES				
451000 INSURANCE	366,517	327,348	5,582	339,590
451010 COLLECTION LOSSES	92,321	23,779	-	26,370
451030 COMPENSATED ABSENCES	12,806	-	-	-
452000 NONADVALOREM TAXES	128,402	118,203	-	118,210
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	2,331	2,550	2,760	2,550
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	3	1,135	550	1,140
499000 FUNDING TRANSFERS OUT	290,133	-	309,630	-
TOTAL GENERAL EXPENSES	892,512	473,015	318,522	487,860

OPERATING BUDGET FY 2026
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
FEES TO COCC				
459040 PROPERTY MGMT. FEES	51,752	53,627	53,640	59,200
TOTAL FEES TO COCC	51,752	53,627	53,640	59,200
TOTAL GENERAL EXPENSES AND FEES TO COCC	944,264	526,642	372,162	547,060
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES				
EXTRAORDINARY MAINTENANCE				
461000 EXTRAORDINARY MAINTENANCE	4,620	14,500	-	14,500
462030 CASUALTY LOSS	2,509	20,000	-	20,000
TOTAL EXTRAORDINARY MAINTENANCE	7,129	34,500	-	34,500
CAPITAL EXPENDITURES				
116510 RESERVE FOR REPLACEMENTS DEPOSITS	290,133	296,842	283,340	290,130
140101 PROPERTY IMPROVEMENTS	19,844	-	41,960	-
TOTAL CAPITAL EXPENDITURES	309,977	296,842	325,300	290,130
215000 CAPITAL LEASE PAYMENTS VEHICLES	27,467	20,337	20,596	22,280
215001 CAPITAL LEASE PAYMENTS COPIERS	11,787	3,094	2,380	8,400
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	344,573	351,679	345,896	346,910

OPERATING BUDGET FY 2026

ALL MULTI-FAMILY PROPERTIES

373 UNITS IN FY 2025/2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026
INCOME & EXPENSE SUMMARY				
TOTAL INCOME	3,450,142	3,575,155	3,656,620	3,946,030
SALARIES AND FRINGES	1,390,109	1,200,138	1,461,830	1,450,680
ADMINISTRATIVE EXPENSES	189,856	122,802	205,310	124,250
RESIDENT SERVICES	3,662	7,500	1,440	5,700
UTILITIES	192,839	194,100	268,512	227,260
MAINTENANCE MATERIALS	245,410	206,125	237,675	227,070
CONTRACT COSTS	824,073	773,000	961,395	848,500
GENERAL EXPENSES	944,264	526,642	372,162	547,060
EXTRAORDINARY MAINTENANCE	7,129	34,500	-	34,500
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	349,231	320,273	348,276	320,810
TOTAL EXPENSES	4,146,573	3,385,080	3,856,600	3,785,830
NET BUDGETARY SURPLUS/(DEFICIT)	(696,432)	190,075	(199,980)	160,200

OPERATING BUDGET FY 2026
PARK RIDGE COURT
37 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	205,218	208,000	197,500	186,850	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	495	680	-	680	
369050 NSF CHECKS	-	1,000	40	1,000	
369051 COURT COSTS	13,958	-	-	1,500	
369052 LATE FEE	3,349	3,000	2,580	1,000	
369053 MAINTENANCE LABOR	7,893	15,000	1,480	1,000	
369054 MAINTENANCE MATERIALS	7,662	10,000	2,020	1,500	
369060 DISCOUNTS	799	-	880	-	
802100 HUD RENT SUBSIDY	184,425	190,052	239,450	229,610	
TOTAL INCOME	423,800	427,732	443,950	423,140	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	37,250	32,197	32,400	48,970	
421000 RESIDENT SERVICES	1,119	-	-	3,270	
441500 MAINTENANCE	57,196	47,011	58,120	54,680	
TOTAL SALARIES	95,565	79,208	90,520	106,920	
454010 FICA	6,932	6,059	6,600	8,180	
454020 RETIREMENT	13,483	11,238	12,780	14,700	
454030 HEALTH INSURANCE	19,896	21,856	20,390	19,800	
454050 LIFE INSURANCE	209	160	190	210	
TOTAL FRINGE BENEFITS	40,519	39,313	39,960	42,890	
TOTAL SALARIES AND FRINGE BENEFITS	136,084	118,521	130,480	149,810	

OPERATING BUDGET FY 2026
PARK RIDGE COURT
37 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	1,583	1,000	-	1,000	
417120 BANK FEES	11	-	10	-	
417130 PROFESSIONAL FEES	615	3,000	-	1,000	
419020 OFFICE SUPPLIES	4,262	2,500	1,060	2,500	Office/printing supplies
419040 TELEPHONE LAND LINES	4,613	5,344	7,480	5,350	Comcast ($5,270), Faronics Tech ($80)
419050 COPY MACHINE/DOCUMENT MGMT	289	300	290	330	
419060 ADVERTISING/PUBLIC NOTICES	-	-	670	-	
419070 STAFF TRAVEL & MILEAGE	307	500	430	500	
419080 STAFF TRAINING	417	2,500	2,470	2,500	
419100 EVICTION/COURT COSTS	29,872	7,000	3,150	4,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	25	-	-	-	
419120 MISC OPERATING/ADMIN	755	300	270	300	
419160 TELEPHONE WIRELESS	909	1,000	630	890	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	1,000	Penetration testing, $500; DarkTrace, $500
419180 PUBLIC RELATIONS	5,550	-	-	-	
TOTAL ADMINISTRATIVE EXPENSES	49,208	23,444	16,460	19,370	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	338	2,000	-	2,000	Tenant activities / computer repair and replacement supplies
TOTAL RESIDENT SERVICES	338	2,000	-	2,000	
UTILITIES					
431000 WATER AND SEWER	1,251	2,000	1,020	1,300	Increase summer consumption / rate increase
431010 WATER RENOVATION	-	-	1,040	670	
432000 ELECTRICITY	6,338	6,100	5,770	6,100	Increase due to additional lighting

OPERATING BUDGET FY 2026
PARK RIDGE COURT
37 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
432010 ELECTRICITY RENOVATION	-	-	690	400	
442010 MOVE OUT UTILITIES	208	-	60	-	
TOTAL UTILITIES	7,797	8,100	8,580	8,470	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	41,046	25,000	40,510	35,000	
442140 VEHICLE EXPENSE/MAINT	50	700	-	200	
442160 UNIFORMS	144	775	430	700	
442180 HVAC MATERIALS	3,020	2,000	2,680	2,500	HVAC PM's and routine maintenance service
TOTAL MATERIALS AND SUPPLIES	44,260	28,475	43,620	38,400	
CONTRACT COSTS					
443010 GARBAGE	15,695	18,000	17,537	19,000	Current $1,235 /month, increase bulk pick up and 5% increase
443020 EXTERMINATION	2,675	3,250	3,300	3,500	Routine services, bed bugs, termites & lawn pest control
443040 FLOORING REPL/MAINT	1,053	-	-	-	
443050 TRUCK/GOLF CARTS	-	1,500	620	1,500	Maintence
443070 TREE TRIMMING	6,860	2,000	13,770	2,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	2,000	3,620	2,000	Maintence service and repairs
443110 PLUMBING REPAIRS/MAINT	10,140	8,000	14,570	8,000	Water heater replacement/permits
443130 ELECTRICAL REPAIRS/MAINT	8,311	5,000	26,680	7,000	
443140 LANDSCAPE & PLANT MAINT	12,951	20,000	14,270	20,000	Routine services / pest control / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	1,906	2,000	2,160	2,000	Panic button monitoring/cameras
443200 CONTRACT MAINT LABOR	-	-	370	-	
443210 MISC CONTR/REPAIR/MAINT	3,435	-	1,600	-	
443270 ROUTINE MAINTENANCE	43,191	30,000	54,110	40,000	A/C tools upgrade, general repairs/replace
TOTAL CONTRACT COSTS	106,216	91,750	152,607	105,000	

OPERATING BUDGET FY 2026
PARK RIDGE COURT
37 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	37,544	36,378	3,142	40,310	Change from CY budget: 10.81% increase
451010 COLLECTION LOSSES	22,510	4,160	-	3,740	
451030 COMPENSATED ABSENCES	1,973	-	-	-	
452000 NONADVALOREM TAXES	11,681	11,150	-	11,150	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	(637)	900	100	900	
499000 FUNDING TRANSFERS OUT	52,824	-	60,680	-	
TOTAL GENERAL EXPENSES	125,895	52,588	63,922	56,100	
FEES TO CENTRAL OFFICE COST CENTER	-				
459040 PROPERTY MGMT. FEES	6,357	6,416	6,420	6,350	1.50%
TOTAL FEES TO COCC	6,357	6,416	6,420	6,350	
TOTAL GENERAL EXPENSES & FEES TO COCC	132,252	59,004	70,342	62,450	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
462030 CASUALTY LOSS	2,509	20,000	-	20,000	
TOTAL EXTRAORDINARY MAINTENANCE	2,509	21,000	-	21,000	

OPERATING BUDGET FY 2026
PARK RIDGE COURT
37 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	52,824	56,051	60,392	61,900	
140101 PROPERTY IMPROVEMENTS	-	-	7,600	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	573	3,000	(310)	1,500	One vehicle
215001 CAPITAL LEASE PAYMENTS COPIERS	2,143	-	(1,070)	2,250	
TOTAL CAPITAL EXPENDITURES	55,540	59,051	66,612	65,650	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	58,049	80,051	66,612	86,650	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	423,800	427,732	443,950	423,140	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	136,084	118,521	130,480	149,810	
ADMINISTRATIVE EXPENSES	49,208	23,444	16,460	19,370	
RESIDENT SERVICES	338	2,000	-	2,000	
UTILITIES	7,797	8,100	8,580	8,470	
MAINTENANCE MATERIALS	44,260	28,475	43,620	38,400	
CONTRACT COSTS	106,216	91,750	152,607	105,000	
GENERAL EXPENSES	132,252	59,004	70,342	62,450	
EXTRAORDINARY MAINTENANCE	2,509	21,000	-	21,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	55,540	59,051	66,612	65,650	
TOTAL EXPENSES	534,206	411,345	488,701	472,150	
NET BUDGETARY SURPLUS/(DEFICIT)	(110,406)	16,387	(44,751)	(49,010)	

2026 REPLACEMENT RESERVES
PARK RIDGE COURT
37 UNITS

INCOME	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
330000 INTEREST REPLACEMENT RESERVES	5,862	2,100	5,190	5,200	
369010 REPLACEMENT RESERVES/20	-	56,051	-	61,900	
399000 FUNDING TRANSFERS IN	52,824	-	60,680	-	
TOTAL INCOME	58,686	58,151	65,870	67,100	
442180 HVAC MATERIALS	7,860	-	-	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	10,344	-	43,300	-	
443270 ROUTINE MAINTENANCE CONTRACTS	15,100	-	22,290	-	
461000 EXTRAORDINARY MAINTENANCE	-	-	9,540	-	
140101 PROPERTY IMPROVEMENTS RESERVES FOR REPLACEMENTS	46,293	120,000	11,275	300,000	Painting, golf cart, gutter guards and fence replacement, bath vanities, tubs and kitchens (as needed)
TOTAL	79,596	120,000	86,405	300,000	
REPLACEMENT RESERVES BALANCE BEGINNING	372,751	351,841	351,841	331,306	
NET BUDGETARY SURPLUS/(DEFICIT)	(20,910)	(61,849)	(20,535)	(232,900)	
REPLACEMENT RESERVES BALANCE ENDING	351,841	289,992	331,306	98,406	

OPERATING BUDGET FY 2026
MEYERS ESTATES
50 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	245,323	273,940	219,140	236,890	Allotted for rent increase & vacancy loss 2%
369050 NSF CHECKS	58	1,000	-	1,000	
369051 COURT COSTS	13,593	-	6,350	-	
369052 LATE FEE	4,717	4,000	4,170	4,000	
369053 MAINTENANCE LABOR	1,419	1,000	1,040	1,000	
369054 MAINTENANCE MATERIAL	16,413	10,000	16,130	10,000	
369055 PET FEE	-	-	130	-	
369060 DISCOUNTS	1,038	300	1,190	300	
369090 MISCELLANEOUS OTHER INCOME	-	1,000	-	1,000	
802100 HUD RENT SUBSIDY	280,219	272,886	353,360	302,970	
TOTAL INCOME	562,781	564,126	601,510	557,160	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	20,402	29,154	72,780	25,130	
421000 RESIDENT SERVICES	53,283	21,000	6,630	52,320	
441500 MAINTENANCE	72,766	59,811	73,870	67,880	
TOTAL SALARIES	146,450	109,965	153,280	145,330	
454010 FICA	10,600	13,321	11,150	11,120	
454020 RETIREMENT	20,393	24,177	21,310	19,790	
454030 HEALTH INSURANCE	31,641	21,293	34,990	32,790	
454050 LIFE INSURANCE	327	350	340	290	
TOTAL FRINGE BENEFITS	62,960	59,141	67,790	63,990	
TOTAL SALARIES AND FRINGE BENEFITS	209,411	169,106	221,070	209,320	

OPERATING BUDGET FY 2026
MEYERS ESTATES
50 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	7,058	2,000	2,190	2,000	
417120 BANK FEES	89	-	1,170	-	
417130 PROFESSIONAL FEES	2,417	2,000	90	4,000	Waitlist
419020 OFFICE SUPPLIES	3,755	4,000	880	1,500	Wait list Elite; laptops for maintenance staff, $1,250
419040 TELEPHONE LAND LINES	4,959	5,511	7,870	5,510	Comcast ($5,280), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	432	500	400	550	
419060 ADVERTISING/PUBLIC NOTICES	-	-	-	1,000	Sign in front
419070 STAFF TRAVEL & MILEAGE	361	500	580	500	
419080 STAFF TRAINING	1,082	2,000	1,660	2,000	
419100 EVICTION/COURT COSTS	23,863	4,500	26,760	5,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	25	-	-	-	
419120 MISC OPERATING/ADMIN	799	500	570	500	
419130 POSTAGE/METER/FEDEX	11	150	-	-	
419150 HR RELATED/BACKGROUND CHECKS	35	-	-	-	
419160 TELEPHONE WIRELESS	2,777	2,000	1,880	1,340	
419170 COMPUTER/SYSTEMS MAINT	-	-	70	1,000	Penetration testing, $500; DarkTrace, $500
TOTAL ADMINISTRATIVE EXPENSES	47,661	23,661	44,120	24,900	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	1,860	2,000	-	1,000	Meetings, activities, summer meal prog, ink cartridge resident computers
TOTAL RESIDENT SERVICES	1,860	2,000	-	1,000	
UTILITIES					
431000 WATER AND SEWER	10,376	8,500	8,870	9,500	
431010 WATER RENOVATION	-	-	660	200	
432000 ELECTRICITY	7,002	7,000	6,510	8,000	
432010 ELECTRICITY RENOVATION	-	-	1,510	390	
442010 MOVE OUT UTILITIES	203	2,000	(220)	2,000	
TOTAL UTILITIES	17,582	17,500	17,330	20,090	

OPERATING BUDGET FY 2026
MEYERS ESTATES
50 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	39,823	45,000	38,780	45,000	New verticals/closet doors/bathroom fixtures, LED lighting
442140 VEHICLE EXPENSE/MAINT	4,252	3,000	5,210	3,000	
442160 UNIFORMS	250	1,275	1,330	1,280	
442180 HVAC MATERIALS	1,484	3,500	4,925	2,500	Repairs and preventive maintenance
442250 NON-CAPITALIZED DWELLING EQPT	765	-	-	-	Golf cart repairs
TOTAL MATERIALS AND SUPPLIES	46,574	52,775	50,245	51,780	
CONTRACT COSTS					
443010 GARBAGE	30,656	30,000	32,430	32,000	Allotted for rate increase
443020 EXTERMINATION	3,361	5,100	4,030	5,100	Bed bug/termites/lawn treatment
443050 TRUCK/GOLF CARTS	-	1,500	490	1,000	Golf cart repairs
443060 HVAC REPAIRS/MAINT	1,010	-	-	-	
443070 TREE TRIMMING	8,625	15,000	10,870	15,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	3,000	-	3,000	Maintenance service and sprinkler repair
443110 PLUMBING REPAIRS/MAINT	3,653	5,000	10,450	5,000	Replace / repair underground pipes / WH permits
443130 ELECTRICAL REPAIRS/MAINT	9,306	10,000	17,000	10,000	Routine repairs
443140 LANDSCAPE & PLANT MAINT	10,004	10,000	10,340	10,000	Lawn contract / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	2,849	2,000	3,200	2,100	Security services/panic button monitoring
443210 MISC CONTR/REPAIR/MAINT	435	-	1,200		
443270 ROUTINE MAINTENANCE	23,702	45,000	55,810	47,000	Roof repairs/sprinkler system / stair railings / playground removal / repairs / replacement, A/C tools upgrade, general repairs / replace
448300 PROTECTIVE SERVICES	800	1,600	-	-	BSO detail
TOTAL CONTRACT COSTS	94,400	128,200	145,820	130,200	
GENERAL EXPENSES & FEES TO COCC					
451010 COLLECTION LOSSES	26,588	5,479	-	4,740	
451030 COMPENSATED ABSENCES	4,083	-	-	-	
451000 INSURANCE	64,015	49,511	469	50,980	Change from CY budget: 2.97% increase
452000 NON AD VALOREM TAXES	9,723	9,723	-	9,730	

OPERATING BUDGET FY 2026
MEYERS ESTATES
50 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	617	1,250	1,150	1,250	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	142	235	100	240	
499000 FUNDING TRANSFERS OUT	36,000	-	41,350	-	
TOTAL GENERAL EXPENSES	141,169	66,198	43,069	66,940	
459040 PROPERTY MGMT. FEES	8,442	8,462	8,460	8,360	1.50%
TOTAL FEES TO COCC	8,442	8,462	8,460	8,360	
TOTAL GENERAL EXPENSES & FEES TO COCC	149,611	74,660	51,529	75,300	
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	36,000	38,538	41,156	42,800	
140101 PROPERTY IMPROVEMENTS	10,307	-	11,330	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	11,257	9,259	8,670	9,260	1 car and 1 truck
215001 CAPITAL LEASE PAYMENTS COPIERS	2,143	-	1,380	1,350	
TOTAL CAPITAL EXPENDITURES	59,707	47,797	62,536	53,410	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	59,707	50,297	62,536	55,910	

OPERATING BUDGET FY 2026
MEYERS ESTATES
50 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	562,781	564,126	601,510	557,160	
SALARIES AND FRINGES	209,411	169,106	221,070	209,320	
ADMINISTRATIVE EXPENSES	47,661	23,661	44,120	24,900	
RESIDENT SERVICES	1,860	2,000	-	1,000	
UTILITIES	17,582	17,500	17,330	20,090	
MAINTENANCE MATERIALS	46,574	52,775	50,245	51,780	
CONTRACT COSTS	94,400	128,200	145,820	130,200	
GENERAL EXPENSES	149,611	74,660	51,529	75,300	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	59,707	47,797	62,536	53,410	
TOTAL EXPENSES	626,805	518,199	592,650	568,500	
NET BUDGETARY SURPLUS/(DEFICIT)	(64,024)	45,927	8,860	(11,340)	

2026 REPLACEMENT RESERVES

MEYERS ESTATES

50 UNITS

INCOME	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369010 REPLACEMENT RESERVES/20	-	38,538	-	42,800	
330000 INTEREST REPLACEMENT RESERVES	2,842	-	2,590	2,600	
399000 FUNDING TRANSFERS IN	36,000	(42,800)	41,350	-	
TOTAL INCOME	38,842	(4,262)	43,940	45,400	
417130 PROFESSIONAL FEES	24,750	-	-	-	
461000 EXTRAORDINARY MAINTENANCE	-	-	6,600	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	26,251	-	17,600	-	
443270 ROUTINE MAINTENANCE CONTRACTS	48,500	-	6,710	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	18,611	150,000	21,349	150,000	stair railing replacement, NSPIRE water heaters, shut off valve and unit replacement items as needed
TOTAL	118,112	150,000	52,259	150,000	
REPLACEMENT RESERVES BALANCE BEGINNING	257,144	177,874	177,874	169,555	
NET BUDGETARY SURPLUS/(DEFICIT)	(79,270)	(154,262)	(8,319)	(104,600)	
REPLACEMENT RESERVES BALANCE ENDING	177,874	23,612	169,555	64,955	

OPERATING BUDGET FY 2026
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	330,043	361,521	298,810	430,290	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	-	-	40	-	
369040 INCOME WASHING MACHINE	2,552	2,500	550	2,500	
369050 NSF CHECKS	203	200	190	200	
369052 LATE FEE	287	250	630	250	
369053 MAINTENANCE LABOR	1,089	800	960	800	
369054 MAINTENANCE MATERIAL	689	450	1,270	450	
369055 PET FEE	100	-	-	-	
369060 DISCOUNTS	2,156	-	2,370	-	
802100 HUD RENT SUBSIDY	441,676	450,276	507,330	558,060	
TOTAL INCOME	778,795	815,997	812,150	992,550	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	73,647	61,284	75,810	121,880	
421000 RESIDENT SERVICES	12,337	23,143	25,960	26,690	
441500 MAINTENANCE	145,548	119,615	147,760	139,460	
TOTAL SALARIES	231,532	204,042	249,530	288,030	
454010 FICA	16,803	15,609	18,010	22,030	
454020 RETIREMENT	31,916	28,251	34,330	38,700	
454030 HEALTH INSURANCE	47,957	33,880	66,160	45,020	
454050 LIFE INSURANCE	494	410	550	580	
TOTAL FRINGE BENEFITS	97,171	78,150	119,050	106,330	
TOTAL SALARIES AND FRINGE BENEFITS	328,703	282,192	368,580	394,360	

OPERATING BUDGET FY 2026
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	1,968	1,500	-	1,500	
417130 PROFESSIONAL FEES	1,000	2,000	70	1,000	
419020 OFFICE SUPPLIES	4,884	2,000	820	1,250	Laptops for maintenance staff
419030 PRINTING SUPPLIES	-	-	350	-	
419040 TELEPHONE LAND LINES	5,709	6,375	9,670	6,380	Comcast ($6,150), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	509	1,000	290	1,000	
419060 ADVERTISING/PUBLIC NOTICES	-	1,000	3,540	1,000	Signage / property magnets
419070 STAFF TRAVEL & MILEAGE	496	700	440	700	
419080 STAFF TRAINING	507	2,000	2,300	2,500	
419100 EVICTION/COURT COSTS	17,839	10,000	21,680	10,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	25	-	170	-	
419120 MISC OPERATING/ADMIN	1,550	1,000	970	1,000	
419130 POSTAGE/METER/FEDEX	14	50	-	50	
419160 TELEPHONE WIRELESS	2,172	2,100	2,500	890	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	1,000	Penetration testing, $500; DarkTrace, $500
TOTAL ADMINISTRATIVE EXPENSES	36,673	29,725	42,800	28,270	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	465	500	680	1,000	Coffee chat, meetings, computer supply, and other activities
TOTAL RESIDENT SERVICES	465	500	680	1,000	
UTILITIES					
431000 WATER AND SEWER	52,195	52,000	56,800	66,000	Summer consumption increase & rate increase
431010 WATER RENOVATION	-	-	-	50	
432000 ELECTRICITY	21,819	22,000	17,940	22,000	Allotted for rate increase
432010 ELECTRICITY RENOVATION	-	-	3,000	150	
TOTAL UTILITIES	74,014	74,000	77,740	88,200	

OPERATING BUDGET FY 2026
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	32,558	15,000	33,280	15,000	
442140 VEHICLE EXPENSE/MAINT	16	50	-	50	
442160 UNIFORMS	223	775	130	780	
442180 HVAC MATERIALS	5,709	3,000	810	1,500	HVAC preventive maintenance and repairs
442250 NON-CAPITALIZED DWELLING EQPT	647	14,500	-	-	
TOTAL MATERIALS AND SUPPLIES	39,152	33,325	34,220	17,330	
CONTRACT COSTS					
443010 GARBAGE	12,196	13,000	12,900	13,000	Includes bulk pick up
443020 EXTERMINATION	4,230	6,000	3,020	4,000	Includes routine service, bed bugs & lawn treatments
443040 FLOORING REPL/MAINT	11,655	-	-		
443070 TREE TRIMMING	6,400	5,000	11,200	5,000	Hurricane trimming
443090 ELEVATOR REPAIRS/MAINT	5,021	5,000	4,030	5,000	Routine contract services and repairs
443110 PLUMBING REPAIRS/MAINT	12,662	15,000	19,120	15,000	
443130 ELECTRICAL REPAIRS/MAINT	5,357	3,000	610	1,500	
443140 LANDSCAPE & PLANT MAINT	21,306	20,000	20,480	20,000	Mowing, mulch, planting, misc.
443150 SECURITY/ENTRANCE MAINT	9,570	6,100	11,198	6,500	Monthly monitoring service for panic button, fire alarm, elevator phone, door entry equipment and security software upgrades
443160 JANITORIAL SERVICE	38,574	36,000	38,750	36,000	
443210 MISC CONTR/REPAIR/MAINT	803	-	-	-	
443270 ROUTINE MAINTENANCE	34,029	40,000	16,780	40,000	Misc. repairs, clean AC vents in common areas
TOTAL CONTRACT COSTS	161,804	149,100	138,088	146,000	
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	72,220	69,449	(699)	70,130	Change from CY budget: .98% increase
451010 COLLECTION LOSSES	8,820	7,230	-	8,610	
451030 COMPENSATED ABSENCES	3,262	-	-	-	

OPERATING BUDGET FY 2026
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
452000 NON AD VALOREM TAXES	30,240	29,350	-	29,350	Non ad valorem fire assessment
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	142	-	100	-	
499000 FUNDING TRANSFERS OUT	73,968	-	73,610	-	
TOTAL GENERAL EXPENSES	188,653	106,029	73,011	108,090	
459040 PROPERTY MGMT. FEES	11,682	12,240	12,240	14,890	1.50%
TOTAL FEES TO COCC	11,682	12,240	12,240	14,890	
TOTAL GENERAL EXPENSES & FEES TO COCC	200,335	118,269	85,251	122,980	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	-	10,000	-	10,000	
TOTAL EXTRAORDINARY MAINTENANCE	-	10,000	-	10,000	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	73,968	73,611	61,340	62,570	
215000 CAPITAL LEASE PAYMENTS VEHICLES	-	3,000	-	-	
215001 CAPITAL LEASE PAYMENTS COPIERS	2,143	-	(1,380)	1,350	
TOTAL CAPITAL EXPENDITURES	76,111	76,611	59,960	63,920	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	76,111	86,611	59,960	73,920	

OPERATING BUDGET FY 2026
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	778,795	815,997	812,150	992,550	
SALARIES AND FRINGES	328,703	282,192	368,580	394,360	
ADMINISTRATIVE EXPENSES	36,673	29,725	42,800	28,270	
RESIDENT SERVICES	465	500	680	1,000	
UTILITIES	74,014	74,000	77,740	88,200	
MAINTENANCE MATERIALS	39,152	33,325	34,220	17,330	
CONTRACT COSTS	161,804	149,100	138,088	146,000	
GENERAL EXPENSES	200,335	118,269	85,251	122,980	
EXTRAORDINARY MAINTENANCE	-	10,000	-	10,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	76,111	76,611	59,960	63,920	
TOTAL EXPENSES	917,257	773,722	807,319	872,060	
NET BUDGETARY SURPLUS/(DEFICIT)	(138,462)	42,275	4,831	120,490	

2026 REPLACEMENT RESERVES
HIGHLAND GARDENS APARTMENTS
100 UNITS

INCOME	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369010 REPLACEMENT RESERVES/20	-	73,611	-	62,570	
330000 INTEREST REPLACEMENT RESERVES	4,066	-	4,450	4,500	
399000 FUNDING TRANSFERS IN	73,968	(62,570)	73,610	-	
TOTAL INCOME	78,034	11,041	78,060	67,070	
442250 NON-CAPITAL DWELLING EQUIPMENT	25,845	-	29,730	-	
443040 CARPET/TILE CLEANING MAINTENANCE	3,500	-	-	-	
443270 ROUTINE MAINTENANCE CONTRACTS	4,200	-	53,490	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	6,736	220,000	26,407	150,000	Community furniture, outsite patio benches, Hallway lights and baseboard, laundry pipe repairs, and unit replacements as needed
TOTAL	6,736	220,000	26,407	150,000	
REPLACEMENT RESERVES BALANCE BEGINNING	225,585	296,883	296,883	348,536	
NET BUDGETARY SURPLUS/(DEFICIT)	71,298	(208,959)	51,653	(82,930)	
REPLACEMENT RESERVES BALANCE ENDING	296,883	87,924	348,536	265,606	

OPERATING BUDGET FY 2026
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	329,904	345,507	338,020	464,220	Allotted for rent increase & vacancy loss 2%
369040 WASHING MACHINE INCOME	1,169	2,000	2,680	2,000	
369050 NSF CHECKS	261	100	160	100	
369052 LATE FEE	168	-	340	-	
369053 MAINTENANCE LABOR	1,108	900	20	900	
369054 MAINTENANCE MATERIAL	2,443	500	9,140	500	
369060 DISCOUNTS	2,156	300	2,370	300	
802100 HUD RENT SUBSIDY	483,349	509,519	572,920	628,460	
TOTAL INCOME	820,558	858,826	925,650	1,096,480	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	99,495	77,914	92,570	104,470	
421000 RESIDENT SERVICES	12,336	23,143	25,960	26,690	
441500 MAINTENANCE	145,548	119,615	147,760	139,460	
TOTAL SALARIES	257,380	220,672	266,290	270,620	
454010 FICA	18,714	16,881	18,950	20,700	
454020 RETIREMENT	35,412	30,518	36,310	36,390	
454030 HEALTH INSURANCE	58,683	31,877	87,220	45,020	
454050 LIFE INSURANCE	501	440	570	540	
TOTAL FRINGE BENEFITS	113,310	79,716	143,050	102,650	
TOTAL SALARIES AND FRINGE BENEFITS	370,690	300,388	409,340	373,270	

OPERATING BUDGET FY 2026
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	1,058	1,000	-	1,000	
417120 BANKING FEES	42	-	460	-	
417130 PROFESSIONAL FEES	1,260	1,000	5,960	1,000	
419020 OFFICE SUPPLIES	4,104	3,000	1,570	4,250	Laptops for maintenance staff, $1,250
419040 TELEPHONE LAND LINES	5,211	6,159	10,310	6,160	Comcast ($5,930), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	1,163	1,000	1,470	1,200	
419060 ADVERTISING/PUBLIC NOTICES	-	1,000	710	1,000	Magnets and signage
419070 STAFF TRAVEL & MILEAGE	1,078	1,500	820	1,500	
419080 STAFF TRAINING	507	2,000	1,810	2,500	
419100 EVICTION/COURT COSTS	8,047	4,500	42,600	10,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	25	-	400	-	
419120 MISC OPERATING/ADMIN	1,251	350	750	350	Ready Fresh
419150 HR RELATED/BACKGROUND CHECKS	9	-	-	-	
419160 TELEPHONE WIRELESS	2,325	3,000	1,620	1,340	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	1,000	Penetration testing, $500; DarkTrace, $500
TOTAL ADMINISTRATIVE EXPENSES	26,078	24,509	68,480	31,300	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	899	2,500	760	1,500	Residents coffee chats / meetings / misc. activities / printer supplies
TOTAL RESIDENT SERVICES	899	2,500	760	1,500	
UTILITIES					
431000 WATER AND SEWER	47,128	50,000	88,011	65,000	Allotted for increased summer consumption and rate increase
431010 WATER RENOVATION	-	-	33,291	-	
432000 ELECTRICITY	27,560	29,000	23,760	29,000	

OPERATING BUDGET FY 2026
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
432010 ELECTRICITY RENOVATION	-	-	670	-	
442010 MOVE OUT UTILITIES	75	-	-	-	
TOTAL UTILITIES	74,763	79,000	145,732	94,000	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	38,512	37,000	32,640	37,000	Allotting for interior lighting upgrade/ballast replacement
442140 VEHICLE EXPENSE/MAINT	4,348	3,000	2,490	3,000	
442160 UNIFORMS	753	1,275	750	1,280	
442180 HVAC MATERIALS	1,261	-	3,390	5,000	
442250 NON-CAPITALIZED DWELLING EQPT	2,922	3,000	-	5,000	Treadmill
TOTAL MATERIALS AND SUPPLIES	47,795	44,275	39,270	51,280	
CONTRACT COSTS					
443010 GARBAGE	33,303	36,000	32,060	40,000	Recycling program/dumpster roll-up pick
443020 EXTERMINATION	2,514	2,750	3,080	2,800	Allotted for bb /lawn pest treatment
443070 TREE TRIMMING	5,300	5,000	10,530	5,000	Hurricane trimming
443090 ELEVATOR REPAIRS/MAINT	(6)	5,000	11,080	5,000	Maintenance and water proofing pit
443110 PLUMBING REPAIRS/MAINT	13,769	15,000	19,080	20,000	
443130 ELECTRICAL REPAIRS/MAINT	9,602	8,000	11,680	10,000	
443140 LANDSCAPE & PLANT MAINT	14,952	15,000	14,660	16,000	Lawn service/mulch/fertilization/planting
443150 SECURITY/ENTRANCE MAINT	13,263	7,500	19,230	10,000	Montoring of panic button. Fire alarm,
443160 JANITORIAL SERVICE	33,006	37,000	38,750	36,000	
443210 MISC CONTR/REPAIR/MAINT	11,494	-	8,530	-	
443270 ROUTINE MAINTENANCE	53,190	30,000	44,080	50,000	Water drainage, root guard and repair, unit ceiling repair, roof repairs, A/C duct cleaning in common areas
TOTAL CONTRACT COSTS	190,385	161,250	212,760	194,800	

OPERATING BUDGET FY 2026
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	91,785	87,823	667	90,260	Change from CY budget: 2.77% increase
451010 COLLECTION LOSSES	4,067	6,910	-	9,280	
451030 COMPENSATED ABSENCES	(552)	-	-	-	
452000 NON AD VALOREM TAXES	28,416	19,780	-	19,780	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	1,203	-	1,320	-	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	213	-	150	-	
499000 FUNDING TRANSFERS OUT	80,049	-	79,670	-	
TOTAL GENERAL EXPENSES	205,182	114,513	81,807	119,320	
459040 PROPERTY MGMT. FEES	12,308	12,882	12,890	16,450	1.50%
TOTAL FEES TO COCC	12,308	12,882	12,890	16,450	
TOTAL GENERAL EXPENSES & FEES TO COCC	217,490	127,395	94,697	135,770	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	4,620	-	-	-	
TOTAL EXTRAORDINARY MAINTENANCE	4,620	-	-	-	
116510 RESERVE FOR REPLACEMENTS DEPOSITS	80,049	79,670	66,390	67,720	
140101 PROPERTY IMPROVEMENTS	9,537	-	-		
215000 CAPITAL LEASE PAYMENTS VEHICLES	4,869	1,984	6,340	6,360	
215001 CAPITAL LEASE PAYMENTS COPIERS	3,662	-	2,070	2,100	
TOTAL CAPITAL EXPENDITURES	98,117	81,654	74,800	76,180	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	102,737	81,654	74,800	76,180	

OPERATING BUDGET FY 2026
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	820,558	858,826	925,650	1,096,480	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	370,690	300,388	409,340	373,270	
ADMINISTRATIVE EXPENSES	26,078	24,509	68,480	31,300	
RESIDENT SERVICES	899	2,500	760	1,500	
UTILITIES	74,763	79,000	145,732	94,000	
MAINTENANCE MATERIALS	47,795	44,275	39,270	51,280	
CONTRACT COSTS	190,385	161,250	212,760	194,800	
GENERAL EXPENSES	217,490	127,395	94,697	135,770	
EXTRAORDINARY MAINTENANCE	4,620	-	-	-	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	98,117	81,654	74,800	76,180	
TOTAL EXPENSES	1,030,839	820,971	1,045,839	958,100	
NET BUDGETARY SURPLUS/(DEFICIT)	(210,281)	37,855	(120,189)	138,380	

2026 REPLACEMENT RESERVES
GRIFFIN GARDENS APARTMENTS
100 UNITS

INCOME	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369010 REPLACEMENT RESERVES/20	-	79,670	-	67,720	
330000 INTEREST REPLACEMENT RESERVES	24,734	-	20,320	20,500	
399000 FUNDING TRANSFERS IN	80,049	(67,720)	79,670	-	
TOTAL INCOME	104,783	11,950	99,990	88,220	
442250 NON-CAPITAL DWELLING EQUIPMENT	37,233	-	15,740	-	
443270 ROUTINE MAINTENANCE CONTRACS	30,878	-	16,950	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	25,189	200,000	6,080	490,000	Exterior paint, benches, outside lighting and unit replacements as needed
TOTAL	93,300	200,000	38,770	490,000	
REPLACEMENT RESERVES BALANCE BEGINNING	747,178	758,661	758,661	819,881	
NET BUDGETARY SURPLUS/(DEFICIT)	11,483	(188,050)	61,220	(401,780)	
REPLACEMENT RESERVES BALANCE ENDING	758,661	570,611	819,881	418,101	

OPERATING BUDGET FY 2026
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	358,736	382,630	379,660	382,370	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	61	-	-	-	
369050 NSF CHECKS	-	1,500	80	1,500	
369051 COURT COSTS	12,387	3,000	-	3,000	
369052 LATE FEE	4,336	2,500	3,940	2,500	
369053 MAINTENANCE LABOR	7,113	7,500	190	7,500	
369054 MAINTENANCE MATERIAL	14,878	12,500	1,020	12,500	
369055 PET FEE	300	-	-	-	
369060 DISCOUNTS	1,837	-	2,060	-	
802100 HUD RENT SUBSIDY	464,561	498,844	486,410	467,330	
TOTAL INCOME	864,208	908,474	873,360	876,700	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	100,775	86,427	89,780	99,660	
421000 RESIDENT SERVICES	1,274	6,146	6,620	9,810	
441500 MAINTENANCE	124,091	101,975	125,950	116,170	
TOTAL SALARIES	226,140	194,548	222,350	225,640	
454010 FICA	15,919	14,883	15,950	16,590	
454020 RETIREMENT	31,196	26,956	30,660	29,310	
454030 HEALTH INSURANCE	71,458	93,154	62,930	51,950	
454050 LIFE INSURANCE	508	390	470	430	
TOTAL FRINGE BENEFITS	119,081	135,383	110,010	98,280	
TOTAL SALARIES AND FRINGE BENEFITS	345,221	329,931	332,360	323,920	

OPERATING BUDGET FY 2026
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	3,338	3,000	-	3,000	
417120 BANK FEES	401	-	740	-	
417130 PROFESSIONAL FEES	1,081	2,000	70	1,000	
419020 OFFICE SUPPLIES	5,567	2,000	1,640	1,500	
419040 TELEPHONE LAND LINES	4,861	5,763	8,070	5,770	Comcast ($5,540), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	327	300	600	400	
419060 ADVERTISING/PUBLIC NOTICES	-	-	4,940	-	
419070 STAFF TRAVEL & MILEAGE	759	700	870	700	
419080 STAFF TRAINING	1,082	2,000	2,990	2,000	
419100 EVICTION/COURT COSTS	9,570	3,000	10,860	3,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	25	-	-	-	
419120 MISC OPERATING/ADMIN	1,608	700	760	700	
419130 POSTAGE/METER/FEDEX	-	-	30	-	
419160 TELEPHONE WIRELESS	1,616	2,000	1,880	1,340	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	1,000	Penetration testing, $500; DarkTrace, $500
TOTAL ADMINISTRATIVE EXPENSES	30,235	21,463	33,450	20,410	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	100	500	-	200	Computer supplies / displaced resident
TOTAL RESIDENT SERVICES	100	500	-	200	
UTILITIES					
431000 WATER AND SEWER	4,796	4,500	2,100	2,500	Allotting for summer consumption increase and rate increase
431010 WATER RENOVATION	-	-	2,390	-	
432000 ELECTRICITY	13,906	10,000	11,280	13,000	YTD consumption estimate
432010 ELECTRICITY RENOVATION	-	-	3,360	-	
442010 MOVE OUT UTILITIES	(19)	1,000	-	1,000	
TOTAL UTILITIES	18,684	15,500	19,130	16,500	

OPERATING BUDGET FY 2026
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	55,622	38,000	63,130	58,000	
442140 VEHICLE EXPENSE/MAINT	2,690	3,000	3,970	3,000	
442160 UNIFORMS	473	1,275	70	1,280	REM support staff, manager, maintenance
442180 HVAC MATERIALS	3,954	3,000	3,150	4,000	Preventative maintenance, routine services
442250 NON-CAPITALIZED DWELLING EQPT	4,889	2,000	-	2,000	
TOTAL MATERIALS AND SUPPLIES	67,628	47,275	70,320	68,280	
CONTRACT COSTS					
443010 GARBAGE	120,376	120,000	161,580	140,000	
443020 EXTERMINATION	10,775	10,500	8,960	10,500	Bed bug , termites, lawn treatment
443050 TRUCK/GOLF CARTS	-	-	-	500	Go cart repairs as needed
443070 TREE TRIMMING	12,450	5,000	24,670	7,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	1,252	-	-	2,000	Sprinkler repair and service fees
443110 PLUMBING REPAIRS/MAINT	27,173	15,000	18,630	15,000	Pipe blockages, back-ups
443130 ELECTRICAL REPAIRS/MAINT	15,521	10,000	3,220	5,000	Exterior/parking lot lights replacement as needed
443140 LANDSCAPE & PLANT MAINT	35,352	35,000	32,860	35,000	Routine services / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	1,925	2,200	2,350	2,500	Panic button
443210 MISC CONTR/REPAIR/MAINT	335	-	2,800	-	
443270 ROUTINE MAINTENANCE	46,109	45,000	57,050	55,000	Playground repairs, A/C duct cleaning
TOTAL CONTRACT COSTS	271,268	242,700	312,120	272,500	

OPERATING BUDGET FY 2026
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	100,952	84,187	2,003	87,910	Change from CY budget: 4.42% increase
451010 COLLECTION LOSSES	30,335	-	-	-	
451030 COMPENSATED ABSENCES	4,038	-	-	-	
452000 NON AD VALOREM TAXES	48,342	48,200	-	48,200	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	511	1,300	290	1,300	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	142	-	100	-	
499000 FUNDING TRANSFERS OUT	47,292	-	54,320	-	
TOTAL GENERAL EXPENSES	231,612	133,687	56,713	137,410	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	12,963	13,627	13,630	13,150	1.50%
TOTAL FEES TO COCC	12,963	13,627	13,630	13,150	
TOTAL GENERAL EXPENSES & FEES TO COCC	244,575	147,314	70,343	150,560	
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	47,292	48,972	54,062	55,140	
140101 PROPERTY IMPROVEMENTS	-	-	23,030	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	10,768	3,094	5,896	5,160	one vehicle
215001 CAPITAL LEASE PAYMENTS COPIERS	1,696	3,094	1,380	1,350	
TOTAL CAPITAL EXPENDITURES	59,756	55,160	84,368	61,650	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	59,756	56,160	84,368	62,650	

OPERATING BUDGET FY 2026
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	864,208	908,474	873,360	876,700	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	345,221	329,931	332,360	323,920	
ADMINISTRATIVE EXPENSES	30,235	21,463	33,450	20,410	
RESIDENT SERVICES	100	500	-	200	
UTILITIES	18,684	15,500	19,130	16,500	
MAINTENANCE MATERIALS	67,628	47,275	70,320	68,280	
CONTRACT COSTS	271,268	242,700	312,120	272,500	
GENERAL EXPENSES	244,575	147,314	70,343	150,560	
EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	59,756	55,160	84,368	61,650	
TOTAL EXPENSES	1,037,468	860,843	922,091	915,020	
NET BUDGETARY SURPLUS/(DEFICIT)	(173,259)	47,631	(48,731)	(38,320)	

2026 REPLACEMENT RESERVES
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

INCOME	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369010 REPLACEMENT RESERVES/20	-	48,972	-	55,140	
330000 INTEREST REPLACEMENT RESERVES	36,120	-	24,220	25,000	
399000 FUNDING TRANSFERS IN	47,292	(55,140)	54,320	-	
TOTAL INCOME	83,412	(6,168)	78,540	80,140	
417130 PROFESSIONAL FEES	19,950	-	-	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	53,956	-	52,380	-	
443040 CARPET/TILE CLEANING/MAINTENANCE	2,670	-	-	-	
443060 HEATING/COOLING	5,474	-	-	-	
443270 ROUTINE MAINTENANCE CONTRACTS	37,350	-	44,110	-	
461000 EXTRAORDINARY MAINTENANCE	-	-	20,380	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	180,150	510,000	102,182	400,000	Exterior paint (3), pipe replacement for Auburn Gardens and RV, outside lighting and unit replacements as needed
TOTAL	299,549	510,000	219,052	400,000	
REPLACEMENT RESERVES BALANCE BEGINNING	1,156,507	940,369	940,369	799,857	
NET BUDGETARY SURPLUS/(DEFICIT)	(216,138)	(516,168)	(140,512)	(319,860)	
REPLACEMENT RESERVES BALANCE ENDING	940,369	424,201	799,857	479,997	