Broward County Housing Authority Affiliates

Proposed Operating Budget

Fiscal Year 2026/2027

October 1, 2026 - September 30, 2027

Affiliates

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AFFILIATES SUMMARY FY 2027

SUMMARY BY CLASSIFICATION	2026 ESTIMATED	2027 PROPOSED	VARIANCE
Operating Cash Flow/Transfer In	222,000	1,231,920	1,009,920
Dwelling Rental	2,605,640	3,216,310	610,670
Discounts and Tenant Work Orders	1,750	3,450	1,700
Developer Fees	334,920	3,747,670	3,412,750
Transfers In	2,080,350	-	(2,080,350)
Contribution from Affiliates	477,900	4,908,590	4,430,690
Interest Income	358,660	431,850	73,190
Ground Lease Income	-	-	-
Grants / Other Income	4,900	750	(4,150)
Total Income	**6,086,120**	**13,540,540**	**7,454,420**
Salaries and Fringes	835,480	965,850	130,370
Administrative Expenses	136,150	394,980	258,830
Utilities	147,320	159,000	11,680
Maintenance Materials	44,790	172,200	127,410
Contract Costs	426,520	505,650	79,130
General Expenses	196,665	274,390	77,725
Resident Services	190	1,000	810
Extraordinary Maintenance	-	339,000	339,000
Reserve for Replacements	42,540	42,540	-
Property Acquisitions	-	-	-
Property Construction	-	-	-
Capital Lease payments	45,537	26,600	(18,937)
Debt Service	-	-	-
Property Improvements	65,210	398,000	332,790
Transfers Out	-	850,000	850,000
Management Fee	93,240	95,960	2,720
Contribution to Parent	2,272,000	4,908,590	2,636,590
Shared Service Fee COCC / DEVELOPMENT	998,380	1,403,400	405,020
Total Expenses	**5,304,022**	**10,537,160**	**5,233,138**
Net Gain/(Loss)	**782,098**	**3,003,380**	**2,221,282**

AFFORDABLE HOUSING

SUMMARY BY AFFILIATE	2027 PROPOSED
BUILDING BETTER COMMUNITIES INC	2,111,630
CRYSTAL LAKE TOWNHOMES	74,080
COLLEGE GARDENS APARTMENTS	377,890
BBC HOMES INC CRYSTAL LAKES	-
HIGHLAND GARDENS SENIOR HOUSING	71,000
MCCAN COMMUNITIES INC	890
TALLMAN PINES HOMES AND COMMUNITIES	-
BCHA AFFORDABLE HOUSING	-
MANORS AT MIDDLE RIVER TOWNHOUSES	190,700
HILLSBORO CROSSING	-
TALLMAN PINES III (SINGLE FAMILY LOTS)	-
OAKLAND PRESERVE	-
TWIN OAKS APARTMENTS	49,660
VILLAS OF POMPANO	42,580
BROWARD WORKFORCE COMMUNITIES INC	-
OCEAN DRIVE ESTATES	84,950
EAST VILLAGE APARTMENTS	-
TEQUESTA RESERVE	-
Net Gain/(Loss)	**3,003,380**

Affiliates Itemized Total

REVENUES

		2026 Final		2027 Proposed		Variance
311000	DWELLING RENTAL INCOME	$ 2,876,980		$ 3,212,310		$ 335,330
361000	INTEREST INCOME	431,850		431,850		-
369010	OTHER INCOME PRIOR YEAR RESERVE	-		-		-
369040	INCOME WASHING MACHINE	-		-		-
369050	TENANT WORK ORDER	4,750		2,250		(2,500)
369051	COURT COSTS	-		250		250
369054	MAINTENANCE MATERIAL	-		-		-
330120	HVAC RECOVERY	-		-		-
369052	LATE FEES	4,200		5,700		1,500
369080	DONATED PILOT	-		-		-
369090	MISCELLANEOUS OTHER INCOME	-		-		-
310100	LOAN PROCEEDS	-		-		-
399000	FUNDING TRANSFER IN	-		-		-
369020	DEVELOPER FEES	2,617,070		3,747,670		1,130,600
369100	AFFILIATES CASH FLOW	1,545,979		1,231,920		(314,059)
369000	CONTRIBUTION FROM AFFILIATES TO PARENT	3,095,310		4,908,590		1,813,280
	TOTAL REVENUE	10,576,139		13,540,540		2,964,401

SALARIES AND FRINGES

411000	ADMINISTRATION	430,480		423,090		(7,390)
441500	MAINTENANCE	184,180		266,160		81,980
	TOTAL SALARIES	614,660		689,250		74,590
454010	FICA	47,020		52,720		5,700
454020	RETIREMENT	93,250		106,060		12,810
454030	HEALTH INSURANCE	115,350		116,430		1,080
454050	LIFE INSURANCE	1,300		1,390		90
454060	DENTAL INSURANCE	-		-		-
	TOTAL FRINGES	256,920		276,600		19,680
	TOTAL SALARIES AND FRINGES	871,580		965,850		94,270

ADMINISTRATIVE EXPENSES

417110	LEGAL FEES	12,000		12,000		-
417130	PROFESSIONAL FEES	310,500		310,500		-
419020	OFFICE SUPPLIES	8,500		1,000		(7,500)
419040	TELEPHONE LAND LINES	10,560		5,280		(5,280)
419050	COPY MACHINE/DOCUMENT MGMT	200		200		-
419060	ADVERTISING/PUBLIC NOTICES	2,500		3,000		500
419070	STAFF TRAVEL & MILEAGE	2,000		2,000		-
419080	STAFF TRAINING	5,000		5,000		-
419100	EVICTION/COURT COSTS	19,000		19,000		-
419110	MEMBERSHIP DUES/SUBSCRIPTIONS	11,300		12,300		1,000
419120	MISC OPERATING/ADMIN	11,700		11,700		-
419130	POSTAGE/METER/FEDEX	1,000		1,000		-

Affiliates Itemized Total

	2026 Final	2027 Proposed	Variance
419160 TELEPHONE WIRELESS	7,630	9,350	1,720
419150 BACKGROUND CHECKS	2,650	2,650	-
419170 COMPUTER/SYSTEMS MAINT	10,000	-	(10,000)
TOTAL ADMINISTRATIVE EXPENSES	414,540	394,980	(19,560)

RESIDENT SERVICES

423100 RESIDENT SERVICES	2,000	1,000	(1,000)
TOTAL RESIDENT SERVICES	2,000	1,000	(1,000)

UTILITIES

431000 WATER AND SEWER	126,000	126,000	-
431010 WATER RENOVATION	1,850	1,000	(850)
432000 ELECTRICITY	25,200	24,500	(700)
432010 ELECTRICITY RENOVATION	3,850	7,500	3,650
442010 MOVE OUT UTILITIES	-	-	-
TOTAL UTILITIES	156,900	159,000	2,100

MATERIALS AND SUPPLIES

442000 MAINTENANCE MATERIALS	90,500	90,500	-
442140 VEHICLE EXPENSE/MAINT	12,230	22,400	10,170
442160 UNIFORMS	2,300	2,300	-
442180 HVAC MATERIALS	11,700	14,500	2,800
442250 NON-CAPITALIZED DWELLING EQPT	55,000	42,500	(12,500)
TOTAL MATERIALS AND SUPPLIES	171,730	172,200	470

CONTRACT COSTS

443010 GARBAGE	84,000	84,000	-
443020 EXTERMINATION	14,000	28,000	14,000
443040 FLOORING REPL/MAINT	20,000	20,000	-
443050 TRUCK/GOLF CARTS	-	-	-
443060 HVAC REPAIRS/MAINT	3,000	3,000	-
443070 TREE TRIMMING	19,000	21,000	2,000
443100 IRRIGATION REPAIRS/MAINT	2,000	6,000	4,000
443110 PLUMBING REPAIRS/MAINT	28,200	30,200	2,000
443130 ELECTRICAL REPAIRS/MAINT	28,000	28,000	-
443140 LANDSCAPE & PLANT MAINT	45,000	57,500	12,500
443150 SECURITY/ENTRANCE MAINT	7,000	7,000	-
443210 MISC CONTR/REPAIR/MAINT	16,950	20,950	4,000
443270 ROUTINE MAINTENANCE	199,000	199,000	-
448300 PROTECTIVE SERVICES	1,000	1,000	-
TOTAL CONTRACT COSTS	467,150	505,650	38,500

GENERAL EXPENSES

451000 INSURANCE	178,510	183,500	4,990
451010 COLLECTION LOSSES	57,550	63,940	6,390
452000 TAXES	20,790	20,790	-
453500 INTEREST EXPENSE - VEHICLES	700	5,800	5,100

Affiliates Itemized Total

	2026 Final	2027 Proposed	Variance
453501 INTEREST EXPENSE - COPIERS	-	360	360
453502 INTEREST ON TENANT DEPOSITS	-	-	-
TOTAL GENERAL EXPENSES	257,550	274,390	16,840

FEES TO COCC

	2026 Final	2027 Proposed	Variance
459040 PROPERTY MGMT. FEES	86,340	95,960	9,620
459041 CONTRIBUTION TO PARENT	4,163,049	4,908,590	745,541
459050 CONTRIBUTION TO COCC/DEVELOPMENT	1,621,810	1,023,310	(598,500)
459060 SHARED SERVICE FEE	373,110	380,090	6,980
TOTAL FEES TO COCC	6,244,309	6,407,950	163,641
TOTAL GENERAL EXPENSES & FEES TO COCC	6,501,859	6,682,340	180,481
461000 EXTRAORDINARY MAINTENANCE	214,000	214,000	-
462030 CASUALTY LOSS	125,000	125,000	-

CAPITAL EXPENDITURES

	2026 Final	2027 Proposed	Variance
140080 FURN/EQPT/MACH DWELLING	58,000	58,000	-
140100 PROPERTY IMPROVEMENTS	417,000	340,000	(77,000)
TOTAL CAPITAL EXPENDITURES	475,000	398,000	(77,000)
215000 CAPITAL LEASE PAYMENT VEHICLES	20,000	24,500	4,500
215001 CAPITAL LEASE PAYMENT COPIERS	-	2,100	2,100
116510 RESERVE FOR REPLACEMENTS	42,540	42,540	-
499000 TRANSFERS OUT	500,000	850,000	350,000
TOTAL EXPENSES	9,962,299	10,537,160	574,861

SUMMARY OF EXPENSES

	2026 Final	2027 Proposed	Variance
SALARIES AND FRINGES	871,580	965,850	94,270
ADMINISTRATIVE EXPENSES	414,540	394,980	(19,560)
RESIDENT SERVICES	2,000	1,000	(1,000)
UTILITIES	156,900	159,000	2,100
MAINTENANCE MATERIALS	171,730	172,200	470
CONTRACT COSTS	467,150	505,650	38,500
GENERAL EXPENSES	6,501,859	6,682,340	180,481
EXTRAORDINARY MAINT / CASUALTY LOSS	339,000	339,000	-
CAP EXP/RESERVE REPLACEMENT	537,540	467,140	(70,400)
TRANSFERS OUT	500,000	850,000	350,000
TOTAL SUMMARY OF EXPENSES	9,962,299	10,537,160	574,861
NET BUDGETARY SURPLUS/(DEFICIT)	$ 613,840	$ 3,003,380	$ 2,389,540

OPERATING BUDGET FY 2027

MCCAN COMMUNITIES INC

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
361000 INTEREST INCOME	1,476	1,850	1,180	1,850	
TOTAL INCOME	4,144	1,850	1,180	1,850	
OPERATING EXPENSES					
OTHER EXPENSES					
451000 INSURANCE EXPENSE	2,381	1,850	1,321	960	Change from CY budget: -48.11% decrease
TOTAL OTHER EXPENSES	2,381	1,850	1,391	960	
TOTAL EXPENSES	2,381	1,850	1,391	960	
ANNUAL GAIN/(LOSS)	1,763	-	(211)	890	

OPERATING BUDGET FY 2027

BUILDING BETTER COMMUNITIES INC

INCOME AND EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
369000 CONTRIBUTION FROM LIHTC/RAD	440,157	3,083,490	477,900	4,908,590	
361000 INTEREST INCOME	3,890,840	370,000	333,880	370,000	
369020 DEVELOPER FEES	528,213	-	334,920	-	
399000 FUNDING TRANSFERS IN	(63,938)	-	-	-	
TOTAL INCOME	4,795,273	3,453,490	1,146,700	5,278,590	
OPERATING EXPENSES					
411000 SALARIES ADMIN	189,522	166,100	163,360	173,910	
TOTAL SALARIES	189,522	166,100	163,360	173,910	
454010 FICA	14,200	12,710	12,150	13,300	
454020 RETIREMENT	37,737	26,760	29,610	28,740	
454030 HEALTH INSURANCE	14,991	26,078	15,030	17,610	
454050 LIFE INSURANCE	1,510	410	560	350	
TOTAL EMPLOYEE BENEFITS	68,438	65,958	57,350	60,000	
215000 CAPITAL LEASE PAYMENT VEHICLES	22,979	8,000	25,564	8,000	1 HVAC Vehicle
417110 LEGAL FEES	1,092	-	-	-	
417130 PROFESSIONAL FEES	141,823	300,000	60,080	300,000	Tequesta Reserve
417120 BANK FEES	(5,909)	-	-	-	
419060 ADVERTISING/PUBLIC NOTICES	1,579	-	-	-	
419070 STAFF TRAVEL	(75)	-	-	-	
419120 OPERATING ADMIN EXPENSES	2,794	-	2,080	-	
419160 TELEPHONE WIRELESS	1,950	4,050	1,380	2,010	
419170 COMPUTER/SYSTEMS MAINT	2,808	9,880	-	-	
443010 GARBAGE/TRASH CONTRACTS	2,144	-	-	-	

OPERATING BUDGET FY 2027

BUILDING BETTER COMMUNITIES INC

INCOME AND EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
442000 MAINTENANCE	130	8,000	-	8,000	
442140 VEHICLE EXPENSE	12,875	4,830	12,550	13,000	
442160 UNIFORMS	-	500	-	500	
442180 HVAC MATERIALS	-	2,000	-	2,000	
451000 INSURANCE	9,680	4,870	8,632	6,490	Change from CY budget: 33.26% increase
462030 CASUALTY LOSS/OPERATING DEFICIT	-	125,000	-	125,000	Insurance deductible;Progresso Operating Deficit Guaranty Loan
419110 DUES/SUBSCRIPTIONS/ANNUAL FEES	-	7,500	-	7,500	
419130 POSTAGE	-	1,000	-	1,000	Mail machine
452000 NON AD VALOREM	-	350	285	350	
453500 INTEREST EXPENSE - VEHICLES	5,760	700	5,070	5,800	
453501 INTEREST EXPENSE - COPIERS	53	-	-	-	
459050 SHARED SERVICE FEE COCC	352,752	587,040	625,260	1,023,310	
459060 SHARED SERVICE FEE DEVELOPMENT	332,376	446,778	373,120	380,090	
461000 EXTRAORDINARY EXPENSES	-	200,000	-	200,000	
499000 TRANSFER OUT	5,470,435	500,000	-	850,000	Development & acquisitions
TOTAL OTHER EXPENSES	6,355,246	2,210,498	1,114,021	2,933,050	
TOTAL EXPENSES	6,613,206	2,442,556	1,334,731	3,166,960	
ANNUAL GAIN/(LOSS)	(1,817,933)	1,010,934	(188,031)	2,111,630	

OPERATING BUDGET FY 2027
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	1,257,305	1,469,040	1,313,330	1,582,520	Proposed 9.00% rent increase
311000 LES RENT	11,400	-	13,200	15,000	$1,250 monthly
361000 INTEREST INCOME	18,409	60,000	20,500	60,000	
369050 TENANT WORK ORDER	58	3,000	120	500	
369052 LATE FEES	6,695	2,000	6,710	4,000	
369053 MAINTENANCE LABOR	1,182	-	1,110	-	
369054 MAINTENANCE MATERIALS	12	-	6,310	-	
369055 PET FEE	1,200	-	140	-	
TOTAL INCOME	1,296,261	1,534,040	1,361,420	1,662,020	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	116,759	170,480	110,330	143,560	
441500 MAINTENANCE	151,228	90,940	145,930	154,180	
TOTAL SALARIES	267,986	261,420	256,260	297,740	
454010 FICA	19,639	20,000	18,400	22,780	
454020 RETIREMENT	40,639	38,140	39,610	44,240	
454030 HEALTH INSURANCE	59,622	65,140	52,090	62,490	
454050 LIFE INSURANCE	1,941	520	710	600	
TOTAL FRINGE BENEFITS	121,841	123,800	110,810	130,110	
TOTAL SALARIES AND FRINGE BENEFITS	389,827	385,220	367,070	427,850	

OPERATING BUDGET FY 2027
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL	7,538	5,000	370	5,000	
417130 PROFESSIONAL FEES	-	8,500	-	8,500	Licensing, signs, and site printing
419020 OFFICE SUPPLIES	821	8,500	5,590	1,000	Office furniture
419030 PRINTING SUPPLIES	60	-	-	-	
419040 TELEPHONE LAND LINES	7,917	5,280	3,840	5,280	Comcast, $5,280
419050 COPY MACHINE/DOCUMENT MGMT	254	200	140	200	
419060 ADVERTISING/PUBLIC NOTICES	626	1,500	-	2,000	Zillow, etc.
419070 STAFF TRAVEL & MILEAGE	2,297	2,000	450	2,000	
419080 STAFF TRAINING	4,842	5,000	540	5,000	CPM Certification and Team Building $2,590, HDLI $920
419100 EVICTION/COURT COSTS	7,450	8,000	18,630	8,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	1,878	500	210	1,500	Licenses
419120 MISC OPERATING/ADMIN	(830)	2,000	(120)	2,000	
419130 POSTAGE/METER/FEDEX	25	-	-	-	
419131 FEDERAL EXPRESS	198	-	-	-	
419150 CREDIT BACKGROUND CHECKS	240	1,200	170	1,200	
419160 TELEPHONE WIRELESS	3,249	1,790	2,300	3,100	
419190 CONDO FEES/ASSESSMENTS	40	-	-	-	
TOTAL ADMINSTRATIVE EXPENSES	36,604	53,470	32,120	44,780	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	19	2,000	-	1,000	Resident relations initiatives
423110 RESIDENT SERVICES MISCELLANEOUS	14	-	190		
TOTAL RESIDENT SERVICES	33	2,000	190	1,000	

OPERATING BUDGET FY 2027
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
UTILITIES					
431000 WATER AND SEWER	79,079	70,000	61,800	70,000	
432000 ELECTRICITY	12,450	12,000	12,610	12,000	
432010 ELECTRICITY RENOVATION	1,874	2,000	2,280	3,500	
442010 MOVE OUT UTILITIES	-	-	-	-	
TOTAL UTILITIES	93,403	84,000	76,690	85,500	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	28,323	35,000	3,690	35,000	
442140 VEHICLE EXPENSE/MAINT	6,084	5,000	5,750	7,000	
442160 UNIFORMS	495	1,800	1,110	1,800	
442180 HVAC MATERIALS	10,102	5,000	2,840	5,000	
442250 NON-CAPITALIZED DWELLING EQPT	35,345	17,000	4,280	17,000	Appliance replacement / WH & permits
TOTAL MATERIALS AND SUPPLIES	80,349	63,800	17,670	65,800	
CONTRACT COSTS					
443010 GARBAGE	50,403	54,000	52,240	54,000	Shared 30% rollaway dumpster cost w/Griffin
443020 EXTERMINATION	17,295	4,000	25,280	18,000	Bed bugs / lawn treatment and termites
443040 FLOORING REPL/MAINT	8,309	20,000	-	20,000	
443060 HVAC REPAIRS/MAINT	280	-	5,120	-	
443070 TREE TRIMMING	8,600	12,000	-	12,000	Hurricane trimming/cleaning
443100 IRRIGATION REPAIRS/MAINT	5,130	1,000	530	5,000	Rust Wizard and sprinkler repair & maintenance
443110 PLUMBING REPAIRS/MAINT	22,905	15,000	13,620	15,000	
443130 ELECTRICAL REPAIRS/MAINT	13,756	15,000	230	15,000	
443140 LANDSCAPE & PLANT MAINT	19,633	17,000	8,550	17,000	Lawn service / mulching / fertilizing / planting (includes LES)
443150 SECURITY/ENTRANCE MAINT	18,045	4,000	16,680	4,000	Security system improvement/panic monitoring, cameras

OPERATING BUDGET FY 2027
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
443200 CONTRACT MAINT LABOR	11,830	-	4,530	-	
443210 MISC CONTR/REPAIRS/MAINT	12,197	6,000	24,400	10,000	Online payment implementation and services
443240 COMPUTER MAINTENANCE	1,240	-	-	-	
443270 ROUTINE MAINTENANCE	68,357	100,000	75,840	100,000	Renovations, tubs, cabinets & kitchen counter tops, A/C vents/repairs
TOTAL CONTRACT COSTS	257,981	248,000	227,020	270,000	
GENERAL EXPENSES AND FEES					
451000 INSURANCE	73,027	71,490	65,830	70,710	Change from CY budget: -1.09% decrease
451010 COLLECTION LOSSES	2,783	29,380	-	31,650	2%
451020 OTHER GENERAL EXPENSES	1,380	-	-	-	
451030 COMPENSATED ABSENCES	5,820	-	-	-	
453500 INTEREST EXPENSE - VEHICLES	3,318	-	2,680	-	
453501 INTEREST EXPENSE - COPIERS	97	-	30	360	
453502 INTEREST ON TENANT DEPOSITS	290	-	150	-	
TOTAL GENERAL EXPENSES	86,715	100,870	68,690	102,720	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	38,998	44,070	44,080	47,480	3.00% of rent
TOTAL FEES	38,998	44,070	44,080	47,480	
TOTAL GENERAL EXPENSES AND FEES	125,713	144,940	112,770	150,200	

OPERATING BUDGET FY 2027
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	5,000	-	5,000	
TOTAL EXTRAORDINARY MAINTENANCE	-	5,000	-	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	22,404	22,400	64 units X $350 a year per unit
140100 PROPERTY IMPROVEMENTS	34,150	225,000	58,340	135,000	Painting, building repairs, and sandblasting
215000 CAPITAL LEASE PAYMENTS VEHICLES	16,175	12,000	18,533	16,500	4 vehicle leases
215001 CAPITAL LEASE PAYMENTS COPIERS	1,382	-	1,440	2,100	
TOTAL CAPITAL EXPENDITURES	74,111	317,400	100,717	234,000	
601000 PRIOR YEAR ADJUSTMENTS/TRANSFERS	8,870	-	-	-	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	82,981	322,400	100,717	239,000	

OPERATING BUDGET FY 2027
COLLEGE GARDENS APARTMENTS
64 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	1,296,261	1,534,040	1,361,420	1,662,020	
SALARIES AND FRINGES	389,827	385,220	367,070	427,850	
ADMINISTRATIVE EXPENSES	36,604	53,470	32,120	44,780	
RESIDENT SERVICES	33	2,000	190	1,000	
UTILITIES	93,403	84,000	76,690	85,500	
MAINTENANCE MATERIALS	80,349	63,800	17,670	65,800	
CONTRACT COSTS	257,981	248,000	227,020	270,000	
GENERAL EXPENSES	125,713	144,940	112,770	150,200	
EXTRAORDINARY MAINTENANCE	-	5,000	-	5,000	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	74,111	317,400	100,717	234,000	
PRIOR YEAR ADJUSTMENTS/TRANSFERS	8,870	-	-	-	
TOTAL EXPENSES	1,066,891	1,303,830	934,247	1,284,130	
NET BUDGETARY SURPLUS/(DEFICIT)	229,370	230,210	427,173	377,890	

OPERATING BUDGET FY 2027
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	258,454	285,890	266,500	372,850	Proposed 8.00% rent increase
361000 INTEREST INCOME	2,191	-	2,590	-	
369050 TENANT WORK ORDER	87	500	-	500	
369052 LATE FEE	400	1,000	1,990	500	
369054 MAINTENANCE MATERIALS	-	-	-	-	
TOTAL INCOME	261,132	287,390	271,080	373,850	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	29,949	25,200	22,660	28,200	
441500 MAINTENANCE	16,288	16,430	17,380	19,570	
TOTAL SALARIES	46,237	41,630	40,040	47,770	
454010 FICA	3,429	3,180	2,930	3,650	
454020 RETIREMENT	10,237	7,590	8,290	8,660	
454030 HEALTH INSURANCE	6,155	4,980	5,170	6,130	
454050 LIEFE INSURANCE	461	80	140	100	
TOTAL FRINGE BENEFITS	20,281	15,830	16,530	18,540	
TOTAL SALARIES AND FRINGE BENEFITS	66,518	57,460	56,570	66,310	
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	3,000	-	3,000	Attorney costs for evictions
417120 BANK FEES	7	-	-	-	
417130 PROFESSIONAL FEES	-	-	17,400	-	
419020 OFFICE SUPPLIES	40	-	430	-	

OPERATING BUDGET FY 2027
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
419060 ADVERTISING/PUBLIC NOTICES	-	-	50	-	
419080 STAFF TRAINING	236	-	290	-	
419100 EVICTION/COURT COSTS	980	3,000	-	3,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	1,102	2,500	3,950	2,500	Licenses
419120 MISC OPERATING/ADMIN	58	3,000	-	3,000	Online payment implementation and services
419150 CREDIT BACKGROUND CHECKS	-	250	-	250	
TOTAL ADMINISTRATIVE EXPENSES	2,423	11,750	22,120	11,750	
RESIDENT SERVICES					
UTILITIES					
431000 WATER AND SEWER	3,760	4,000	3,180	4,000	
431010 WATER RENOVATION	-	500	-	500	
432000 ELECTRICITY	3,689	3,500	4,440	3,500	
432010 ELECTRICITY RENOVATION	-	500	-	500	
442010 MOVE OUT UTILITIES	-	-	-	-	
TOTAL UTILITIES	7,449	8,500	7,620	8,500	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	1,483	7,000	-	7,000	
442160 UNIFORMS	271	-	-	-	
442180 HVAC MATERIALS	922	1,500	3,000	1,500	
442250 NON-CAPITALIZED DWELLING EQPT	6,064	10,000	-	10,000	Appliances
TOTAL MATERIALS AND SUPPLIES	8,739	18,500	3,000	18,500	

OPERATING BUDGET FY 2027
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
CONTRACT COSTS					
443010 GARBAGE	22,876	20,000	23,140	20,000	Trash bin collection payments
443020 EXTERMINATION	1,566	1,000	1,240	1,000	
443070 TREE TRIMMING	4,800	5,000	-	5,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	1,000	-	1,000	
443110 PLUMBING REPAIRS/MAINT	450	3,000	1,000	3,000	
443130 ELECTRICAL REPAIRS/MAINT	-	4,000	340	4,000	
443140 LANDSCAPE & PLANT MAINT	6,051	11,000	2,500	11,000	Lawn service, fertilization, refresh planting, mulch
443200 CONTRACT MAINT LABOR	13,005	-	-	-	
443210 MISC CONTR/REPAIRS/MAINT	-	3,000	1,810	3,000	
443270 ROUTINE MAINTENANCE	20,535	30,000	15,730	30,000	Pool supplies and service
448300 PROTECTIVE SERVICES	-	1,000	-	1,000	
TOTAL CONTRACT COSTS	69,283	79,000	45,760	79,000	
GENERAL EXPENSES AND FEES					
451000 INSURANCE	32,418	26,740	25,580	28,890	Change from CY budget: 8.04% increase
451010 COLLECTION LOSSES	-	5,720	-	7,460	2%
452000 NON AD VALOREM TAXES	-	3,300	3,398	3,300	Increase of 5%
TOTAL GENERAL EXPENSES	32,418	35,760	28,978	39,650	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	7,834	8,620	8,620	11,220	3.00% of rent
TOTAL FEES	7,834	8,620	8,620	11,220	
TOTAL GENERAL EXPENSES AND FEES	40,252	44,380	37,598	50,870	

OPERATING BUDGET FY 2027
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	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	3,340	3,336	3,340	10 units X $334/yr per unit
140100 PROPERTY IMPROVEMENTS	-	-	-	60,000	Pool fill in and upgrades, landscaping, cameras
TOTAL CAPITAL EXPENDITURES	3,336	3,340	3,336	63,340	
TOTAL EXTRAORDINARY MAINTENANCE, CAPITAL EXPENDITURES, AND PRIOR YEAR ADJUSTMENTS	3,336	4,840	3,336	64,840	

OPERATING BUDGET FY 2027
CRYSTAL LAKE TOWNHOMES
10 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	261,132	287,390	271,080	373,850	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	66,518	57,460	56,570	66,310	
ADMINISTRATIVE EXPENSES	2,423	11,750	22,120	11,750	
UTILITIES	7,449	8,500	7,620	8,500	
MAINTENANCE MATERIALS	8,739	18,500	3,000	18,500	
CONTRACT COSTS	69,283	79,000	45,760	79,000	
GENERAL EXPENSES	40,252	44,380	37,598	50,870	
EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	3,336	3,340	3,336	63,340	
TOTAL EXPENSES	198,001	224,430	176,004	299,770	
NET BUDGETARY SURPLUS/(DEFICIT)	63,131	62,960	95,076	74,080	

OPERATING BUDGET FY 2027
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	311,972	420,400	391,490	450,240	Proposed 9.00% rent increase
361000 INTEREST INCOME	1,810	-	2,840	-	
369050 TENANT WORK ORDER	145	-	-	-	
369052 LATE FEE	300	-	800	-	
369054 MAINTENANCE MATERIALS	285	-	-	-	
TOTAL	314,512	420,400	395,130	450,240	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	31,327	27,820	23,950	29,660	
441500 MAINTENANCE	23,782	22,200	23,420	26,850	
TOTAL	55,109	50,020	47,370	56,510	
454010 FICA	4,069	3,830	3,450	4,320	
454020 RETIREMENT	11,449	8,660	9,310	9,800	
454030 HEALTH INSURANCE	8,560	6,960	7,040	8,720	
454050 LIFE INSURANCE	480	100	160	110	
TOTAL	24,558	19,550	19,960	22,950	
TOTAL	79,667	69,570	67,330	79,460	

OPERATING BUDGET FY 2027
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	1,000	-	1,000	
417120 BANK FEES	162	-	-	-	
419020 OFFICE SUPPLIES	124	-	430	-	
419030 PRINTING SUPPLIES	60	-	-	-	
419060 ADVERTISING/PUBLIC NOTICES	30	1,000	50	1,000	
419080 STAFF TRAINING	236	-	290	-	
419100 EVICTION/COURT COSTS	-	2,000	-	2,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	175	-	170	-	
419120 MISC OPERATING/ADMIN	(662)	3,000	-	3,000	
419150 CREDIT BACKGROUND CHECKS	445	700	160	700	
419160 TELEPHONE WIRELESS	-	1,790	-	3,100	
TOTAL	569	14,770	1,100	10,800	
RESIDENT SERVICES					
UTILITIES					
431000 WATER AND SEWER	4,190	12,000	1,300	12,000	Includes city water for irrigation
431010 WATER RENOVATION	553	500	150	500	
432000 ELECTRICITY	1,336	2,500	1,070	2,500	
432010 ELECTRICITY RENOVATION	2,501	500	540	500	
442010 MOVE OUT UTILITIES	-	-	-	-	
TOTAL	8,580	15,500	3,060	15,500	

OPERATING BUDGET FY 2027
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	11,409	8,000	-	8,000	Property upkeep, interior and exterior
442140 VEHICLE EXPENSE/MAINT	241	1,000	-	1,000	Shared with Griffin /Manors/College/TO
442160 UNIFORMS	280	-	-	-	
442180 HVAC MATERIALS	5,920	500	2,150	2,000	
442250 NON-CAPITALIZED DWELLING EQPT	3,657	4,000	-	4,000	Appliance upgrades/replacement/repair
TOTAL	21,507	13,500	2,150	15,000	
CONTRACT COSTS					
443010 GARBAGE	8,972	10,000	7,640	10,000	Annual garbage and recycle/increase
443020 EXTERMINATION	1,558	2,000	1,040	2,000	Allocated for lawn treatment, white flies and termites
443070 TREE TRIMMING	3,500	2,000	-	4,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	5,670	-	400	-	
443110 PLUMBING REPAIRS/MAINT	-	700	-	700	
443130 ELECTRICAL REPAIRS/MAINT	5,376	3,000	-	3,000	
443140 LANDSCAPE & PLANT MAINT	5,483	6,000	5,630	10,000	Lawn service, fertilization, refresh planting, mulch
443200 CONTRACT MAINT LABOR	3,899	-	-	-	
443210 MISC CONTR/REPAIRS/MAINT	-	3,000	200	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	25,555	18,000	17,560	18,000	
TOTAL	60,013	44,700	32,470	50,700	

OPERATING BUDGET FY 2027
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	39,377	39,620	34,960	40,370	Change from CY budget: 1.89% increase
451010 COLLECTION LOSSES	-	8,410	-	9,000	2%
451020 OTHER GENERAL EXPENSES	796	-	-	-	
453502 INTEREST ON TENANT DEPOSITS	167	-	-	-	
TOTAL	40,340	48,030	34,960	49,370	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	9,435	12,610	12,620	13,510	3.00% of rent
TOTAL	9,435	12,610	12,620	13,510	
TOTAL GENERAL EXPENSES	49,775	60,640	47,580	62,880	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
TOTAL	-	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	-	-	-	20,000	Lighting upgrades
TOTAL	4,200	4,200	4,200	24,200	
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL	4,200	5,200	4,200	25,200	

OPERATING BUDGET FY 2027
MANORS AT MIDDLE RIVER TOWNHOUSES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	314,512	420,400	395,130	450,240	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	79,667	69,570	67,330	79,460	
ADMINISTRATIVE EXPENSES	569	14,770	1,100	10,800	
UTILITIES	8,580	15,500	3,060	15,500	
MAINTENANCE MATERIALS	21,507	13,500	2,150	15,000	
CONTRACT COSTS	60,013	44,700	32,470	50,700	
GENERAL EXPENSES	49,775	60,640	47,580	62,880	
EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	4,200	4,200	4,200	24,200	
TOTAL EXPENSES	224,311	223,880	157,890	259,540	
NET BUDGETARY SURPLUS/(DEFICIT)	90,202	196,520	237,240	190,700	

OPERATING BUDGET FY 2027

HILLSBORO CROSSING

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369020 DEVELOPER FEES	-	547,530	-	547,530	
399000 FUNDING TRANSFERS IN	37,554	-	30,350	-	
TOTAL INCOME	37,554	547,530	30,350	547,530	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	547,530	-	547,530	
417130 PROFESSIONAL FEES	3,600	-	4,800	-	
443010 GARBAGE/TRASH CONTRACTS	1,762	-	600	-	
443140 LANDSCAPING	8,233	-	560	-	
443210 MISCELLANEOUS CONTRACTS	395	-	-	-	
431000 WATER & SEWER	21,554	-	24,390	-	
417120 BANK FEES	10	-	-	-	
499000 FUNDING TRANSFERS OUT	62	-	-	-	
TOTAL OTHER EXPENSES	35,616	547,530	30,350	547,530	
TOTAL EXPENSES	35,616	547,530	30,350	547,530	
ANNUAL GAIN/(LOSS)	1,937	-	-	-	

OPERATING BUDGET FY 2027

TALLMAN PINES III (SINGLE FAMILY LOTS)

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
399000 FUNDING TRANSFERS IN	4,150	-	-	-	
TOTAL INCOME	4,150	-	-	-	
OTHER EXPENSES					
417110 LEGAL FEES	4,150	-	230	-	
TOTAL OTHER EXPENSES	4,150	-	230	-	
TOTAL EXPENSES	4,150	-	230	-	
ANNUAL GAIN/(LOSS)	-	-	(230)	-	

OPERATING BUDGET FY 2027
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	190,643	253,800	202,550	275,400	Proposed 9.00% rent increase
369050 TENANT WORK ORDER LABOR	-	500	40	500	
369052 LATE FEE	1,600	-	2,360	-	
369054 MAINTENANCE MATERIALS	-	-	2,640	-	
TOTAL	192,243	254,300	207,590	275,900	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	10,593	13,220	9,980	15,920	
441500 MAINTENANCE	16,288	16,430	17,380	19,570	
TOTAL	26,881	29,650	27,360	35,490	
454010 FICA	1,969	2,270	1,970	2,710	
454020 RETIREMENT	3,682	3,760	3,830	4,580	
454030 HEALTH INSURANCE	6,374	4,980	5,380	6,380	
454050 LIFE INSURANCE	57	60	50	70	
TOTAL	12,083	11,070	11,230	13,740	
TOTAL	38,963	40,720	38,590	49,230	

OPERATING BUDGET FY 2027
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL & CONSULTING	-	1,000	-	1,000	
417130 PROFESSIONAL FEES	1,075	1,000	-	1,000	
419010 HEALTH CARE STIPEND	-	-	50	-	
419020 OFFICE SUPPLIES	37	-	190	-	
419040 TELEPHONE LAND LINES	-	-	-	-	
419080 STAFF TRAINING	236	-	450	-	
419100 EVICTION/COURT COSTS	-	2,500	-	2,500	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	175	500	170	500	Licensing
419120 MISC OPERATING/ADMIN	(112)	-	-	-	
419150 CREDIT BACKGROUND CHECKS	38	500	-	500	
419160 TELEPHONE WIRELESS	-	-	-	690	
TOTAL	1,450	5,500	860	6,190	
UTILITIES					
431000 WATER AND SEWER	16,069	15,000	12,000	15,000	Allotting for rate increase/garbage
432000 ELECTRICITY	1,687	2,500	1,740	2,500	Allotting for rate increase
432010 ELECTRICITY RENOVATION	645	350	670	1,000	
442010 MOVE OUT UTILITIES	-	-	-	-	
TOTAL	18,401	18,200	14,410	18,500	

OPERATING BUDGET FY 2027
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	8,795	15,000	-	15,000	Materials for renovations and property enhancement
442140 VEHICLE EXPENSE/MAINT	-	-	-	-	
442160 UNIFORMS	52	-	-	-	
442180 HVAC MATERIALS	1,973	2,000	400	2,000	
442250 NON-CAPITALIZED DWELLING EQPT	599	17,500	3,040	5,000	Appliance and door replacements/permits as needed
TOTAL	11,420	34,500	3,440	22,000	
CONTRACT COSTS					
443020 EXTERMINATION	1,818	2,000	6,830	2,000	Lawn pest control/bed bugs/termites
443060 HVAC REPAIRS/MAINT	-	3,000	-	3,000	Preventative and routine maint.
443070 TREE TRIMMING	1,500	-	-	-	
443090 ELEVATOR MAINT	-	-	910	-	
443110 PLUMBING REPAIRS/MAINT	1,276	3,500	1,620	3,500	Maintenance repair and backflow
443130 ELECTRICAL REPAIRS/MAINT	-	2,000	10,910	2,000	Lighting and interior repairs
443140 LANDSCAPE & PLANT MAINT	2,137	3,000	3,410	5,000	Mowing, fertilization, mulching, planting, trimming
443150 SECURITY/ENTRANCE MAINT	3,764	3,000	3,080	3,000	
443200 CONTRACT MAINT LABOR	5,966	-	-	-	
443210 MISC CONTR/REPAIRS/MAINT	-	1,150	120	1,150	Online payment implementation and services
443270 ROUTINE MAINTENANCE	28,693	20,000	15,440	20,000	Fire suppresion, bath/kitchen repairs, sprinklers, fence and gutters
TOTAL	45,153	37,650	42,320	39,650	

OPERATING BUDGET FY 2027
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	9,798	10,050	8,860	10,110	Change from CY budget: .60% increase
451010 COLLECTION LOSSES	-	5,080	-	5,510	2%
452000 NON AD VALOREM	-	4,800	6,931	4,800	
453502 INTEREST ON TENANT DEPOSITS	74	-	-	-	
TOTAL	9,873	19,930	15,791	20,420	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	5,767	7,610	7,610	8,260	3.00% of rent
TOTAL	5,767	7,610	7,610	8,260	
TOTAL	15,640	27,540	23,401	28,680	
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	14,600	60,000	6,870	20,000	Irrigation/landscape upgrades
TOTAL	18,800	64,200	11,070	24,200	

OPERATING BUDGET FY 2027
OCEAN DRIVE ESTATES
12 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
601000 PRIOR YEAR ADJUSTMENTS	368	-	-	-	
TOTAL	19,168	66,700	11,070	26,700	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	192,243	254,300	207,590	275,900	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	38,963	40,720	38,590	49,230	
ADMINISTRATIVE EXPENSES	1,450	5,500	860	6,190	
UTILITIES	18,401	18,200	14,410	18,500	
MAINTENANCE MATERIALS	11,420	34,500	3,440	22,000	
CONTRACT COSTS	45,153	37,650	42,320	39,650	
GENERAL EXPENSES	15,640	27,540	23,401	28,680	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENSES	18,800	64,200	11,070	24,200	
PRIOR YEAR ADJUSTMENTS	368	-	-	-	
TOTAL EXPENSES	150,194	230,810	134,091	190,950	
NET BUDGETARY SURPLUS/(DEFICIT)	42,049	23,490	73,499	84,950	

OPERATING BUDGET FY 2027
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	214,410	256,400	262,710	307,650	Proposed 8.00% rent increase
369050 TENANT WORK ORDER	58	500	120	500	
369051 COURT COSTS	9,616	-	7,430	-	
369052 LATE FEES	1,850	500	670	500	
369053 MAINTENANCE LABOR	250	-	200		
369054 MAINTENANCE MATERIALS	450	-	21,390		
TOTAL	226,634	257,400	292,520	308,650	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	12,658	16,530	11,910	18,100	
441500 MAINTENANCE	23,782	22,200	23,420	26,850	
TOTAL	36,440	38,730	35,330	44,950	
454010 FICA	2,662	2,960	2,540	3,440	
454020 RETIREMENT	4,989	4,910	4,940	5,800	
454030 HEALTH INSURANCE	8,889	6,960	7,360	9,100	
454050 LIFE INSURANCE	437	80	130	90	
TOTAL	16,977	14,910	14,970	18,430	
TOTAL	53,417	53,640	50,300	63,380	

OPERATING BUDGET FY 2027
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL	4,856	1,000	-	1,000	
417130 PROFESSIONAL FEES	-	1,000	-	1,000	
419020 OFFICE SUPPLIES	15	-	230	-	
419030 PRINTING SUPPLIES	60	-	780	-	
419060 ADVERTISING/PUBLIC NOTICES	30	-	-	-	
419080 STAFF TRAINING	236	-	290	-	
419100 EVICTION/COURT COSTS	5,108	2,000	8,870	2,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	175	300	500	300	
419120 MISC OPERATING/ADMIN	(727)	3,700	-	3,700	
419150 CREDIT BACKGROUND CHECKS	237	-	-	-	
419160 TELEPHONE WIRELESS	-	-	-	450	
TOTAL	9,989	8,000	10,670	8,450	
UTILITIES					
431000 WATER AND SEWER	14,910	15,000	11,140	15,000	
431010 WATER RENOVATION	45	250	-	-	
432000 ELECTRICITY	1,791	3,000	1,110	3,000	
432010 ELECTRICITY RENOVATION	1,466	250	-	1,000	
442010 MOVE OUT UTILITIES	29	-	-	-	
TOTAL	18,240	18,500	12,250	19,000	

OPERATING BUDGET FY 2027
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	8,339	10,000	-	10,000	Property upkeep, interior/exterior
442140 VEHICLE EXPENSE/MAINT	-	700	-	700	Shared vehicle expense/car and truck
442160 UNIFORMS	70	-	-	-	
442180 HVAC MATERIALS	1,424	700	1,590	1,000	Truck stock
442250 NON-CAPITALIZED DWELLING EQPT	2,038	3,000	-	3,000	Appliances/permits
TOTAL	11,871	14,400	1,590	14,700	
CONTRACT COSTS					
443010 GARBAGE	364	-	-	-	
443020 EXTERMINATION	983	2,500	1,620	2,500	Termites and bed bug treatments as needed
443070 TREE TRIMMING	9,400	-	-	-	
443110 PLUMBING REPAIRS/MAINT	5,509	5,000	11,220	5,000	
443130 ELECTRICAL REPAIRS/MAINT	1,560	3,000	2,970	3,000	Lighting
443140 LANDSCAPE & PLANT MAINT	2,744	3,500	3,600	10,000	Routine svc/trim palms/refresh plants/mulch, fertilization/ etc.
443200 CONTRACT MAINT LABOR	20,359	-	2,930	-	
443210 MISC CONTR/REPAIRS/MAINT	-	3,000	7,380	3,000	Online payment implementation and services
443270 ROUTINE MAINTENANCE	16,220	20,000	27,820	20,000	Fire suppression, irrigation, canal maint., gutters, kitchen cabinets
TOTAL	57,138	37,000	57,540	43,500	

OPERATING BUDGET FY 2027
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	13,091	13,600	13,780	15,690	Change from CY budget: 15.37% increase
451010 COLLECTION LOSSES	19,825	5,130	-	6,150	2%
452000 NON AD VALOREM	-	10,790	10,358	10,790	
453502 INTEREST ON TENANT DEPOSITS	84	-	10	-	
TOTAL	33,000	29,520	24,148	32,630	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	6,799	7,690	7,700	9,230	3.00% of rent
TOTAL	6,799	7,690	7,700	9,230	
TOTAL	39,799	37,210	31,848	41,860	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	12,920	2,500	-	2,500	
TOTAL	12,920	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	-	70,000	-	60,000	Paint, lights, asphalt, irrigation/landscape and misc.
TOTAL	5,604	75,600	5,604	65,600	

OPERATING BUDGET FY 2027
TWIN OAKS APARTMENTS
16 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
601000 PRIOR YEAR ADJUSTMENTS	145	-	-	-	
TOTAL	18,669	78,100	5,604	68,100	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	226,634	257,400	292,520	308,650	
SALARIES AND FRINGES	53,417	53,640	50,300	63,380	
ADMINISTRATIVE EXPENSES	9,989	8,000	10,670	8,450	
UTILITIES	18,240	18,500	12,250	19,000	
MAINTENANCE MATERIALS	11,871	14,400	1,590	14,700	
CONTRACT COSTS	57,138	37,000	57,540	43,500	
GENERAL EXPENSES	39,799	37,210	31,848	41,860	
EXTRAORDINARY MAINTENANCE	12,920	2,500	-	2,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	5,604	75,600	5,604	65,600	
PRIOR YEAR ADJUSTMENTS	145	-	-	-	
TOTAL EXPENSES	209,124	246,850	169,802	258,990	
NET BUDGETARY SURPLUS/(DEFICIT)	17,510	10,550	122,718	49,660	

OPERATING BUDGET FY 2027
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	149,786	191,450	149,150	208,650	Proposed 9.00% rent increase
369050 TENANT WORK ORDER	87	250	-	250	
369051 COURT COSTS	730	-	2,910	250	
369052 LATE FEE	2,290	700	800	700	
369054 MAINTENANCE MATERIALS	-	-	270	-	
TOTAL	152,893	192,400	153,130	209,850	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	9,156	11,130	8,420	13,740	
441500 MAINTENANCE	15,368	15,980	16,260	19,140	
TOTAL	24,524	27,110	24,680	32,880	
454010 FICA	1,787	2,070	1,780	2,520	
454020 RETIREMENT	3,358	3,430	3,450	4,240	
454030 HEALTH INSURANCE	5,973	4,980	4,960	6,000	
454050 LIFE INSURANCE	53	50	40	70	
TOTAL	11,171	10,530	10,230	12,830	
TOTAL	35,695	37,640	34,910	45,710	

OPERATING BUDGET FY 2027
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL	5,674	1,000	-	1,000	
417130 PROFESSIONAL FEES	575	-	-	-	
419020 OFFICE SUPPLIES	29	-	430	-	
419060 ADVERTISING/PUBLIC NOTICES	-	-	50	-	
419080 STAFF TRAINING	236	-	290	-	
419100 EVICTION/COURT COSTS	-	1,500	-	1,500	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	175	-	170	-	
419120 MISC OPERATING/ADMIN	16	-	-	-	
419160 TELEPHONE WIRELESS	-	-	-	-	
TOTAL	6,705	2,500	940	2,500	
UTILITIES					
431000 WATER AND SEWER	7,642	10,000	6,970	10,000	Includes garbage and rate increase
432000 ELECTRICITY	806	1,700	1,060	1,000	
432010 ELECTRICITY RENOVATION	483	250	870	1,000	
TOTAL	8,931	12,200	8,900	12,000	

OPERATING BUDGET FY 2027
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	4,317	7,500	-	7,500	Renovations & property enhancement
442140 VEHICLE EXPENSE/MAINT	-	700	-	700	
442160 UNIFORMS	52	-	-	-	
442180 HVAC MATERIALS	1,394	-	330	1,000	
442250 NON-CAPITALIZED DWELLING EQPT	3,249	3,500	4,060	3,500	Appliance replacement/permits
TOTAL	9,012	11,700	4,390	12,700	
CONTRACT COSTS					
443020 EXTERMINATION	1,950	2,500	940	2,500	Lawn pest control, bed bugs, termites, etc.
443110 PLUMBING REPAIRS/MAINT	623	1,000	2,300	3,000	Back ups, back flow replacements, cleaning out manhole
443130 ELECTRICAL REPAIRS/MAINT	-	1,000	-	1,000	
443140 LANDSCAPE & PLANT MAINT	1,569	4,500	3,990	4,500	Lawn svc/mulch and fertilization/tree trimming/replanting
443200 CONTRACT MAINT LABOR	340	-	-	-	
443210 MISC CONTR/REPAIRS/MAINT	-	800	120	800	
443270 ROUTINE MAINTENANCE	1,820	11,000	13,500	11,000	Fire suppresion, irrigation, sprinkler pump
TOTAL	6,301	20,800	20,850	22,800	
GENERAL EXPENSES					
451000 INSURANCE	9,985	10,290	8,790	10,280	Change from CY budget: -.10% decrease
451010 COLLECTION LOSSES	-	3,830	-	4,170	2%
452000 NON AD VALOREM	-	1,550	-	1,550	
453502 INTEREST ON TENANT DEPOSITS	39	-	-	-	
TOTAL	10,024	15,670	8,790	16,000	

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OPERATING BUDGET FY 2027
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	4,587	5,740	5,740	6,260	3.00% of rent
TOTAL	4,587	5,740	5,740	6,260	
TOTAL	14,611	21,410	14,530	22,260	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
				-	
461000 EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
TOTAL	-	1,500	-	1,500	
CAPITAL EXPENDITURES/RESERVE REPLACEMENT					
116510 RESERVE FOR REPLACEMENTS	2,796	2,800	2,796	2,800	8 units X $350/yr per unit
140100 PROPERTY IMPROVEMENTS	-	62,000	-	45,000	Irrigation, asphalt, lights, doors and misc.
TOTAL	2,796	64,800	2,796	47,800	
601000 PRIOR YEAR ADJUSTMENTS	235	-	-	-	
TOTAL	3,031	66,300	2,796	49,300	

OPERATING BUDGET FY 2027
VILLAS OF POMPANO
8 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	152,893	192,400	153,130	209,850	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	35,695	37,640	34,910	45,710	
ADMINISTRATIVE EXPENSES	6,705	2,500	940	2,500	
UTILITIES	8,931	12,200	8,900	12,000	
MAINTENANCE MATERIALS	9,012	11,700	4,390	12,700	
CONTRACT COSTS	6,301	20,800	20,850	22,800	
GENERAL EXPENSES	14,611	21,410	14,530	22,260	
EXTRAORDINARY MAINTENANCE	-	1,500	-	1,500	
CAPITAL EXPENSES/RESERVE FOR REPLACEMENTS	2,796	64,800	2,796	47,800	
PRIOR YEAR ADJUSTMENTS	235	-	-	-	
TOTAL EXPENSES	84,286	172,550	87,316	167,270	
NET BUDGETARY SURPLUS/(DEFICIT)	68,607	19,850	65,814	42,580	

OPERATING BUDGET FY 2027
BBC HOMES INC CRYSTAL LAKES

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369100 OPERATING CASH FLOW AFFILIATE	-	376,790	-	-	
TOTAL INCOME	-	376,790	-	-	
459041 CONTRIBUTION TO PARENT	-	376,790	-	-	
TOTAL OTHER EXPENSES	-	376,790	-	-	
TOTAL EXPENSES	-	376,790	-	-	
ANNUAL GAIN/(LOSS)	-	-	-	-	

OPERATING BUDGET FY 2027

TALLMAN PINES HOMES AND COMMUNITIES

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369100 OPERATING CASH FLOWS TALLMAN PINES	-	443,760	222,000	443,760	
361000 INTEREST INCOME	80	-	-	-	
TOTAL INCOME	80	443,760	222,000	443,760	
459041 CONTRIBUTION TO PARENT	280,000	443,760	222,000	443,760	
TOTAL OTHER EXPENSES	280,000	443,760	222,000	443,760	
TOTAL EXPENSES	280,000	443,760	222,000	443,760	
ANNUAL GAIN/(LOSS)	(279,920)	-	-	-	

OPERATING BUDGET FY 2027

HIGHLAND GARDENS SENIOR HOUSING

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369020 DEVELOPER FEES	-	-	-	1,151,000	
369100 OPERATING CASH FLOWS HIGHLAND	-	71,000	-	71,000	
399000 FUNDING TRANSFERS IN	1,673,437	-	-	-	
TOTAL INCOME	1,673,437	71,000	-	1,222,000	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	60,157	71,000	-	1,151,000	
TOTAL OTHER EXPENSES	60,157	71,000	-	1,151,000	
TOTAL EXPENSES	60,157	71,000	-	1,151,000	
ANNUAL GAIN/(LOSS)	1,613,280	-	-	71,000	

OPERATING BUDGET FY 2027

OAKLAND PRESERVE

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369100 OPERATING CASH FLOWS OP BC	-	210,780	-	210,780	
TOTAL INCOME	-	210,780	-	210,780	
459041 CONTRIBUTION TO PARENT	-	210,780	-	210,780	
417130 CONSULTING FEES	-	-	9,840	-	
TOTAL OTHER EXPENSES	-	210,780	9,840	210,780	
TOTAL EXPENSES	-	210,780	9,840	210,780	
ANNUAL GAIN/(LOSS)	-	-	(9,840)	-	

OPERATING BUDGET FY 2027

BROWARD WORKFORCE COMMUNITIES INC

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
361000 INTEREST INCOME	223	-	90	-	
TOTAL INCOME	223	-	90	-	
OTHER EXPENSES					
ANNUAL GAIN/(LOSS)	223	-	90	-	

OPERATING BUDGET FY 2027

EAST VILLAGE APARTMENTS

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369100 OPERATING CASH FLOWS	-	250,480	-	250,480	
TOTAL INCOME	-	250,480	-	250,480	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	100,000	250,480	-	250,480	
TOTAL OTHER EXPENSES	100,000	250,480	-	250,480	
TOTAL EXPENSES	100,000	250,480	-	250,480	
ANNUAL GAIN/(LOSS)	(100,000)	-	-	-	

OPERATING BUDGET FY 2027

TEQUESTA RESERVE

INCOME & EXPENSES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369020 DEVELOPER FEES	-	1,034,770	-	2,049,140	
361000 INTEREST INCOME	4,313	-	420	-	
399000 FUNDING TRANSFERS IN	802,626	-	2,050,000	-	
TOTAL INCOME	806,939	1,034,770	2,050,420	2,049,140	
OTHER EXPENSES					
459041 CONTRIBUTION TO PARENT	-	1,034,770	2,050,000	2,049,140	
417110 LEGAL FEES	1,610	-	-	-	
417130 PROFESSIONAL FEES	29,325	-	-	-	
419110 DUES/SUBSCRIP/ANNUAL FEES	1,159	-	-	-	
419120 MISC OPERATING/ADMIN	1,535	-	420	-	
TOTAL OTHER EXPENSES	33,630	1,034,770	2,050,420	2,049,140	
TOTAL EXPENSES	33,630	1,034,770	2,050,420	2,049,140	
ANNUAL GAIN/(LOSS)	773,310	-	-	-	

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	$ 4,391,820
OPERATING EXPENSES	4,135,920
SUBTOTAL OPERATING SURPLUS/(DEFICIT) FY 27	$ 255,900
ESTIMATED NET SURPLUS/(DEFICIT) FY 26	422,363
PROJECTED NET SURPLUS/(DEFICIT) FY 27	255,900
PROJECTED TOTAL OPERATING RESERVES 9/30/2027	$ 678,263
BEGINNING REPLACEMENT RESERVES FY 26	$ 2,265,093
REPLACEMENT RESERVES NET CHANGE FY 26	$ (241,122)
REPLACEMENT RESERVES 09/30/2026	$ 2,023,972
REPLACEMENT RESERVES NET CHANGE FY 27	$ (919,220)
REPLACEMENT RESERVES 09/30/2027	$ 1,104,752

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
INCOME				
311000 DWELLING RENTAL INCOME	1,452,313	1,700,620	1,429,500	1,871,600
361000 INTEREST INCOME	36	680	180	680
369040 INCOME WASHING MACHINE	3,945	4,500	8,950	4,500
369050 TENANT WORK ORDER	471	3,800	470	3,300
369051 COURT COSTS	5,760	4,500	5,110	4,500
369052 LATE FEES	11,875	7,750	15,460	7,750
369053 MAINTENANCE LABOR	5,066	11,200	4,760	11,200
369054 MAINTENANCE MATERIALS	20,798	24,950	20,480	26,950
369055 PET FEE	300	-	400	-
369060 DISCOUNTS	6,657	600	8,380	1,800
369090 MISCELLANEOUS OTHER INCOME	-	1,000	-	43,200
802100 HUD RENT SUBSIDY	2,243,879	2,186,430	2,695,390	2,416,340
TOTAL INCOME	3,751,100	3,946,030	4,189,080	4,391,820
SALARIES AND FRINGE BENEFITS				
411000 ADMINISTRATION	391,453	400,110	423,810	404,600
421000 RESIDENT SERVICES	69,956	118,780	67,210	124,800
441500 MAINTENANCE	590,880	517,650	506,060	550,160
TOTAL SALARIES	1,052,289	1,036,540	997,080	1,079,560

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
454010 FICA	76,004	78,620	69,390	81,890
454020 RETIREMENT	146,123	138,890	141,900	148,520
454030 HEALTH INSURANCE	276,872	206,400	240,480	303,170
454050 LIFE INSURANCE	7,269	2,050	3,030	2,140
TOTAL FRINGE BENEFITS	506,267	425,960	454,800	535,720
TOTAL SALARIES AND FRINGE BENEFITS	1,558,556	1,462,500	1,451,880	1,615,280
ADMINISTRATIVE EXPENSES				
417100 AUDITING FEES	-	-	114	-
417110 LEGAL FEES	709	8,500	970	8,500
417120 BANK FEES	2,214	-	-	-
417130 PROFESSIONAL FEES	8,282	8,000	14,670	5,000
419020 OFFICE SUPPLIES	5,459	11,000	19,450	32,920
419030 PRINTING SUPPLIES	378	-	-	-
419040 TELEPHONE LAND LINES	49,788	29,170	42,850	29,170
419050 COPY MACHINE/DOCUMENT MGMT	3,627	3,480	4,030	9,750
419060 ADVERTISING/PUBLIC NOTICES	7,408	3,000	2,770	5,000
419070 STAFF TRAVEL & MILEAGE	2,955	3,900	1,730	3,900
419080 STAFF TRAINING	9,090	11,500	23,610	11,500
419100 EVICTION/COURT COSTS	140,571	32,000	110,210	32,000
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	423	-	-	-
419120 MISC OPERATING/ADMIN	3,728	2,850	10,220	4,700

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
419130 POSTAGE/METER/FEDEX	21	50	-	50
419160 TELEPHONE WIRELESS	9,105	5,800	6,210	6,930
419170 COMPUTER/SYSTEMS MAINT	56	5,000	-	-
TOTAL ADMINISTRATIVE EXPENSES	243,814	124,250	236,834	149,420
RESIDENT SERVICES				
423100 RESIDENT SERVICES	1,816	5,700	1,040	5,200
423110 RESIDENT SERVICES MISCELLANEOUS	24	-	-	-
TOTAL RESIDENT SERVICES	1,840	5,700	1,040	5,200
UTILITIES				
431000 WATER AND SEWER	123,904	144,300	153,541	144,300
431010 WATER RENOVATION	3,259	920	34,411	920
432000 ELECTRICITY	66,937	78,100	71,800	77,100
432010 ELECTRICITY RENOVATION	7,559	940	2,510	940
442010 MOVE OUT UTILITIES	(122)	3,000	-	1,000
TOTAL UTILITIES	201,537	227,260	262,262	224,260
MATERIALS AND SUPPLIES				

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
442000 MAINTENANCE MATERIALS	226,799	190,000	187,010	195,000
442140 VEHICLE EXPENSE/MAINT	11,056	9,250	11,700	9,250
442160 UNIFORMS	3,417	5,320	2,200	5,320
442180 HVAC MATERIALS	14,192	15,500	14,705	15,500
442250 NON-CAPITALIZED DWELLING EQPT	4,050	7,000	-	7,000
TOTAL MATERIALS AND SUPPLIES	259,513	227,070	215,615	232,070
CONTRACT COSTS				
443010 GARBAGE	255,893	244,000	223,077	214,000
443020 EXTERMINATION	23,764	25,900	21,690	27,100
443040 FLOORING REPL/MAINT	30	-	-	-
443050 TRUCK/GOLF CARTS	833	3,000	600	4,000
443070 TREE TRIMMING	53,280	34,000	-	47,000
443090 ELEVATOR REPAIRS/MAINT	13,064	10,000	13,890	10,000
443100 IRRIGATION REPAIRS/MAINT	3,620	7,000	10	22,000
443110 PLUMBING REPAIRS/MAINT	80,509	63,000	81,620	63,000
443130 ELECTRICAL REPAIRS/MAINT	64,684	33,500	39,430	33,500
443140 LANDSCAPE & PLANT MAINT	97,412	101,000	34,030	120,000
443150 SECURITY/ENTRANCE MAINT	41,307	23,100	62,213	28,600
443160 JANITORIAL SERVICE	77,836	72,000	102,670	134,000
443200 CONTRACT MAINT LABOR	1,155	-	-	-
443210 MISC CONTR/REPAIR/MAINT	17,200	-	3,200	-

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
443270 ROUTINE MAINTENANCE	219,040	232,000	220,110	232,000
448300 PROTECTIVE SERVICES	-	-	-	-
TOTAL CONTRACT COSTS	949,628	848,500	802,540	935,200
GENERAL EXPENSES & FEES TO COCC				
GENERAL EXPENSES				
451000 INSURANCE	337,964	339,590	(7,920)	341,620
451010 COLLECTION LOSSES	11,058	26,370	(2,490)	29,300
451020 OTHER GENERAL EXPENSES	500	-	-	-
451030 COMPENSATED ABSENCES	(444)	-	-	-
452000 NONADVALOREM TAXES	-	118,210	152,813	128,830
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	2,746	2,550	2,260	2,550
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	531	1,140	170	1,770
453502 INTEREST ON TENANT DEPOSITS	997	-	160	-
499000 FUNDING TRANSFERS OUT	310,005	-	290,130	-
TOTAL GENERAL EXPENSES	663,358	487,860	435,123	504,070
FEES TO COCC				
459040 PROPERTY MGMT. FEES	56,266	59,200	59,200	65,880
TOTAL FEES TO COCC	56,266	59,200	59,200	65,880

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
TOTAL GENERAL EXPENSES AND FEES TO COCC	719,624	547,060	494,323	569,950
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES				
EXTRAORDINARY MAINTENANCE				
461000 EXTRAORDINARY MAINTENANCE	8,368	14,500	-	14,500
462030 CASUALTY LOSS	-	20,000	-	20,000
TOTAL EXTRAORDINARY MAINTENANCE	8,368	34,500	-	34,500
CAPITAL EXPENDITURES				
116510 RESERVE FOR REPLACEMENTS DEPOSITS	290,593	290,130	345,580	337,580
140090 FURN/EQPT/MACH ADMIN	-	-	(55,030)	-
140101 PROPERTY IMPROVEMENTS	39,259	-	(9,980)	-
TOTAL CAPITAL EXPENDITURES	329,852	290,130	280,570	337,580
215000 CAPITAL LEASE PAYMENTS VEHICLES	21,116	20,337	15,403	22,280
215001 CAPITAL LEASE PAYMENTS COPIERS	7,367	-	6,250	10,180
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	366,703	344,967	302,223	404,540
INCOME & EXPENSE SUMMARY				
TOTAL INCOME	3,751,100	3,946,030	4,189,080	4,391,820

OPERATING BUDGET FY 2027
ALL MULTI-FAMILY PROPERTIES
373 UNITS IN FY 2026/2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027
SALARIES AND FRINGES	1,558,556	1,462,500	1,451,880	1,615,280
ADMINISTRATIVE EXPENSES	243,814	124,250	236,834	149,420
RESIDENT SERVICES	1,840	5,700	1,040	5,200
UTILITIES	201,537	227,260	262,262	224,260
MAINTENANCE MATERIALS	259,513	227,070	215,615	232,070
CONTRACT COSTS	949,628	848,500	802,540	935,200
GENERAL EXPENSES	719,624	547,060	494,323	569,950
EXTRAORDINARY MAINTENANCE	8,368	34,500	-	34,500
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	358,335	310,467	302,223	370,040
TOTAL EXPENSES	4,301,215	3,787,307	3,766,717	4,135,920
NET BUDGETARY SURPLUS/(DEFICIT)	(550,115)	158,723	422,363	255,900

OPERATING BUDGET FY 2027
PARK RIDGE COURT
37 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	209,988	186,850	213,060	215,190	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	-	680	10	680	
369050 NSF CHECKS	29	1,000	-	500	
369051 COURT COSTS	-	1,500	-	1,500	
369052 LATE FEE	2,701	1,000	3,310	1,000	
369053 MAINTENANCE LABOR	2,331	1,000	20	1,000	
369054 MAINTENANCE MATERIALS	6,108	1,500	630	1,500	
369060 DISCOUNTS	658	-	830	-	
369090 MISCELLANEOUS OTHER INCOME	-	-	-	8,640	SPM management income
802100 HUD RENT SUBSIDY	237,616	229,610	260,320	239,490	
TOTAL INCOME	459,431	423,140	478,180	469,500	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	34,708	48,970	45,390	45,330	
421000 RESIDENT SERVICES	-	3,270	-	3,460	
441500 MAINTENANCE	62,051	54,680	53,530	58,750	
TOTAL SALARIES	96,759	106,920	98,920	107,540	
454010 FICA	7,055	8,180	7,090	8,230	
454020 RETIREMENT	13,764	14,700	14,330	15,210	
454030 HEALTH INSURANCE	21,096	19,800	18,890	25,370	
454050 LIFE INSURANCE	563	210	270	220	
TOTAL FRINGE BENEFITS	42,477	42,890	40,580	49,030	
TOTAL SALARIES AND FRINGE BENEFITS	139,236	149,810	139,500	156,570	

OPERATING BUDGET FY 2027
PARK RIDGE COURT
37 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	-	1,000	-	1,000	
417120 BANK FEES	4	-	-	-	
417130 PROFESSIONAL FEES	361	1,000	-	1,000	
419020 OFFICE SUPPLIES	1,038	2,500	3,850	11,140	Office/printing supplies/computers/copiers
419040 TELEPHONE LAND LINES	9,204	5,350	8,960	5,350	Comcast ($5,270), Faronics Tech ($80)
419050 COPY MACHINE/DOCUMENT MGMT	395	330	460	5,000	Per copy black/white and color
419060 ADVERTISING/PUBLIC NOTICES	500	-	-	-	
419070 STAFF TRAVEL & MILEAGE	364	500	-	500	
419080 STAFF TRAINING	2,021	2,500	4,780	2,500	
419100 EVICTION/COURT COSTS	6,861	4,000	4,990	4,000	
419120 MISC OPERATING/ADMIN	403	300	1,090	1,000	
419160 TELEPHONE WIRELESS	694	890	450	1,580	
TOTAL ADMINISTRATIVE EXPENSES	21,844	19,370	24,580	33,070	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	-	2,000	-	2,000	Tenant activities / computer repair and replacement supplies
TOTAL RESIDENT SERVICES	-	2,000	-	2,000	
UTILITIES					
431000 WATER AND SEWER	965	1,300	900	1,300	Increase summer consumption / rate increase
431010 WATER RENOVATION	704	670	-	670	
432000 ELECTRICITY	5,999	6,100	5,450	6,100	Increase due to additional lighting
432010 ELECTRICITY RENOVATION	514	400	-	400	
442010 MOVE OUT UTILITIES	43	-	-	-	

OPERATING BUDGET FY 2027
PARK RIDGE COURT
37 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL UTILITIES	8,225	8,470	6,350	8,470	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	53,628	35,000	30,480	35,000	
442140 VEHICLE EXPENSE/MAINT	-	200	60	200	
442160 UNIFORMS	651	700	70	700	
442180 HVAC MATERIALS	2,266	2,500	260	2,500	HVAC PM's and routine maintenance service
442250 NON-CAPITALIZED DWELLING EQPT	4,050	-	-	-	
TOTAL MATERIALS AND SUPPLIES	60,595	38,400	30,870	38,400	
CONTRACT COSTS					
443010 GARBAGE	16,945	19,000	16,777	19,000	Current $1,235 /month, increase bulk pick up and 5% increase
443020 EXTERMINATION	3,155	3,500	3,080	3,500	Routine services, bed bugs, termites & lawn pest control
443050 TRUCK/GOLF CARTS	463	1,500	600	1,500	Maintence
443070 TREE TRIMMING	10,330	2,000	-	7,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	3,068	2,000	-	5,000	Maintence service and repairs
443110 PLUMBING REPAIRS/MAINT	14,571	8,000	3,900	8,000	Water heater replacement/permits
443130 ELECTRICAL REPAIRS/MAINT	21,152	7,000	-	7,000	
443140 LANDSCAPE & PLANT MAINT	14,216	20,000	6,330	20,000	Routine services / pest control / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	2,454	2,000	4,010	2,000	Panic button monitoring/cameras
443200 CONTRACT MAINT LABOR	275	-	-	-	
443210 MISC CONTR/REPAIR/MAINT	2,400	-	-	-	
443270 ROUTINE MAINTENANCE	52,647	40,000	22,630	40,000	A/C tools upgrade, general repairs/replace
TOTAL CONTRACT COSTS	141,676	105,000	57,327	113,000	
GENERAL EXPENSES & FEES TO COCC					

OPERATING BUDGET FY 2027
PARK RIDGE COURT
37 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
451000 INSURANCE	38,970	40,310	(300)	41,210	Change from CY budget: 2.23% increase
451010 COLLECTION LOSSES	3,227	3,740	-	4,300	
451030 COMPENSATED ABSENCES	(1,232)	-	-	-	
452000 NONADVALOREM TAXES	-	11,150	-	11,150	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	97	900	30	320	
453502 INTEREST ON TENANT DEPOSITS	82	-	10	-	
499000 FUNDING TRANSFERS OUT	60,826	-	61,900	-	
TOTAL GENERAL EXPENSES	101,971	56,100	61,640	56,980	
FEES TO CENTRAL OFFICE COST CENTER	-				
459040 PROPERTY MGMT. FEES	6,891	6,350	6,350	7,040	1.50%
TOTAL FEES TO COCC	6,891	6,350	6,350	7,040	
TOTAL GENERAL EXPENSES & FEES TO COCC	108,862	62,450	67,990	64,020	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
EXTRAORDINARY MAINTENANCE					
461000 EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
462030 CASUALTY LOSS	-	20,000	-	20,000	
TOTAL EXTRAORDINARY MAINTENANCE	-	21,000	-	21,000	
CAPITAL EXPENDITURES					
116510 RESERVE FOR REPLACEMENTS DEPOSITS	60,826	61,900	79,580	65,000	
140101 PROPERTY IMPROVEMENTS	14,797	-	1,400	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	234	3,000	-	1,500	One vehicle
215001 CAPITAL LEASE PAYMENTS COPIERS	1,148	-	600	1,840	
TOTAL CAPITAL EXPENDITURES	77,005	64,900	81,580	68,340	

OPERATING BUDGET FY 2027
PARK RIDGE COURT
37 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	77,005	85,900	81,580	89,340	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	459,431	423,140	478,180	469,500	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	139,236	149,810	139,500	156,570	
ADMINISTRATIVE EXPENSES	21,844	19,370	24,580	33,070	
RESIDENT SERVICES	-	2,000	-	2,000	
UTILITIES	8,225	8,470	6,350	8,470	
MAINTENANCE MATERIALS	60,595	38,400	30,870	38,400	
CONTRACT COSTS	141,676	105,000	57,327	113,000	
GENERAL EXPENSES	108,862	62,450	67,990	64,020	
EXTRAORDINARY MAINTENANCE	-	21,000	-	21,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	77,005	64,900	81,580	68,340	
TOTAL EXPENSES	557,443	471,400	408,197	504,870	
NET BUDGETARY SURPLUS/(DEFICIT)	(98,012)	(48,260)	69,983	(35,370)	

2027 REPLACEMENT RESERVES
PARK RIDGE COURT
37 UNITS

INCOME	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
330000 INTEREST REPLACEMENT RESERVES	5,072	5,200	3,520	3,700	
369010 REPLACEMENT RESERVES/20	-	61,900	-	65,000	
399000 FUNDING TRANSFERS IN	60,826	-	61,900	-	
TOTAL INCOME	65,898	67,100	65,420	68,700	
442250 NON-CAPITAL DWELLING EQUIPMENT	39,666	-	8,460	-	
443130 ELECTRICAL CONTRACTS	22,960	-	-	-	
443270 ROUTINE MAINTENANCE CONTRACTS	33,733	-	7,610	-	
461000 EXTRAORDINARY MAINTENANCE	7,153	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVES FOR REPLACEMENTS	30,725	300,000	10,810	50,000	Bath vanities, tubs and kitchens, sprinkler replacements (as needed)
TOTAL	134,237	300,000	26,880	50,000	
REPLACEMENT RESERVES BALANCE BEGINNING	358,290	289,951	289,951	328,491	
NET BUDGETARY SURPLUS/(DEFICIT)	(68,339)	(232,900)	38,540	18,700	
REPLACEMENT RESERVES BALANCE ENDING	289,951	57,051	328,491	347,191	

OPERATING BUDGET FY 2027
MEYERS ESTATES
50 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	217,838	236,890	181,640	197,990	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	1	-	-	-	
369050 NSF CHECKS	-	1,000	120	1,000	
369051 COURT COSTS	4,760	-	5,110	-	
369052 LATE FEE	4,086	4,000	4,650	4,000	
369053 MAINTENANCE LABOR	1,633	1,000	1,840	1,000	
369054 MAINTENANCE MATERIAL	7,421	10,000	9,280	10,000	
369055 PET FEE	300	-	-	-	
369060 DISCOUNTS	890	300	1,120	300	
369090 MISCELLANEOUS OTHER INCOME	-	1,000	-	8,640	SPM management income
802100 HUD RENT SUBSIDY	350,483	302,970	414,630	369,020	
TOTAL INCOME	587,412	557,160	618,390	591,950	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	80,188	25,130	75,190	34,470	
421000 RESIDENT SERVICES	7,365	52,320	3,850	55,210	
441500 MAINTENANCE	78,868	67,880	66,740	72,440	
TOTAL SALARIES	166,422	145,330	145,780	162,120	
454010 FICA	12,131	11,120	10,520	12,400	
454020 RETIREMENT	22,975	19,790	20,890	22,650	
454030 HEALTH INSURANCE	35,288	32,790	29,160	36,470	
454050 LIFE INSURANCE	1,077	290	440	320	
TOTAL FRINGE BENEFITS	71,471	63,990	61,010	71,840	
TOTAL SALARIES AND FRINGE BENEFITS	237,893	209,320	206,790	233,960	

OPERATING BUDGET FY 2027
MEYERS ESTATES
50 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	(820)	2,000	-	2,000	
417120 BANK FEES	1,066	-	-	-	
417130 PROFESSIONAL FEES	556	4,000	-	1,000	
419020 OFFICE SUPPLIES	675	1,500	3,800	10,140	Wait list Elite; laptops for maintenance staff, $1,250
419040 TELEPHONE LAND LINES	9,604	5,510	9,220	5,510	Comcast ($5,280), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	500	550	700	550	
419060 ADVERTISING/PUBLIC NOTICES	-	1,000	2,770	1,000	
419070 STAFF TRAVEL & MILEAGE	462	500	160	500	
419080 STAFF TRAINING	1,381	2,000	4,250	2,000	
419100 EVICTION/COURT COSTS	23,422	5,000	59,870	5,000	
419120 MISC OPERATING/ADMIN	461	500	1,870	500	
419130 POSTAGE/METER/FEDEX	-	-	-	-	
419160 TELEPHONE WIRELESS	1,951	1,340	1,380	1,340	
419170 COMPUTER/SYSTEMS MAINT	56	1,000	-	-	
TOTAL ADMINISTRATIVE EXPENSES	39,315	24,900	84,020	29,540	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	23	1,000	-	500	Meetings, activities, summer meal prog, ink cartridge resident computers
TOTAL RESIDENT SERVICES	23	1,000	-	500	
UTILITIES					
431000 WATER AND SEWER	9,670	9,500	10,330	9,500	
431010 WATER RENOVATION	615	200	880	200	
432000 ELECTRICITY	6,808	8,000	6,470	8,000	
432010 ELECTRICITY RENOVATION	1,283	390	750	390	
442010 MOVE OUT UTILITIES	(165)	2,000	-	-	
TOTAL UTILITIES	18,211	20,090	18,430	18,090	

OPERATING BUDGET FY 2027
MEYERS ESTATES
50 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	42,205	45,000	41,590	45,000	New verticals/closet doors/bathroom fixtures, LED lighting
442140 VEHICLE EXPENSE/MAINT	5,108	3,000	5,420	3,000	
442160 UNIFORMS	1,326	1,280	660	1,280	
442180 HVAC MATERIALS	1,620	2,500	3,365	2,500	Repairs and preventive maintenance
TOTAL MATERIALS AND SUPPLIES	50,259	51,780	51,035	51,780	
CONTRACT COSTS					
443010 GARBAGE	37,978	32,000	25,640	32,000	Allotted for rate increase
443020 EXTERMINATION	3,698	5,100	5,830	5,100	Bed bug/termites/lawn treatment
443050 TRUCK/GOLF CARTS	370	1,000	-	1,000	Golf cart repairs
443070 TREE TRIMMING	8,150	15,000	-	15,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	100	3,000	-	6,000	Maintenance service and sprinkler repair
443110 PLUMBING REPAIRS/MAINT	7,839	5,000	8,480	5,000	Replace / repair underground pipes / WH permits
443130 ELECTRICAL REPAIRS/MAINT	14,519	10,000	6,490	10,000	Routine repairs
443140 LANDSCAPE & PLANT MAINT	15,181	10,000	3,740	20,000	Lawn contract / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	3,514	2,100	5,250	2,100	Security services/panic button monitoring
443210 MISC CONTR/REPAIR/MAINT	1,800	-	-	-	
443270 ROUTINE MAINTENANCE	48,557	47,000	40,350	47,000	Roof repairs/sprinkler system / stair railings / playground removal / repairs / replacement, A/C tools upgrade, general repairs / replace
448300 PROTECTIVE SERVICES	-	-	-	-	
TOTAL CONTRACT COSTS	141,707	130,200	95,780	143,200	
GENERAL EXPENSES & FEES TO COCC					
451010 COLLECTION LOSSES	3,402	4,740	-	3,960	
451030 COMPENSATED ABSENCES	11,855	-	-	-	
451000 INSURANCE	50,944	50,980	(1,290)	51,180	Change from CY budget: .39% increase
452000 NON AD VALOREM TAXES	-	9,730	25,714	9,730	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	1,177	1,250	1,140	1,250	

OPERATING BUDGET FY 2027
MEYERS ESTATES
50 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	97	240	30	320	
453502 INTEREST ON TENANT DEPOSITS	227	-	20	-	
499000 FUNDING TRANSFERS OUT	41,452	-	42,800	-	
TOTAL GENERAL EXPENSES	109,153	66,940	68,414	66,440	
459040 PROPERTY MGMT. FEES	8,811	8,360	8,360	8,880	1.50%
TOTAL FEES TO COCC	8,811	8,360	8,360	8,880	
TOTAL GENERAL EXPENSES & FEES TO COCC	117,964	75,300	76,774	75,320	
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	41,452	42,800	63,020	65,540	
140101 PROPERTY IMPROVEMENTS	8,500	-	(13,740)	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	8,796	9,259	5,410	9,260	1 car and 1 truck
215001 CAPITAL LEASE PAYMENTS COPIERS	1,382	-	1,440	1,840	
TOTAL CAPITAL EXPENDITURES	60,130	52,059	56,130	76,640	
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	60,130	54,559	56,130	79,140	

OPERATING BUDGET FY 2027
MEYERS ESTATES
50 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	587,412	557,160	618,390	591,950	
SALARIES AND FRINGES	237,893	209,320	206,790	233,960	
ADMINISTRATIVE EXPENSES	39,315	24,900	84,020	29,540	
RESIDENT SERVICES	23	1,000	-	500	
UTILITIES	18,211	20,090	18,430	18,090	
MAINTENANCE MATERIALS	50,259	51,780	51,035	51,780	
CONTRACT COSTS	141,707	130,200	95,780	143,200	
GENERAL EXPENSES	117,964	75,300	76,774	75,320	
EXTRAORDINARY MAINTENANCE	-	2,500	-	2,500	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	60,130	52,059	56,130	76,640	
TOTAL EXPENSES	665,502	567,149	588,959	631,530	
NET BUDGETARY SURPLUS/(DEFICIT)	(78,090)	(9,989)	29,431	(39,580)	

2027 REPLACEMENT RESERVES
MEYERS ESTATES
50 UNITS

INCOME	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369010 REPLACEMENT RESERVES/20	-	42,800	-	65,540	
330000 INTEREST REPLACEMENT RESERVES	2,520	2,600	1,370	2,600	
399000 FUNDING TRANSFERS IN	41,452	(65,540)	42,800	-	
TOTAL INCOME	43,972	(20,140)	44,170	68,140	
451020 OTHER GENERAL EXPENSES	500	-	-	-	
461000 EXTRAORDINARY MAINTENANCE	10,032	-	-	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	20,775	-	12,990	-	
443200 CONTRACT MAINTENANCE	880	-	-	-	
443270 ROUTINE MAINTENANCE CONTRACTS	5,029	-	6,830	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	36,350	150,000	160,975	81,100	Bathroom/ kitchen/16-electrical panels (three phases-48 total)/entry signage /shop door
TOTAL	73,566	150,000	180,795	81,100	
REPLACEMENT RESERVES BALANCE BEGINNING	179,253	149,659	149,659	13,034	
NET BUDGETARY SURPLUS/(DEFICIT)	(29,594)	(170,140)	(136,625)	(12,960)	
REPLACEMENT RESERVES BALANCE ENDING	149,659	(20,481)	13,034	74	

OPERATING BUDGET FY 2027
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	303,728	430,290	324,390	520,650	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	35	-	160	-	
369040 INCOME WASHING MACHINE	1,246	2,500	3,220	2,500	
369050 NSF CHECKS	203	200	190	200	
369051 COURT COSTS	1,000	-	-	-	
369052 LATE FEE	761	250	1,840	250	
369053 MAINTENANCE LABOR	628	800	1,320	800	
369054 MAINTENANCE MATERIAL	1,146	450	700	450	
369060 DISCOUNTS	1,780	-	2,240	-	
369090 MISCELLANEOUS OTHER INCOME	-	-	-	8,640	
802100 HUD RENT SUBSIDY	547,520	558,060	686,030	672,310	
TOTAL INCOME	858,046	992,550	1,020,090	1,205,800	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	81,024	121,880	114,220	94,100	
421000 RESIDENT SERVICES	27,710	26,690	26,620	27,890	
441500 MAINTENANCE	157,749	139,460	136,150	147,880	
TOTAL SALARIES	266,484	288,030	276,990	269,870	
454010 FICA	19,228	22,030	19,460	20,650	
454020 RETIREMENT	37,006	38,700	39,240	37,280	
454030 HEALTH INSURANCE	68,326	50,930	62,430	78,600	
454050 LIFE INSURANCE	2,012	580	850	540	
TOTAL FRINGE BENEFITS	126,572	112,240	121,980	137,070	
TOTAL SALARIES AND FRINGE BENEFITS	393,056	400,270	398,970	406,940	

OPERATING BUDGET FY 2027
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417100 AUDITING FEES	-	-	114	-	
417110 LEGAL FEES	546	1,500	150	1,500	
417130 PROFESSIONAL FEES	1,030	1,000	14,670	1,000	
419020 OFFICE SUPPLIES	841	1,250	4,430	-	
419030 PRINTING SUPPLIES	319	-	-	-	
419040 TELEPHONE LAND LINES	9,735	6,380	5,930	6,380	Comcast ($6,150), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	461	1,000	690	1,500	Per copy black/white and color
419060 ADVERTISING/PUBLIC NOTICES	2,672	1,000	-	1,000	Signage / property magnets
419070 STAFF TRAVEL & MILEAGE	447	700	260	700	
419080 STAFF TRAINING	1,875	2,500	4,880	2,500	
419100 EVICTION/COURT COSTS	37,020	10,000	23,000	10,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	125	-	-	-	
419120 MISC OPERATING/ADMIN	1,135	1,000	1,930	1,000	
419130 POSTAGE/METER/FEDEX	-	50	-	50	
419160 TELEPHONE WIRELESS	2,599	890	1,840	890	
TOTAL ADMINISTRATIVE EXPENSES	58,805	28,270	57,894	26,520	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	851	1,000	520	1,000	Coffee chat, meetings, computer supply, and other activities
423110 RESIDENT SERVICES MISCELLANEOUS	24	-	-	-	
TOTAL RESIDENT SERVICES	876	1,000	520	1,000	
UTILITIES					
431000 WATER AND SEWER	56,992	66,000	57,930	66,000	Summer consumption increase & rate increase
431010 WATER RENOVATION	-	50	-	50	

OPERATING BUDGET FY 2027
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
432000 ELECTRICITY	18,531	22,000	19,680	22,000	Allotted for rate increase
432010 ELECTRICITY RENOVATION	2,202	150	860	150	
TOTAL UTILITIES	77,725	88,200	78,470	88,200	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	27,782	15,000	16,600	15,000	
442140 VEHICLE EXPENSE/MAINT	-	50	-	50	
442160 UNIFORMS	256	780	130	780	
442180 HVAC MATERIALS	2,402	1,500	4,430	1,500	HVAC preventive maintenance and repairs
442250 NON-CAPITALIZED DWELLING EQPT	-	-	-	-	
TOTAL MATERIALS AND SUPPLIES	30,440	17,330	21,160	17,330	
CONTRACT COSTS					
443010 GARBAGE	13,858	13,000	12,040	13,000	Includes bulk pick up
443020 EXTERMINATION	3,274	4,000	1,740	4,000	Includes routine service, bed bugs & lawn treatments
443070 TREE TRIMMING	8,400	5,000	-	5,000	Hurricane trimming
443090 ELEVATOR REPAIRS/MAINT	4,285	5,000	11,060	5,000	Routine contract services and repairs
443100 IRRIGATION REPAIRS/MAINT	-	-	-	9,000	Monthly service and equipment refill
443110 PLUMBING REPAIRS/MAINT	19,902	15,000	6,650	15,000	
443130 ELECTRICAL REPAIRS/MAINT	3,895	1,500	5,840	1,500	
443140 LANDSCAPE & PLANT MAINT	21,251	20,000	3,440	20,000	Mowing, mulch, planting, misc.
443150 SECURITY/ENTRANCE MAINT	14,573	6,500	22,223	10,000	Monthly monitoring service for panic button, fire alarm, elevator phone, door entry equipment and security software upgrades
443160 JANITORIAL SERVICE	38,918	36,000	35,890	67,000	Vendor cleaning service monthly $5,583
443210 MISC CONTR/REPAIR/MAINT	2,400	-	-	-	
443270 ROUTINE MAINTENANCE	18,525	40,000	32,230	40,000	Misc. repairs, clean AC vents in common areas
TOTAL CONTRACT COSTS	149,280	146,000	131,113	189,500	

OPERATING BUDGET FY 2027
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	71,195	70,130	(2,150)	70,020	Change from CY budget: -.16% decrease
451010 COLLECTION LOSSES	976	8,610	-	10,410	
451030 COMPENSATED ABSENCES	1,804	-	-	-	
452000 NON AD VALOREM TAXES	-	29,350	38,080	29,350	Non ad valorem fire assessment
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	97	-	30	320	
453502 INTEREST ON TENANT DEPOSITS	341	-	90	-	
499000 FUNDING TRANSFERS OUT	73,608	-	62,570	-	
TOTAL GENERAL EXPENSES	148,022	108,090	98,620	110,100	
459040 PROPERTY MGMT. FEES	12,871	14,890	14,890	18,090	1.50%
TOTAL FEES TO COCC	12,871	14,890	14,890	18,090	
TOTAL GENERAL EXPENSES & FEES TO COCC	160,893	122,980	113,510	128,190	
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	67,474	62,570	62,570	63,820	
140090 FURN/EQPT/MACH ADMIN	-	-	(27,200)	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	-	3,000	-	-	
215001 CAPITAL LEASE PAYMENTS COPIERS	1,382	-	600	1,840	
TOTAL CAPITAL EXPENDITURES	68,856	65,570	35,970	65,660	

OPERATING BUDGET FY 2027
HIGHLAND GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	68,856	75,570	35,970	75,660	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	858,046	992,550	1,020,090	1,205,800	
SALARIES AND FRINGES	393,056	400,270	398,970	406,940	
ADMINISTRATIVE EXPENSES	58,805	28,270	57,894	26,520	
RESIDENT SERVICES	876	1,000	520	1,000	
UTILITIES	77,725	88,200	78,470	88,200	
MAINTENANCE MATERIALS	30,440	17,330	21,160	17,330	
CONTRACT COSTS	149,280	146,000	131,113	189,500	
GENERAL EXPENSES	160,893	122,980	113,510	128,190	
EXTRAORDINARY MAINTENANCE	-	10,000	-	10,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	68,856	65,570	35,970	65,660	
TOTAL EXPENSES	939,931	879,620	837,606	933,340	
NET BUDGETARY SURPLUS/(DEFICIT)	(81,885)	112,930	182,484	272,460	

2027 REPLACEMENT RESERVES
HIGHLAND GARDENS APARTMENTS
100 UNITS

INCOME	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369010 REPLACEMENT RESERVES/20	-	62,570	-	63,820	
330000 INTEREST REPLACEMENT RESERVES	4,241	4,500	2,430	4,500	
399000 FUNDING TRANSFERS IN	73,608	(63,820)	62,570	-	
TOTAL INCOME	77,849	3,250	65,000	68,320	
461000 EXTRAORDINARY MAINTENANCE	5,082	-	-	-	
442250 NON-CAPITAL DWELLING EQUIPMENT	31,129	-	22,200	-	
443090 ELEVATOR MAINTENANCE CONTRACTS	-	-	160	-	
443110 PLUMBING CONTRACTS	-	-	20,690	-	
443270 ROUTINE MAINTENANCE CONTRACTS	43,270	-	4,510	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	86,977	150,000	18,120	70,000	Concrete speed bumps/ fence replament and kitchen /bath as needed / shop door and garbage caddy
TOTAL	86,977	150,000	18,120	70,000	
REPLACEMENT RESERVES BALANCE BEGINNING	218,065	208,937	208,937	255,817	
NET BUDGETARY SURPLUS/(DEFICIT)	(9,128)	(146,750)	46,880	(1,680)	
REPLACEMENT RESERVES BALANCE ENDING	208,937	62,187	255,817	254,137	

OPERATING BUDGET FY 2027
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	333,714	464,220	318,380	531,690	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	-	-	10	-	
369040 WASHING MACHINE INCOME	2,698	2,000	5,730	2,000	
369050 NSF CHECKS	181	100	40	100	
369052 LATE FEE	168	-	30	-	
369053 MAINTENANCE LABOR	177	900	360	900	
369054 MAINTENANCE MATERIAL	4,581	500	4,800	2,500	
369060 DISCOUNTS	1,780	300	2,240	1,500	
369090 MISCELLANEOUS OTHER INCOME	-	-	-	8,640	SPM management income
802100 HUD RENT SUBSIDY	615,926	628,460	768,040	668,190	
TOTAL INCOME	959,226	1,096,480	1,099,630	1,215,520	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	101,046	104,470	102,080	118,830	
421000 RESIDENT SERVICES	27,709	26,690	26,620	27,890	
441500 MAINTENANCE	157,749	139,460	136,150	147,880	
TOTAL SALARIES	286,505	270,620	264,850	294,600	
454010 FICA	20,370	20,700	17,680	22,540	
454020 RETIREMENT	39,536	36,390	37,540	40,650	
454030 HEALTH INSURANCE	90,975	50,930	84,430	104,400	
454050 LIFE INSURANCE	2,046	540	830	590	
TOTAL FRINGE BENEFITS	152,927	108,560	140,480	168,180	
TOTAL SALARIES AND FRINGE BENEFITS	439,432	379,180	405,330	462,780	

OPERATING BUDGET FY 2027
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	983	1,000	820	1,000	
417120 BANKING FEES	460	-	-	-	
417130 PROFESSIONAL FEES	5,443	1,000	-	1,000	
419020 OFFICE SUPPLIES	1,289	4,250	3,040	10,140	Laptops for maintenance staff, $1,250
419030 PRINTING SUPPLIES	60	-	-	-	
419040 TELEPHONE LAND LINES	10,002	6,160	5,300	6,160	Comcast ($5,930), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	1,587	1,200	1,470	1,200	
419060 ADVERTISING/PUBLIC NOTICES	532	1,000	-	3,000	Waiting list
419070 STAFF TRAVEL & MILEAGE	895	1,500	550	1,500	
419080 STAFF TRAINING	1,536	2,500	4,460	2,500	
419100 EVICTION/COURT COSTS	55,710	10,000	15,390	10,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	298	-	-	-	
419120 MISC OPERATING/ADMIN	1,107	350	5,470	1,500	Ready Fresh
419160 TELEPHONE WIRELESS	1,911	1,340	1,160	1,780	
TOTAL ADMINISTRATIVE EXPENSES	81,813	31,300	37,660	39,780	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	942	1,500	520	1,500	Residents coffee chats / meetings / misc. activities / printer supplies
TOTAL RESIDENT SERVICES	942	1,500	520	1,500	
UTILITIES					
431000 WATER AND SEWER	54,369	65,000	82,851	65,000	Allotted for increased summer consumption and rate increase
431010 WATER RENOVATION	-	-	33,291	-	
432000 ELECTRICITY	23,855	29,000	30,070	29,000	
432010 ELECTRICITY RENOVATION	807	-	540	-	

OPERATING BUDGET FY 2027
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL UTILITIES	79,031	94,000	146,752	94,000	
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	38,692	37,000	42,500	42,000	Allotting for interior lighting upgrade/ballast replacement
442140 VEHICLE EXPENSE/MAINT	2,201	3,000	2,620	3,000	
442160 UNIFORMS	1,053	1,280	500	1,280	
442180 HVAC MATERIALS	5,090	5,000	6,290	5,000	
442250 NON-CAPITALIZED DWELLING EQPT	-	5,000	-	5,000	
TOTAL MATERIALS AND SUPPLIES	47,035	51,280	51,910	56,280	
CONTRACT COSTS					
443010 GARBAGE	34,280	40,000	29,640	40,000	Recycling program/dumpster roll-up pick
443020 EXTERMINATION	3,647	2,800	5,340	4,000	Allotted for bb /lawn pest treatment
443050 TRUCK/GOLF CARTS	-	-	-	1,000	Repairs
443070 TREE TRIMMING	7,900	5,000	-	5,000	Hurricane trimming
443090 ELEVATOR REPAIRS/MAINT	8,779	5,000	2,830	5,000	Monthly service
443100 IRRIGATION REPAIRS/MAINT	452	-	-	-	
443110 PLUMBING REPAIRS/MAINT	21,982	20,000	30,880	20,000	
443130 ELECTRICAL REPAIRS/MAINT	21,877	10,000	9,970	10,000	
443140 LANDSCAPE & PLANT MAINT	14,028	16,000	2,390	20,000	Lawn service/mulch/fertilization/planting
443150 SECURITY/ENTRANCE MAINT	18,498	10,000	15,500	12,000	Montoring of panic button. Fire alarm,
443160 JANITORIAL SERVICE	38,918	36,000	66,780	67,000	Monthly service of $5,583
443210 MISC CONTR/REPAIR/MAINT	6,400	-	3,200	-	
443270 ROUTINE MAINTENANCE	48,000	50,000	32,470	50,000	Water drainage, root guard and repair, unit ceiling repair, roof repairs, A/C duct cleaning in common areas
TOTAL CONTRACT COSTS	224,760	194,800	199,000	234,000	

OPERATING BUDGET FY 2027
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	89,789	90,260	(2,790)	90,090	Change from CY budget: -.19% decrease
451010 COLLECTION LOSSES	1,096	9,280	(2,490)	10,630	
451030 COMPENSATED ABSENCES	1,146	-	-	-	
452000 NON AD VALOREM TAXES	-	19,780	29,543	30,400	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	1,280	-	1,060	-	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	145	-	50	490	
453502 INTEREST ON TENANT DEPOSITS	225	-	40	-	
499000 FUNDING TRANSFERS OUT	79,668	-	67,720	-	
TOTAL GENERAL EXPENSES	173,349	119,320	93,133	131,610	
459040 PROPERTY MGMT. FEES	14,388	16,450	16,450	18,230	1.50%
TOTAL FEES TO COCC	14,388	16,450	16,450	18,230	
TOTAL GENERAL EXPENSES & FEES TO COCC	187,737	135,770	109,583	149,840	
EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES					
461000 EXTRAORDINARY MAINTENANCE	8,368	-	-	-	
TOTAL EXTRAORDINARY MAINTENANCE	8,368	-	-	-	
116510 RESERVE FOR REPLACEMENTS DEPOSITS	66,390	67,720	77,390	78,940	
140090 FURN/EQPT/MACH ADMIN	-	-	(27,830)	-	
140101 PROPERTY IMPROVEMENTS	-	-	(12,720)		
215000 CAPITAL LEASE PAYMENTS VEHICLES	6,375	1,984	7,370	6,360	
215001 CAPITAL LEASE PAYMENTS COPIERS	2,073	-	2,170	2,820	
TOTAL CAPITAL EXPENDITURES	74,838	69,704	46,380	88,120	

OPERATING BUDGET FY 2027
GRIFFIN GARDENS APARTMENTS
100 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	83,206	69,704	46,380	88,120	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	959,226	1,096,480	1,099,630	1,215,520	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	439,432	379,180	405,330	462,780	
ADMINISTRATIVE EXPENSES	81,813	31,300	37,660	39,780	
RESIDENT SERVICES	942	1,500	520	1,500	
UTILITIES	79,031	94,000	146,752	94,000	
MAINTENANCE MATERIALS	47,035	51,280	51,910	56,280	
CONTRACT COSTS	224,760	194,800	199,000	234,000	
GENERAL EXPENSES	187,737	135,770	109,583	149,840	
EXTRAORDINARY MAINTENANCE	8,368	-	-	-	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	74,838	69,704	46,380	88,120	
TOTAL EXPENSES	1,143,955	957,534	997,135	1,126,300	
NET BUDGETARY SURPLUS/(DEFICIT)	(184,729)	138,946	102,495	89,220	

2027 REPLACEMENT RESERVES
GRIFFIN GARDENS APARTMENTS
100 UNITS

INCOME	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369010 REPLACEMENT RESERVES/20	-	67,720	-	78,940	
330000 INTEREST REPLACEMENT RESERVES	20,303	20,500	16,230	20,500	
399000 FUNDING TRANSFERS IN	79,668	(78,940)	67,720	-	
TOTAL INCOME	99,971	9,280	83,950	99,440	
442250 NON-CAPITAL DWELLING EQUIPMENT	28,488	-	31,590	-	
443270 ROUTINE MAINTENANCE CONTRACS	14,033	-	35,040	-	
461000 EXTRAORDINARY MAINTENANCE	15,180	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	12,950	490,000	52,228	450,000	Exterior paint, lighting, hand caddy, unit replacements kitchen/bathrooms as needed and upgrade elevator systems
TOTAL	70,650	490,000	118,858	450,000	
REPLACEMENT RESERVES BALANCE BEGINNING	773,121	802,442	802,442	767,534	
NET BUDGETARY SURPLUS/(DEFICIT)	29,321	(480,720)	(34,908)	(350,560)	
REPLACEMENT RESERVES BALANCE ENDING	802,442	321,722	767,534	416,974	

OPERATING BUDGET FY 2027
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
INCOME					
311000 DWELLING RENTAL INCOME	387,046	382,370	392,030	406,080	Allotted for rent increase & vacancy loss 2%
361000 INTEREST INCOME	0	-	-	-	
369050 NSF CHECKS	58	1,500	120	1,500	
369051 COURT COSTS	-	3,000	-	3,000	
369052 LATE FEE	4,159	2,500	5,630	2,500	
369053 MAINTENANCE LABOR	297	7,500	1,220	7,500	
369054 MAINTENANCE MATERIAL	1,543	12,500	5,070	12,500	
369055 PET FEE	-	-	400	-	
369060 DISCOUNTS	1,549	-	1,950	-	
369090 MISCELLANEOUS OTHER INCOME	-	-	-	8,640	SPM management income
802100 HUD RENT SUBSIDY	492,334	467,330	566,370	467,330	
TOTAL INCOME	886,985	876,700	972,790	909,050	
SALARIES AND FRINGE BENEFITS					
411000 ADMINISTRATION	94,487	99,660	86,930	111,870	
421000 RESIDENT SERVICES	7,171	9,810	10,120	10,350	
441500 MAINTENANCE	134,463	116,170	113,490	123,210	
TOTAL SALARIES	236,120	225,640	210,540	245,430	
454010 FICA	17,220	16,590	14,640	18,070	
454020 RETIREMENT	32,841	29,310	29,900	32,730	
454030 HEALTH INSURANCE	61,187	51,950	45,570	58,330	
454050 LIFE INSURANCE	1,571	430	640	470	
TOTAL FRINGE BENEFITS	112,819	98,280	90,750	109,600	
TOTAL SALARIES AND FRINGE BENEFITS	348,940	323,920	301,290	355,030	

OPERATING BUDGET FY 2027
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	-	3,000	-	3,000	
417120 BANK FEES	683	-	-	-	
417130 PROFESSIONAL FEES	892	1,000	-	1,000	
419020 OFFICE SUPPLIES	1,616	1,500	4,330	1,500	
419040 TELEPHONE LAND LINES	11,243	5,770	13,440	5,770	Comcast ($5,540), Faronics Tech ($230)
419050 COPY MACHINE/DOCUMENT MGMT	683	400	710	1,500	Per copy black/white and color
419060 ADVERTISING/PUBLIC NOTICES	3,704	-	-	-	
419070 STAFF TRAVEL & MILEAGE	788	700	760	700	
419080 STAFF TRAINING	2,277	2,000	5,240	2,000	
419100 EVICTION/COURT COSTS	17,557	3,000	6,960	3,000	
419120 MISC OPERATING/ADMIN	622	700	(140)	700	
419130 POSTAGE/METER/FEDEX	21	-	-	-	
419160 TELEPHONE WIRELESS	1,949	1,340	1,380	1,340	
TOTAL ADMINISTRATIVE EXPENSES	42,036	20,410	32,680	20,510	
RESIDENT SERVICES					
423100 RESIDENT SERVICES	-	200	-	200	Computer supplies / displaced resident
TOTAL RESIDENT SERVICES	-	200	-	200	
UTILITIES					
431000 WATER AND SEWER	1,907	2,500	1,530	2,500	Allotting for summer consumption increase and rate increase
431010 WATER RENOVATION	1,939	-	240	-	
432000 ELECTRICITY	11,745	13,000	10,130	12,000	YTD consumption estimate
432010 ELECTRICITY RENOVATION	2,754	-	360	-	
442010 MOVE OUT UTILITIES	-	1,000	-	1,000	
TOTAL UTILITIES	18,345	16,500	12,260	15,500	

OPERATING BUDGET FY 2027
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
MATERIALS AND SUPPLIES					
442000 MAINTENANCE MATERIALS	64,492	58,000	55,840	58,000	
442140 VEHICLE EXPENSE/MAINT	3,747	3,000	3,600	3,000	
442160 UNIFORMS	130	1,280	840	1,280	REM support staff, manager, maintenance
442180 HVAC MATERIALS	2,814	4,000	360	4,000	Preventative maintenance, routine services
442250 NON-CAPITALIZED DWELLING EQPT	-	2,000	-	2,000	
TOTAL MATERIALS AND SUPPLIES	71,184	68,280	60,640	68,280	
CONTRACT COSTS					
443010 GARBAGE	152,833	140,000	138,980	110,000	
443020 EXTERMINATION	9,990	10,500	5,700	10,500	Bed bug , termites, lawn treatment
443040 FLOORING REPL/MAINT	30	-	-	-	
443050 TRUCK/GOLF CARTS	-	500	-	500	Go cart repairs as needed
443070 TREE TRIMMING	18,500	7,000	-	15,000	Hurricane trimming
443100 IRRIGATION REPAIRS/MAINT	-	2,000	10	2,000	Sprinkler repair and service fees
443110 PLUMBING REPAIRS/MAINT	16,215	15,000	31,710	15,000	Pipe blockages, back-ups
443130 ELECTRICAL REPAIRS/MAINT	3,241	5,000	17,130	5,000	Exterior/parking lot lights replacement as needed
443140 LANDSCAPE & PLANT MAINT	32,736	35,000	18,130	40,000	Routine services / mulch / fertilization / planting
443150 SECURITY/ENTRANCE MAINT	2,268	2,500	15,230	2,500	Panic button
443200 CONTRACT MAINT LABOR	880	-	-	-	
443210 MISC CONTR/REPAIR/MAINT	4,200	-	-	-	
443270 ROUTINE MAINTENANCE	51,311	55,000	92,430	55,000	A/C duct cleaning
TOTAL CONTRACT COSTS	292,205	272,500	319,320	255,500	

OPERATING BUDGET FY 2027
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES & FEES TO COCC					
451000 INSURANCE	87,064	87,910	(1,390)	89,120	Change from CY budget: 1.38% increase
451010 COLLECTION LOSSES	2,357	-	-	-	
451020 OTHER GENERAL EXPENSES	500	-	-	-	
451030 COMPENSATED ABSENCES	(14,017)	-	-	-	
452000 NON AD VALOREM TAXES	-	48,200	59,476	48,200	
453500 INTEREST EXPENSE CAPITAL LEASE - VEHICLES	290	1,300	60	1,300	
453501 INTEREST EXPENSE CAPITAL LEASE - COPIERS	97	-	30	320	
453502 INTEREST ON TENANT DEPOSITS	122	-	-	-	
499000 FUNDING TRANSFERS OUT	54,451	-	55,140	-	
TOTAL GENERAL EXPENSES	130,863	137,410	113,316	138,940	
FEES TO CENTRAL OFFICE COST CENTER					
459040 PROPERTY MGMT. FEES	13,305	13,150	13,150	13,640	1.50%
TOTAL FEES TO COCC	13,305	13,150	13,150	13,640	
TOTAL GENERAL EXPENSES & FEES TO COCC	144,168	150,560	126,466	152,580	
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	54,451	55,140	63,020	64,280	
140101 PROPERTY IMPROVEMENTS	15,962	-	15,080	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	5,711	3,094	2,623	5,160	one vehicle
215001 CAPITAL LEASE PAYMENTS COPIERS	1,382	-	1,440	1,840	
TOTAL CAPITAL EXPENDITURES	77,506	58,234	82,163	71,280	

OPERATING BUDGET FY 2027
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL EXTRAORDINARY MAINTENANCE & CAPITAL EXPENDITURES	77,506	59,234	82,163	72,280	
INCOME & EXPENSE SUMMARY					
TOTAL INCOME	886,985	876,700	972,790	909,050	
SUMMARY OF EXPENSES					
SALARIES AND FRINGES	348,940	323,920	301,290	355,030	
ADMINISTRATIVE EXPENSES	42,036	20,410	32,680	20,510	
RESIDENT SERVICES	-	200	-	200	
UTILITIES	18,345	16,500	12,260	15,500	
MAINTENANCE MATERIALS	71,184	68,280	60,640	68,280	
CONTRACT COSTS	292,205	272,500	319,320	255,500	
GENERAL EXPENSES	144,168	150,560	126,466	152,580	
EXTRAORDINARY MAINTENANCE	-	1,000	-	1,000	
CAPITAL EXPENSES/LEASE/RESERVE FOR REPLACEMENTS	77,506	58,234	82,163	71,280	
TOTAL EXPENSES	994,384	911,604	934,819	939,880	
NET BUDGETARY SURPLUS/(DEFICIT)	(107,399)	(34,904)	37,971	(30,830)	

2027 REPLACEMENT RESERVES
EVERGLADES HEIGHTS/AUBURN GARDENS/ROOSEVELT GLEN
86 UNITS

INCOME	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369010 REPLACEMENT RESERVES/20	-	55,140	-	64,280	
330000 INTEREST REPLACEMENT RESERVES	23,493	25,000	18,250	25,000	
399000 FUNDING TRANSFERS IN	54,451	(64,280)	55,140	-	
TOTAL INCOME	77,944	15,860	73,390	89,280	
442250 NON-CAPITAL DWELLING EQUIPMENT	46,775	-	8,710	-	
443140 LANDSCAPE/GROUNDS CONTRACT	-	-	3,080	-	
443270 ROUTINE MAINTENANCE CONTRACTS	40,805	-	31,080	-	
461000 EXTRAORDINARY MAINTENANCE	15,287	-	-	-	
140101 PROPERTY IMPROVEMENTS RESERVE FOR REPLACEMENTS	122,156	400,000	185,529	662,000	Exterior paint (all 3 properties); EV-rails, golf cart, lighting; AU- pipe replacement; and lighting, kitchen, and bathrooms as needed all three properties
TOTAL	225,023	400,000	228,399	662,000	
REPLACEMENT RESERVES BALANCE BEGINNING	961,182	814,103	814,103	659,095	
NET BUDGETARY SURPLUS/(DEFICIT)	(147,079)	(384,140)	(155,009)	(572,720)	
REPLACEMENT RESERVES BALANCE ENDING	814,103	429,963	659,095	86,375	