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Fill-A-Form

Proposed Budget

Project: **Weonit Woods**

Site ID: ▾

Fiscal Year: 2018

Effective Date:

*2017-2018
Budget
Weonit Woods*

PART I - CASH FLOW STATEMENT

Item	Proposed	Comment
OPERATIONAL CASH SOURCES		
1. RENTAL INCOME	\$247152.00	
2. RHS RENTAL ASSIST. RECEIVED		
3. APPLICATION FEE RECEIVED		
4. LAUNDRY AND VENDING	\$2600.00	
5. INTEREST INCOME	\$1200.00	.04% INTEREST ON INVESTMENTS
6. TENANT CHARGES	\$0.00	
7. OTHER - PROJECT SOURCES	\$0.00	
8. LESS (VCNCY @ CNTGNCY ALLW)	-\$2300.00	
9. LESS (AGNCY APRVD INCENTV)	\$0.00	
10. SUB-TTL [(1 THRU 7)-(8@9)]	\$248,652.00	
NON-OPERATIONAL CASH SOURCES		
11. CASH - NON PROJECT	\$0.00	
12. AUTHORIZED LOAN (NON-RHS)	\$0.00	
13. TRANSFER FROM RESERVE	\$31,250.00	
14. SUB-TOTAL (11 THRU 13)	\$31,250.00	
15. TOTAL CASH SOURCES (10+14)	\$279,902.00	
OPERATIONAL CASH USES		
16. TTL O@M EXP (FROM PART II)	\$188,654.00	
17. RHS DEBT PAYMENT	\$43019.40	MPR LOAN
18. RHS PAYMENT (OVERAGE)		
19. RHS PAYMENT (LATE FEE)		
20. REDUCTN IN PRIOR YR PYBLES		
21. TENANT UTILITY PAYMENTS		
22. TRANSFER TO RESERVE	\$35119.00	
23. RTN OWNER/NP ASSET MGT FEE	\$0.00	
24. SUB-TOTAL (16 THRU 23)	\$266,792.40	
NON-OPERATIONAL CASH USES		
25. AUTHZD DEBT PYMNT (NONRHS)	\$0.00	
26. CAPITAL BUDGET (III 4-6)	\$31,250.00	
27. MISCELLANEOUS	\$0.00	
28. SUB-TOTAL (25 THRU 27)	\$31,250.00	
29. TOTAL CASH USES (24+28)	\$298,042.40	
30. NET (DEFICIT) (15-29)	-\$18,140.40	

CASH BALANCE

31. BEGINNING CASH BALANCE	\$51170.00
32. ACCRUAL TO CASH ADJUSTMENT	
33. ENDING CASH BAL (30+31+32)	\$43,029.60

PART II - O@M EXPENSE SCHEDULE

Item	Proposed	Comment
1. MAINT. @ REPAIRS PAYROLL	\$25387.00	3% INCREASE PER L I
2. MAINT. @ REPAIRS SUPPLY	\$3900.00	
3. MAINT. @ REPAIRS CONTRACT	\$19000.00	
4. PAINTING	\$1000.00	
5. SNOW REMOVAL	\$5600.00	
6. ELEVATOR MAINT./CONTRACT	\$0.00	
7. GROUNDS	\$6200.00	
8. SERVICES	\$900.00	
9. CPTL BGT(PART V OPERATING)	\$20,050.00	
10. OTHER OPERATING EXPENSES	\$0.00	
11. SUB-TTL O@M (1 THRU 10)	\$82,037.00	
12. ELECTRICITY	\$19000.00	
13. WATER	\$2400.00	
14. SEWER	\$0.00	
15. FUEL (OIL/COAL/GAS)	\$12000.00	
16. GARBAGE @ TRASH REMOVAL	\$2600.00	
17. OTHER UTILITIES	\$0.00	
18. SUB-TTL UTIL. (12 THRU 17)	\$36,000.00	
19. SITE MANAGEMENT PAYROLL	\$22382.00	3% INCREASE
20. MANAGEMENT FEE	\$0.00	
21. PROJECT AUDITING EXPENSE	\$4800.00	BASED ON FY2016 ACTUAL COST
22. PROJ. BOOKKEEPING/ACCNTING	\$4180.00	
23. LEGAL EXPENSES	\$150.00	
24. ADVERTISING	\$300.00	
25. PHONE @ ANSWERING SERVICE	\$1375.00	TV, PHONE INTERNET
26. OFFICE SUPPLIES	\$2000.00	
27. OFFICE FURNITURE @ EQUIP.	\$0.00	
28. TRAINING EXPENSE	\$500.00	
29. HLTH INS. @ OTHER BENEFITS	\$17380.00	HALF OF MAINT. HEALTH 21% RETIREMEN
30. PAYROLL TAXES	\$900.00	
31. WORKMANS COMPENSATION	\$2750.00	
32. OTHER ADMIN.EXPENSES	\$0.00	
33. SUB-TTL ADMIN (19 THRU 32)	\$56,717.00	
34. REAL ESTATE TAXES	\$0.00	
35. SPECIAL ASSESSMENTS	\$0.00	
36. OTHR TAXES, LCNSES, PERMTS	\$0.00	
37. PROPERTY @ LIABILITY INS.	\$12800.00	
38. FIDELITY COVERAGE INS.	\$1100.00	
39. OTHER INSURANCE	\$0.00	
40. SUB-TTL TX/IN (34 THRU 39)	\$13,900.00	
41. TTL O@M EXPS (11+18+33+40)	\$188,654.00	

PART III - ACCT BUDGET/STATUS

Item	Proposed	Comment
RESERVE ACCOUNT		
1.BEGINNING BALANCE	\$535205.00	
2. TRANSFER TO RESERVE	\$35119.00	MPR LOAN
TRANSFER FROM RESERVE		

3. OPERATING DEFICIT	\$0.00
4. CPTL BGT (PART V RESERVE)	\$31,250.00
5. BUILDING @ EQUIP REPAIR	\$0.00
6. OTHR NON-OPERATING EXPENSES	\$0.00
7. TOTAL (3 THRU 6)	\$31,250.00
8. ENDING BALANCE [(1+2)-7]	\$539,074.00

GENERAL OPERATING ACCOUNT

BEGINNING BALANCE

ENDING BALANCE

REAL ESTATE TAX AND INS ESCROW

BEGINNING BALANCE

ENDING BALANCE

TENANT SECURITY DEPOSIT ACCT

BEGINNING BALANCE

ENDING BALANCE

ANNUAL CAPITAL BUDGET

Item	Proposed	Reserve	Operating	#Units/ Items	Comment
APPLIANCES					
APPLIANCES - RANGE	\$3600.00	\$3600.00	\$0.00	2	
APPLIANCES - REFRIGERATOR	\$1800.00	\$1800.00	\$0.00	1	
APPLIANCES - RANGE HOOD	\$1200.00	\$1200.00	\$0.00	0	
APPLIANCES - WASHERS @ DRYERS	\$0.00	\$0.00	\$0.00	0	
APPLIANCES - OTHER	\$0.00	\$0.00	\$0.00	0	
CARPET AND VINYL					
CARPET @ VINYL - 1 BR.	\$4000.00	\$4000.00	\$0.00	2	
CARPET @ VINYL - 2 BR.	\$0.00	\$0.00	\$0.00	0	
CARPET @ VINYL - 3 BR.	\$0.00	\$0.00	\$0.00	0	
CARPET @ VINYL - 4 BR.	\$0.00	\$0.00	\$0.00	0	
CARPET @ VINYL - OTHER	\$3450.00	\$3450.00	\$0.00	0	Comm Rm
CABINETS					
CABINETS - KITCHENS	\$0.00	\$0.00	\$0.00	0	
CABINETS - BATHROOM	\$0.00	\$0.00	\$0.00	0	
CABINETS - OTHER	\$0.00	\$0.00	\$0.00	0	
DOORS					
DOORS - EXTERIOR	\$2200.00	\$2200.00	\$0.00	0	CNA
DOORS - INTERIOR	\$0.00	\$0.00	\$0.00	0	
DOORS - OTHER	\$0.00	\$0.00	\$0.00	6	
WINDOW COVERINGS					
WINDOW COVERINGS - DETAIL	\$0.00	\$0.00	\$0.00	0	
WINDOW COVERINGS - OTHER	\$0.00	\$0.00	\$0.00	0	
HEAT AND AIR CONDITIONING					
HEAT @ AIR - HEATING	\$0.00	\$0.00	\$0.00	0	
HEAT @ AIR - AIR CONDITIONING	\$0.00	\$0.00	\$0.00	0	
HEAT @ AIR - OTHER	\$15000.00	\$15000.00	\$0.00	2	CNA BOILE
PLUMBING					
PLUMBING - WATER HEATER	\$0.00	\$0.00	\$0.00	0	
PLUMBING - BATH SINKS	\$0.00	\$0.00	\$0.00	0	
PLUMBING - KITCHEN SINKS	\$0.00	\$0.00	\$0.00	0	
PLUMBING - FAUCETS	\$0.00	\$0.00	\$0.00	0	
PLUMBING - TOILETS	\$0.00	\$0.00	\$0.00	0	
PLUMBING - OTHER	\$0.00	\$0.00	\$0.00	0	
MAJOR ELECTRICAL					

MAJOR ELECTRICAL - DETAIL	\$0.00	\$0.00	\$0.00	
MAJOR ELECTRICAL - OTHER	\$0.00	\$0.00	\$0.00	
STRUCTURES				
STRUCTURES - WINDOWS	\$0.00	\$0.00	\$0.00	0
STRUCTURES - SCREENS	\$0.00	\$0.00	\$0.00	0
STRUCTURES - WALLS	\$0.00	\$0.00	\$0.00	
STRUCTURES - ROOFING	\$0.00	\$0.00	\$0.00	
STRUCTURES - SIDING	\$0.00	\$0.00	\$0.00	
STRUCTURES - EXTERIOR PAINTING	\$0.00	\$0.00	\$0.00	
STRUCTURES - OTHER	\$0.00	\$0.00	\$0.00	
PAVING				
PAVING - ASPHALT	\$0.00	\$0.00	\$0.00	
PAVING - CONCRETE	\$0.00	\$0.00	\$0.00	
PAVING - SEAL AND STRIPE	\$0.00	\$0.00	\$0.00	
PAVING - OTHER	\$0.00	\$0.00	\$0.00	
LANDSCAPE AND GROUNDS				
LNDSCP@GRNDS - LANDSCAPING	\$0.00	\$0.00	\$0.00	
LNDSCP@GRNDS - LAWN EQUIPMENT	\$0.00	\$0.00	\$0.00	
LNDSCP@GRNDS - FENCIN	\$0.00	\$0.00	\$0.00	
LNDSCP@GRNDS - RECREATION AREA	\$0.00	\$0.00	\$0.00	
LNDSCP@GRNDS - SIGNS	\$0.00	\$0.00	\$0.00	
LNDSCP@GRNDS - OTHER	\$0.00	\$0.00	\$0.00	
ACCESSIBILITY FEATURES				
ACCESSIBILITY FEATURES -DETAIL	\$0.00	\$0.00	\$0.00	
ACCESSIBILITY FEATURES -OTHER	\$0.00	\$0.00	\$0.00	
AUTOMATION EQUIPMENT				
AUTOMATION EQUIP. -SITE MNGT.	\$0.00	\$0.00	\$0.00	
AUTOMATION EQUIP. -COMMON AREA	\$0.00	\$0.00	\$0.00	
AUTOMATION EQUIP. -OTHER	\$0.00	\$0.00	\$0.00	
OTHER				
LIST: ?	\$3500.00	\$0.00	\$3500.00	unit turnov
LIST: ?	\$16550.00	\$0.00	\$16550.00	truck
LIST: ?	\$0.00	\$0.00	\$0.00	
TOTAL CAPITAL EXPENSES	\$51,300.00	\$31,250.00	\$20,050.00	

Narrative:

Operating: Purchase of 2017 Ford Pick Up 3 yr. Lease Purchase Agreement @ \$16,550.84 with final payment at the end of three yrs. Also \$3500.00 for unit turn over. ^
 Reserves: Purchase 2 Boilers, 11 Storm Doors, 6 Ranges, 6 Range Hoods, 3 Refrigerators, Community Room Carpet, Carpet and Floors v

Last Modified: 7/18/2015