

CDA-95

Description	2019
Budget WS	
INCOME	
RENTAL INCOME	
Rental Income-Section 8	
Rental Income - Tenant	0
Total Rental Income-Section 8	0
Rental Income - Market	-307,560
Rental Income - Commercial	-17,160
Vacancies - Residential	7,000
Vacancies - Commercial	8,580
TOTAL RENTAL INCOME	-309,140
OTHER INCOME	
Laundry Receipts	-4,500
Tenant Damage Receipts	0
Miscellaneous Income	0
Late Fees	-300
TOTAL OTHER INCOME	-4,800
TOTAL INCOME	-313,940
OPERATING EXPENSE	
ADMINISTRATIVE EXPENSE	
Marketing	305
Rental Promotions	25
Seminars & Training	262
Credit & Criminal	325
Office Expense	1,299
Management Fee	15,374
Total Payroll - Administrative	28,056
Legal Expense	200
Audit Expense	5,150
Telephone Expense	265
Social Activities	1,057
Security Deposit Interest	200
Miscellaneous Admin Expense	767
TOTAL ADMINISTRATIVE EXPENSE	53,285
UTILITIES	
Electricity	6,938
Water & Sewer	10,641
Gas	3,996
TOTAL UTILITIES	21,575

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MAINTENANCE EXPENSE	
Waste & Recycle	4,320
Snow Removal	7,525
Landscaping	3,000
Exterminating	510
Softner Salt & Supplies	712
Janitorial	4,020
Total Payroll - Maintenance	43,335
Electrical Maintenance & Repair	1,090
HVAC Maintenance & Repair	1,500
Plumbing Maintenance & Repair	1,250
General Maintenance	2,848
Appliance Maintenance & Repair	300
Meal Expense	150
Painting	2,000
Decorations	675
Project-Owned Vehicle Maintenance	572
Travel & Lodging	537
Miscellaneous Maint Expense	124
TOTAL MAINTENANCE EXPENSE	74,468
TAX & INSURANCE EXPENSE	
Real Estate Taxes	5,000
Special Assessments	0
Fidelity Bond	75
Property Insurance	5,164
TOTAL TAX & INSURANCE EXPENSE	10,239
TOTAL OPERATING EXPENSE	159,567
NET OPERATING INCOME	154,373
INTEREST INCOME	
Security Deposit Interest	0
TOTAL INTEREST INCOME	0
FINANCIAL EXPENSES	
First Mortgage Payable	91,083
Mortgage Interest	11,700
Note 1 Interest	17,500
TOTAL FINANCIAL EXPENSES	120,283
NON-RECURRING EXPENDITURES	

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FURNISHINGS	
Plumbing Fixtures	0
Appliances	5,300
Refrigerators	0
Flooring - Units	0
Flooring - Units	8,250
Flooring - Common	0
Flooring - Common	0
Window Coverings - Common	0
Laundry Equipment	0
Air Conditioners	7,500
TOTAL FURNISHINGS	21,050
LAND IMPROVEMENTS	
Parking Lots & Asphalt	0
Concrete & Retaining Walls	6,000
TOTAL LAND IMPROVEMENTS	6,000
BUILDING IMPROVEMENTS	
Fire Safety Equipment	0
Electrical Fixtures	0
Exterior Doors	0
Patio / Deck / Porch	0
Patios/Decks/Balconies	6,000
Water Heaters	1,800
Water Softners	0
Water Softeners	1,500
Furnaces	7,500
Cabinetry	3,500
Siding/Brick Work	20,000
TOTAL BUILDING IMPROVEMENTS	40,300
PAINTING	
Common Area Painting	0
Unit Painting	0
TOTAL PAINTING	0
TOTAL NON-RECURRING EXPENDITURES	67,350
Reserve Activity	
Repl Reserve Deposits	-7,000
Repl Reserve Withdrawals	41,000
TOTAL RESERVE ACTIVITY	-34,000

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CASH FLOW 740

WHPC Depreciation Expense 0