

Reservoir (CDA 95-1) 2022 Budget Worksheet

Revision = 2021 Operating Budget

Property = 2371,Book = Accrual,Start Month = 01/2022,Duration = 12 months

Account Number	Account Name	D N	G/L Budget 01/2021-12/2021	Row Total	January	February	March	April	May	June	July	August	September	October	November	December
4001-0000	Operating Income/(Loss)															
4003-0000	Rental Income															
4020-0000	Gross Potential Rent	1	319,985	326,385	27,199	27,199	27,199	27,199	27,199	27,199	27,199	27,199	27,199	27,199	27,199	27,199
4021-0001	Retail Rent	1	17,160	0	0	0	0	0	0	0	0	0	0	0	0	0
4022-0000	Less: Vacancy Loss		0	-3,628	0	0	0	0	0	-907	-907	-907	-907	0	0	0
4026-0000	Vacancy Loss	1	-20,644	0	0	0	0	0	0	0	0	0	0	0	0	0
4199-9999	Total Rental Income		316,501	322,757	27,199	27,199	27,199	27,199	27,199	26,292	26,292	26,292	26,292	27,199	27,199	27,199
4200-0000	Other Income															
4209-0000	Late Charges/NSF Fees	1	600	600	50	50	50	50	50	50	50	50	50	50	50	50
4210-0000	Application Fee Income	1	100	100	0	0	0	0	0	25	25	25	25	0	0	0
4211-0000	Laundry Vending Income	1	4,128	4,200	350	350	350	350	350	350	350	350	350	350	350	350
4219-0000	Interest Income	1	1,440	1,200	100	100	100	100	100	100	100	100	100	100	100	100
4299-9999	Total Other Income		6,268	6,100	500	500	500	500	500	525	525	525	525	500	500	500
4999-9999	Total Income		322,769	328,857	27,699	27,699	27,699	27,699	27,699	26,817	26,817	26,817	26,817	27,699	27,699	27,699
7000-0002	Operating Expenses															
8000-9999	Janitorial															
8010-0000	Janitorial Services	1	7,260	7,416	618	618	618	618	618	618	618	618	618	618	618	618
8010-0001	Janitorial Vacant Units	1	1,200	1,200	0	0	0	0	0	300	300	300	300	0	0	0
8113-0500	Total Janitorial		8,460	8,616	618	618	618	618	618	918	918	918	918	618	618	618
8140-0000	HVAC															
8142-0000	HVAC	1	7,260	7,200	600	600	600	600	600	600	600	600	600	600	600	600
8149-9999	Total HVAC		7,260	7,200	600	600	600	600	600	600	600	600	600	600	600	600
8160-0001	Repairs and Maintenance															

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8171-0000	Trash Removal	1	6,022	6,780	565	565	565	565	565	565	565	565	565	565	565	565
8175-0000	Asphalt Repairs	1	1,000	3,400	0	0	0	3,400	0	0	0	0	0	0	0	0
8182-0000	Electrical Repairs	1	3,000	4,200	350	350	350	350	350	350	350	350	350	350	350	350
8200-0000	Maintenance Labor	1	23,500	37,200	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
8208-0000	Painting	1	1,200	1,400	0	0	0	0	0	350	350	350	350	0	0	0
8215-0000	Plumbing Repairs	1	3,000	1,500	125	125	125	125	125	125	125	125	125	125	125	125
8219-0000	Appliance Repair	1	480	480	40	40	40	40	40	40	40	40	40	40	40	40
8222-0000	Landscape Lawn Service	1	3,120	3,276	0	0	410	410	410	410	410	410	410	410	0	0
8227-0000	Exterminating	1	720	840	70	70	70	70	70	70	70	70	70	70	70	70
8232-0000	Snow Removal	1	11,025	12,025	2,405	2,405	2,405	0	0	0	0	0	0	0	2,405	2,405
8233-0000	Water Treatment	1	500	540	135	0	0	135	0	0	135	0	0	135	0	0
8240-0000	Building General R and M		7,494	4,120	500	312	500	312	312	312	312	312	312	312	312	312
8249-9999	Total Repairs and Maintenance		61,061	75,761	7,290	6,967	7,565	8,507	4,972	5,322	5,457	5,322	5,322	5,107	6,967	6,967
8250-0001	Utilities															
8251-0000	Electricity	1	6,086	6,355	530	530	530	530	530	530	530	530	530	530	530	530
8253-0000	Water and Sewer	1	13,196	13,555	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130
8254-0000	Gas	1	4,339	4,600	383	383	383	383	383	383	383	383	383	383	383	383
8259-9999	Total Utilities		23,621	24,510	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043
8260-0001	General and Administrative															
8295-0000	Advertising and Marketing	1	300	340	0	0	0	0	0	85	85	85	85	0	0	0
8330-0000	Management Fees	1	12,800	13,060	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088
8331-0000	Management Salaries	1	17,110	16,290	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358
8331-0001	Leasing Salaries	1	11,045	10,580	882	882	882	882	882	882	882	882	882	882	882	882

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8336-0000	Bank Service Charges	1	315	348	29	29	29	29	29	29	29	29	29	29	29	29
8340-0000	Office Supplies	1	600	600	50	50	50	50	50	50	50	50	50	50	50	50
8345-0000	Telephone	1	680	696	58	58	58	58	58	58	58	58	58	58	58	58
8346-0000	Accounting Fees	1	7,375	7,675	0	7,675	0	0	0	0	0	0	0	0	0	0
8349-0000	Other Admin Expense	1	1,625	252	252	0	0	0	0	0	0	0	0	0	0	0
8399-9999	Total General and Administrative		51,850	49,841	3,717	11,140	3,465	3,465	3,465	3,550	3,550	3,550	3,550	3,465	3,465	3,465
8400-0000	Other Expenses															
8420-0000	Other Miscellaneous Expense		767	767	64	64	64	64	64	64	64	64	64	64	64	64
8440-0000	Tenant Screening	1	128	128	0	0	0	0	0	32	32	32	32	0	0	0
8459-9999	Total Other Expenses		895	895	64	64	64	64	64	96	96	96	96	64	64	64
8460-0000	Insurance															
8462-0000	Property Insurance	1	5,187	5,551	0	0	0	0	0	5,551	0	0	0	0	0	0
8465-9999	Total Insurance		5,187	5,551	0	0	0	0	0	5,551	0	0	0	0	0	0
8466-0000	Real Estate Taxes															
8467-0000	Real Estate Taxes	1	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
8470-9998	Total Real Estate Taxes		10,000	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
8475-9999	Total Operating Expenses		168,334	182,374	24,332	21,432	14,355	15,297	11,762	18,080	12,664	12,529	12,529	11,897	13,757	13,757
8599-9999	Net Operating Income/(Loss)		154,435	146,483	3,367	6,267	13,344	12,402	15,937	8,737	14,153	14,288	14,288	15,802	13,942	13,942
8600-0000	Non-Operating Expenses															
8751-0000	Mortgage/Note Interest	1	8,472	8,472	706	706	706	706	706	706	706	706	706	706	706	706
8755-0000	Legal Fees	1	800	800	0	0	200	0	0	200	0	0	200	0	0	200
8762-0000	Capital Expenditures	1	31,995	98,000	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167
8769-0000	Reserve Fund Expenses	1	0	50,000	0	0	12,500	0	0	12,500	0	12,500	0	12,500	0	0

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8800-0000	Depreciation Expense		0	54,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
8820-9999	Total Non-Operating Expenses		41,267	211,272	13,373	13,373	26,073	13,373	13,373	26,073	13,373	25,873	13,573	25,873	13,373	13,573
9999-9998	Net Income/(Loss)		113,168	-64,789	-10,006	-7,106	-12,729	-971	2,564	-17,336	780	-11,585	715	-10,071	569	369
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CASH FLOW		113,168	-64,789	-10,006	-7,106	-12,729	-971	2,564	-17,336	780	-11,585	715	-10,071	569	369