

Affordable (Mixed Finance)
Consolidated Budget
FY 2025

AMP No./Prop. No.	106	110	120	108	170	111	113	116	123	131	132	135	134	150	151	152	154	155	153	157	133			
	LLC Consolidated	Becher Court	Holton Terrace	Merrill Park	Townhomes @ Carver	Highland Gardens-gardens	Cherry Court	Convent Hill	Convent Hill 202	VA Surgeons Quarters	SCATTERED SITES I	SCATTERED SITES II	2nd Street	LAPHAM PARK	Westlawn Renaissance	WG Scattered Sites	Victory Manor	Westlawn Renaissance III	Westlawn Renaissance IV	Westlawn Renaissance V	Westlawn Renaissance VI	Westlawn Renaissance VII	Olga Village	
AVAILABLE UNITS	1,918	120	120	120	122	114	120	80	40	13	24	24	8	203	250	30	60	94	60	44	138	97	37	
RENTAL INCOME																								
RENTAL INCOME - MARKET	19,192,657	1,030,092	1,082,880	1,190,880	1,499,880	1,190,076	1,012,920	751,020	361,420	79,618	355,956	275,040	85,361	1,938,072	2,894,424	374,820	538,872	792,720	570,288	395,784	1,459,008	959,964	353,562	
RENTAL INCOME - COMMERCIAL	340,043	42,219	74,653	113,756	0	0	29,665	0	0	0	0	0	0	79,750	0	0	0	0	0	0	0	0	0	
VACANCIES - RESIDENTIAL	(1,194,113)	(51,505)	(54,144)	(59,544)	(74,994)	(297,519)	(50,846)	(37,551)	(18,071)	(3,981)	(17,798)	(13,752)	(4,268)	(96,904)	(144,721)	(18,741)	(26,944)	(39,636)	(28,514)	(19,789)	(72,950)	(47,998)	(14,143)	
TOTAL RENTAL INCOME	18,338,588	1,020,806	1,113,389	1,245,092	1,424,886	892,557	991,939	713,469	343,349	75,637	338,158	261,288	81,093	1,920,919	2,749,703	356,079	511,928	753,084	541,774	375,995	1,386,058	911,966	339,419	
OTHER INCOME																								
SALES AND SERVICE TENANTS	36,500	3,000	8,000	1,000	250	6,000	500	1,500	250	200	1,000	1,500	600	8,000	1,000	0	500	400	400	0	900	0	1,500	
OTHER INCOME	60,858	4,500	8,000	6,000	0	0	3,000	0	0	0	0	0	0	13,000	5,000	0	7,900	0	1,500	7,458	0	4,500	0	
LATE FEES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL OTHER INCOME	97,358	7,500	16,000	7,000	250	6,000	3,500	1,500	250	200	1,000	1,500	600	21,000	6,000	0	8,400	400	1,900	7,458	900	4,500	1,500	
TOTAL INCOME	18,435,946	1,028,306	1,119,389	1,252,092	1,425,136	898,557	995,439	714,969	343,599	75,837	339,158	262,788	81,693	1,941,919	2,755,703	356,079	520,328	753,484	543,674	383,453	1,386,958	916,466	340,919	
ADMINISTRATIVE EXPENSE																								
CONDOMINIUM DUES	504,985	0	0	0	0	0	0	344,308	160,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENANT SERVICES	102,683	2,000	2,000	2,400	2,000	2,000	925	0	0	500	1,000	500	500	1,000	60,000	1,000	2,000	5,000	0	0	0	0	19,858	
MARKETING	200	0	0	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SEMINARS AND TRAINING	1,550	0	0	0	0	0	0	500	450	0	0	0	0	0	0	0	600	0	0	0	0	0	0	
CREDIT AND CRIMINAL	24,365	800	0	0	2,000	10,000	1,000	125	100	0	500	0	0	3,000	4,000	140	200	500	1,000	0	1,000	0	0	
OFFICE EXPENSE	85,501	3,000	5,000	6,500	5,900	2,000	3,500	3,100	0	100	2,000	2,000	0	5,100	14,030	1,684	3,367	5,275	3,367	2,470	7,745	5,444	3,919	
ADMINISTRATIVE PAYROLL	1,185,745	69,251	75,431	99,384	85,000	78,293	65,941	38,001	19,000	6,822	13,189	13,189	13,189	131,790	140,485	16,926	33,853	53,036	33,853	24,825	77,857	54,728	41,703	
ADMINISTRATIVE BENEFITS	462,486	27,700	30,173	39,753	34,000	31,317	31,247	15,200	7,600	2,729	5,275	5,275	5,275	52,716	56,194	6,770	13,541	21,214	13,541	9,930	31,143	21,891	0	
MANAGEMENT FEE	1,233,067	48,622	60,398	68,272	71,363	66,751	51,817	40,481	23,621	4,000	17,798	13,752	4,268	199,874	279,786	18,762	26,944	44,977	28,514	19,789	72,950	47,998	22,329	
ACCTG AND BOOKKEEPING FEES	190,380	12,960	12,000	16,800	11,612	10,300	11,000	7,200	7,000	1,000	2,400	2,400	2,400	18,300	22,500	2,700	5,400	8,460	5,400	4,050	12,800	9,113	4,585	
AUDIT FEES	249,581	16,700	14,910	18,050	12,785	13,000	10,836	11,070	16,000	0	12,000	12,000	0	14,300	12,500	9,100	9,300	12,800	12,600	9,100	12,500	12,500	7,530	
LEGAL EXPENSE	42,250	2,000	3,500	2,000	2,500	1,500	2,500	1,000	1,000	0	1,000	1,300	0	8,000	6,000	500	1,500	900	3,000	0	1,500	0	0	
TELEPHONE AND INTERNET EXPENSE	39,580	3,500	7,000	6,000	0	4,000	2,000	0	1,200	2,000	0	0	0	6,500	0	0	0	0	0	0	0	0	7,380	
BANK FEES	23,150	2,000	1,000	1,500	2,000	1,000	300	400	0	0	500	500	250	2,000	6,000	0	1,000	1,600	1,000	1,100	1,000	0	0	
BAD DEBTS	283,437	20,000	21,658	23,818	29,998	20,258	0	0	0	0	7,119	0	0	38,761	57,888	7,496	0	15,854	11,406	0	29,180	0	0	
TAX CREDIT FEES	73,301	3,600	3,600	3,600	5,490	0	5,400	3,600	1,800	0	1,080	1,080	0	9,045	11,250	1,350	2,700	4,230	2,700	1,980	6,210	0	4,586	
MISC ADMIN EXPENSES	126,870	35,550	15,000	5,730	19,150	3,000	1,800	575	0	0	3,000	3,000	610	20,000	250	1,000	1,000	1,300	2,000	500	11,000	1,000	1,405	
TOTAL ADMINISTRATIVE EXPENSE	4,629,132	247,683	251,670	293,807	283,798	223,161	209,524	467,060	238,649	17,151	66,861	55,046	26,492	510,386	670,884	67,429	101,405	175,146	118,382	73,744	264,885	152,674	113,295	
UTILITIES																								
WATER AND SEWER	1,248,372	70,000	52,000	75,000	132,000	40,000	46,000	0	0	0	33,000	43,500	12,302	103,315	225,000	34,512	15,000	30,000	15,000	10,000	200,000	72,000	39,743	
ELECTRICITY	996,675	63,000	85,000	92,000	15,000	113,000	138,000	0	0	6,000	2,000	2,000	0	185,424	100,000	1,200	50,000	51,000	30,000	21,000	10,000	8,000	24,051	
GAS	319,964	35,000	30,500	35,000	7,500	35,000	20,000	0	0	2,700	1,500	1,500	0	40,000	43,000	200	20,000	13,500	8,000	5,705	6,000	2,000	12,859	
TOTAL UTILITIES	2,565,011	168,000	167,500	202,000	154,500	188,000	204,000	0	0	8,700	36,500	47,000	12,302	328,739	368,000	35,912	85,000	94,500	53,000	36,705	216,000	82,000	76,653	
MAINTENANCE EXPENSE																								
MAINTENANCE PAYROLL	849,779	64,555	64,555	80,000	75,000	30,787	24,171	37,867	18,933	0	21,651	21,651	7,217	64,233	98,930	11,920	23,840	37,347	23,840	17,482	54,828	38,541	32,433	
MAINTENANCE BENEFITS	326,939	25,822	25,822	32,000	30,000	12,315	9,668	15,147	7,573	0	8,660	8,660	2,887	25,693	39,572	4,768	9,536	14,939	9,536	6,993	21,931	15,416	0	
WASTE AND RECYCLE	235,485	10,000	15,000	0	0	68,000	0	0	0	0	0	250	0	10,000	12,000	0	16,164	0	1,000	6,365	0	1,000	3,706	
EXTERMINATING	261,211	10,000	20,000	25,000	15,000	10,000	30,000	5,000	500	1,500	8,000	600	550	50,400	40,000	1,000	5,500	4,000	2,000	6,100	20,000	5,000	1,061	
SECURITY EXPENSE	331,900	46,000	30,000	50,000	24,000	30,000	10,000	0	2,600	5,500	3,500	1,300	1,300	41,000	25,000	3,000	6,000	16,000	6,000	6,000	18,000	8,000	0	
JANITORIAL	615,260	48,000	50,500	51,000	10,000	48,046	53,000	2,000	0	20,000	5,000	0	1,500	110,000	59,000	2,500	27,306	50,800	35,000	22,300	15,000	2,000	2,308	
EQUIPMENT EXPENSE	62,053	500	0	0	3,000	0	500	0	0	0	0	0	0	5,400	30,000	5,000	1,000	1,000	0	10,653	5,000	0	0	
FACILITY MAINTENANCE	702,578	30,000	46,000	45,000	16,000	20,000	27,500	10,000	5,200	5,000	20,000	200	2,750	87,000	153,192	13,856	12,627	19,918	13,565	2,100	98,690	46,258	27,722	
GENERAL MAINTENANCE	611,994	20,350	26,920	23,300	15,900	13,020	33,600	2,000	13,000	2,000	30,000	15,000												