

2026 Operating Budget

Estuary I



Budget Detail		Annual Totals	Per Unit Per Year
RENTAL INCOME			
5120-005 MARKET RENT (45 Apts.)	[1]	130,944	2,910
5121-000 TENANT ASSISTANCE PAYME	[2]	1,099,704	24,438
GROSS POTENTIAL RENT		1,230,648	27,348
5220-000 VACANCIES (5.0%)	[3]	(61,532)	(1,367)
5731-000 RENT FREE UNIT (MGR)	[4]	(38,616)	(858)
NET RENTAL INCOME		1,130,254	25,117
OTHER INCOME			
5920-000 NSF AND LATE CHARGES	[7]	900	20
5940-000 FORFEITED TENANT SECURI	[8]	1,200	27
5990-300 APPLICATION SCREENING FE	[9]	269	6
TOTAL OTHER INCOME		2,369	53

NET INCOME**1,132,623 25,169****PAYROLL & BENEFITS**

6330-000	MANAGEMENT SALARIES	[10]	67,102	1,491
6335-000	BONUS SALARIES	[11]	2,200	49
6500-200	MAINT. TECHNICIAN - SALARY	[12]	69,392	1,542
6711-000	PAYROLL TAXES	[13]	11,548	257
6380-000	PAYROLL ADMIN	[14]	838	19
6722-000	WORKMAN'S COMPENSATION	[15]	10,542	234
6722-100	SAFE FUND	[16]	5,091	113
6723-000	HEALTH INS. & EMPL. BENEFIT	[17]	22,375	497

TOTAL PAYROLL**189,089 4,202****LEASING AND MARKETING**

6250-000	OTHER RENTING EXPENSE	[18]	11,180	248
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TOTAL LEASING AND MARKETING**11,180 248****ADMIN. EXPENSES**

6200-550	EMPLOYEE ADS	[19]	450	10
6250-100	CREDIT REPORTS	[20]	857	19
6250-300	CABLE TV	[21]	2,700	60
6310-500	OFFICE EQUIPMENT	[22]	1,200	27
6311-000	OFFICE SUPPLIES	[23]	1,200	27
6320-000	MGMT. FEES (\$49.00)	[24]	26,460	588

6320-350	SOCIAL SERVICES FEE	[25]	220,000	4,889
6340-000	LEGAL EXPENSES (PROJECT	[26]	1,100	24
6350-000	AUDITING EXPENSES (PROJE	[27]	12,500	278
6350-100	COMPLIANCE EXPENSE	[28]	6,293	140
6360-000	TELEPHONE & ANSWERING S	[29]	8,495	189
6360-100	INTERNET ACCESS	[30]	1,200	27
6360-200	MEETING/STAFF DEVELOPME	[31]	600	13
6370-100	POSTAGE	[32]	600	13
6370-300	TRAVEL/MILEAGE	[33]	600	13
6390-010	RENTERS INSURANCE EXPEN	[34]	5,940	132
6390-060	COMPUTER EXPENSE OFFICE	[35]	1,772	39
6390-065	COMPUTER SOFTWARE EXPEN	[36]	6,075	135
6390-150	TRAINING	[37]	1,804	40

TOTAL & ADMIN. EXPENSES

299,846 **6,663**

UTILITIES EXPENSES

6450-000	ELECTRICITY	[38]	7,740	172
6451-000	WATER	[39]	36,630	814
6453-000	SEWER	[40]	14,445	321
6454-000	GARBAGE AND TRASH	[41]	29,394	653
6454-010	EXTRAORDINARY TRASH REM	[42]	5,850	130

TOTAL UTILITIES EXP.

94,059 **2,090**

OPER. & MAINT. EXPENSES

6515-000	CLEANING SUPPLIES	[43]	3,150	70
6517-000	CLEANING CONTRACT (UNIT	[44]	900	20
6517-050	CLEANING CONTRACT (COMM	[45]	16,158	359
6519-000	EXTERMINATING CONTRACT	[46]	4,132	92
6530-000	PATROL SERVICE CONTRACT	[47]	54,000	1,200
6530-100	ALARM SERVICE	[48]	1,936	43
6537-000	GROUNDS CONTRACT	[49]	4,920	109
6541-050	REPAIRS MATERIAL-APPLIAN	[50]	300	7
6541-200	REPAIRS MATERIAL-ELECTRI	[51]	600	13
6541-300	REPAIRS MATERIAL-PLUMBIN	[52]	1,200	27
6541-600	REPAIRS MATERIAL-LIGHTS/F	[53]	300	7
6541-900	REPAIRS MATERIAL-MISC.	[54]	600	13
6541-901	REPAIR MATERIALS-FIRE PRO	[55]	600	13
6541-904	REPAIR MAT-DOORS/WINDOW	[56]	600	13
6541-905	REPAIR MATERIALS-KEYS/LO	[57]	495	11
6541-906	REPAIR MATERIAL-EQUIP/TO	[58]	600	13
6541-908	REPAIR MATERIALS-UNIFORM	[59]	350	8
6542-200	REPAIRS CONTRACT-ELECTR	[60]	600	13
6542-300	REPAIRS CONTRACT-PLUMBI	[61]	1,500	33
6542-600	REPAIRS CONTRACT-LIGHTS/FANS	[62]	750	17
6542-901	REPAIR CONTRACT-FIRE PRO	[63]	9,960	221
6542-904	REPAIR CONT-DOOR/WINDOW	[64]	750	17
6545-000	ELEVATOR MAINTENANCE/CONTR	[65]	5,083	113
6560-100	INTERIOR PAINTING CONTRA	[66]	9,000	200
6560-110	PAINTING SUPPLIES	[67]	1,890	42
6590-000	MISC. OPER. & MAINT. REPAI	[68]	5,729	127

TOTAL OPERATING & MAINT. EXPENSE

126,103

2,802

TAXES AND INSURANCE

6719-000 BUSINESS TAX & LICENSE [69]

2,408

54

6720-000 PROPERTY & LIAB. INS. (HAZ/ [70]

64,840

1,441

6729-000 OTHER INSURANCE [71]

4,000

89

TOTAL TAXES AND INSURANCE

71,248

1,583

TOTAL OPERATING EXPENSES

791,526

17,589

NET OPERATING INCOME

341,098

7,580

FINANCIAL EXPENSES

TOTAL FINANCIAL EXPENSES

0

0

CORPORATE ENTITY

7120-200 ASSET MANAGEMENT FEE [72]

5,150

114

7120-450 MANAGING GENERAL PARTN [73]

36,050

801

TOTAL CORPORATE ENTITY

41,200

916

CAPITAL EXPENSES

7350-000 CARPET & FLOOR REPLACEM	[74]	4,000	89
7380-000 APPLIANCE REPLACEMENT	[75]	1,600	36

TOTAL CAPITAL EXPENSES		5,600	124
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