

2026 Operating Budget

Little John Commons



Budget Detail	Annual Totals	Per Unit Per Year
RENTAL INCOME		
5120-005 MARKET RENT (31 Apts.)	176,490	5,693
5121-000 TENANT ASSISTANCE PAYME	693,936	22,385
GROSS POTENTIAL RENT	870,426	28,078
5220-000 VACANCIES (3.0%)	(26,113)	(842)
5731-000 RENT FREE UNIT (MGR)	(22,776)	(735)
5940-005 BAD DEBT	(2,162)	(70)
5940-010 BAD DEBT RECOVERY	540	17
NET RENTAL INCOME	819,916	26,449
OTHER INCOME		
5910-000 LAUNDRY SERVICE	350	11
5920-000 NSF AND LATE CHARGES	2,000	65
5940-000 FORFEITED TENANT SECURI	800	26
5990-000 OTHER REVENUE	4,662	150
5990-300 APPLICATION SCREENING FE	150	5
TOTAL OTHER INCOME	7,962	257
NET INCOME	827,878	26,706

PAYROLL & BENEFITS

6330-000 MANAGEMENT SALARIES	25,600	826
6330-100 ASST MANAGER SALARY	19,435	627
6335-000 BONUS SALARIES	1,398	45
6500-200 MAINT. TECHNICIAN - SALARY	23,304	752
6535-000 GROUNDS PAYROLL	15,690	506
6711-000 PAYROLL TAXES	8,032	259
6380-000 PAYROLL ADMIN	1,760	57
6722-000 WORKMAN'S COMPENSATION	4,895	158
6722-100 SAFE FUND	3,027	98
6711-090 401K CONTRIBUTION	1,400	45
6723-000 HEALTH INS. & EMPL. BENEFIT	18,012	581

TOTAL PAYROLL	122,554	3,953
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LEASING AND MARKETING

6250-000 OTHER RENTING EXPENSE	522	17
6250-010 RESIDENT FUNCTIONS	695	22

TOTAL LEASING AND MARKETING	1,217	39
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ADMIN. EXPENSES

6200-550 EMPLOYEE ADS	1,740	56
6250-100 CREDIT REPORTS	649	21
6250-300 CABLE TV	1,200	39
6250-700 DUES\SUBSCRIPTIONS	295	10
6310-500 OFFICE EQUIPMENT	1,800	58
6311-000 OFFICE SUPPLIES	2,000	65
6320-000 MGMT. FEES (\$49.00)	18,228	588
6320-350 SOCIAL SERVICES FEE	22,133	714
6340-000 LEGAL EXPENSES (PROJECT)	2,200	71
6350-000 AUDITING EXPENSES (PROJECT)	16,175	522
6350-100 COMPLIANCE EXPENSE	4,390	142
6360-000 TELEPHONE & ANSWERING SERVICE	3,193	103

6360-100 INTERNET ACCESS	1,900	61
6360-200 MEETING/STAFF DEVELOPMENT	350	11
6370-100 POSTAGE	400	13
6370-300 TRAVEL/MILEAGE	500	16
6390-010 RENTERS INSURANCE EXPENSE	4,092	132
6390-060 COMPUTER EXPENSE OFFICE	2,200	71
6390-065 COMPUTER SOFTWARE EXPENSE	5,919	191
6390-150 TRAINING	1,810	58

TOTAL & ADMIN. EXPENSES	91,173	2,941
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UTILITIES EXPENSES

6450-000 ELECTRICITY	16,477	532
6450-500 GAS/ELECTRIC VACANT UNITS	1,796	58
6451-000 WATER	8,415	271
6452-000 GAS	698	23
6453-000 SEWER	12,164	392
6454-000 GARBAGE AND TRASH	12,012	387
6454-010 EXTRAORDINARY TRASH REMOVAL	3,000	97

TOTAL UTILITIES EXP.	54,562	1,760
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OPER. & MAINT. EXPENSES

6515-000 CLEANING SUPPLIES	1,344	43
6517-000 CLEANING CONTRACT (UNITS)	1,000	32
6517-050 CLEANING CONTRACT (COMM)	630	20
6517-100 CARPET CLEANING CONTRACT	750	24
6519-000 EXTERMINATING CONTRACT	3,605	116
6530-100 ALARM SERVICE	5,807	187
6536-000 GROUNDS SUPPLIES	2,500	81
6537-000 GROUNDS CONTRACT	12,420	401

6541-200 REPAIRS MATERIAL-ELECTRI	110	4
6541-300 REPAIRS MATERIAL-PLUMBIN	200	6
6541-600 REPAIRS MATERIAL-LIGHTS/F	500	16
6541-900 REPAIRS MATERIAL-MISC.	500	16
6541-901 REPAIR MATERIALS-FIRE PRO	900	29
6541-904 REPAIR MAT-DOORS/WINDOW	150	5
6541-905 REPAIR MATERIALS-KEYS/LO	350	11
6541-906 REPAIR MATERIAL-EQUIP/TO	250	8
6541-908 REPAIR MATERIALS-UNIFORM	208	7
6542-200 REPAIRS CONTRACT-ELECTR	1,000	32
6542-300 REPAIRS CONTRACT-PLUMBI	6,000	194
6542-901 REPAIR CONTRACT-FIRE PRO	840	27
6542-904 REPAIR CONT-DOOR/WINDOW	3,300	106
6542-905 REPAIR CONTRACT-KEYS/LO	2,000	65
6542-907 REPAIR CONTRACT-ROOF	1,500	48
6545-000 ELEVATOR MAINTENANCE/CONTR	6,000	194
6560-100 INTERIOR PAINTING CONTRA	4,800	155
6560-110 PAINTING SUPPLIES	1,800	58
6561-100 WINDOW COVERINGS	250	8
TOTAL OPERATING & MAINT. EXPENSE	58,714	1,894

TAXES AND INSURANCE

6718-000 FTB - CALIF PMB TAX	800	26
6719-000 BUSINESS TAX & LICENSE	1,800	58
6720-000 PROPERTY & LIAB. INS. (HAZ)	37,926	1,223
TOTAL TAXES AND INSURANCE	40,526	1,307

TOTAL OPERATING EXPENSES	368,745	11,895
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NET OPERATING INCOME	459,133	14,811
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FINANCIAL EXPENSES

6810-000 INTEREST ON FIRST LOAN	80,941	2,611
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TOTAL FINANCIAL EXPENSES	80,941	2,611
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TOTAL DEPRECIATION/AMORTIZATION	0	0
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CORPORATE ENTITY

7190-000 OTHER ENTITY EXPENSES	6,149	198
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7190-506 PARTNERSHIP MGMT FEE	24,598	793
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TOTAL CORPORATE ENTITY	30,748	992
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TOTAL PRE-OPENING	0	0
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CAPITAL EXPENSES

7315-000 LANDSCAPE	2,500	81
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7380-000 APPLIANCE REPLACEMENT	3,000	97
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7390-000 OTHER CAPITAL EXPENSES	4,000	129
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TOTAL CAPITAL EXPENSES	9,500	306
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