

2026 Operating Budget

Rosefield Village



Budget Detail	Annual Totals	Per Unit Per Year
RENTAL INCOME		
5120-005 MARKET RENT (92 Apts.)	775,770	8,432
5121-000 TENANT ASSISTANCE PAYMENT	1,563,588	16,996
GROSS POTENTIAL RENT	2,339,358	25,428
5220-000 VACANCIES (3.0%)	(70,181)	(763)
5731-000 RENT FREE UNIT (MGR)	(27,936)	(304)
5940-005 BAD DEBT	(101,939)	(1,108)
5940-010 BAD DEBT RECOVERY	25,485	277
NET RENTAL INCOME	2,164,787	23,530
OTHER INCOME		
5910-000 LAUNDRY SERVICE	13,200	143
5920-000 NSF AND LATE CHARGES	8,100	88
5940-000 FORFEITED TENANT SECURITY	2,400	26
5990-000 OTHER REVENUE	24,948	271
5990-300 APPLICATION SCREENING FE	450	5
TOTAL OTHER INCOME	49,098	534
NET INCOME	2,213,885	24,064

PAYROLL & BENEFITS

6330-000 MANAGEMENT SALARIES	46,551	506
6330-100 ASST MANAGER SALARY	41,731	454
6335-000 BONUS SALARIES	1,300	14
6500-200 MAINT. TECHNICIAN - SALARY	49,884	542
6535-000 GROUNDS PAYROLL	32,430	352
6711-000 PAYROLL TAXES	14,865	162
6380-000 PAYROLL ADMIN	1,760	19
6722-000 WORKMAN'S COMPENSATION	9,828	107
6722-100 SAFE FUND	6,078	66
6711-090 401K CONTRIBUTION	2,880	31
6723-000 HEALTH INS. & EMPL. BENEFIT	37,054	403

TOTAL PAYROLL	244,359	2,656
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LEASING AND MARKETING

6250-000 OTHER RENTING EXPENSE	1,078	12
6250-010 RESIDENT FUNCTIONS	2,156	23

TOTAL LEASING AND MARKETING	3,234	35
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ADMIN. EXPENSES

6200-550 EMPLOYEE ADS	1,740	19
6250-100 CREDIT REPORTS	947	10
6250-700 DUES\SUBSCRIPTIONS	874	10
6310-500 OFFICE EQUIPMENT	1,800	20
6311-000 OFFICE SUPPLIES	2,700	29
6320-000 MGMT. FEES (\$49.00)	54,096	588
6320-350 SOCIAL SERVICES FEE	138,432	1,505
6340-000 LEGAL EXPENSES (PROJECT)	18,200	198
6350-000 AUDITING EXPENSES (PROJECT)	18,069	196
6350-100 COMPLIANCE EXPENSE	44,971	489
6360-000 TELEPHONE & ANSWERING SERVICE	11,000	120
6360-100 INTERNET ACCESS	3,000	33

6360-200 MEETING/STAFF DEVELOPME	432	5
6370-100 POSTAGE	800	9
6370-300 TRAVEL/MILEAGE	500	5
6390-010 RENTERS INSURANCE EXPEN	12,144	132
6390-060 COMPUTER EXPENSE OFFICE	3,517	38
6390-065 COMPUTER SOFTWARE EXPE	10,762	117
6390-150 TRAINING	4,182	45

TOTAL & ADMIN. EXPENSES	328,166	3,567
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UTILITIES EXPENSES

6450-000 ELECTRICITY	13,110	143
6450-500 GAS/ELECTRIC VACANT UNIT	5,843	64
6451-000 WATER	56,607	615
6452-000 GAS	1,690	18
6453-000 SEWER	52,808	574
6454-000 GARBAGE AND TRASH	90,153	980
6454-010 EXTRAORDINARY TRASH REM	10,510	114

TOTAL UTILITIES EXP.	230,721	2,508
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OPER. & MAINT. EXPENSES

6515-000 CLEANING SUPPLIES	3,800	41
6517-000 CLEANING CONTRACT (UNITS	3,000	33
6517-050 CLEANING CONTRACT (COMM	750	8
6517-100 CARPET CLEANING CONTRAC	1,830	20
6519-000 EXTERMINATING CONTRACT	8,700	95
6530-000 PATROL SERVICE CONTRACT	1,000	11
6530-100 ALARM SERVICE	2,387	26
6536-000 GROUNDS SUPPLIES	2,000	22
6537-000 GROUNDS CONTRACT	18,720	203

6541-050	REPAIRS MATERIAL-APPLIAN	2,600	28
6541-200	REPAIRS MATERIAL-ELECTRI	1,500	16
6541-300	REPAIRS MATERIAL-PLUMBIN	5,500	60
6541-900	REPAIRS MATERIAL-MISC.	700	8
6541-901	REPAIR MATERIALS-FIRE PRO	750	8
6541-904	REPAIR MAT-DOORS/WINDOW	6,000	65
6541-905	REPAIR MATERIALS-KEYS/LO	1,000	11
6541-906	REPAIR MATERIAL-EQUIP/TO	1,500	16
6541-908	REPAIR MATERIALS-UNIFORM	432	5
6542-200	REPAIRS CONTRACT-ELECTR	2,700	29
6542-300	REPAIRS CONTRACT-PLUMBI	15,000	163
6542-900	REPAIRS CONTRACT-MISC.	500	5
6542-901	REPAIR CONTRACT-FIRE PRO	8,078	88
6542-904	REPAIR CONT-DOOR/WINDOW	5,000	54
6542-905	REPAIR CONTRACT-KEYS/LO	900	10
6545-000	ELEVATOR MAINTENANCE/CONTR	3,500	38
6545-050	ELEVATOR REPAIRS	2,000	22
6546-000	HEATING & A/C REPAIRS & M	6,000	65
6560-100	INTERIOR PAINTING CONTRA	14,400	157
6560-110	PAINTING SUPPLIES	2,400	26
TOTAL OPERATING & MAINT. EXPENSE		122,647	1,333

TAXES AND INSURANCE

6710-000	PROPERTY TAXES - REAL	373	4
6718-000	FTB - CALIF PMB TAX	800	9
6719-000	BUSINESS TAX & LICENSE	1,800	20
6720-000	PROPERTY & LIAB. INS. (HAZ)	136,080	1,479
TOTAL TAXES AND INSURANCE		139,053	1,511

TOTAL OPERATING EXPENSES	1,068,179	11,611
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NET OPERATING INCOME	1,145,705	12,453
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FINANCIAL EXPENSES

6810-000 INTEREST ON FIRST LOAN	417,363	4,537
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TOTAL FINANCIAL EXPENSES	417,363	4,537
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TOTAL DEPRECIATION/AMORTIZATION	0	0
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CORPORATE ENTITY

7190-000 OTHER ENTITY EXPENSES	7,649	83
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7120-200 ASSET MANAGEMENT FEE	25,500	277
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TOTAL CORPORATE ENTITY	33,149	360
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TOTAL PRE-OPENING	0	0
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CAPITAL EXPENSES

7315-000 LANDSCAPE	2,500	27
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7390-000 OTHER CAPITAL EXPENSES	10,000	109
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TOTAL CAPITAL EXPENSES	12,500	136
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