

BREAKERS AT BAYPORT

Annual Operating Budget for the Year Ending

December 31, 2026

Vacancy 1.30%

Acct#	Account Name	2026 Budget Annual	2026 Budget Monthly
PROJECT REVENUE			
Gross Income Potential			
5120-000	Rent - Tenant	720,672.00	60,056.00
5122-000	Subsidy - PHA PBV	449,544.00	37,462.00
5122-020	Subsidy - Tenant Based	174,372.00	14,531.00
Total Gross Income Potential		1,344,588.00	112,049.00
Vacancies and Concessions			
5220-000	Vacancy - Residential	20,301.00	1,691.75
5220-020	Vacancy - Subsidy Reimbrs	-2,225.24	-185.44
Total Vacancies and Concessions		18,075.76	1,506.31
Other Income			
5910-000	Laundry Revenue	32.00	2.67
5925-000	Key Charge	5.00	0.42
5990-000	Miscellaneous Revenue	0.00	0.00
Total Other Income		37.00	3.08
TOTAL REVENUE		1,326,549.24	110,545.77

PROJECT EXPENSES			
Total Marketing Expenses		2,707.00	225.58
Total Administrative Expenses		240,970.84	20,080.90
Total Utilities		109,422.68	9,118.56
Total Operating and Maintenance Expenses		242,149.89	20,179.16
Total Taxes and Insurance		152,583.83	12,715.32
Total Non Deferred Financial Expense		76,356.00	6,363.00
Total Service Expense		563.00	46.92
Total Corporate Expenses		10,804.00	900.33
Total Reserve Expenditures		5,100.00	425.00
TOTAL OPERATING EXPENSES		840,657.24	70,054.77
OPERATING INCOME (LOSS)		485,892.00	40,491.00
Total Other Cash (Available) Requirements		93,660.00	7,805.00
TOTAL CASH FLOW		392,232.00	32,686.00