

2021 Operating Budget Proposal

408		Average Monthly			Operating Budget		
Jenark Apartments		Per Apartment			In Dollars		
		2021	2020	Change	2021	2020	Change
EXPENSES							
6420000	Electricity	1.23	1.23	(0.00)	6,022	6,022	0
6421000	Telephone	0.00	0.00	0.00	423	0	
6423000	Water	14.30	14.30	0.00	70,013	70,013	0
6424000	Trash	9.50	8.89	0.61	46,490	43,525	2,965
	Total Utilities	25.03	24.42	0.61	122,948	119,560	2,965
EXPENSES							
6430000	Management Fee	0.56	0.56	0.00	2,742	2,742	0
6434000	Legal Fees	1.84	2.45	(0.61)	9,000	11,995	(2,995)
6435000	Bank Service Fees	1.88	1.84	0.04	9,200	9,009	191
	Total Professional Fees	4.28	4.85	(0.57)	20,942	23,746	(2,804)
EXPENSES							
6474000	Janitorial Services	0.61	0.00	0.61	3,000	0	3,000
6475000	Landscape - Contract	31.22	31.22	(0.00)	152,832	152,853	(21)
6475500	Landscape - Extras	4.08	3.47	0.61	20,000	16,989	3,011
6475510	Green Waste Bins	0.74	1.36	(0.62)	3,600	6,659	(3,059)
6477100	Painting	0.82	0.82	(0.00)	4,000	4,015	(15)
6477200	Pest Control	1.83	0.31	1.52	8,970	1,518	7,452
6477300	Structural Repairs	2.45	2.86	(0.41)	12,000	14,003	(2,003)
6477400	Miscellaneous Services	0.61	0.78	(0.17)	3,000	3,819	(819)
6512000	Escrow Expense	0.00	0.00	0.00	0	0	0
6812100	Office Supplies	0.22	0.00	0.22	1,100	0	1,100
7552000	Standard Service	16.34	18.38	(2.04)	80,000	89,988	(9,988)
	Total Services	58.93	59.20	(0.27)	288,502	289,844	(1,342)
EXPENSES							
6720000	State & Federal Taxes	0.26	0.36	(0.10)	1,269	1,763	(494)
6730000	Property & Liability Insurance	24.32	23.35	0.97	119,090	114,322	4,768
	Total Taxes & Insurance	24.58	23.71	0.87	120,359	116,085	4,274
EXPENSES							
	Total Operating Expenses	112.81	112.18	0.63	552,751	549,235	3,093
INCOME							
5110000	Merchandise Sales	0.00	0.00	0.00	0	0	0
5375000	Laundry Machines	2.45	3.06	(0.61)	12,000	14,982	(2,982)
	Total Services Income	2.45	3.06	(0.61)	12,000	14,982	(2,982)
EXPENSES							
	Interest Income	3.48	6.33	(2.85)	17,025	30,992	(13,967)
5412000	Gain/Loss on Investment	0.00	0.00	0.00	0	0	0

408 Jenark Apartments		Average Monthly Per Apartment			Operating Budget In Dollars		
		2021	2020	Change	2021	2020	Change
5610000	Late Charges	0.15	0.10	0.05	750	490	260
5921000	Inspection Fees	6.13	6.13	(0.00)	30,000	30,012	(12)
5921005	Buyers Premium	3.68	2.86	0.82	18,000	14,003	3,997
5980000	Miscellaneous	0.20	0.23	(0.03)	1,000	1,126	(126)
5351100	Parking Fines	0.00	0.00	0.00	0	0	0
Total Financial Income		13.64	15.65	(2.01)	66,775	76,623	(9,848)
Operating Income		16.09	18.71	(2.62)	78,775	91,605	(12,830)
Net Operating Cost		96.72	93.47	3.25	473,976	457,630	16,346
Reserve Funding		105.05	89.82	15.23	514,320	439,758	74,562
Total Mutual Costs		201.77	183.29	18.48	988,296	897,388	90,908
Allocated Trust Cost			163.11			798,587	
Regular assessment			346.40			1,695,974	

Property taxes are assessed to the stockholder's unit and are added to the regular assessment and become part of the monthly payment. Accordingly, they are excluded from the operating budget.