

Budget Worksheet: 101 Ash Street

Property = 10100, Book = Annual Budget, From Date = 07/2023, To Date = 06/2024, Post Month = 06/2023

Account	Account	D	N	FY23	FY24	Difference	Comments	July	August	September	October	November	December	January 2024	February	March	April	May	June
Number	Name			Budget	Budget														
	Currency:		Area:																
5000-0001	OPERATING EXPENSES																		
5048-0000	RECOVERABLE EXPENSES																		
5049-0000	TAXES AND INSURANCE																		
5065-0000	Liability Insurance			3,251	2,250	-1,001	10% incr in FY24 projected over actual FY23 (which was lower than anticipated)	183	183	183	183	183	183	183	183	183	201	201	201
5099-9998	TOTAL TAXES AND INSURANCE			3,251	2,250	-1,001		183	183	183	183	183	183	183	183	183	201	201	201
5149-9999	UTILITIES																		
5150-0000	Gas			121	144	23		12	12	12	12	12	12	12	12	12	12	12	12
5160-0000	Electricity			366,895	397,666	30,771	SDGE electricity rate incr expected	32,457	30,698	31,201	33,354	31,075	30,069	33,939	33,772	41,631	35,479	32,283	31,708
5170-0000	Water/Sewer			10,350	7,493	-2,857	Reduced irrigation water consumption	781	750	630	650	550	560	680	638	576	587	525	566
5180-0000	Telephone			6,108	6,102	-6		501	501	501	501	501	501	516	516	516	516	516	516
5199-9998	TOTAL UTILITIES			383,474	411,405	27,931		33,751	31,961	32,344	34,517	32,138	31,142	35,147	34,938	42,735	36,594	33,336	32,802
5199-9999	CLEANING SERVICE																		
5200-0000	Janitorial Contract			3,000	3,000	0		250	250	250	250	250	250	250	250	250	250	250	250
5220-0000	Window Cleaning			950	1,100	150	Incr in minimum wage in City of SD by May in Jan23 which was not projected in FY23, which also impacts LWO.	0	0	550	0	0	0	0	0	550	0	0	0
5249-9998	TOTAL CLEANING SERVICES			3,950	4,100	150		250	250	800	250	250	250	250	250	800	250	250	250
5249-9999	LANDSCAPING/PARKING LOT																		
5250-0000	Landscape Contract 2			12,780	13,964	1,184	Projected incr in LWO effective upon annual renewal of vendor agreement.	1,082	1,082	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180
5255-0000	Landscape R/M 4			11,350	11,500	150		0	1,000	0	0	1,000	0	0	1,000	0	7,500	1,000	0
5260-0000	Parking Lot Sweepin 2			3,960	2,540	-1,420	FY23 scope originally anticipated to comprise both levels of the parking garage while only 1 level is swept, resulting in decreased cost.	195	195	215	215	215	215	215	215	215	215	215	215
5299-9998	TOTAL LANDSCAPE/PARKING LOT			28,090	28,004	-86		1,277	2,277	1,395	1,395	2,395	1,395	1,395	2,395	1,395	8,895	2,395	1,395
5299-9999	HVAC MAINTENANCE																		
5300-0000	HVAC Contract			509,957	511,112	1,155	Modest increase in costs for Chilled Water.	41,821	41,864	41,816	41,865	41,858	41,819	43,053	43,281	44,372	43,125	43,125	43,113
5349-9998	TOTAL HVAC MAINTENANCE			509,957	511,112	1,155		41,821	41,864	41,816	41,865	41,858	41,819	43,053	43,281	44,372	43,125	43,125	43,113
5349-9999	ELEVATOR MAINTENANCE																		
5350-0000	Elevator Contract			98,524	98,524	0		8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210
5355-0000	Elevator R/M 3			45,775	45,775	0		15,775	0	0	10,000	0	0	10,000	0	0	10,000	0	0
5399-9998	TOTAL ELEVATOR MAINTENANCE			144,299	144,299	0		23,985	8,210	8,210	18,210	8,210	8,210	18,210	8,210	8,210	18,210	8,210	8,210
5399-9999	SECURITY AND SAFETY																		
5400-0000	Security Contract 3			491,101	565,403	74,302	Security Guard increase (48hrs/day) resulting from minimum wage incr in Jan23 and resultant incr in LWO.	48,038	47,307	46,531	47,292	46,546	51,238	48,068	42,741	48,031	45,785	48,068	45,755
5410-0000	Fire Protection/Life : 38			116,826	153,843	37,017	Increase primarily due to Fire Sprinkler and Fire Pump 5yr Inspections due in FY24 (\$31K).	17,949	12,500	9,750	12,291	20,440	5,335	12,061	18,318	1,600	15,499	27,500	600
5499-9998	TOTAL SECURITY AND SAFETY			607,927	719,246	111,319		65,987	59,807	56,281	59,583	66,986	56,573	60,129	61,059	49,631	61,284	75,568	46,355
5499-9999	OTHER REPAIRS AND MAINTENANCE																		
5500-0000	Pest Control Contrac 2			2,230	2,410	180		180	180	180	430	180	180	180	180	180	180	180	180
5505-0000	Trash Removal Cont 4			3,360	3,399	39		275	275	275	286	286	286	286	286	286	286	286	286
5515-0000	Building Engineer 4			411,463	398,516	-12,947	FY24 includes incr per IUOE Union Agreement. However, actual FY23 costs are lower than budget due to Union Agreement negotiations.	30,414	32,560	30,017	33,289	32,307	43,401	36,944	30,990	30,990	34,307	33,625	29,672
5516-0000	Uniforms			0	1,752	1,752	FY23 Engineer uniforms were budgeted in Building Engineer costs above. Cost is separated in FY24 budget.	146	146	146	146	146	146	146	146	146	146	146	146
5525-0000	Roofing R/M 2			3,500	3,500	0		0	1,500	2,000	0	0	0	0	0	0	0	0	0
5530-0000	Electrical R/M 3			11,025	11,025	0		0	5,000	0	0	1,025	5,000	0	0	0	0	0	0
5540-0000	Plumbing R/M 4			3,006	23,060	20,054	Actual plumbing in FY23 was substantially higher than budget. FY24 costs include \$5,000/qtr in drain pipe repairs in the garage.	0	5,000	0	360	6,700	0	0	5,000	0	0	6,000	0
5544-0000	Other Building R/M			2,400	2,400	0		0	0	600	0	0	600	0	0	600	0	0	600
5545-0000	Other Exterior R/M 3			3,550	4,750	1,200	Exterior repairs increased by \$100/mo in FY24 due to increased transient activity in the area.	300	300	300	650	300	750	300	300	300	650	300	300
5550-0000	Doors Locks Keys R/ 4			13,000	22,500	9,500	FY24 includes repairs required for 2nd Ave garage gate.	0	14,500	1,000	3,000	0	0	0	0	1,000	3,000	0	0
5599-9999	TOTAL OTHER REPAIRS			453,534	473,312	19,778		31,315	59,461	34,518	38,161	40,944	50,363	37,856	36,902	33,502	38,569	40,537	31,184

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Account Number	Account Name	D	N	FY23 Budget	FY24 Budget	Difference	Comments	July	August	September	October	November	December	January 2024	February	March	April	May	June
5799-9999	PROPERTY MANAGEMENT																		
5800-0000	Property Management Fees			72,000	72,000	0		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
5825-0000	Wages / Salaries			68,275	71,560	3,285	Merit increases for Property Management Staff.	5,659	5,963	5,942	6,028	6,028	5,942	6,114	5,942	5,942	6,028	6,114	5,857
5899-9998	TOTAL PROPERTY MANAGEMENT			140,275	143,560	3,285		11,659	11,963	11,942	12,028	12,028	11,942	12,114	11,942	11,942	12,028	12,114	11,857
5999-0100	TOTAL RECOVERABLE EXPENSES			2,274,758	2,437,288	162,530		210,229	215,976	187,490	206,192	204,993	201,878	208,337	199,160	192,770	219,157	215,737	175,367
6999-9996	TOTAL OPERATING EXPENSES			2,274,758	2,437,288	162,530		210,229	215,976	187,490	206,192	204,993	201,878	208,337	199,160	192,770	219,157	215,737	175,367
6999-9997	NET OPERATING INCOME/(LOSS)			2,274,758	-2,437,288	-162,530		-210,229	-215,976	-187,490	-206,192	-204,993	-201,878	-208,337	-199,160	-192,770	-219,157	-215,737	-175,367
8899-9998	NET INCOME / (LOSS)			2,274,758	-2,437,288	-162,530		-210,229	-215,976	-187,490	-206,192	-204,993	-201,878	-208,337	-199,160	-192,770	-219,157	-215,737	-175,367
	CASH FLOW			2,274,758	-2,437,288	-162,530		-210,229	-215,976	-187,490	-206,192	-204,993	-201,878	-208,337	-199,160	-192,770	-219,157	-215,737	-175,367