

MILL II ASSOCIATES (046) (046)						
BUDGET						
2022						
72 UNITS						
			2020	2021	2022	
MILL II ASSOCIATES (046) (046)			ACTUAL	PROJECTED	BUDGET	
UTILITY EXPENSES						
	6450	Electricity	\$ 16,390.87	\$ 18,262.50	\$ 18,627.75	
	6451	Water	\$ 13,365.13	\$ 15,001.50	\$ 15,301.53	
	6452	Gas	\$ 21,474.23	\$ 22,356.00	\$ 22,803.12	
	6453	Sewer	\$ 15,683.38	\$ 18,869.33	\$ 19,246.72	
			\$ 66,913.61	\$ 74,489.33	\$ 75,979.12	
OPERATING & MAINTENANCE EXPENSES						
	6515	Janitor and Cleaning Supply	\$ 816.11	\$ 1,129.50	\$ 1,152.09	
	6520	Exterminating Contract	\$ 4,848.16	\$ 4,015.50	\$ 4,431.83	
	6521	Operating and Maintenance Equipment	\$ 20.41	\$ -	\$ -	
	6525	Garbage and Trash Removal	\$ 11,731.58	\$ 15,789.00	\$ 13,760.29	
	6530	Security Payroll or Contract	\$ 3,302.92	\$ 2,221.50	\$ 2,762.21	
	6536	Grounds Maintenance	\$ (845.31)	\$ 117.00	\$ 119.34	
	6539	Employee Benefits - Maint	\$ 32,368.40	\$ 34,278.00	\$ 29,719.03	
	6540	Repairs Payroll	\$ 69,463.33	\$ 68,172.00	\$ 59,105.12	
	6541	Repair Material	\$ 1,949.35	\$ 11,814.00	\$ 5,000.00	
	6545	Elevator Maintenance	\$ 5,001.40	\$ 7,770.00	\$ 6,385.70	
	6546	HVAC Maintenance	\$ 20,404.62	\$ 1,249.50	\$ 8,500.00	
	6548	Snow Removal	\$ 2,549.20	\$ 26,300.00	\$ 8,500.00	
	6550	Electrical Maintenance	\$ 476.98	\$ 100.00	\$ 288.49	
	6551	Other Rental/Occupied Unit	\$ 270.60	\$ 6,900.00	\$ 2,500.00	
	6552	Plumbing Maintenance	\$ 13,931.37	\$ 694.50	\$ 5,000.00	
	6561	Maintenance Supplies	\$ 359.98	\$ 7.50	\$ 183.74	
	6562	Seneca House Expenses	\$ 962.97	\$ 735.00	\$ 848.99	
	6570	Motor Vehicle Operation / Repairs Expenses	\$ 783.60	\$ 858.00	\$ 875.16	
	6586	Repairs and Maint	\$ 3,126.80	\$ 7,418.67	\$ 5,000.00	
	6589	Maint Uniforms/Boots	\$ 1,193.16	\$ 592.50	\$ 892.83	
	6590	Miscellaneous Operating / Maintenance Expenses	\$ 15.66	\$ 1,800.00	\$ 907.83	
	6593	Unit Turnaround	\$ 2,347.48	\$ 4,062.00	\$ 3,000.00	
			\$ 175,078.77	\$ 196,024.17	\$ 158,932.65	
TAXES AND INSURANCE						
	6710	Real Estate Taxes	\$ 76,550.67	\$ 77,612.00	\$ 79,164.24	
	6719	Miscellaneous Taxes, Licenses and Permits	\$ 780.00	\$ 855.00	\$ 872.10	
	6720	Property and Liability Insurance	\$ 42,737.88	\$ 28,859.00	\$ 27,396.18	
	7129	Sales Tax	\$ 2,039.11	\$ 5,623.50	\$ 5,735.97	
			\$ 122,107.66	\$ 110,949.50	\$ 113,168.49	
FINANCIAL EXPENSES						
	6820	Debt Service	\$ 86,555.76	\$ 86,555.76	\$ 86,555.76	
			\$ 86,555.76	\$ 86,555.76	\$ 86,555.76	
		Total EXPENSES before depreciation and accrued interest:	\$ 586,240.85	\$ 648,069.76	\$ 559,505.93	
		Net Income (Loss):	\$ (59,182.97)	\$ (67,164.76)	\$ (53,960.77)	
*Budget reflects 15% reduction in admin and maint staff time						