

Zvago Cooperative at Stillwater			
Revised 2024 Budget			June 2024
HUD			2024
ACCT.NO.		CATEGORY	New
			Budget
<u>OPERATING REVENUE</u>			
			141,134
	11	<u>Rental Revenue</u>	
5120	12	MEMBER'S FEE	1,411,344
5100T	13	RENTAL REVENUE	1,411,344
	14		
	15	<u>Other Rental Revenue</u>	
5170	16	GARAGE REVENUE	8,100
	17	OTHER RENTAL REVENUE	8,100
	18		
	19	<u>Fees & Charges</u>	
5920	20	MAINTENANCE SERVICE REVENUE	1,100
5920	21	GUEST ROOM FEES	3,000
	22	FEES & CHARGES	4,100
	23		
	24	<u>Other Miscellaneous</u>	
5920	25	RESALE FEES (Transfer Fees)	0
5990	28	MISCELLANEOUS REVENUE	400
	29	OTHER MISCELLANEOUS	400
	30		
5000T	31	TOTAL OPERATING REVENUE	1,423,944
	32		

HUD			2024
ACCT.NO.		CATEGORY	New Budget
	33	<u>OPERATING EXPENSES</u>	
	34	<u>Housekeeping & Laundry</u>	
6515	35	HOUSEKEEPING SUPPLIES	1,000
6520	36	HOUSEKEEPING CONTRACTS	11,025
	37	HOUSEKEEPING & LAUNDRY	12,025
	38		
	39	<u>Maintenance</u>	
6520	40	EXTERMINATING	1,100
6520	41	GROUNDS CONTRACT	6,523
6520	42	GROUNDS MAINTENANCE	1,610
6548	43	SNOW REMOVAL	20,000
6525	44	WASTE REMOVAL	10,808
6590	45	NON-CAPITAL FURNITURE & EQUIP	1,000
6515	46	GROUNDS SUPPLIES	0
6515	47	MAINTENANCE SUPPLIES	1,000
6590	48	EQUIPMENT REPAIR & MAINTENANCE	3,000
6590	49	BUILDING REPAIR & MAINTENANCE	10,520
6530	50	SECURITY	16,000
6590	51	PAINTING & DECORATING	0
6520	52	ELEVATOR MAINTENANCE	5,466
6590	53	ELECTRICAL REPAIR & MAINTENANCE	3,000
6590	54	PLUMBING REPAIR & MAINTENANCE	1,000
6520	55	WATER SOFTENER	1,000
6546	56	HVAC REPAIR & MAINTENANCE	6,000
	57	MAINTENANCE	88,027
	58		

HUD			2024
ACCT.NO.		CATEGORY	New Budget
	59	<u>Marketing</u>	
6210	60	MARKETING	550
	61	MARKETING	550
	62		
	63	<u>ADMINISTRATION</u>	
6320	64	MANAGEMENT FEES	24,288
6390	65	PURCHASED SERVICES	800
6350	66	AUDIT FEES	8,000
6340	67	LEGAL FEES	3,000
6390	68	NON-CAPITAL FURNITURE & EQUIP	0
6311	69	OFFICE SUPPLIES	2,000
6311	70	LEASING CONTRACTS	1,500
6390	71	TRAVEL & MILEAGE EXPENSE	200
6390	72	MEMBERSHIP DUES	400
6203	73	BUSINESS MEETINGS / SEMINARS	2,400
6390	74	EDUCATIONAL PROGRAM	100
6311	75	LICENSES	2,000
6390	76	SERVICE CHARGES / LATE FEES	0
6390	77	COMMITTEE EXPENSE	300
6390	78	MISCELLANEOUS EXPENSE	0
6300T	79	ADMINISTRATION	44,988
	80		
	81	<u>TAX & INSURANCE</u>	
6850	82	MORTGAGE INSURANCE	99,965
6720	83	LIABILITY INSURANCE-EE	227
6720	84	PROPERTY INSURANCE	59,254
6710	85	REAL ESTATE TAX	137,608
	86	TAX & INSURANCE	297,053

HUD			2024
ACCT.NO.		CATEGORY	New Budget
	87		
	88	<u>UTILITIES</u>	
6520	89	CABLE TV	46,500
6450	90	ELECTRICITY	19,600
6452	91	NATURAL GAS	10,000
6520	92	INTERNET	0
6520	93	TELEPHONE	9,360
6451	94	WATER & SEWER	20,337
	95	UTILITIES	105,797
	96		
	97	<u>EMPLOYEE WAGES, TAXES & BENEFITS</u>	
6310	98	SALARIES - Ebenezer Management	92,049
6711	99	PAYROLL TAXES	7,000
6723	100	LIFE, HEALTH, DENTAL BENEFITS	19,592
6723	101	PENSION	2,000
6723	102	UNEMPLOYMENT	624
6722	103	WORKER'S COMPENSATION	2,988
	104	EMPLOYEE WAGES, TAXES & BEN	124,253
	105		
	106	TOTAL OPERATING EXPENSES	672,694
	107		
	108	<u>NON-OPERATING EXPENSES</u>	
	109	<u>NON-OPERATING EXPENSE</u>	
6820	110	MORTGAGE INTEREST	385,595
	111	MORTGAGE PRINCIPAL	217,242
	112	REPLACEMENT RESERVE DEPOSIT	83,058
	113	GENERAL OPERATING RESERVE D	42,340
	114	SUPPLEMENTAL RESERVE DEPOS	17,000

HUD			2024
ACCT.NO.		CATEGORY	New Budget
	115	NON-OPERATING EXPENSE	745,236
	116	TOTAL NON-OPERATING EXPENSES	745,236
<u>SUMMARY</u>			
	120	INCOME	
	121	RENTAL REVENUE	1,411,344
	122	OTHER RENTAL REVENUE	8,100
	123	FEES & CHARGES	4,100
	124	OTHER MISCELLANEOUS	400
	125	TOTAL INCOME	1,423,944
	126		
	127	EXPENSES	
	128	HOUSEKEEPING & LAUNDRY	12,025
	129	MAINTENANCE	88,027
	130	MARKETING	550
	131	ADMINISTRATION	44,988
	132	TAX & INSURANCE	297,053
	133	UTILITIES	105,797
	134	EMPLOYEE WAGES, TAXES & BEN	124,253
	135	NON-OPERATING EXPENSE	745,236
	136	TOTAL EXPENSES	1,417,929
	137		
	138	NET INCOME (LOSS)	6,014