City Park Co-operative Apartments Inc.
May 1, 2021 - April 30, 2022
Operating Budget

A

REVENUE

				Proposed Budget 2021-22	*Prior year Budget 2020- 2021*
	OCCUPANCY CHARGES AND GEARED-TO-INCOME SUBSIDY				
	Total geared-to-income		201	$ 1,505,624	$ 1,545,624
	Market		202	$ 4,157,820	$ 4,157,820
	Geared-to-income-subsidy		203	$ 2,386,464	$ 2,386,464
	Gross occupancy charges	line201+202+203	204	**$ 8,049,908**	**$ 8,089,908**
	Less: Vacancy loss on market units		205	$ (45,000)	$ (70,000)
	Net occupancy revenue	line 204-205	206	**$ 8,004,908**	**$ 8,019,908**
NON-RENTAL REVENUE					
3101	Parking - non residents		207	$ 255,824	$ 180,824
3111	Commercial parking		208	$ 330,000	$ 250,000
3003	Member \ tenant parking		209	$ 173,153	$ 164,040
	total parking	line 207+208+209	210	**$ 758,977**	**$ 594,864**
3002	Commercial rent		211	$ 43,000	$ 43,000
3102	Laundry		212	$ 110,000	$ 110,000
3112	Other Misc.		213	$ 5,000	$ 5,000
3103	Investment interest		214	$ 8,000	$ 8,000
	Total	line 210 to 214	215	**$ 924,977**	**$ 760,864**
OTHER REVENUE					
	Balcony Assessment Housing Charges		216	$ (21,066)	$ (87,066)
	Net non-shelter revenue		217	$ 6,659	$ 2,412
	Net Sector Support Revenue		218	$ 16,253	$ 16,253
	Total	line 216 to 218	219	**$ 1,846**	**$ (68,401)**
3104	OPERATING AND PROPERTY TAXES SUBSIDY		220	**$ 2,091,240**	**$ 2,011,901**
	Surplus Sharing		221	$ -	$ -
TOTAL REVENUE AND SUBSIDIES		line 206+215+220+221	222	**$ 11,021,125**	**$ 10,792,673**
LESS: TOTAL EXPENSES-SHELTER			223	**$ 11,022,816**	**$ 10,689,001**
EXCESS (DEFI.)OF REVENUE OVER EXPENSES		*line 219+222-223*	*224*	***$ 155***	***$ 35,271***

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EXPENSES-SHELTER				Proposed *Budget 2021-22*	Prior year *Budget 2020- 2021*
Maintenance & Security salaries, and benefits			105	**$ 1,256,039**	**$ 1,156,272**
Maintenance materials and services					
Building and equipment			106	$ 420,000	$ 400,000
Elevators			107	$ 55,500	$ 55,500
Electrical systems			108	$ 26,500	$ 26,500
Heating, air and plumbing			109	$ 176,576	$ 176,576
Grounds			110	$ 82,000	$ 82,000
Painting			111	$ 73,000	$ 73,000
Compactor Repairs			112	$ 13,000	$ 13,000
Life Safety Systems			113	$ 125,688	$ 60,000
Antenna/Signage			114	$ 3,000	$ 3,000
	Total	Line 106 to114	115	**$ 975,264**	**$ 889,576**
Utilities					
Electricity			116	$ 204,286	$ 235,000
Fuel			117	$ 379,609	$ 402,000
Water and sewage			118	$ 545,954	$ 530,000
Garbage Collection Fees			119	$ 90,649	$ 88,000
	Total	Line 116 to 119	120	**$ 1,220,496**	**$ 1,255,000**
Administration					
Management fee/Salaries			121	$ 454,537	$ 457,152
Co-op Sector Fee			122	$ 28,000	$ 28,000
Transportation & Communication			123	$ 39,800	$ 39,800
Materials and services: Legal			124	$ 143,500	$ 143,500
Supplies			125	$ 76,200	$ 76,200
	Total	Line 121 to 125	126	**$ 742,037**	**$ 744,652**
Other					
Insurance			127	$ 170,955	$ 161,400
Bad Debts			128	$ 15,000	$ 15,000
Audit			129	$ 23,000	$ 23,000
Board & Committee			130	$ 16,050	$ 16,050
	Total	Line 127 to 130	131	**$ 225,005**	**$ 215,450**
OPERATING COST PRIOR TO TAXES & RESERVES		Line105+ 115+120+126+131	132	**$ 4,418,842**	**$ 4,260,950**
MUNICIPAL TAXES			133	$ 1,004,339	$ 925,000
TOTAL OPERATING COSTS		Line 132+133	134	**$ 5,423,181**	**$ 5,185,950**
AMORTIZATION			135	$ 5,003,770	$ 5,003,770
TRANSFER TO CAPITAL RESERVE FUND			136	$ 595,865	$ 499,281
TOTAL SHELTER EXPENSES	Line 134+135+136		137	**$ 11,022,816**	**$ 10,689,001**