



VIA ELECTRONIC MAIL

July 2, 2018

Mr. Dan Timberlake, Director
Virginia Department of Planning and Budget
1111 East Broad Street, Room 5040
Richmond, Virginia 23219-3418

RE: Fort Monroe Authority
Fiscal Year 2019 Budget

Dear Mr. Timberlake:

In accordance with VA Code § 2.2-2339(5), the Fort Monroe Authority (FMA) is submitting with this letter the FMA's FY19 governmental fund and enterprise activity budgets. These budgets were approved by the FMA Board of Trustees at its meeting on June 21, 2018.

Since the transfer of 312.7± acres of property through reversion to Commonwealth ownership in June 2013, and the subsequent transfer of 73.8± acres to Commonwealth ownership via the Economic Development Conveyance to the FMA in April 2017, the FMA continues to comply with the preservation requirements established in the governing documents, including the FMA Act, Programmatic Agreement, and Statewide Memorandum of Understanding while positioning the property for redevelopment through either operating or ground leases to residential and commercial tenants.

Army Conveyance Update

- During FY18, the FMA staff continued to work with the Virginia Department of Environmental Quality (DEQ), the U.S. Army BRAC office, and the U.S. Army Corps of Engineers (USACE) to complete the remedial investigations on eight environment parcels remaining to be transferred to the Commonwealth. These environmental parcels collectively encompass 47.5± acres together with the accompanying buildings, infrastructure, and utility systems. As of the date of this letter, all environmental remediation activities on these parcels have been completed by the Army and approved by DEQ. The Finding of Suitability to Transfer documents have been completed and approved by DEQ. The draft deeds have been completed by the USACE Norfolk District office and are being reviewed by USACE Headquarters and the U.S. Army Office of General Counsel. Once the draft deeds are completed, the deeds will be reviewed and approved by the Virginia Office of the Attorney General (OAG) prior to the final transfer of property. The deeds are expected to be signed before the end of calendar year 2018.
- The eight additional land parcels contain 27 buildings, totaling 185,600± square feet. Once these parcels are transferred and until these buildings are adaptively reused, the FMA staff



estimates that operating expenses will increase by approximately \$500 thousand per year to preserve and protect these buildings from deterioration.

National Park Service Update

- The FMA staff and the OAG continue to work with National Park Service (NPS) staff on the boundary expansion that was approved by the FMA Board on March 17, 2016. The boundary expansion parcel includes waterfront property along the Chesapeake Bay that would create a contiguous National Monument boundary. The National Monument boundary will be expanded by the additional donation of 35.5± acres of state-owned land to the NPS and the expansion of the existing Historic Preservation and Access Agreement (Easement) by 4.1± acres. Once completed, the acreage of property donated by the Commonwealth to the NPS will total 156.6± acres with the Easement covering an additional 96.9± acres.
- National Park Service Deputy Director Dan Smith informed the FMA Board at its June 21, 2018 meeting that the NPS will not accept the donation of additional land from the Commonwealth and proposed that the entire 39.6± acres be included in the existing Easement.
- After receiving the report from the NPS, the FMA Board passed a resolution to encourage the National Park Service to accept the boundary expansion as originally proposed.
- An additional eight parcels totaling 122.3± acres of federal property is to be donated by the U.S. Army to the National Park Service to complete the boundary of the National Monument as designated by President Barack Obama’s Proclamation on November 1, 2011. These parcels will not be transferred until the environmental cleanup is completed by the Army to a level acceptable to the NPS.

Future Land Use

- At the FMA Board retreat in April 2017, in response to reports and briefings provided by FMA staff, the FMA Board directed the staff to prepare packages of buildings to be offered for redevelopment to generate operating revenue and/or transfer future operating expenses to third parties.
- At the FMA Board retreat in April 2018, FMA staff presented a draft Request for Qualification (RFQ) document together with a marketing plan to advertise for statements of interest and qualifications from prospective developers. The RFQ describes four development areas across the property and includes approximately 900,000 square feet of buildings and approximately 100 acres of redevelopment area. The Board approved the draft RFQ and marketing plan.



- The RFQ was released to the public on June 15, 2018 through the state procurement website and a microsite created for the RFQ. The RFQ can be viewed at <http://reimagine.fortmonroe.org>.
- Print and social media advertising placements totaling approximately 500,000 media impressions will occur from late June to early August.
- Property tours will be hosted on July 26 and August 22, 2018.
- The RFQ responses are due by October 11, 2018. The RFQ responses will be reviewed for suitability of the proposed uses compared to the 2013 Land Use Master Plan and the respondent's demonstrated experience in historic redevelopment.
- Requests for Proposals (RFP) will be issued to one or more respondents once the RFQ process is complete. The RFP process is expected to be completed by the end of FY19.
- For successful respondents to the RFP, it is the current intention of the FMA to enter into long-term leases for buildings or long-term ground leases for undeveloped land area. Long-term leases were determined to be the best instrument to provide for third-party redevelopment while protecting the Commonwealth's ability to ensure that historic preservation standards are attained.

FY19 Government Fund Budget Summary

- The expenses reflected in the governmental budget are related to the planning for the reuse of Fort Monroe, the operation of utility systems and common areas, the historic preservation of 200+ buildings, and the continuation of tourism and educational activities for residents, tenants, and visitors as mandated by the FMA Act. Expenses reflected in the governmental fund budget include personnel and benefits for the majority of the FMA staff. Consistent with prior years, the governmental fund also includes deficit funding for the enterprise fund for FY19.
- The governmental fund revenue budget includes the approved appropriation from the Commonwealth's General Fund of approximately \$5.81 million for FY19 and a \$439.7 thousand carryover of funds from FY18. The carryover results from the intentional delay of repair and non-capital maintenance projects due to the delay in the approval of the FY19-20 biennial budget. The surplus from FY18 will be used to fund basic activities in FY19.
- The governmental fund budget reflects the end of financial support from the DOD Office of Economic Adjustment.
- The FY19 budget reflects \$454 thousand in reimbursements from the NPS for public works operations and security patrol services on NPS property.



- Total revenue for FY19 (including the FY18 carryover) is budgeted to be \$7.0 million with the majority of revenue coming from the general fund appropriation.
- Expenses for the government fund are budgeted at \$5.1 million. The \$1.9 million surplus is required to fund the operating deficit in the enterprise fund discussed below.
- The operating expense budget includes one new full-time staff position proposed for FY19. With the FY19-20 biennial budget allocating \$4 million in Maintenance Reserve funds to the FMA, the FMA intends to hire an Assistant Project Manager to assist with the effective implementation of Maintenance Reserve and other projects.

FY18 Enterprise Fund Budget Summary

The enterprise activity fund reflects the FMA’s business activities in four sub-funds – residential leasing, commercial leasing, special event rentals, and the utility billing fund. A brief description of the funds is provided below.

- The Residential Fund reflects the revenue and income resulting from the FMA’s operations to lease and manage the 177 historic residential housing units, seven of which require significant renovations to meet preservation requirements and to bring the units to leasable condition. For FY19, the Residential Fund is projected to produce \$2.8 million in rental revenue and \$240 thousand in utility reimbursements compared to \$2.37 million in expenses, resulting in an operating surplus for the fiscal year of \$849.8 thousand.
- The FMA, with the assistance of its commercial leasing and management contractor, maintains over 1.3 million square feet of non-residential properties. As of the end of FY18, 336± thousand square feet has been leased to state and local governmental entities and private businesses. Given the large inventory of vacant historic buildings, the FMA expects the commercial enterprise fund to operate at a large deficit until such time as these vacant properties can be leased to public or private parties. For FY19, the Commercial Fund is expected to produce \$1.6 million in revenue compared to \$3.6 million in expenses, resulting in a deficit of \$1.97 million. The FY19 revenue budget reflects \$145 thousand in reimbursements from the NPS for utility consumption, grounds maintenance, and building repair services on NPS property.
- The Utility Fund reflects billings to internal and third-party tenants for metered and non-metered utility consumption for natural gas, water, and sewer service. The Utility Fund budget also reflects the portion of utility bills paid by the FMA but not billed to residential or commercial tenants such as common area public lighting. For FY19, the Utility Fund is expected to produce \$1.75 million in revenue compared to \$2.53 million in expenses resulting in a deficit of \$785 thousand. This deficit is expected to continue until the utility infrastructure can be upgraded and transferred to the local and regional utility operators.



- The Special Events Fund reflects the revenue and event expenses for rentals of facilities. The revenue projection includes rental fees for the Post Theatre, Bandstand, and Commanding General's Residence and Gardens, as well as tickets sales for events such as the Ghost Walk and Holiday Home Tours. Revenue projections for FY19 are \$80 thousand compared to \$77.3 thousand in expenses, resulting in an operating surplus of \$2.6 thousand.
- Two new seasonal part-time positions are reflected in the budget to support increasing rental activities for special event venues.

While the attached budgets reflect that revenue will be adequate to cover expenses, the \$439 thousand surplus from FY18 will be consumed to cover expenses in FY19. With the environmental parcels expected to be transferred from the Army in FY19, the FMA had to direct all surplus funds to cover routine expenses. This means that neither budget has adequate funding to cover non-capital repairs beyond routine maintenance. Until the operating expenses for the 1± million square feet of vacant commercial property can be transferred to private investors through long-term leases, the FMA will need additional support to meet the preservations requirements set out in the governing documents.

The Fort Monroe Authority greatly appreciates the substantial support of the Department of Planning and Budget in procuring the current and future appropriated funds. Without this support, the FMA would not be able to meet the obligations set out in the FMA Act, Programmatic Agreement, and Statewide MOU. The FMA staff would welcome an opportunity to provide a more detailed update to the DPB staff either in Richmond or at Fort Monroe.

Respectfully submitted,

John K. Hutcheson
Deputy Executive Director and Secretary/Treasurer
Fort Monroe Authority

cc: G. Glenn Oder, FMA Executive Director
Toni Walker, Associate Director, DPB
Jennifer Burruss, Budget and Policy Analyst, DPB

Enclosures (2)

		BUDGET FOR FY18-19 FISCAL YEAR		
GOVERNMENT FUND		Approved by FMA Board on 6/21/18		
		FY19 COVA	FY19 COVA	FY18-19
		Budget Casemate	Budget Govt Fund	Budget TOTAL
Personnel Services				
39	Salaries, Wages and Contract Cost	272,707	1,093,308	1,366,015
42	Fringe Benefits	130,709	521,542	652,251
Total Personnel Services		403,416	1,614,850	2,018,266
44	Full-Time	6	17	23
45	Contractors			-
46	Part-Time/Seasonal		-	-
Management Services				
55	Bay Area Economics	-	5,000	5,000
57	Historic Tax Credit Advisors	-	8,000	8,000
61	Supplemental Security Services Contract	59,000	224,869	283,869
Total Management Services		59,000	237,869	296,869
Utility Operating Costs				
79	PPEA Operator for Water/Sewer/Stormwater/Gas	-	1,405,463	1,405,463
Total Utility Operating Costs		-	1,405,463	1,405,463
Public Information, P/R and Marketing				
83	Public Notices	5,000	2,500	7,500
84	Marketing Consultant	-	50,400	50,400
85	Public Relations Consultant	-	30,000	30,000
86	Marketing - Graphics and Design	5,000	2,500	7,500
87	Marketing - Advertising	4,000	30,000	34,000
88	Tradeshows	-	1,500	1,500
89	Web Site Hosting	-	10,000	10,000
90	Domain Name Registrations	-	2,500	2,500
Total Public Information, P/R and Marketing		14,000	129,400	143,400
Architectural, Engineering and Market Research				
94	Civil Engineering	-	85,000	85,000
97	Property Survey Fees	-	60,000	60,000
102	Architectural On-Call Service	-	15,000	15,000
103	Engineering On-Call Service	-	15,000	15,000
104	Archeologist On-Call Service	-	15,000	15,000
105	Environmental Management Consultant	-	5,000	5,000
Total Arch & Eng and Market Research		500	195,000	195,500
General and Administrative				
120	Postal & Express Services	500	2,000	2,500
121	Printing Services	5,000	5,000	10,000
122	Local Exchange Services	6,500	28,000	34,500
123	Wireless Services	-	5,200	5,200
125	Organization Memberships	2,000	10,500	12,500
126	Publication Subscriptions	500	1,500	2,000

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GOVERNMENT FUND		Approved by FMA Board on 6/21/18		
		FY19 COVA	FY19 COVA	FY18-19
		Budget Casemate	Budget Govt Fund	Budget TOTAL
127	Employee Workshops and Conferences	10,300	12,000	22,300
128	Employee Education and Development	5,750	7,500	13,250
129	Audit Fees	-	33,550	33,550
131	Outside Attorney Fees	-	10,000	10,000
132	Payroll Fees	-	3,600	3,600
133	Reference Checks for HR	-	500	500
134	Bank Service Fees	-	5,250	5,250
135	Line of Credit Charges	-	500	500
136	Custodial Services	25,000	7,300	32,300
137	Grounds Maintenance	-	3,000	3,000
138	Building Maintenance and Repair	8,000	8,000	16,000
139	Equipment Maintenance and Repair	22,000	7,200	29,200
141	Meeting Cost/Supplies	5,300	6,500	11,800
142	IT Management Contract	-	79,200	79,200
144	Travel, Subsistence and Lodging	3,000	6,000	9,000
146	Office Supplies	12,000	20,000	32,000
147	Research Materials	1,000	1,000	2,000
148	BCOM Cooperative Service Cost	-	10,000	10,000
151	PILOT Fee to Hampton	-	8,500	8,500
152	Refuse Service Charges	960	2,400	3,360
153	Utility Expense	23,770	58,300	82,070
154	Equipment Rentals	-	13,200	13,200
155	Building Rentals	-	2,500	2,500
156	Property Insurance	1,200	3,600	4,800
157	Workers Comp Insurance	-	2,300	2,300
158	D&O Insurance / Bonding	-	4,400	4,400
159	Auto Insurance	-	200	200
	Total G&A	132,780	368,700	501,480
	Furniture, Fixtures and Equipment			
163	Desktop Computer Systems	-	15,400	15,400
164	Mobile Computers	-	1,500	1,500
166	Copper/Fiber Network Equipment	-	2,500	2,500
167	Computer Software	-	1,500	1,500
168	Accounting Software Upgrade	-	15,300	15,300
170	Utility Billing Software	-	11,200	11,200
172	Office Furniture and Appurtenances	-	5,000	5,000
173	Casemate - Water Diverter Shields	-	4,000	4,000
174	Casemate - Wi-Fi for Education Programs	20,000	-	20,000
176	Casemate - Collections Management Software	1,900	-	1,900
179	Casemate - FF&E	5,000	-	5,000
182	Casemate - Accessibility Assessment	15,000	-	15,000
184	Casemate - Grant Matching	10,000	-	10,000
	Total FF&E	51,900	56,400	108,300

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GOVERNMENT FUND		Approved by FMA Board on 6/21/18		
		FY19 COVA	FY19 COVA	FY18-19
		Budget Casemate	Budget Govt Fund	Budget TOTAL
188	TOTAL COSTS	661,596	4,007,682	4,669,278
Property and Improvements				
192	VDOT - Sign and Pavement Marking	-	100,000	100,000
193	- ADA ramps/sidewalks/curb replace	-	190,945	190,945
195	Engineering	-	45,000	45,000
196	Street Sweeping	-	24,000	24,000
		-	359,945	359,945
247	Homeless Provider Trust Fund Payments		138,200	138,200
		-	138,200	138,200
252	Total Property and Improvements	-	498,145	498,145
CASH REQUIRED				
266	Personnel Services	403,416	1,614,850	2,018,266
268	Management Services	59,000	237,869	296,869
270	Utility Operating Costs	-	1,405,463	1,405,463
271	Public Information, PR & Marketing	14,000	129,400	143,400
272	Architectural & Engineering	500	195,000	195,500
273	General & Administrative	132,780	368,700	501,480
274	Furniture & Equipment	51,900	56,400	108,300
275	Property & Improvements	-	498,145	498,145
276	TOTAL COSTS	661,596	4,505,827	5,167,423
CASH AVAILABLE				
Revenues				
280	Funds Carryover from prior FY	-	439,762	439,762
281	Carryover to next FY	-	-	-
282	Casemate Fees for Tours and Admissions	6,000	-	6,000
283	Funding (to)/from Enterprise Fund	-	(1,908,672)	(1,908,672)
284	Total Revenues	6,000	(1,468,910)	(1,462,910)
Appropriations and Grants				
287	OEA Reimbursement Grant	-	-	-
289	VDOT Urban Maintenance Grant	-	359,945	359,945
291	NPS Task Agreement Items 2&5 Jul - Jun	-	454,782	454,782
292	State Appropriation, General Fund	-	5,815,606	5,815,606
300	Total Appropriations and Grants	-	6,630,333	6,630,333
302	TOTAL REVENUE & GRANTS	6,000	5,161,423	5,167,423
304	Change in Net Position	(655,596)	655,596	0

		BUDGET FOR FY18-19 FISCAL YEAR				
ENTERPRISE FUND		Approved by FMA Board on 6/21/18				
		FY19 Budget	FY19 Budget	FY19 Budget	FY19 Budget	FY19 Budget
		Residential	Commercial	Spec Events	Utility Fund	TOTAL
Personnel Services						
18	Salaries, Wages Cost	307,961	-	25,480	-	333,441
21	Fringe Benefits	150,237	-	2,256	-	152,493
22	Total Payroll and Fringe	458,198	-	27,736	-	485,935
23	Full -Time	7	-	-	-	7
24	Contractors	-	-	-	-	-
25	Part-Time	1	-	3	-	4
Administrative						
28	Labor - Administration	-	104,559	-	-	104,559
29	Advertising	4,000	-	6,200	-	10,200
30	Office Utilities	2,400	-	-	-	2,400
31	Bank Fees & Finance Charges	2,000	-	2,400	-	4,400
32	Training	2,500	-	-	-	2,500
33	Legal Fees (includes Bad Debt Expense)	7,500	-	-	-	7,500
34	Leasing Commission (Non-CAM)	-	77,404	-	-	77,404
36	Office Supplies	9,600	1,000	750	-	11,350
37	FF&E - Computers\Software (+OneSite Fees)	7,500	-	3,400	-	10,900
38	FF&E - Copier\Fax	1,500	-	-	-	1,500
39	Depreciation\Amortization Expense	1,500	-	-	-	1,500
40	Pagers\Cell Phones	3,600	4,320	1,000	-	8,920
41	Postage\Courier	-	240	-	-	240
43	Telephone - Management Office	2,400	3,720	-	-	6,120
44	Telephone - Life Safety	-	18,000	-	-	18,000
45	Meals\Lodging\Travel	-	840	-	-	840
46	Conference\Training Fees	4,500	-	2,000	-	6,500
47	Event Expenses	-	-	7,200	-	7,200
48	Uniforms	1,200	3,000	120	-	4,320
49	Total Administrative	50,200	213,083	23,070	-	286,353
Management Fees						
52	Management Fee	-	150,000	-	-	150,000
53	Total Management Fees	-	150,000	-	-	150,000
Insurance						
56	Vehicle Insurance	250	-	-	-	250
57	Property Insurance	25,000	113,987	1,000	-	139,987
58	Total Insurance	25,250	113,987	1,000	-	140,237
Cleaning						
61	Cleaning - Office Building	3,000	3,360	-	-	6,360
62	Cleaning - Contracted Services	15,000	116,808	4,000	-	135,808
63	Cleaning Supplies	2,000	-	-	-	2,000
64	Total Cleaning	20,000	120,168	4,000	-	144,168
Service Contracts						
67	HVAC Contract	105,000	128,570	-	-	233,570
68	Extermination Contract	15,000	8,452	2,500	-	25,952
69	Emergency Generator Contract	-	5,824	-	-	5,824
71	Fire\Life Safety	15,000	43,879	-	-	58,879
72	Landscaping Contract	100,000	331,838	-	-	431,838
73	Landscaping - Plants\Flowers\Mulch	5,000	18,000	-	-	23,000
74	Trash Removal\Recycling Contract	-	10,791	-	-	10,791
75	Alarm Services Contract	-	28,500	-	-	28,500
76	Elevator R&M Contract	-	9,240	-	-	9,240
77	Water Treatment Contract	-	12,668	-	-	12,668
78	Total Service Contracts	240,000	597,762	2,500	-	840,262
Repairs & Maintenance						
81	Labor - Maintenance	-	243,414	-	-	243,414

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ENTERPRISE FUND		Approved by FMA Board on 6/21/18				
		FY19 Budget	FY19 Budget	FY19 Budget	FY19 Budget	FY19 Budget
		Residential	Commercial	Spec Events	Utility Fund	TOTAL
82	Labor - Property Management	-	100,978	-	-	100,978
83	Building Interior	7,500	13,200	-	-	20,700
85	Lead - Based Dust Remediation	100,000	-	-	-	100,000
86	Door & Glass Repair\Replacement	500	3,000	-	-	3,500
87	Electrical R & M	6,000	7,800	-	-	13,800
88	Light Bulbs	-	7,200	-	-	7,200
89	Generator Repairs	-	4,000	-	-	4,000
90	Equipment R & M	-	1,200	-	-	1,200
91	Maintenance Equipment Rental	3,500	-	-	-	3,500
92	Landscaping R & M	-	19,750	-	-	19,750
93	Locks and Keys	2,500	5,900	-	-	8,400
94	Painting - Interior	120,000	2,500	-	-	122,500
95	Flooring - Interior	85,000	-	-	-	85,000
96	Painting - Exterior	50,000	-	-	-	50,000
97	Irrigation R & M	-	7,900	-	-	7,900
98	Contracts - Other	15,000	6,000	-	-	21,000
99	Plumbing	7,500	10,900	-	-	18,400
100	Fire\Security Equipment R & M	-	54,000	-	-	54,000
101	Signage	-	3,000	-	-	3,000
102	Small Tools	1,500	2,550	-	-	4,050
103	FF&E Exp-Appliances	26,640	-	-	-	26,640
104	FF&E Exp - trash\recycle bins, generators	5,000	-	-	-	5,000
105	Supplies - R & M (other)	7,500	3,600	-	-	11,100
106	Supplies - Electrical	8,500	-	-	-	8,500
108	Supplies - HVAC	15,000	2,400	-	-	17,400
109	Supplies - Painting	2,500	1,200	-	-	3,700
110	Supplies - Plumbing	12,000	3,600	-	-	15,600
111	Vehicles - Fuel	1,500	-	-	-	1,500
112	Vehicles - R & M	1,500	-	-	-	1,500
114	Building Repairs	7,500	25,800	-	-	33,300
116	HVAC Repairs not in contract	-	180,000	-	-	180,000
117	Snow Removal	2,500	3,000	-	-	5,500
118	Roof R & M Contract + Supplies	30,000	18,000	-	-	48,000
119	Gutter Cleaning/Repair	25,000	-	-	-	25,000
120	Tree Maintenance	15,000	-	-	-	15,000
121	Fascia/Soffit Repairs	25,000	-	-	-	25,000
122	Parking Lot Repairs & Striping	-	3,740	-	-	3,740
123	Total Repairs & Maintenance	584,140	734,632	-	-	1,318,772
Taxes and Licenses						
126	Real Estate Taxes - PILOT	369,992	596,068	9,900	-	975,960
127	Total Taxes and Licenses	369,992	596,068	9,900	-	975,960
Utility Costs						
130	Electricity	300,839	810,368	8,400	1,651,076	2,770,683
132	Trash Removal\Recycling Contract	45,979	-	-	-	45,979
133	Water & Sewer	121,555	78,504	336	604,247	804,642
134	Fuel & Oil	-	2,100	-	-	2,100
135	Natural Gas	147,485	122,899	396	284,417	555,197
136	Total Utilities	615,858	1,013,871	9,132	2,539,740	4,178,601
Non-Capitalized Non-recurring Costs						
139	Moisture Control Equipment (Fans & Dehumidifiers)	5,000	-	-	-	5,000
143	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	-	1,500
145	Total Non-Capitalized Non-recurring Costs	6,500	-	-	-	6,500
TOTAL COSTS		2,370,138	3,539,571	77,338	2,539,740	8,526,788
BALANCE SHEET BUDGET (uses Cash)						
154	Principal & Interest on B96 Loan		83,501			83,501

		BUDGET FOR FY18-19 FISCAL YEAR				
ENTERPRISE FUND		Approved by FMA Board on 6/21/18				
		FY19 Budget	FY19 Budget	FY19 Budget	FY19 Budget	FY19 Budget
		Residential	Commercial	Spec Events	Utility Fund	TOTAL
161	Total Balance Sheet Budget	-	83,501	-	-	83,501
SUMMARY - Enterprise Fund						
Category Totals						
181	Personnel	458,198	-	27,736	-	485,935
182	Administrative	50,200	213,083	23,070	-	286,353
183	Management Fees	-	150,000	-	-	150,000
184	Insurance	25,250	113,987	1,000	-	140,237
185	Cleaning	20,000	120,168	4,000	-	144,168
186	Service Contracts	240,000	597,762	2,500	-	840,262
187	Repairs and Maintenance	584,140	734,632	-	-	1,318,772
188	Taxes and Licenses	369,992	596,068	9,900	-	975,960
189	Utilities	615,858	1,013,871	9,132	2,539,740	4,178,601
190	Non-Capitalized Non-recurring Costs	6,500	-	-	-	6,500
191	Balance Sheet Items (require cash)	-	83,501	-	-	83,501
192	TOTAL COSTS	2,370,138	3,623,072	77,338	2,539,740	8,610,289
Revenues						
198	Residential Leases - Homes	2,800,000	-	-	-	2,800,000
202	Commercial - Office/Warehouse	-	1,314,089	-	-	1,314,089
203	Event Rentals	-	-	80,000	-	80,000
204	CAM Recoveries	-	63,000	-	-	63,000
205	Utility Reimbursement	420,000	124,580	-	-	544,580
208	Revenue - Utility Fund	-	-	-	1,754,730	1,754,730
210	NPS Task Agreement Items 1, 3 & 4 Jul - Jun	-	145,218	-	-	145,218
212	TOTAL REVENUES	3,220,000	1,646,887	80,000	1,754,730	6,701,617
214	Funding (to)/from Government Fund	849,862	(1,976,185)	2,662	(785,010)	(1,908,672)