

PROPERTY MANAGEMENT

The Property Management department oversees the residential and commercial rental properties, as well as other CSWD owned property not managed by other departments. The Property Management department is responsible for maintaining the property and protecting CSWD's investment in rental locations by retaining responsible tenants, minimizing damage, vacancies, loss of revenue, and preserve the asset value.

Significant Changes from Previous Fiscal Year

1. Increase in department costs due to administrative building transfer

Key Performance Indicators

1. Reduce the number of properties managed by 80%

3-Year Budget Outlook

Sale Flynn Ave, pending City of Burlington purchase agreement.

Chittenden Solid Waste District
Property Management
FY24 Proposed Budget Details

	Actual	Budget	Forecast	Change from FY23 to FY24	
	FY22	FY23	FY24	\$	%
44100 - Residential Rent	29,400	29,400	29,400	-	0.0%
44200 - Commercial Rent	42,000	42,000	45,600	3,600	8.6%
44980 - Finance Fee Rental	200	-	-	-	0.0%
Total 44000 - RENTAL INCOME	71,600	71,400	75,000	3,600	5.0%
Total 40000 - INCOME	71,600	71,400	75,000	3,600	5.0%
Income	71,600	71,400	75,000	3,600	5.0%
Gross Profit	71,600	71,400	75,000	3,600	5.0%
60210 - Salaries	154	4,839	-	(4,839)	-100.0%
Total 60200 - SALARIES AND WAGES	154	4,839	-	(4,839)	-100.0%
60311 - Federal Insurance Contribution (FICA)	15	394	-	(394)	-100.0%
60312 - Workers' Compensation	0	-	-	-	0.0%
60313 - Unemployment	1	26	-	(26)	-100.0%
Total 60310 - MANDATED BENEFITS	16	420	-	(420)	-100.0%
60321 - Health Insurance Premiums	35	-	-	-	0.0%
60323 - Health Reimbursement Arrangement (HRA)	15	-	-	-	0.0%
Total 60320 - MEDICAL BENEFITS	50	-	-	-	0.0%
60331 - Retirement (ICMA)	3	194	-	(194)	-100.0%
60332 - Life/Disability Insurance	2	23	-	(23)	-100.0%
60333 - Dental Insurance	3	-	-	-	0.0%
Total 60330 - OPTIONAL BENEFITS	8	217	-	(217)	-100.0%
Total 60300 - BENEFITS	74	637	-	(637)	-100.0%
Total 60100 - PAYROLL EXPENSES	228	5,476	-	(5,476)	-100.0%
65400 - Fleet Diesel & Gas	1,355	-	-	-	0.0%
Total 65000 - FLEET MAINTENANCE	1,355	-	-	-	0.0%
Total 64000 - EQUIPMENT AND FLEET	1,355	-	-	-	0.0%
66110 - Materials & Supplies	540	-	-	-	0.0%
Total 66100 - GENERAL MATERIALS AND SUPPLIES	540	-	1,000	1,000	100.0%
66220 - Bottled Water	(48)	-	-	-	0.0%
Total 66200 - GENERAL OFFICE SUPPLIES	(48)	-	-	-	0.0%
Total 66000 - SUPPLIES	492	-	1,000	1,000	100.0%

Chittenden Solid Waste District
Property Management
FY24 Proposed Budget Details

68120 - Mowing	4,475	4,450	4,250	(200)	-4.5%
68130 - Plowing	1,855	1,800	2,008	208	11.6%
68140 - Building Maintenance	3,397	7,200	4,800	(2,400)	-33.3%
68150 - Skilled Labor	547	-	-	-	0.0%
68160 - Safety Monitor & Inspection	-	-	225	225	100.0%
Total 68100 - BUILDING & LAND	10,274	13,450	11,283	(2,167)	-16.1%
68210 - Electricity	1,018	1,200	1,500	300	25.0%
68220 - Heating Fuel	2,346	-	3,600	3,600	100.0%
68230 - Water/Sewer	9,670	3,600	4,632	1,032	28.7%
Total 68200 - UTILITIES	13,034	4,800	9,732	4,932	102.8%
68310 - Commerical Insurance Premium	7,473	7,920	13,874	5,954	75.2%
Total 68300 - COMMERCIAL INSURANCE	7,473	7,920	13,874	5,954	75.2%
68430 - Payment for Municipal Services	9,172	9,500	11,000	1,500	15.8%
68440 - Property Taxes	18,379	28,596	21,000	(7,596)	-26.6%
Total 68400 - GOVERNMENT TAXES & FEES	27,551	38,096	32,000	(6,096)	-16.0%
Total 68000 - PROPERTY MANAGEMENT	58,331	64,266	66,890	2,624	4.1%
80000 - MAINTENANCE & ROLL OFF DISTRIBUTION	3,806	349	6,802	6,452	1848.3%
Total 60000 - EXPENSES	64,211	70,091	74,691	4,600	6.6%
Total Expense	64,211	70,091	74,691	4,600	6.6%
Ordinary Income/Expense	7,389	1,309	309	(1,000)	-76.4%
Net Ordinary Income	7,389	1,309	309	(1,000)	-76.4%
Total 95400 - Transfer Capital Reserve	7,389	1,309	309	(1,000)	-76.4%
Total 95000 - RESERVE TRANSFERS	7,389	1,309	309	(1,000)	-76.4%
Other Expense	7,389	1,309	309	(1,000)	-76.4%
Other Income and Expenses	(7,389)	(1,309)	(309)	1,000	-76.4%
Net Other Income	(7,389)	(1,309)	(309)	1,000	-76.4%
Net Income	0	-	(0)	(0)	0.0%
Income Statement	0	-	(0)	(0)	0.0%