

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi_is

		YTD Budget
2999-99-999	REVENUE & EXPENSES	
3000-00-000	INCOME	
3100-00-000	TENANT INCOME	
3101-00-000	RENTAL INCOME	
3111-00-000	Dwelling Rent	3,390,960.00
3112-01-000	Utility Reimb.-Affordable	-8,000.00
3112-03-000	Dwelling Rental - HAP	800,000.00
3113-00-000	Less: Vacancies	-67,818.00
3119-00-000	TOTAL RENTAL INCOME	4,115,142.00
3120-00-000	OTHER TENANT INCOME	
3120-01-000	Other Income - Laundry	33,135.00
3120-02-000	Other Income	37,805.00
3120-03-000	Maintenance Charges	7,900.00
3120-04-000	Late Charges	16,550.00
3120-05-000	Non-Residential Rental Income	33,435.00
3120-06-000	Other Income - Non-Rent	2,220.00
3120-07-000	Non-Dwelling Rent	199,917.00
3120-09-000	Misc.Tenant Income	5,258.00
3120-10-000	Excess Utilities - Electric	25,115.00
3120-99-000	TOTAL OTHER TENANT INCOME	361,335.00
3199-00-000	TOTAL TENANT INCOME	4,476,477.00
3400-00-000	GRANT INCOME	
3401-00-000	HUD Grants	17,328,122.00
3410-02-000	HUD Grants - Admin Fee	1,330,904.00
3410-04-000	Port-In Admin Fees Earned	30,000.00
3410-06-000	Port In HAP Earned	400,000.00
3410-15-000	EHV HAP	529,916.00
3410-16-000	EHV Admin Fees	34,622.00
3410-19-000	EHV Placement/Issuance Reporting Fees	900.00
3499-00-000	TOTAL GRANT INCOME	19,654,464.00
3600-00-000	OTHER INCOME	
3610-00-000	Interest Income	45,830.00
3620-00-000	Public Housing Management Fees	534,960.00
3620-01-000	NSA Management Fees	53,124.00
3620-02-000	Section 8 Management Fees	266,181.00
3620-03-000	MR0001 Management Fees	5,760.00
3620-05-000	CFP Management Fees	305,000.00
3620-06-000	CGP1 Management Fees	46,496.00
3620-07-000	CGP2 Management Fees	58,786.00
3620-08-000	CGP3 Management Fees	44,416.00
3625-00-000	Public Housing Bookkeeping Fees	71,806.00
3625-01-000	NSA Bookkeeping Fees	6,480.00
3625-02-000	Section 8 Bookkeeping Fees	141,338.00
3625-03-000	MR0001 Bookkeeping Fees	3,600.00
3630-00-000	Public Housing Asset Mgmt Fees	88,800.00
3630-01-000	NSA Asset Mgmt Fees	8,760.00
3640-00-000	Fraud Recovery Income - Unrestricted	225.00

3640-01-000	Fraud Recovery Income - Restricted	225.00
3699-00-000	TOTAL OTHER INCOME	1,681,787.00
3999-00-000	TOTAL INCOME	25,812,728.00
4000-00-000	EXPENSES	
4100-00-000	ADMINISTRATIVE	
4100-99-000	ADMINISTRATIVE SALARIES AND BENEFITS	
4110-00-000	Administrative Salaries	1,885,648.00
4110-01-000	Admin Salaries - Temp Services	15,000.00
4110-03-000	Health Insurance Opt-Out	10,340.00
4110-04-000	Language	16,023.00
4110-05-000	Social Security/Medicare	143,165.00
4110-06-000	Life Insurance	8,478.00
4110-07-000	Pension	196,503.00
4110-08-000	Employer Match 457 Contribution	20,853.00
4110-09-000	Disability Insurance	16,100.00
4110-10-000	Health Insurance	445,950.00
4110-12-000	Dental Insurance	6,658.00
4110-14-000	Civil Service Fees	6,132.00
4110-99-000	TOTAL ADMINISTRATIVE SALARIES AND BENEFITS	2,770,850.00
4130-00-000	Legal Expense	
4130-01-000	Legal	170,200.00
4131-00-000	Total Legal Expense	170,200.00
4139-00-000	OTHER ADMIN EXPENSES	
4140-00-000	Staff Training	37,400.00
4150-00-000	Travel	9,846.00
4161-00-000	Management Fees	860,028.00
4161-01-000	Management Fees - Other	124,296.00
4162-00-000	Bookkeeping Fees	223,225.00
4163-00-000	Asset Management Fees	97,560.00
4170-00-000	Accounting Fees	72,000.00
4171-00-000	Auditing Fees	45,042.00
4172-00-000	Payroll Fees	17,280.00
4175-00-000	Document Scanning	15,721.00
4180-00-000	Office Rent	25,200.00
4182-00-000	Consultants	128,650.00
4189-00-000	TOTAL OTHER ADMIN EXPENSES	1,656,248.00
4190-00-000	MISCELLANEOUS ADMIN EXPENSES	
4190-01-000	Dues and Fees	11,050.00
4190-02-000	Publications	550.00
4190-03-000	Advertising	23,250.00
4190-04-000	Office Supplies	35,720.00
4190-05-000	City Inspection Fees	65,975.00
4190-06-000	Computer Support and Service	229,500.00
4190-07-000	Telephone	113,936.00
4190-08-000	Postage	23,300.00
4190-09-000	Software License Fees	4,000.00
4190-10-000	Answering Service	18,712.00
4190-11-000	Computer Supplies	5,000.00
4190-12-000	Computer Software	24,000.00
4190-13-000	Background Checks	11,216.00
4190-14-000	Income/Employment Verification	25,510.00
4190-15-000	Office Equipment Maintenance	6,106.00

4190-16-000	Eviction Fees	3,925.00
4190-17-000	Rent Statements	9,838.00
4190-20-000	Bank Service Charges	70,400.00
4190-22-000	Miscellaneous	347,636.00
4191-00-000	TOTAL MISCELLANEOUS ADMIN EXPENSES	1,029,624.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,626,922.00
4200-00-000	RESIDENT SERVICES	
4210-00-000	Resident Services Salaries	16,000.00
4220-00-000	Other Resident Services	27,018.00
4220-02-000	Scholarships	4,000.00
4220-03-000	Resident Participation Fund	18,900.00
4299-00-000	TOTAL RESIDENT SERVICES	65,918.00
4300-00-000	UTILITIES	
4310-00-000	Water and Sewer	259,164.00
4320-00-000	Electricity	545,604.00
4330-00-000	Gas	200,007.00
4340-00-000	Fuel	21,120.00
4399-00-000	TOTAL UTILITIES	1,025,895.00
4400-00-000	MAINTENANCE	
4400-99-000	MAINTENANCE SALARIES AND BENEFITS	
4410-00-000	Maintenance Labor	907,420.00
4410-01-000	Maintenance Overtime	108,768.00
4410-02-000	Maintenance On-Call Premium	22,357.75
4410-03-000	Health Insurance Opt-Out	4,885.00
4410-04-000	Language	9,685.00
4410-05-000	Social Security/Medicare	69,554.00
4410-06-000	Life Insurance	4,091.00
4410-07-000	Pension	95,467.00
4410-08-000	Employer Match 457 Contribution	9,116.00
4410-09-000	Disability Insurance	5,455.00
4410-10-000	Health Insurance	305,641.00
4410-12-000	Dental Insurance	3,827.00
4410-13-000	Uniform Allowance	3,574.00
4410-14-000	Tool Allowance	2,814.00
4419-00-000	TOTAL MAINTENANCE SALARIES AND BENEFITS	1,552,654.75
4420-00-000	MATERIALS	
4420-01-000	Materials - Appliances	25,760.00
4420-02-000	Materials - Carpentry	29,000.00
4420-03-000	Materials - Electrical	17,000.00
4420-04-000	Materials - HVAC	3,454.00
4420-05-000	Materials - Janitorial	15,520.00
4420-06-000	Materials - Paint	6,050.00
4420-07-000	Materials - Seasonal	13,730.00
4420-08-000	Materials - Plumbing	24,000.00
4420-09-000	Materials - Miscellaneous	19,050.00
4429-00-000	TOTAL MATERIALS	153,564.00
4430-00-000	CONTRACT COSTS	
4430-01-000	Automatic Doors	4,821.00
4430-02-000	Fire Alarm	44,992.00
4430-03-000	Sprinkler System	14,156.00
4430-04-000	Fire Extinguisher	7,464.00
4430-05-000	City Trash Collection Fees	58,875.00

4430-06-000	Trash Collection Contract	81,384.72
4430-07-000	Fire Suppression	4,744.00
4430-08-000	Emergency Generator	27,396.00
4430-09-000	HVAC Repairs	14,040.00
4430-10-000	HVAC Maintenance Contract	38,336.00
4430-11-000	Heating System - Boilers	15,704.00
4430-12-000	Water Testing/Treatment	11,247.00
4430-13-000	Elevators	60,720.00
4430-14-000	Shredding	2,264.00
4430-15-000	Grass Cutting	21,505.00
4430-16-000	Grass Fertilization	8,983.00
4430-17-000	Office Cleaning	78,027.00
4430-18-000	Vehicle Fuel	7,980.00
4430-19-000	Common Area Carpet	996.00
4430-20-000	Vacant Unit Cleaning	32,783.00
4430-21-000	Vacant Unit Carpeting	46,816.00
4430-22-000	Vacant Unit Painting	53,840.00
4430-23-000	Vacant Unit Pest Control	5,721.00
4430-24-000	Pest Control Contract	39,528.00
4430-25-000	Pest Control - Other	29,504.00
4430-26-000	Snow Removal	24,500.00
4430-27-000	USIG Annual Inspections	13,208.00
4430-28-000	Trash Compactor Repairs	4,603.00
4430-29-000	Electrical Repairs	17,416.00
4430-30-000	Environmental	11,010.00
4430-31-000	Landscaping	2,000.00
4430-32-000	Plumbing Repairs	75,148.00
4430-33-000	Window Repairs	8,754.00
4430-35-000	Hot Water Boilers Prev Maint	12,572.00
4430-36-000	Lock Service and Rekey	6,666.00
4430-37-000	Grounds Maintenance	23,282.00
4430-39-000	Vehicle Monitoring - GPS	1,380.00
4430-40-000	Security System	7,120.00
4430-41-000	Vehicle Repairs	5,726.00
4430-42-000	Equipment Repairs and Service	7,956.00
4430-43-000	Carpentry	45,604.00
4430-44-000	Meter Reading	5,808.00
4430-45-000	Common Area Painting	480.00
4430-46-000	Stormwater Fees	21,804.00
4430-47-000	Common Area Cleaning	67,720.00
4439-00-000	TOTAL CONTRACT COSTS	<u>1,074,583.72</u>
4499-00-000	TOTAL MAINTENANCE COSTS	<u>2,780,802.47</u>
4500-00-000	GENERAL EXPENSES	
4510-00-000	Insurance	51,863.00
4510-10-000	Property Insurance	227,638.23
4510-20-000	Liability Insurance	85,663.00
4510-30-000	Workmen's Comp Insurance	82,174.00
4510-40-000	Vehicle Insurance	13,520.00
4520-00-000	P.I.L.O.T.	220,962.00
4550-00-000	Shipping Expense	1,527.00
4570-00-000	Collection Losses	11,500.00
4580-00-000	Security/Law Enforcement	20,952.00
4590-00-000	Other General Expense	10,000.00
4590-01-000	Admin Fees to Receiving PHAs	<u>14,400.00</u>

4599-00-000	TOTAL GENERAL EXPENSES	<u>740,199.23</u>
4700-00-000	HOUSING ASSISTANCE PAYMENTS	
4715-00-000	Housing Assistance Payments	17,041,251.00
4715-01-000	Tenant Utility Payments-Voucher	290,234.00
4715-02-000	Portable Out HAP Payments	325,000.00
4715-03-000	FSS Escrow Payments	12,000.00
4715-10-000	EHV HAP Expense	<u>526,553.00</u>
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	18,195,038.00
4800-00-000	FINANCING EXPENSE	
4850-00-000	EPC Loan Interest	<u>34,244.29</u>
4899-00-000	TOTAL FINANCING EXPENSES	34,244.29
5000-00-000	NON-OPERATING ITEMS	
5500-00-000	Basic Contribution - Operating Subsidy	<u>3,106,822.50</u>
5999-00-000	TOTAL NON-OPERATING ITEMS	-3,106,822.50
8000-00-000	TOTAL EXPENSES	<u>25,362,196.49</u>
9000-00-000	NET INCOME/LOSS	<u>450,531.51</u>