

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
REVENUE & EXPENSES			
INCOME			
TENANT INCOME			
RENTAL INCOME			
Dwelling Rent	3,264,861.39	3,215,484.00	49,377.39
Repayment Agreement	1,854.37	0.00	1,854.37
TPA Rent	3,730.05	0.00	3,730.05
Utility Reimb.-Affordable	-7,745.00	-8,000.00	255.00
Dwelling Rental - HAP	846,965.00	785,000.00	61,965.00
Less: Vacancies	0.00	-80,865.00	80,865.00
Less: Concessions	-13,606.00	0.00	-13,606.00
TOTAL RENTAL INCOME	4,096,059.81	3,911,619.00	184,440.81
OTHER TENANT INCOME			
Other Income - Laundry	37,374.47	36,500.00	874.47
Other Income	37,074.85	43,485.00	-6,410.15
Maintenance Charges	10,310.22	7,005.00	3,305.22
Late Charges	24,194.60	17,900.00	6,294.60
Late Fee Concession	-2,250.00	0.00	-2,250.00
Non-Residential Rental Income	26,821.72	35,828.00	-9,006.28
Other Income - Non-Rent	2,213.64	3,910.00	-1,696.36
Non-Dwelling Rent	206,459.06	169,725.00	36,734.06
Misc.Tenant Income	6,984.46	6,700.00	284.46
Excess Utilities - Electric	24,087.55	27,248.00	-3,160.45
TOTAL OTHER TENANT INCOME	373,270.57	348,301.00	24,969.57
TOTAL TENANT INCOME	4,469,330.38	4,259,920.00	209,410.38
GRANT INCOME			
HUD Grants	17,850,463.37	16,716,884.00	1,133,579.37
HUD Grants - Admin Fee	1,656,987.00	1,901,172.00	-244,185.00
Port-In Admin Fees Earned	256.00	2,500.00	-2,244.00
Port In HAP Earned	-6,068.74	0.00	-6,068.74
ROSS Grant Income	0.00	54,375.00	-54,375.00
EHV HAP	524,550.00	298,342.00	226,208.00
EHV Admin Fees	46,610.00	35,000.00	11,610.00
EHV Service Fees	18,090.00	20,000.00	-1,910.00
EHV Placement/Issuance Reporting Fees	600.00	900.00	-300.00
TOTAL GRANT INCOME	20,091,487.63	19,029,173.00	1,062,314.63
OTHER INCOME			
Interest Income	128,353.66	11,854.00	116,499.66
Public Housing Management Fees	534,358.50	546,768.00	-12,409.50

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
NSA Management Fees	52,573.95	53,127.00	-553.05
Section 8 Management Fees	331,397.40	271,320.00	60,077.40
CFP Management Fees	305,000.00	305,000.00	0.00
CGP1 Management Fees	46,495.68	46,496.00	-0.32
CGP2 Management Fees	57,064.00	57,072.00	-8.00
CGP3 Management Fees	43,128.96	43,122.00	6.96
EHV Management Fees	6,012.00	0.00	6,012.00
Public Housing Bookkeeping Fees	72,311.65	74,352.00	-2,040.35
NSA Bookkeeping Fees	6,412.50	6,480.00	-67.50
Section 8 Bookkeeping Fees	143,310.00	169,575.00	-26,265.00
EHV Bookkeeping Fees	3,757.50	0.00	3,757.50
Public Housing Asset Mgmt Fees	69,000.00	91,440.00	-22,440.00
NSA Asset Mgmt Fees	8,760.00	8,760.00	0.00
Fraud Recovery Income - Unrestricted	380.00	250.00	130.00
Fraud Recovery Income - Restricted	380.00	250.00	130.00
Operating Transfers IN	122,495.06	0.00	122,495.06
TOTAL OTHER INCOME	1,931,190.86	1,685,866.00	245,324.86
TOTAL INCOME	26,492,008.87	24,974,959.00	1,517,049.87
EXPENSES			
ADMINISTRATIVE			
ADMINISTRATIVE SALARIES AND BENEFITS			
Administrative Salaries	1,648,638.77	1,771,173.20	122,534.43
Admin Salaries - Temp Services	31,281.98	15,000.00	-16,281.98
Health Insurance Opt-Out	8,570.60	9,600.00	1,029.40
Language	15,039.18	16,262.00	1,222.82
Social Security/Medicare	127,606.16	135,496.00	7,889.84
Life Insurance	7,541.80	8,047.00	505.20
Pension	168,628.76	185,974.00	17,345.24
Employer Match 457 Contribution	15,573.33	17,044.00	1,470.67
Disability Insurance	14,272.45	15,165.00	892.55
Health Insurance	437,663.28	497,019.00	59,355.72
Dental Insurance	5,640.39	6,004.00	363.61
Civil Service Fees	0.00	5,935.00	5,935.00
TOTAL ADMINISTRATIVE SALARIES AND BENEFIT	2,480,456.70	2,682,719.20	202,262.50
Legal Expense			
Legal	153,666.91	123,100.00	-30,566.91
Total Legal Expense	153,666.91	123,100.00	-30,566.91
OTHER ADMIN EXPENSES			
Staff Training	16,601.96	42,650.00	26,048.04

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
Travel	17,677.26	4,571.00	-13,106.26
Management Fees	924,341.85	868,308.00	-56,033.85
Management Fees - Other	135,596.35	134,970.00	-626.35
Bookkeeping Fees	225,791.65	248,052.00	22,260.35
Asset Management Fees	77,760.00	99,480.00	21,720.00
Accounting Fees	107,600.21	61,500.00	-46,100.21
Auditing Fees	62,487.00	40,788.00	-21,699.00
Payroll Fees	17,570.25	13,000.00	-4,570.25
Document Scanning	13,370.23	17,925.00	4,554.77
Office Rent	25,200.00	26,700.00	1,500.00
Consultants	111,816.00	66,700.00	-45,116.00
TOTAL OTHER ADMIN EXPENSES	1,735,812.76	1,624,644.00	-111,168.76
MISCELLANEOUS ADMIN EXPENSES			
Dues and Fees	15,504.57	19,375.00	3,870.43
Publications	457.17	574.00	116.83
Advertising	48,318.36	14,250.00	-34,068.36
Office Supplies	74,287.54	36,240.00	-38,047.54
City Inspection Fees	71,135.00	67,175.00	-3,960.00
Computer Support and Service	148,041.36	247,438.00	99,396.64
Telephone	96,527.59	166,045.00	69,517.41
Postage	21,650.99	22,800.00	1,149.01
Software License Fees	4,611.84	4,000.00	-611.84
Answering Service	19,013.04	16,871.00	-2,142.04
Computer Supplies	5,172.84	5,000.00	-172.84
Computer Software	21,334.96	28,200.00	6,865.04
Background Checks	10,562.80	11,706.00	1,143.20
Income/Employment Verification	45,120.81	33,096.00	-12,024.81
Office Equipment Maintenance	5,992.64	9,536.00	3,543.36
Eviction Fees	2,519.20	3,425.00	905.80
Rent Statements	11,174.07	9,305.00	-1,869.07
Bank Service Charges	79,655.36	67,080.00	-12,575.36
Miscellaneous	174,515.53	391,458.00	216,942.47
TOTAL MISCELLANEOUS ADMIN EXPENSES	855,595.67	1,153,574.00	297,978.33
TOTAL ADMINISTRATIVE EXPENSES	5,225,532.04	5,584,037.20	358,505.16
RESIDENT SERVICES			
Other Resident Services	32,919.35	33,313.00	393.65
Scholarships	4,500.00	6,000.00	1,500.00
Resident Participation Fund	0.00	18,900.00	18,900.00
Tenant Relocation	19,229.00	0.00	-19,229.00
ROSS Grant Services	0.00	54,375.00	54,375.00
TOTAL RESIDENT SERVICES	56,648.35	112,588.00	55,939.65

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
UTILITIES			
Water and Sewer	310,412.44	245,700.00	-64,712.44
Electricity	552,755.21	533,040.00	-19,715.21
Gas	198,011.28	189,003.00	-9,008.28
Fuel	14,613.03	18,924.00	4,310.97
TOTAL UTILITIES	1,075,791.96	986,667.00	-89,124.96
MAINTENANCE			
MAINTENANCE SALARIES AND BENEFITS			
Maintenance Labor	796,066.32	895,178.42	99,112.10
Maintenance Overtime	112,362.49	101,976.00	-10,386.49
Maintenance On-Call Premium	24,272.80	22,712.00	-1,560.80
Health Insurance Opt-Out	4,985.20	7,885.00	2,899.80
Language	8,542.60	9,985.00	1,442.40
Social Security/Medicare	71,548.29	68,399.00	-3,149.29
Life Insurance	3,361.27	4,023.00	661.73
Pension	78,349.18	93,881.00	15,531.82
Employer Match 457 Contribution	7,642.82	11,454.00	3,811.18
Disability Insurance	4,448.12	5,365.00	916.88
Health Insurance	284,252.91	334,483.00	50,230.09
Dental Insurance	3,314.48	3,890.00	575.52
Uniform Allowance	3,301.05	3,280.00	-21.05
Tool Allowance	2,599.40	1,937.00	-662.40
Maintenance Uniforms	4,517.36	0.00	-4,517.36
TOTAL MAINTENANCE SALARIES AND BENEFITS	1,409,564.29	1,564,448.42	154,884.13
MATERIALS			
Materials - Appliances	51,497.37	20,500.00	-30,997.37
Materials - Carpentry	43,977.33	27,750.00	-16,227.33
Materials - Electrical	38,895.73	14,800.00	-24,095.73
Materials - HVAC	6,379.35	2,650.00	-3,729.35
Materials - Janitorial	23,767.03	14,100.00	-9,667.03
Materials - Paint	10,284.01	13,950.00	3,665.99
Materials - Seasonal	22,415.87	12,050.00	-10,365.87
Materials - Plumbing	55,778.79	21,100.00	-34,678.79
Materials - Miscellaneous	29,141.59	18,750.00	-10,391.59
TOTAL MATERIALS	282,137.07	145,650.00	-136,487.07
CONTRACT COSTS			
Automatic Doors	4,945.98	4,550.00	-395.98
Fire Alarm	60,896.25	46,652.00	-14,244.25
Sprinkler System	68,135.68	11,100.00	-57,035.68
Fire Extinguisher	7,813.00	5,657.00	-2,156.00

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
City Trash Collection Fees	62,014.96	58,875.00	-3,139.96
Trash Collection Contract	82,995.51	84,390.72	1,395.21
Fire Suppression	12,853.55	0.00	-12,853.55
Emergency Generator	26,829.81	27,150.00	320.19
HVAC Repairs	37,114.21	12,000.00	-25,114.21
HVAC Maintenance Contract	37,240.00	36,720.00	-520.00
Heating System - Boilers	46,754.90	16,665.00	-30,089.90
Water Testing/Treatment	11,530.00	10,210.00	-1,320.00
Elevators	68,477.95	51,120.00	-17,357.95
Shredding	2,165.76	2,544.00	378.24
Grass Cutting	28,372.50	21,505.00	-6,867.50
Grass Fertilization	8,171.58	8,597.96	426.38
Office Cleaning	74,512.00	95,168.00	20,656.00
Vehicle Fuel	8,940.84	7,540.00	-1,400.84
Common Area Carpet	3,905.00	0.00	-3,905.00
Vacant Unit Cleaning	24,558.50	22,714.00	-1,844.50
Vacant Unit Carpeting	51,770.76	46,014.00	-5,756.76
Vacant Unit Painting	70,128.00	66,625.00	-3,503.00
Vacant Unit Pest Control	6,275.00	6,666.00	391.00
Pest Control Contract	41,169.46	37,079.00	-4,090.46
Pest Control - Other	24,501.00	30,240.00	5,739.00
Snow Removal	29,350.00	26,000.00	-3,350.00
USIG Annual Inspections	25,200.80	12,678.00	-12,522.80
Trash Compactor Repairs	23,639.17	2,391.00	-21,248.17
Electrical Repairs	33,117.46	16,246.00	-16,871.46
Environmental	19,955.55	15,550.00	-4,405.55
Landscaping	0.00	3,500.00	3,500.00
Plumbing Repairs	118,197.04	40,800.00	-77,397.04
Window Repairs	10,411.20	7,500.00	-2,911.20
Hot Water Boilers Prev Maint	14,604.00	12,972.00	-1,632.00
Lock Service and Rekey	6,203.15	7,340.00	1,136.85
Grounds Maintenance	54,292.71	14,346.00	-39,946.71
Vehicle Monitoring - GPS	1,590.81	1,539.00	-51.81
Security System	7,069.49	7,554.00	484.51
Vehicle Repairs	15,963.39	6,506.00	-9,457.39
Equipment Repairs and Service	11,805.11	6,500.00	-5,305.11
Carpentry	78,116.78	37,750.00	-40,366.78
Meter Reading	5,805.00	5,808.00	3.00
Common Area Painting	3,000.00	0.00	-3,000.00
Stormwater Fees	23,390.04	23,356.00	-34.04
Common Area Cleaning	92,423.40	70,600.00	-21,823.40
TOTAL CONTRACT COSTS	1,446,207.30	1,028,718.68	-417,488.62

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
TOTAL MAINTENACE COSTS	3,137,908.66	2,738,817.10	-399,091.56
GENERAL EXPENSES			
Insurance	50,818.56	47,865.00	-2,953.56
Property Insurance	218,671.82	225,437.00	6,765.18
Liability Insurance	73,936.92	84,210.00	10,273.08
Workmen's Comp Insurance	52,797.52	77,358.00	24,560.48
Vehicle Insurance	14,836.75	14,386.00	-450.75
P.I.L.O.T.	211,792.35	208,576.00	-3,216.35
Shipping Expense	1,094.63	1,515.00	420.37
Collection Losses	34,745.28	17,780.00	-16,965.28
Bad Debt-Other	33,565.42	0.00	-33,565.42
Security/Law Enforcement	31,781.09	20,946.00	-10,835.09
Other General Expense	44,679.65	10,000.00	-34,679.65
Admin Fees to Receiving PHAs	14,519.29	14,400.00	-119.29
TOTAL GENERAL EXPENSES	783,239.28	722,473.00	-60,766.28
MISCELLANEOUS EXPENSES			
Extraordinary Maintenance	54,461.72	0.00	-54,461.72
Non-Capital Losses	543,555.53	0.00	-543,555.53
Insurance Proceeds	-423,940.88	0.00	423,940.88
TOTAL MISCELLANEOUS EXPENSES	174,076.37	0.00	-174,076.37
HOUSING ASSISTANCE PAYMENTS			
Housing Assistance Payments	15,407,630.52	16,953,669.00	1,546,038.48
Tenant Utility Payments-Voucher	271,804.00	143,447.00	-128,357.00
Portable Out HAP Payments	321,551.00	0.00	-321,551.00
FSS Escrow Payments	14,590.00	0.00	-14,590.00
Security Deposit Assistance	20,423.00	0.00	-20,423.00
Owner Incentive Expense	14,773.00	0.00	-14,773.00
Other Eligible Service Expense	11,159.54	0.00	-11,159.54
EHV HAP Expense	494,000.65	298,342.00	-195,658.65
EHV Security/Utility Dep/Rental App/Holding Fe	3,655.00	2,000.00	-1,655.00
EHV Owner Incentive Expenses	14,435.00	3,000.00	-11,435.00
EHV Other Eligible Service Expenses	0.00	15,000.00	15,000.00
TOTAL HOUSING ASSISTANCE PAYMENTS	16,574,021.71	17,415,458.00	841,436.29
FINANCING EXPENSE			
EPC Loan Interest	45,495.53	45,495.25	-0.28
TOTAL FINANCING EXPENSES	45,495.53	45,495.25	-0.28
NON-OPERATING ITEMS			
Depreciation	2,295,337.54	0.00	-2,295,337.54

Property = amp300 amp200 amp800 amp100 amp600 amp500 amp700 hcv cocc amp930 cgcc opcc nsa amp410 amp440 amp420 ehv

	FY24 Actual	FY24 Budget	Variance
Amortization Expense - GASB 96	77,590.01	0.00	-77,590.01
Developer Fee Expense	209,423.84	0.00	-209,423.84
Operating Transfers OUT	53,244.06	0.00	-53,244.06
Transfer In from State/Local	400,000.00	0.00	400,000.00
Basic Contribution - Operating Subsidy	3,035,386.00	3,030,133.00	5,253.00
CFP 501-20 FDS Recd Current Year	324,939.00	0.00	324,939.00
CFP 501-21 FDS Recd Current Year	641,155.39	0.00	641,155.39
CFP-501-22 FDS Recd Current Year	1,992,366.36	0.00	1,992,366.36
CFP-501-23 FDS Recd Current Year	1,018,464.23	0.00	1,018,464.23
CFP-501-24 FDS Recd Current Year	630,000.00	0.00	630,000.00
TOTAL NON-OPERATING ITEMS	-5,406,715.53	-3,030,133.00	2,376,582.53
TOTAL EXPENSES	21,665,998.37	24,575,402.55	2,909,404.18
NET INCOME/LOSS	4,826,010.50	399,556.45	4,426,454.05