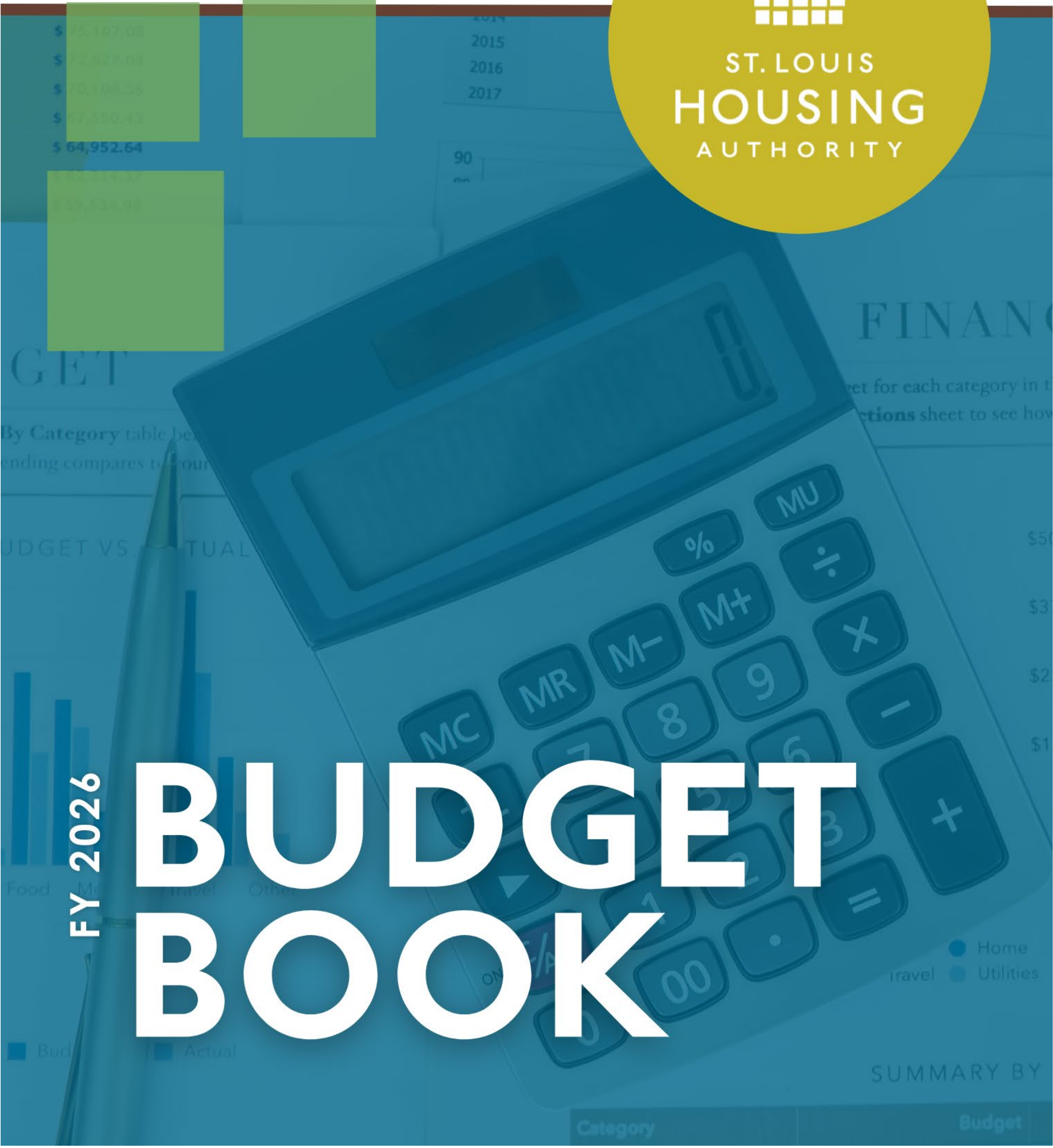
ST. LOUIS HOUSING AUTHORITY



FY 2026 BUDGET BOOK

AGENCY **PROFILE**

The St. Louis Housing Authority (SLHA) is a municipal corporation created by state statute in 1939. Through a dedicated team of 107 employees, SLHA provides housing assistance to individuals and families through two major housing programs: Public Housing and Housing Choice Voucher. We serve over 20,000 residents and participants, and effectively partner with nonprofit organizations, property owners, developers, contractors, elected officials and vendors to administer our programs. SLHA has an annual operating budget of approximately $87 million and is funded primarily by federal sources from the U.S. Department of Housing and Urban Development (HUD).

Board of Commissioners:

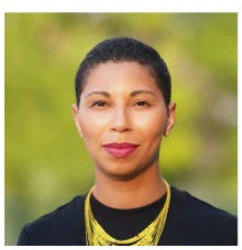
Regina D. Fowler
Chair

Tino Ochoa
Vice Chair

Sal Martinez
Treasurer

Rachel D'Souza
Commissioner

Margaret English
Commissioner



Dara Eskridge
Commissioner

Benita Jones
Commissioner

SENIOR **LEADERSHIP TEAM**

LATASHA BARNES
EXECUTIVE DIRECTOR

LUCIUS BENNETT
DIRECTOR OF
PROPERTY MANAGEMENT

BRIDGETTE HARVEY
DIRECTOR OF
FINANCE

JASON HENSLEY
DIRECTOR OF REAL
ESTATE DEVELOPMENT

SARAH HUGG-TURNER
GENERAL COUNSEL

KARL HUGHES
DIRECTOR OF
INFORMATION TECHNOLOGY

VAL JOYNER
DIRECTOR OF
COMMUNICATIONS

CARLA MATTHEWS
DIRECTOR OF OPERATIONS –
HCV PROGRAM

VONTRIECE MCDOWELL
DIRECTOR OF RESIDENT
INITIATIVES

STACY TAYLOR
DIRECTOR OF
HUMAN RESOURCES

PAUL WERNER
DIRECTOR OF
POLICY & PROCUREMENT

DEPARTMENT **SUMMARIES**

ASSET MANAGEMENT

The Asset Management Department is responsible for the administration of the Agency's Public Housing program. The department monitors Agency compliance with Public Housing regulations, regarding lease up (application process, eligibility and unit offer), budget compliance, unit turnaround, rent collection, physical condition of the property and resident relations.

COMMUNICATIONS

The Communications Department is response for the creation and management of internal and external communications, including social media and news media relations. Additionally, the department is responsible for the management of SLHA-sponsored outreach events.

DEVELOPMENT & MODERNIZATION

The Development and Modernization Department is responsible for the creation of new public housing units and for making capital improvements to public housing developments within the Agency's portfolio. The department identifies opportunities and developments that need capital improvements. The department contracts with a variety of architectural/engineering firms and construction contractors to perform the work and is responsible for the planning, procurement, contracting, project management and oversight of development and modernization activities.

FINANCE

The Finance Department is responsible for all accounting activities, such as payroll processing and distribution, budget preparation, accounts receivable and accounts payable. Additionally, the department is responsible for providing monthly and annual financial reports, balancing the intrafund accounts, reconciling grants, assisting in the tracking of fixed assets, monitoring financial activity for private management companies, banking relations and working with outside audit staff.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Department is responsible for the operation of the Housing Choice Voucher (HCV) program. The department performs major processes in the HCV program, including application, wait list management, eligibility, voucher issuance, and annual and interim reexamination. To ensure assisted units meet Housing Quality Standards (HQS), the department 4 conducts the following types of inspections as needed: initial, annual, special/complaint, quality control and special needs/medical aid. Additionally, the department negotiates rents to determine rent reasonableness before tenants are given authorization to occupy the unit. Program participants are recertified annually for continued participation based on income and other criteria.

HUMAN RESOURCES

The Human Resources Department is responsible for recruiting and hiring employees, training and development, and employee relation.

INFORMATION TECHNOLOGY

The Information Technology (IT) Department performs a number of duties to ensure that SLHA staff has full access to the Agency's computer systems and the Internet. IT provides technical support, maintains and installs software/hardware, and coordinates training for employees on the effective use of computer tools and applications.

LEGAL

The Legal Department provides legal and procurement services for the Agency. The department also monitors and assists outside legal counsel who provide litigation and transactional services to SLHA. The department administers informal and grievance hearings, and reviews for the Housing Choice Voucher and Public Housing programs.

PROPERTY MANAGEMENT

The Property Management Department manages and maintains SLHA's public housing portfolio of high and mid-rise buildings, townhomes, and scattered-site multi-unit developments. It oversees public housing admissions and leasing, property maintenance and repairs, and resident relations.

RESIDENT INITIATIVES

The Resident Initiatives Department provides support services designed to assist eligible families with children, older adults and disabled residents in the Housing Choice Voucher and Public Housing programs. The department provides services to residents through partnerships with other community social service providers. Supportive services facilitated by the department include: family self-sufficiency programs, GED and literacy programs, job training and job readiness training, new business development, and assisting elderly and disabled persons to access community social service resources.

FY 2026 **REVENUE SOURCES**

SLHA is supported largely by the U.S. Department of Housing and Urban Development (HUD) (93%) and tenant payments from rent (3.1%). Revenue projections taken together show an decrease for FY 2026 due to a lower anticipated funding proration rate for the Public Housing operating subsidy and the administrative fee subsidy for the Housing Choice Voucher and Emergency Housing Voucher programs. The table below depicts variances for the four major sources of revenue, comparing FY 2025 to FY 2026.

Resource Type	FY2025 Approved Budget	FY 2026 Proposed Budget	Variance FY 2025 vs FY 2026
HUD Grants	$85,215,460	$83,162,720	-$2,052,740
Tenant Revenues	$2,694,841	$2,696,852	$2,011
Other Income	$291,020	$184,184	-$106,836
Program Reserves*	$1,377,671	$879,354	-$498,317
Grand Total	**$89,578,992**	**$86,923,110**	**-$2,655,882**

HUD Grant – Includes funding from the Operating Fund (Public Housing), Capital Fund, Housing Choice Voucher Program (HAP and Administrative Fee), 5-Year Mainstream Voucher Program (HAP and Administrative Fee), Emergency Housing Voucher Program (HAP, Administrative Fee, Service Fee and Preliminary Fees), Public Housing/HCV Family Self Sufficiency (FSS) ROSS Grant and the Service Coordinator ROSS Grant.

Tenant Revenue – This income derives from Net tenant dwelling rent, maintenance charges, late fees and legal charges.

Other Income – This category includes investment interest, developer's fees, proceeds from land sales, miscellaneous other income and non-rental income.

Program Reserves – This funding source includes authorizations of resources accumulated during a prior fiscal period to be utilized for its own fund or another program's funding gap.

FY 2026
REVENUE ASSUMPTIONS

Operating Fund (Public Housing)

The St. Louis Housing Authority contracts with HUD annually through the Annual Contributions Contract (ACC). The ACC provides housing authorities with payments towards rent, debt service and modernization. It is renewed each year, adjusted for the housing authority's eligible need and availability of appropriated funds.

The projected number of units receiving HUD operating subsidy for FY 2026 is 31,412-unit months, an increase of 1,190 from the unit months that were subsidized in FY 2025 of 30,222. The higher eligible unit months projected for FY2026 are due to slight increases in the occupancy at various sites. It is the goal of the St. Louis Housing Authority to achieve or exceed the 95% HUD occupancy standards by the end of FY2026.

The Operating Subsidy is calculated using a formula derived from HUD and is based on (1) project expense levels (PEL); (2) a utility expense level based on the last three years of consumption (UEL); (3) prior year audit costs; and (4) several add-on fees including an asset management fee, bookkeeping fee and information technology fee less any prior year rents.

The anticipated local inflation factor is projected at 3%. The anticipated utility expense level local inflation factor is projected at 3% and the Congressional proration factor is estimated at 2.4% for calendar year 2026.

Capital Fund Grant

The St. Louis Housing Authority Capital Fund allocation is based on a formula derived by HUD, and is subject to Congressional Appropriation. In FY 2026, the amount budgeted for Capital Fund revenue is based on those capital projects to occur in FY2026 using current and prior year funding with a Debt Service for the 16th year allocation of $1,047,823 of a $17,511,630 loan from the Capital Fund Financing Program included.

The Capital Fund operations budget line item has been dedicated to the individual housing developments as described elsewhere in this budget book. Budgets for developments served by SLHA’s contract with the St. Louis Metropolitan Police Department Housing Unit reflect the eligible expenses.

FY 2026
DEVELOPMENT BUDGETS

The St. Louis Housing Authority Portfolio (SLHA) includes 2,809 units of public housing of which 1,748 are in 11 developments owned by the SLHA and 1,061 public housing units are in mixed- income developments. The SLHA owned public housing units is managed by SLHA staff, which consist of 55 employees to maintain and operate all properties.

In an effort to continue to provide quality affordable housing to all of our residents, while practicing fiscal responsibility, in FY 2026 SLHA will once again use the Operations portion of the Capital Fund HUD grant to be directly added to the operating budget of each development.

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET
(Operating and Capital)

	Totals, Public Housing-Capital Fund-Other	PHA Wide	Clinton Peabody	James House	Euclid Plaza Elderly	West Pine	Kingsbury Terrace	Parkview Elderly
REVENUE								
Tenant Revenues	$ 2,696,852.00	$ -	$ 67,716.00	$ 273,432.00	$ 261,564.00	$ 258,136.00	$ 347,136.00	$ 672,820.00
HUD Grant - Public Housing & CF Operations	$ 16,511,029.00	$ -	$ 2,734,700.00	$ 693,843.00	$ 585,166.00	$ 679,955.00	$ 497,769.00	$ 1,081,136.00
HUD Grants - Capital Fund (SLHA Managed)	$ 5,100,983.00	$ 400,000.00	$ 600,000.00	$ -	$ -	$ 1,200,000.00	$ 408,915.00	$ 722,900.00
Operating Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Program Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Dwelling Rents (SLHA)	$ 14,124.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,124.00
Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income (SLHA)	$ 500.00	$ -	$ 140.00	$ 21.00	$ 18.00	$ 17.00	$ -	$ 48.00
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income (SLHA)	$ 85,000.00	$ -	$ 23,477.00	$ 3,517.00	$ 3,126.00	$ 2,903.00	$ -	$ 8,235.00
Other Income	$ 99,624.00	$ -	$ 23,617.00	$ 3,538.00	$ 3,144.00	$ 2,920.00	$ -	$ 22,407.00
Total Receipts	$ 24,408,488.00	$ 400,000.00	$ 3,426,033.00	$ 970,813.00	$ 849,874.00	$ 2,141,011.00	$ 1,253,820.00	$ 2,499,263.00
EXPENSES								
Total Administration	$ 4,067,274.91	$ 400,000.00	$ 516,973.00	$ 199,115.00	$ 194,548.00	$ 166,877.00	$ 192,479.00	$ 452,138.00
Total Tenant Services	$ 217,172.00	$ -	$ 39,499.00	$ 13,124.00	$ 12,407.00	$ 12,015.00	$ 9,000.00	$ 21,072.00
Total Utilities - All SLHA Managed	$ 5,028,609.26	$ -	$ 517,263.99	$ 253,000.00	$ 247,831.00	$ 233,935.00	$ 202,157.00	$ 407,371.00
Sub-total Ord Maint Salaries	$ 1,803,304.00	$ -	$ 204,148.00	$ 116,878.00	$ 121,129.00	$ 119,998.00	$ 131,793.00	$ 246,384.00
Sub-total Ordinary Maint Materials	$ 386,392.00	$ -	$ 37,500.00	$ 25,500.00	$ 19,750.00	$ 22,500.00	$ 27,070.00	$ 49,500.00
Sub-total Ord Maint Contracts	$ 1,942,488.00	$ -	$ 334,800.00	$ 151,360.00	$ 91,100.00	$ 143,742.00	$ 113,500.00	$ 229,000.00
Total Ordinary Maintenance	$ 4,132,184.00	$ -	$ 576,448.00	$ 293,738.00	$ 231,979.00	$ 286,240.00	$ 272,363.00	$ 524,884.00
Total Protective Services	$ 1,673,246.00	$ -	$ 350,117.00	$ 80,626.00	$ 80,026.00	$ 80,026.00	$ 80,026.00	$ 161,816.00
Total General	$ 5,636,841.82	$ -	$ 825,732.00	$ 131,210.00	$ 83,083.00	$ 161,918.00	$ 497,795.00	$ 209,082.00
Total Capital Improvements - SLHA Managed	$ 3,653,160.00	$ -	$ 600,000.00	$ -	$ -	$ 1,200,000.00	$ -	$ 722,900.00
Total Non-Routine Maint. - SLHA Managed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 24,408,488.00	$ 400,000.00	$ 3,426,033.00	$ 970,813.00	$ 849,874.00	$ 2,141,011.00	$ 1,253,820.00	$ 2,499,263.00
Total Expenses	$ 24,408,488.00	$ 400,000.00	$ 3,426,033.00	$ 970,813.00	$ 849,874.00	$ 2,141,011.00	$ 1,253,820.00	$ 2,499,263.00
Net Cash Flow from Operations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inter AMP Transfers In (Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Cash Flow	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET
(Operating and Capital)

	Badenhaus/ Badenfest Elderly	LaSalle Park	Cochran Plaza	Southside Scattered Sites	Northside Scattered Sites	Murphy Park I	Murphy Park II	Murphy Park III	King Louis Square
REVENUE									
Tenant Revenues	$ 249,692.00	$ 241,404.00	$ 49,188.00	$ 189,728.00	$ 38,728.00	$ -	$ -	$ -	$ -
HUD Grant - Public Housing & CF Operations	$ 614,901.00	$ 1,213,713.00	$ 777,057.00	$ 888,687.00	$ 935,045.00	$ 512,468.00	$ 370,891.00	$ 363,929.00	$ 153,628.00
HUD Grants - Capital Fund (SLHA Managed)	$ 210,000.00	$ -	$ 675,408.00	$ 40,000.00	$ 843,760.00	$ -	$ -	$ -	$ -
Operating Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Program Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Dwelling Rents (SLHA)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income (SLHA)	$ 20.00	$ 74.00	$ 43.00	$ 37.00	$ 73.00	$ -	$ -	$ -	$ -
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income (SLHA)	$ 3,461.00	$ 12,645.00	$ 7,342.00	$ 6,337.00	$ 12,394.00	$ -	$ -	$ -	$ -
Other Income	$ 3,481.00	$ 12,719.00	$ 7,385.00	$ 6,374.00	$ 12,467.00	$ -	$ -	$ -	$ -
Total Receipts	$ 1,078,074.00	$ 1,467,836.00	$ 1,509,038.00	$ 1,124,789.00	$ 1,830,000.00	$ 512,468.00	$ 370,891.00	$ 363,929.00	$ 153,628.00
EXPENSES									
Total Administration	$ 245,097.00	$ 359,356.00	$ 194,099.00	$ 304,193.00	$ 248,056.00	$ 62,148.20	$ 41,591.68	$ 44,972.88	$ 17,742.68
Total Tenant Services	$ 12,985.00	$ 23,925.00	$ 16,792.00	$ 16,613.00	$ 23,337.00	$ -	$ -	$ -	$ -
Total Utilities - All SLHA Managed	$ 218,000.00	$ 301,000.00	$ 178,860.00	$ 218,959.00	$ 212,383.00	$ 199,317.75	$ 182,195.52	$ 129,721.50	$ 17,857.25
Sub-total Ord Maint Salaries	$ 127,995.00	$ 200,353.00	$ 168,096.00	$ 231,774.00	$ 121,725.00	$ -	$ -	$ -	$ -
Sub-total Ordinary Maint Materials	$ 22,426.00	$ 50,702.00	$ 20,650.00	$ 44,180.00	$ 53,250.00	$ -	$ -	$ -	$ -
Sub-total Ord Maint Contracts	$ 104,228.00	$ 245,500.00	$ 118,124.00	$ 150,220.00	$ 213,434.00	$ -	$ -	$ -	$ -
Total Ordinary Maintenance	$ 254,649.00	$ 496,555.00	$ 306,870.00	$ 426,174.00	$ 388,409.00	$ -	$ -	$ -	$ -
Total Protective Services	$ 80,626.00	$ 143,706.00	$ 76,339.00	$ 1,200.00	$ 800.00	$ -	$ -	$ -	$ 34,956.00
Total General	$ 56,717.00	$ 143,294.00	$ 699,578.00	$ 117,650.00	$ 113,255.00	$ 251,002.05	$ 147,103.80	$ 189,234.62	$ 83,072.07
Total Capital Improvements - SLHA Managed	$ 210,000.00	$ -	$ 36,500.00	$ 40,000.00	$ 843,760.00	$ -	$ -	$ -	$ -
Total Non-Routine Maint. - SLHA Managed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 1,078,074.00	$ 1,467,836.00	$ 1,509,038.00	$ 1,124,789.00	$ 1,830,000.00	$ 512,468.00	$ 370,891.00	$ 363,929.00	$ 153,628.00
Total Expenses	$ 1,078,074.00	$ 1,467,836.00	$ 1,509,038.00	$ 1,124,789.00	$ 1,830,000.00	$ 512,468.00	$ 370,891.00	$ 363,929.00	$ 153,628.00
Net Cash Flow from Operations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inter AMP Transfers In (Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Cash Flow	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET
(Operating and Capital)

	Les Chateaux	King Louis Square II	Renaissance Place at Grand	King Louis Square III	Senior Living at Renaissance	Gardens at Renaissance	Vaughn Elderly - Cahill House	Renaissance Place at Grand II	Cambridge Heights
REVENUE									
Tenant Revenues	$ -	$ -	$ -	$ 47,308.00	$ -	$ -	$ -	$ -	$ -
HUD Grant - Public Housing & CF Operations	$ 168,856.00	$ 228,535.00	$ 299,772.00	$ 156,183.00	$ 395,646.00	$ 143,916.00	$ 333,668.00	$ 256,857.00	$ 229,370.00
HUD Grants - Capital Fund (SLHA Managed)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Program Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Dwelling Rents (SLHA)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income (SLHA)	$ -	$ -	$ -	$ 9.00	$ -	$ -	$ -	$ -	$ -
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income (SLHA)	$ -	$ -	$ -	$ 1,563.00	$ -	$ -	$ -	$ -	$ -
Other Income	$ -	$ -	$ -	$ 1,572.00	$ -	$ -	$ -	$ -	$ -
Total Receipts	$ 168,856.00	$ 228,535.00	$ 299,772.00	$ 205,063.00	$ 395,646.00	$ 143,916.00	$ 333,668.00	$ 256,857.00	$ 229,370.00
EXPENSES									
Total Administration	$ 13,883.85	$ 22,429.08	$ 39,418.08	$ 38,149.00	$ 20,806.64	$ 6,205.40	$ 21,419.76	$ 20,187.60	$ 26,559.48
Total Tenant Services	$ 600.00	$ -	$ 930.00	$ 9,353.00	$ 1,125.00	$ 330.00	$ 1,200.00	$ 540.00	$ 690.00
Total Utilities - All SLHA Managed	$ 69,353.25	$ 35,258.00	$ 93,543.75	$ 36,000.00	$ 154,014.50	$ 44,496.75	$ 195,146.25	$ 97,815.75	$ 66,290.25
Sub-total Ord Maint Salaries	$ -	$ -	$ -	$ 13,031.00	$ -	$ -	$ -	$ -	$ -
Sub-total Ordinary Maint Materials	$ -	$ -	$ -	$ 13,364.00	$ -	$ -	$ -	$ -	$ -
Sub-total Ord Maint Contracts	$ -	$ -	$ -	$ 47,480.00	$ -	$ -	$ -	$ -	$ -
Total Ordinary Maintenance	$ -	$ -	$ -	$ 73,875.00	$ -	$ -	$ -	$ -	$ -
Total Protective Services	$ 38,840.00	$ 42,724.00	$ 60,203.00	$ 23,304.00	$ 72,825.00	$ 21,363.00	$ -	$ 34,956.00	$ 44,667.00
Total General	$ 46,178.90	$ 128,123.92	$ 105,677.17	$ 24,382.00	$ 146,874.86	$ 71,520.85	$ 115,901.99	$ 103,357.65	$ 91,163.27
Total Capital Improvements - SLHA Managed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Routine Maint. - SLHA Managed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 168,856.00	$ 228,535.00	$ 299,772.00	$ 205,063.00	$ 395,646.00	$ 143,916.00	$ 333,668.00	$ 256,857.00	$ 229,370.00
Total Expenses	$ 168,856.00	$ 228,535.00	$ 299,772.00	$ 205,063.00	$ 395,646.00	$ 143,916.00	$ 333,668.00	$ 256,857.00	$ 229,370.00
Net Cash Flow from Operations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inter AMP Transfers In (Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Cash Flow	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TOTAL FY 2026 PUBLIC HOUSING DEVELOPMENT BUDGET
(Operating and Capital)

	Renaissance Place at Grand III	Cambridge Heights II	Senior Living at Cambridge	Arlington Heights	North Sarah I	North Sarah II	North Sarah III	Preservation Square
REVENUE								
Tenant Revenues	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
HUD Grant - Public Housing & CF Operations	$ 376,659.00	$ 288,829.00	$ 285,197.00	$ 399,012.00	$ 313,737.00	$ 248,630.00	$ 178,843.00	$ 104,431.00
HUD Grants - Capital Fund (SLHA Managed)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Program Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Dwelling Rents (SLHA)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income (SLHA)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income (SLHA)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Receipts	$ 376,659.00	$ 288,829.00	$ 285,197.00	$ 399,012.00	$ 313,737.00	$ 248,630.00	$ 178,843.00	$ 104,431.00
EXPENSES								
Total Administration	$ 34,315.08	$ 31,477.92	$ 20,622.76	$ 40,962.06	$ 35,324.12	$ 23,845.44	$ 18,961.20	$ 13,321.00
Total Tenant Services	$ 750.00	$ -	$ -	$ -	$ 885.00	$ -	$ -	$ -
Total Utilities - All SLHA Managed	$ 108,308.50	$ 110,066.25	$ 129,716.50	$ 143,959.50	$ 89,331.25	$ 58,032.25	$ 40,915.50	$ 36,509.00
Sub-total Ord Maint Salaries	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sub-total Ordinary Maint Materials	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sub-total Ord Maint Contracts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Ordinary Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Protective Services	$ 48,551.00	$ 42,724.00	$ 72,825.00	$ -	$ -	$ -	$ -	$ -
Total General	$ 184,734.42	$ 104,560.83	$ 62,032.74	$ 214,090.44	$ 188,196.63	$ 166,752.31	$ 118,966.30	$ 54,601.00
Total Capital Improvements - SLHA Managed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Routine Maint. - SLHA Managed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 376,659.00	$ 288,829.00	$ 285,197.00	$ 399,012.00	$ 313,737.00	$ 248,630.00	$ 178,843.00	$ 104,431.00
Total Expenses	$ 376,659.00	$ 288,829.00	$ 285,197.00	$ 399,012.00	$ 313,737.00	$ 248,630.00	$ 178,843.00	$ 104,431.00
Net Cash Flow from Operations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Inter AMP Transfers In (Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Cash Flow	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

CLINTON PEABODY

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	77,021	$	67,500	$	65,678	$	67,716
HUD PHA Grants (PH, CF Operations)		2,337,775		2,533,911		2,411,960		2,734,700
Capital Funds (Soft Costs-SLHA Mngd)		784,823				-		
Capital Funds (Hard Costs-SLHA Mngd)		1,325,528				445,088		600,000
Insurance Proceeds		49,615						
Other Revenue		44,726		52,435		23,160		23,617
Program Reserves								
Total Revenue	**$**	**4,619,488**	**$**	**2,653,846**	**$**	**2,945,887**	**$**	**3,426,033**
PROGRAM EXPENDITURES:								
Administration	$	489,813	$	652,825	$	374,203	$	516,973
Tenant Services		29,953		37,830		27,496		39,499
Utilities		503,357		547,985		501,460		517,264
Ordinary Maintenance Salaries		186,094		322,303		218,198		204,148
Ordinary Maintenance Materials		36,709		63,500		36,577		37,500
Ordinary Maintenance Contract		442,998		388,803		329,774		334,800
Protective Services		*131,200*		347,617		*138,259*		350,117
General Expenses		332,010		292,983		232,839		825,732
Capital Expenditures (Managed by SLHA)		2,110,351				445,088		722,900
Operating Transfer Out						146,251		
Total Program /Operating Expenses	**$**	**4,262,485**	**$**	**2,653,846**	**$**	**2,450,147**	**$**	**3,548,933**
Surplus/Deficit from Operations	**$**	**357,003**	**$**	**-**	**$**	**495,740**	**$**	**-**

Depreciation (Not Included in Totals)

JAMES HOUSE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	257,374	$	283,904	$	263,089	$	273,432
HUD PHA Grants (PH, CF Operations)		986,690		904,492		919,940		693,843
HUD PHA Grants (Soft Costs)						0		
Capital Fund (Hard Costs)						0		
Other Revenue		22,364		8,276		0		3,538
Insurance Proceeds		8,004				0		
Program Reserves -Disaster Relief						445,857		
Total Revenue	**$**	**1,274,432**	**$**	**1,196,672**	**$**	**1,628,886**	**$**	**970,813**
PROGRAM EXPENDITURES:								
Administration	$	208,402	$	260,524	$	215,711	$	199,115
Tenant Services		12,714		13,157		37,908		13,124
Utilities		198,875		219,500		263,832		253,000
Ordinary Maintenance Salaries		98,690		154,689		121,036		116,878
Ordinary Maintenance Materials		48,593		52,000		17,668		25,500
Ordinary Maintenance Contract		221,857		186,358		656,498		151,360
Protective Services		239,539		204,084		167,883		80,626
General Expenses		233,383		106,360		101,875		131,210
Capital Expenditures								
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**1,262,053**	**$**	**1,196,672**	**$**	**1,582,410**	**$**	**970,813**
Surplus/Deficit from Operations	**$**	**12,379**	**$**	**-**	**$**	**46,476**	**$**	**-**

Depreciation (Not Included in Totals)

EUCLID PLAZA ELDERLY

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	262,979	$	293,438	$	250,821	$	261,564
HUD PHA Grants (PH, CF Operations)		777,629		682,259		696,412		585,166
HUD PHA Grants (Soft Costs)								
Capital Fund (Hard Costs)								
Other Revenue		9,250		7,523		13,700		3,144
Program Reserves				47,555				
Total Revenue	**$**	**1,049,858**	**$**	**1,030,775**	**$**	**960,933**	**$**	**849,874**
PROGRAM EXPENDITURES:								
Administration	$	224,327	$	256,851	$	206,334	$	194,548
Tenant Services		10,213		12,435		10,002		12,407
Utilities		244,107		256,850		237,590		247,831
Ordinary Maintenance Salaries		131,389		194,677		131,016		121,129
Ordinary Maintenance Materials		41,398		41,200		17,809		19,750
Ordinary Maintenance Contract		112,089		116,100		117,005		91,100
Protective Services		73,395		71,915		68,712		80,026
General Expenses		109,116		80,747		84,563		83,083
Capital Expenditures								
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**946,034**	**$**	**1,030,775**	**$**	**873,032**	**$**	**849,874**
Surplus/Deficit from Operations	**$**	**103,824**	**$**	**-**	**$**	**87,901**	**$**	**-**

Depreciation (Not Included in Totals)

WEST PINE APARTMENTS

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	240,094	$	273,800		$267,148	$	258,136
HUD PHA Grants (PH, CF Operations)		858,687		711,220		749,822		679,955
HUD PHA Grants (Soft Costs)		95,879						
Capital Fund (Hard Costs)		60,116		1,000,000		578,270		
Other Revenue		10,157		8,836		2,529		2,920
Program Reserves				72,998				
Total Revenue	**$**	**1,264,933**	**$**	**2,066,854**	**$**	**1,597,769**	**$**	**2,141,011**
PROGRAM EXPENDITURES:								
Administration	$	181,427	$	241,894		$179,060	$	166,877
Tenant Services		9,551		9,642		5,613		12,015
Utilities		185,005		212,900		258,845		233,935
Ordinary Maintenance Salaries		127,323		188,836		119,417		119,998
Ordinary Maintenance Materials		52,276		42,500		41,900		22,500
Ordinary Maintenance Contract		242,483		177,260		235,531		143,742
Protective Services		108,162		104,019		106,040		80,026
General Expenses		82,811		89,803		122,468		161,918
Capital Expenditures		155,995		1,000,000		578,270		
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**1,145,033**	**$**	**2,066,854**	**$**	**1,647,144**	**$**	**2,141,011**
Surplus/Deficit from Operations	**$**	**119,900**	**$**	**-**	**$**	**(49,375)**	**$**	**-**

Depreciation (Not Included in Totals)

PARKVIEW ELDERLY

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	623,807	$	705,695		$687,672	$	672,820
HUD PHA Grants (PH, CF Operations)		2,220,437		1,774,578		1,494,281		1,081,136
HUD PHA Grants (Soft Costs)		142,033						
Capital Fund (Hard Costs)		952,962		531,000		1,221,577		722,900
Insurance Proceeds								
Other Revenue		86,866		31,806		127,996		22,407
Program Reserves				25,627				
Total Revenue	**$**	**4,026,105**	**$**	**3,068,706**	**$**	**3,531,526**	**$**	**2,499,263**
PROGRAM EXPENDITURES:								
Administration	$	398,598	$	479,031		$429,551	$	452,138
Tenant Services		13,231		14,001		19,830		21,072
Utilities		392,208		628,700		400,668		407,371
Ordinary Maintenance Salaries		266,104		381,041		294,585		246,384
Ordinary Maintenance Materials		77,947		67,600		36,756		49,500
Ordinary Maintenance Contract		593,176		312,083		361,203		229,000
Protective Services		455,701		425,626		305,405		161,816
General Expenses		313,427		229,624		200,520		209,082
Capital Expenditures		1,094,995		531,000		1,221,577		722,900
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**3,605,387**	**$**	**3,068,706**	**$**	**3,270,094**	**$**	**2,499,263**
Surplus/Deficit from Operations	**$**	**420,718**	**$**	**-**	**$**	**261,432**	**$**	**-**

Depreciation (Not Included in Totals)

BADENHAUS/BADENFEST ELDERLY

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	223,517	$	263,304	$	233,015	$	249,692
HUD PHA Grants (PH, CF Operations)		755,377		688,494		615,291		614,901
HUD PHA Grants (Soft Costs)		54,311						
Capital Fund (Hard Costs)						1,653,750		
Other Revenue		10,373		7,804		8,249		3,481
Program Reserves				20,804				
Total Revenue	**$**	**1,043,578**	**$**	**980,406**	**$**	**2,510,305**	**$**	**1,078,074**
PROGRAM EXPENDITURES:								
Administration	$	211,038	$	251,204		$188,317	$	245,097
Tenant Services		4,275		10,617		3,470		12,985
Utilities		228,951		216,960		230,342		218,000
Ordinary Maintenance Salaries		123,242		193,383		150,099		127,995
Ordinary Maintenance Materials		30,160		34,900		18,768		22,426
Ordinary Maintenance Contract		120,261		123,828		105,100		104,228
Protective Services		88,833		81,867		79,432		80,626
General Expenses		64,476		67,647		60,825		56,717
Capital Expenditures		54,311				1,653,750		
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**925,547**	**$**	**980,406**	**$**	**2,490,103**	**$**	**868,074**
Surplus/Deficit from Operations	**$**	**118,031**	**$**	**-**	**$**	**20,202**	**$**	**-**

Depreciation (Not Included in Totals)

LASALLE PARK VILLAGE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	105,358	$	146,600		$192,800	$	241,404
HUD PHA Grants (PH, CF Operations)		1,303,608		1,255,476		1,136,559		1,213,713
HUD PHA Grants (Soft Costs)		99,304						
Capital Fund (Hard Costs)		0		520,000		149,519		
Insurance Proceeds		14,039						
Other Revenue		26,754		27,596		14,446		12,719
Program Reserves								
Total Revenue	**$**	**1,549,063**	**$**	**1,949,672**	**$**	**1,493,323**	**$**	**1,467,836**
PROGRAM EXPENDITURES:								
Administration	$	299,273	$	358,812		$313,267	$	359,356
Tenant Services		15,697		21,642		12,836		23,925
Utilities		243,749		275,399		314,815		301,000
Ordinary Maintenance Salaries		161,183		222,581		217,717		200,353
Ordinary Maintenance Materials		83,991		82,000		96,217		50,702
Ordinary Maintenance Contract		245,828		183,200		149,119		245,500
Protective Services		93,054		143,706		56,870		143,706
General Expenses		136,721		142,332		110,329		143,294
Capital Expenditures		99,304		520,000		149,519		
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**1,378,800**	**$**	**1,949,672**	**$**	**1,420,689**	**$**	**1,467,836**
Surplus/Deficit from Operations	**$**	**170,263**	**$**	**-**	**$**	**72,634**	**$**	**-**

Depreciation (Not Included in Totals)

COCHRAN PLAZA

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	72,939	$	69,055	$	39,797.00	$	49,188
HUD PHA Grants (PH, CF Operations)		957,421		906,756		789,028		777,057
HUD PHA Grants (Soft Costs)		143,085						
Capital Fund (Hard Costs)		533,213		640,024		922,418		675,408
Other Revenue		19,878		16,022		84,753		7,385
Program Reserves								
Total Revenue	**$**	**1,726,536**	**$**	**1,631,857**	**$**	**1,835,996**	**$**	**1,509,038**
PROGRAM EXPENDITURES:								
Administration	$	170,968	$	238,816		$185,584	$	194,099
Tenant Services		9,067		8,489		7,360		16,792
Utilities		253,186		244,600		156,433		178,860
Ordinary Maintenance Salaries		102,584		197,457		111,527		168,096
Ordinary Maintenance Materials		14,884		22,800		5,603		20,650
Ordinary Maintenance Contract		197,390		139,130		191,445		118,124
Protective Services		49,493		75,739		30,214		76,339
General Expenses		98,609		64,802		64,855		60,670
Capital Expenditures		143,085		0		372,418		36,500
CFFP Debt Service		533,213		640,024		550,000		638,908
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**1,572,479**	**$**	**1,631,857**	**$**	**1,675,439**	**$**	**1,509,038**
Surplus/Deficit from Operations	**$**	**154,057**	**$**	**-**	**$**	**160,557**	**$**	**-**

Depreciation (Not Included in Totals)

SOUTHSIDE SCATTERED SITES

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	$ 216,310	$ 203,608	$94,823	$ 189,728
HUD PHA Grants (PH, CF Operations)	1,206,441	996,588	997,506	888,687
HUD PHA Grants (Soft Costs-SLHA Manag	126,788			
Capital Fund (Hard Costs-SLHA Managed)	863,855		1,147,213	40,000
Other Revenue	54,816	13,838	2,947	6,374
Program Reserves				
Total Revenue	**$ 2,468,210**	**$ 1,214,034**	**$ 2,242,490**	**$ 1,124,789**
PROGRAM EXPENDITURES:				
Administration	$ 207,022	$ 284,106	$187,718	$ 304,193
Tenant Services	11,120	7,327	2,580	16,613
Utilities	253,867	221,000	235,328	218,959
Ordinary Maintenance Salaries	185,823	314,265	224,626	231,774
Ordinary Maintenance Materials	60,358	70,500	52,822	44,180
Ordinary Maintenance Contract	272,802	207,260	212,320	150,220
Protective Services	2,107		1,106	1,200
General Expenses	168,434	109,576	171,655	117,650
Capital Expenditures	990,643		1,147,213	40,000
Operating Transfer Out				
Total Program /Operating Expenses	**$ 2,152,176**	**$ 1,214,034**	**$ 2,235,369**	**$ 1,124,789**
Surplus/Deficit from Operations	**$ 316,034**	**$ -**	**$ 7,120**	**$ -**

Depreciation (Not Included in Totals)

NORTHSIDE SCATTERED SITES

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	98,378	$	89,200		$44,801	$	38,728
HUD PHA Grants (PH, CF Operations)		1,449,273		1,148,234		1,148,753		935,045
HUD PHA Grants (Soft Costs)		10,006						
Capital Fund (Hard Costs)		88,871		670,000		81,830		94,460
Insurance Proceeds								
Other Revenue		18,654		27,048		10,128		12,467
Program Reserves								
Total Revenue	**$**	**1,665,182**	**$**	**1,934,482**	**$**	**1,285,513**	**$**	**1,830,000**
PROGRAM EXPENDITURES:								
Administration	$	240,528	$	296,768		$238,055	$	248,056
Tenant Services		15,306		14,332		12,425		23,337
Utilities		225,090		240,600		216,417		212,383
Ordinary Maintenance Salaries		72,671		189,759		93,651		121,725
Ordinary Maintenance Materials		74,943		86,740		44,306		53,250
Ordinary Maintenance Contract		589,632		388,229		276,660		213,434
Protective Services		1,223		2,500		700		800
General Expenses		132,060		45,554		118,234		113,255
Capital Expenditures		98,877		670,000		81,830		843,760
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**1,450,330**	**$**	**1,436,752**	**$**	**1,082,278**	**$**	**1,830,000**
Surplus/Deficit from Operations	**$**	**214,852**	**$**	**-**	**$**	**203,234**	**$**	**-**

Depreciation (Not Included in Totals)

MURPHY PARK PHASE I

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 518,209	$ 504,553	526,756	$ 512,468
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	426		292	
Program Reserves/Operating Transfer In		87,327	32,592	
Total Revenue	**$ 518,635**	**$ 591,880**	**$ 559,640**	**$ 512,468**
PROGRAM EXPENDITURES:				
Administration	$ 63,211	$ 76,017	$53,069	$ 62,148
Tenant Services				
Utilities	145,887	161,470	146,863	199,318
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	309,537	354,393	359,708	251,002
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	**$ 518,635**	**$ 591,880**	**$ 559,640**	**$ 512,468**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

MURPHY PARK PHASE II

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	320,375	$	353,304	$	365,246	$	370,891
HUD PHA Grants (Soft Costs)								
Capital Fund (Hard Costs)								
Other Revenue		19,068				13,038		
Program Reserves/Operating Transfer In				51,308		62,160	$	-
Total Revenue	**$**	**339,443**	**$**	**404,612**	**$**	**440,444**	**$**	**370,891**
PROGRAM EXPENDITURES:								
Administration	$	41,431	$	51,047		$35,159	$	41,592
Tenant Services								
Utilities		96,469		117,296		10,127	$	182,196
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services								
General Expenses		201,543		236,269		395,159	$	147,104
Capital Expenditures								
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**339,443**	**$**	**404,612**	**$**	**440,445**	**$**	**370,891**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

MURPHY PARK PHASE III

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 369,386	$ 312,387	$ 376,797	$ 363,929
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves/Operating Transfer In		41,901	3,980	$ -
Total Revenue	**$ 369,386**	**$ 354,288**	**$ 380,777**	**$ 363,929**
PROGRAM EXPENDITURES:				
Administration	$ 44,799	$ 55,160	$38,403	$ 44,973
Tenant Services				
Utilities	100,094	122,700	103,678	$ 129,722
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	224,493	176,428	238,696	$ 189,235
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	**$ 369,386**	**$ 354,288**	**$ 380,777**	**$ 363,929**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

KING LOUIS SQUARE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 138,928	$ 182,295	$ 135,136	$ 153,628
HUD PHA Grants (Soft Costs)			0	
Capital Fund (Hard Costs)	14,519			
Other Revenue	31		29	
Program Reserves/Operating Transfer In				$ -
Total Revenue	**$ 153,478**	**$ 182,295**	**$ 135,164**	**$ 153,628**
PROGRAM EXPENDITURES:				
Administration	$ 20,606	$ 22,775	$15,606	$ 17,743
Tenant Services				
Utilities	13,717	14,850	13,600	$ 17,857
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	24,755	34,956	12,534	$ 34,956
General Expenses	169,368	109,714	64,482	$ 83,072
Capital Expenditures				
Operating Transfer Out		32,162	*28,942*	
Total Program /Operating Expenses	**$ 228,446**	**$ 214,457**	**$ 135,164**	**$ 153,628**
Surplus/Deficit from Operations	**$ (74,968)**	**$ (32,162)**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

LES CHATEAUX

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 148,785	$ 193,795	$ 145,237	$ 168,856
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)	13,484			
Other Revenue				
Program Reserves/Operating Transfer In				$ -
Total Revenue	**$ 162,269**	**$ 193,795**	**$ 145,237**	**$ 168,856**
PROGRAM EXPENDITURES:				
Administration	$ 14,317	$ 16,060	$12,218	$ 13,884
Tenant Services	750	600		$ 600
Utilities	55,854	57,530	55,854	$ 69,353
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	27,497	38,840	13,923	$ 38,840
General Expenses	73,203	80,765	62,313	$ 46,179
Capital Expenditures				
Operating Transfer Out			929	
Total Program /Operating Expenses	**$ 171,621**	**$ 193,795**	**$ 145,237**	**$ 168,856**
Surplus/Deficit from Operations	**$ (9,352)**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

KING LOUIS II

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	175,747	$	227,006	$	193,041	$	228,535
HUD PHA Grants (Soft Costs)								
Capital Fund (Hard Costs)		14,861						
Other Revenue		19				18		
Program Reserves/Operating Transfer In							$	-
Total Revenue	**$**	**190,627**	**$**	**227,006**	**$**	**193,058**	**$**	**228,535**
PROGRAM EXPENDITURES:								
Administration	$	23,037	$	28,511		$19,723	$	22,429
Tenant Services								
Utilities		25,604		21,076		25,500	$	35,258
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services		30,311		42,724		*15,351*	$	42,724
General Expenses		111,675		134,695		92,650	$	128,124
Capital Expenditures								
Operating Transfer Out						39,835		
Total Program /Operating Expenses	**$**	**190,627**	**$**	**227,006**	**$**	**193,058**	**$**	**228,535**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	***$***	***0***	**$**	**-**

Depreciation (Not Included in Totals)

KING LOUIS III

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	29,017	$	44,932		$37,883	$	47,308
HUD PHA Grants (PH, CF Operations)		190,721		192,489		182,458	$	156,183
HUD PHA Grants (Soft Costs)		1,393						
Capital Fund (Hard Costs)								
Other Revenue		2,537		3,411		1,608	$	1,572
Program Reserves							$	-
Total Revenue	**$**	**223,668**	**$**	**240,832**	**$**	**221,949**	**$**	**205,063**
PROGRAM EXPENDITURES:								
Administration	$	37,936	$	48,658		$30,254	$	38,149
Tenant Services		1,931		1,808		1,567	$	9,353
Utilities		40,649		51,300		29,668	$	36,000
Ordinary Maintenance Salaries		12,142		21,471		14,946	$	13,031
Ordinary Maintenance Materials		1,203		11,741		2,312	$	13,364
Ordinary Maintenance Contract		44,717		56,820		32,240	$	47,480
Protective Services		15,134		*23,304*		9,130	$	23,304
General Expenses		24,839		25,730		17,915	$	24,382
Capital Expenditures		1,393						
Operating Transfer (In)/Out								
Total Program /Operating Expenses	**$**	**179,944**	**$**	**240,832**	**$**	**138,033**	**$**	**205,063**
Surplus/Deficit from Operations	**$**	**43,724**	***$***	***23,771***	**$**	**83,916**	**$**	**-**

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 267,735	$ 354,364	$ 282,177	$ 299,772
HUD PHA Grants (Soft Costs)	0			
Capital Fund (Hard Costs)	20,931			
Other Revenue	5,243		2,034	
Program Reserves/Operating Transfer In				$ -
Total Revenue	**$ 293,909**	**$ 354,364**	**$ 284,211**	**$ 299,772**
PROGRAM EXPENDITURES:				
Administration	$ 39,266	$ 48,278	$33,680	$ 39,418
Tenant Services	4,785	2,220	120	$ 930
Utilities	74,373	73,889	74,917	$ 93,544
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	42,689	60,203	*21,618*	$ 60,203
General Expenses	132,796	169,774	127,511	$ 105,677
Capital Expenditures				
Operating Transfer Out			26,366	
Total Program /Operating Expenses	**$ 293,909**	**$ 354,364**	**$ 284,212**	**$ 299,772**
Surplus/Deficit from Operations	$ -	$ -	$ -	$ -

Depreciation (Not Included in Totals)

SENIOR LIVING AT RENAISSANCE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	328,276	$	384,378	$	349,584	$	395,646
HUD PHA Grants (Soft Costs)		4,354						
Capital Fund (Hard Costs)								
Other Revenue						23,366		
Program Reserves/Operating Transfer In				31,324				
Total Revenue	**$**	**332,630**	**$**	**415,702**	**$**	**372,949**	**$**	**395,646**
PROGRAM EXPENDITURES:								
Administration	$	20,691	$	25,220		$17,602	$	20,807
Tenant Services		3,110		1,140		1,065	$	1,125
Utilities		104,983		136,476		105,441	$	154,015
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services		47,266		72,825		*26,140*	$	72,825
General Expenses		185,452		180,041		162,484	$	146,875
Capital Expenditures		4,354						
Operating Transfer Out						60,217		
Total Program /Operating Expenses	**$**	**365,856**	**$**	**362,351**	**$**	**372,949**	**$**	**395,646**
Surplus/Deficit from Operations	**$**	**(33,226)**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

GARDENS AT RENAISSANCE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	124,311	$	145,438	$	136,484	$	143,916
HUD PHA Grants (Soft Costs)		1,277				0		
Capital Fund (Hard Costs)								
Other Revenue		4,983				2,975		
Program Reserves/Operating Transfer In								
Total Revenue	**$**	**130,571**	**$**	**145,438**	**$**	**139,460**	**$**	**143,916**
PROGRAM EXPENDITURES:								
Administration	$	6,135	$	7,571		$5,386	$	6,205
Tenant Services				330			$	330
Utilities		38,638		41,898		39,644	$	44,497
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services		13,843		21,363		7,656	$	21,363
General Expenses		70,678		74,276		57,983	$	71,521
Capital Expenditures		1,277						
Operating Transfer Out						28,791		
Total Program /Operating Expenses	**$**	**130,571**	**$**	**145,438**	**$**	**139,460**	**$**	**143,916**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**(0)**	**$**	**-**

Depreciation (Not Included in Totals)

VAUGHN ELDERLY - CAHILL HOUSE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 314,678	$ 301,732	$ 309,109	$ 333,668
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	33,336		23,150	
Program Reserves/Operating Transfer In				
Total Revenue	**$ 348,014**	**$ 301,732**	**$ 332,259**	**$ 333,668**
PROGRAM EXPENDITURES:				
Administration	$ 21,342	$ 25,837	$19,563	$ 21,420
Tenant Services	675	1,200	1,003	$ 1,200
Utilities	131,866	141,245	133,665	$ 195,146
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				$ -
General Expenses	194,131	133,450	133,676	$ 115,902
Capital Expenditures				
Operating Transfer Out			44,352	
Total Program /Operating Expenses	**$ 348,014**	**$ 301,732**	**$ 332,259**	**$ 333,668**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND PHASE II

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	285,175	$	282,561	$	253,537	$	256,857
HUD PHA Grants (Soft Costs)		2,090						
Capital Fund (Hard Costs)								
Other Revenue		6,573				4,331		
Program Reserves/Operating Transfer In				11,516				
Total Revenue	**$**	**293,838**	**$**	**294,077**	**$**	**257,868**	**$**	**256,857**
PROGRAM EXPENDITURES:								
Administration	$	20,110	$	24,989		$17,236	$	20,188
Tenant Services				540			$	540
Utilities		56,786		72,448		60,832	$	97,816
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services		22,665		34,956		*12,534*	$	34,956
General Expenses		192,187		161,144		147,489	$	103,358
Capital Expenditures		2,090						
Operating Transfer Out						19,777		
Total Program /Operating Expenses	**$**	**293,838**	**$**	**279,636**	**$**	**257,868**	**$**	**256,857**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

CAMBRIDGE HEIGHTS

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 260,420	$ 268,532	$ 226,507	$ 229,370
HUD PHA Grants (Soft Costs)	2,670			
Capital Fund (Hard Costs)				
Other Revenue	13,838		10,865	
Program Reserves/Operating Transfer In		31,692	21,931	
Total Revenue	**$ 276,928**	**$ 300,224**	**$ 259,304**	**$ 229,370**
PROGRAM EXPENDITURES:				
Administration	$ 26,458	$ 32,551	$22,670	$ 26,559
Tenant Services		1,410	76	$ 690
Utilities	88,409	77,609	77,610	$ 66,290
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	28,977	44,667	*16,025*	$ 44,667
General Expenses	130,414	143,987	142,923	$ 91,163
Capital Expenditures	2,670			
Operating Transfer Out				
Total Program /Operating Expenses	**$ 276,928**	**$ 295,657**	**$ 259,304**	**$ 229,370**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND PHASE III

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	314,972	$	362,650	$	339,042	$	376,659
HUD PHA Grants (Soft Costs)		2,902				0		
Capital Fund (Hard Costs)								
Other Revenue		11,868				6,329		
Program Reserves/Operating Transfer In				17,125				
Total Revenue	**$**	**329,742**	**$**	**379,775**	**$**	**345,371**	**$**	**376,659**
PROGRAM EXPENDITURES:								
Administration	$	34,183	$	42,088		$29,297	$	34,315
Tenant Services				750			$	750
Utilities		79,073		84,069		82,177	$	108,309
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services		31,487		48,551		17,413	$	48,551
General Expenses		182,097		204,317		182,860	$	184,734
Capital Expenditures		2,902						
Operating Transfer Out						33,624		
Total Program /Operating Expenses	**$**	**329,742**	**$**	**371,792**	**$**	**345,371**	**$**	**376,659**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

CAMBRIDGE HEIGHTS II

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	259,388	$	241,669	$	250,616	$	288,829
HUD PHA Grants (Soft Costs)		2,554						
Capital Fund (Hard Costs)								
Other Revenue		5,139				3,792		
Program Reserves/Operating Transfer In				38,597				
Total Revenue	**$**	**267,081**	**$**	**280,266**	**$**	**254,408**	**$**	**288,829**
PROGRAM EXPENDITURES:								
Administration	$	31,350	$	38,483		$26,986	$	31,478
Tenant Services							$	-
Utilities		79,183		73,581		73,589	$	110,066
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services		27,759		42,724		15,352	$	42,724
General Expenses		126,235		125,478		124,654	$	104,561
Capital Expenditures		2,554						
Operating Transfer Out						13,827		
Total Program /Operating Expenses	**$**	**267,081**	**$**	**306,651**	**$**	**254,408**	**$**	**288,829**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

KINGSBURY TERRACE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue	$	363,513	$	265,500	$	268,292		347,136
HUD PHA Grants (PH, CF Operations)		625,634		701,083		727,748		497,769
HUD PHA Grants (Soft Costs)				411,091				408,915
Capital Fund (Hard Costs)		372,321				389,197		
Other Revenue		63,574		1,500		27,143		
Program Reserves								
Total Revenue	**$**	**1,425,042**	**$**	**1,379,174**	**$**	**1,412,381**	**$**	**1,253,820**
PROGRAM EXPENDITURES:								
Administration	$	170,666	$	279,815	$	175,016	$	192,479
Tenant Services				12,000		4,427		9,000
Utilities		186,766		226,000		241,544		202,157
Ordinary Maintenance Salaries				157,295		114,905		131,793
Ordinary Maintenance Materials				42,500		17,064		27,070
Ordinary Maintenance Contract		522,307		143,500		89,190		113,500
Protective Services				41,000		70,933		80,026
General Expenses		227,348		65,973		245,998		88,880
Extraordinary Expenses (SLHA Managed)								
Capital Expenditures								
CFFP Debt Service		372,321		411,091		389,197		408,915
Operating Transfer Out						64,106		
Total Program /Operating Expenses	**$**	**1,479,408**	**$**	**1,379,174**	**$**	**1,412,380**	**$**	**1,253,820**
Surplus/Deficit from Operations	**$**	**(54,366)**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

SENIOR LIVING AT CAMBRIDGE

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 241,669	$ 278,830	$ 210,736	$ 285,197
HUD PHA Grants (Soft Costs)	4,354			
Capital Fund (Hard Costs)				
Other Revenue	323		238	
Program Reserves/Operating Transfer In				
Total Revenue	**$ 246,346**	**$ 278,830**	**$ 210,974**	**$ 285,197**
PROGRAM EXPENDITURES:				
Administration	$ 20,550	$ 24,777	$17,641	$ 20,623
Tenant Services				$ -
Utilities	121,354	113,958	120,546	$ 129,717
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	47,266	72,825	26,140	$ 72,825
General Expenses	52,822	67,270	46,647	$ 62,033
Capital Expenditures	4,354			
Operating Transfer Out				
Total Program /Operating Expenses	**$ 246,346**	**$ 278,830**	**$ 210,974**	**$ 285,197**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

ARLINGTON GROVE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	431,689	$	439,121	$	451,651	$	399,012
Capital Funds (Soft Costs-SLHA Mngd)								
Capital Funds (Hard Costs-SLHA Mngd)								
Other Revenue		299				235		
Program Reserves/Operating Transfer In				16,651				
Total Revenue	**$**	**431,988**	**$**	**455,772**	**$**	**451,886**	**$**	**399,012**
PROGRAM EXPENDITURES:								
Administration	$	40,409	$	49,597		$34,612	$	40,962
Tenant Services							$	-
Utilities		146,646		155,151		148,293	$	143,960
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services							$	-
General Expenses		244,933		251,024		231,999	$	214,090
Capital Expenditures								
Operating Transfer Out						36,982		
Total Program /Operating Expenses	**$**	**431,988**	**$**	**455,772**	**$**	**451,886**	**$**	**399,012**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

NORTH SARAH I

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 301,064	$ 302,751	$ 315,489	$ 313,737
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	794		623	
Program Reserves/Operating Transfer In		17,295		
Total Revenue	**$ 301,858**	**$ 320,046**	**$ 316,113**	**$ 313,737**
PROGRAM EXPENDITURES:				
Administration	$ 35,192	$ 43,167	$30,215	$ 35,324
Tenant Services		2,100	960	$ 885
Utilities	66,069	92,633	66,680	$ 89,331
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				$ -
General Expenses	200,597	182,146	196,972	$ 188,197
Capital Expenditures				
Operating Transfer Out			21,285	
Total Program /Operating Expenses	**$ 301,858**	**$ 263,864**	**$ 316,112**	**$ 313,737**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

NORTH SARAH II

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	$ 218,947	$ 229,439	$ 243,024	$ 248,630
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	11,660		6,050	
Program Reserves/Operating Transfer In		22,023		
Total Revenue	**$ 230,607**	**$ 251,462**	**$ 249,074**	**$ 248,630**
PROGRAM EXPENDITURES:				
Administration	$ 23,756	$ 29,282	$ 22,272	$ 23,845
Tenant Services			0	$ -
Utilities	44,157	42,645	43,600	$ 58,032
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				$ -
General Expenses	162,694	179,535	149,773	$ 166,752
Capital Expenditures				
Operating Transfer Out			33,429	
Total Program /Operating Expenses	**$ 230,607**	**$ 241,612**	**$ 249,074**	**$ 248,630**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

Depreciation (Not Included in Totals)

NORTH SARAH III

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 26 Projected Actual		FY 25 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	134,559	$	154,640	$	161,191	$	178,843
HUD PHA Grants (Soft Costs)								
Capital Fund (Hard Costs)								
Other Revenue		17,123				11,094		
Program Reserves/Operating Transfer In				20,195				
Total Revenue	**$**	**151,682**	**$**	**174,835**	**$**	**172,285**	**$**	**178,843**
PROGRAM EXPENDITURES:								
Administration	$	18,891	$	23,374		$17,723	$	18,961
Tenant Services								
Utilities		32,439		32,551		32,480	$	40,916
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services								
General Expenses		100,352		118,910		87,505	$	118,966
Capital Expenditures								
Operating Transfer Out						34,577		
Total Program /Operating Expenses	**$**	**151,682**	**$**	**174,835**	**$**	**172,285**	**$**	**178,843**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

Depreciation (Not Included in Totals)

PRESERVATION SQUARE

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 26 Projected Actual		FY 25 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (PH, CF Operations)	$	101,085	$	119,670	$	88,442	$	104,431
HUD PHA Grants (Soft Costs)								
Capital Fund (Hard Costs)								
Other Revenue		17				17		
Program Reserves/Operating Transfer In						648		
Total Revenue	**$**	**101,102**	**$**	**119,670**	**$**	**89,106**	**$**	**104,431**
PROGRAM EXPENDITURES:								
Administration	$	400	$	16,168.00	$	4,236	$	13,321
Tenant Services								
Utilities		16,275		17,475		16,275	$	36,509
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Protective Services								
General Expenses		84,427		86,027		68,595	$	54,601
Capital Expenditures								
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**101,102**	**$**	**119,670**	**$**	**89,106**	**$**	**104,431**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**0**	**$**	**-**

Depreciation (Not Included in Totals)

HOUSING CHOICE
VOUCHER PROGRAM

The Housing Choice Voucher Program is also comprised of Mainstream, Emergency Housing and other housing assistance voucher programs totaling $60.7 million projected for FYE 2026. The overall Tenant Based HCV Assistance program consists of estimated revenues of housing assistance and an administrative fee for managing the programs. The Housing Choice Voucher Program has 5,890 active participants with a utilization of 100%.

Administrative fees earnings for Column A has a projected rate of $74.64 and a Column B rate of $69.65. In addition, administrative fee income is estimated with a Congressional proration rate of 90% for 2026.

HOUSING CHOICE VOUCHER PROGRAM

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
HUD PHA Grants (HAP)	51,000,759	54,277,272	59,489,920	$ 54,862,523
HUD PHA Grants (Admin Fee)	4,877,957	4,809,522	4,828,142	4,466,993
CARES Act Admin				
5-Year Mainstream (HAP)	199,746	314,348	237,160	315,359
5-Year Mainstream (Admin Fee)	29,291	33,648	15,099	33,648
Emergency Hsg Vouchers (HAP)	1,257,560	1,337,376	1,338,946	549,648
Emergency Hsg Vouchers (Service Fee)	23,385	541,530	1,300	
Emergency Hsg Vouchers (Admin Fee)	139,227	136,032	134,450	21,562
Emergency Hsg Vouchers (Prelim Fee)	2,900			
Emergency Hsg Vouchers (Placmt/Iss Fee)			400	
Other Revenue	7,486		8,629	
Program Reserves Held at HUD		502,292		537,115
Total Revenue	**$ 57,538,311**	**$ 61,952,020**	**$ 66,054,046**	**$ 60,786,848**
PROGRAM EXPENDITURES:				
Administration*	$ 4,565,729	$ 5,143,549	$ 3,787,598	$ 4,636,958
Tenant Services	309,556	5,000	89,351	2,500
Utilities	46,971	41,856	47,718	41,856
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	5,649	2,700	3,230	2,700
Ordinary Maintenance Contract*	*82,201*	81,964	54,146	60,344
Housing Assistance Payments	52,267,654	56,470,526	60,312,363	55,727,530
Protective Services*	*38,010*	38,640	35,197	38,639
General Expenses	136,422	167,786	249,455	276,321
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	**$ 57,452,192**	**$ 61,952,020**	**$ 64,579,058**	**$ 60,786,848**
Surplus/Deficit from Operations	**$ 86,119**	**$ -**	**$ 1,474,988**	**$ -**

Depreciation (Not Included in Totals)

FY 2026
CENTRAL OFFICE BUDGETS

The Central Office (COCC) budget is an overview of all the expenses related to the operation of the St. Louis Housing Authority as a whole by individual revenue source.

St. Louis Housing Authority

FY 2026 - CENTRAL OFFICE BUDGET

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
REVENUE								
Allocated Overhead from AMPS	$ 1,212,091.00	$ -	$ 1,212,091.00	$ -	$ -	$ -	$ -	$ -
Investment Income	$ 500.00	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -
HCV/Mainstream/EHV Administrative Fees	$ 4,522,203.00	$ -	$ -	$ -	$ 4,522,203.00	$ -	$ -	$ -
Unrestricted Net Assets (UNA)	$ 537,115.00	$ -	$ -	$ -	$ 537,115.00	$ -	$ -	$ -
Capital Funds Operations/Admin.	$ 967,923.00	$ -	$ -	$ 967,923.00	$ -	$ -	$ -	$ -
Capital Fund Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ROSS - FSS Coordinator	$ 181,424.00	$ -	$ -	$ -	$ -	$ -	$ 181,424.00	$ -
ROSS - Service Coordinator	$ 151,628.00	$ -	$ -	$ -	$ -	$ -	$ 151,628.00	$ -
CDA Grant Admin	$ 119,345.00	$ -	$ -	$ -	$ -	$ 119,345.00	$ -	$ -
Non-Federal Funds	$ 35,940.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,940.00
Direct Project Charges to AMP	$ 945,970.45	$ 945,970.45	$ -	$ -	$ -	$ -	$ -	$ -
Non-Federal Reserves (Lawsuit Proceeds)	$ 342,239.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 342,239.00
Bank/Link Mkt Rent Income	$ 41,620.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,620.00
Miscellaneous Income/Fraud Rec.	$ 92,000.00	$ -	$ 85,000.00	$ -	$ -	$ -	$ -	$ 7,000.00
Total Receipts	**$ 9,149,998.45**	**$ 945,970.45**	**$1,297,591.00**	**$ 967,923.00**	**$ 5,059,318.00**	**$ 119,345.00**	**$ 333,052.00**	**$ 426,799.00**
EXPENSES								
Administrative Salaries	$ 4,792,425.16	$ 604,252.16	$ 652,961.00	$ 461,447.00	$ 2,604,152.00	$ 15,600.00	$ 223,290.00	$ 230,723.00
MO Workmen's Comp-Second Inj	$ 2,500.00	$ -	$ 250.00	$ 250.00	$ 2,000.00	$ -	$ -	
FICA-ER/Medicare	$ 366,621.29	$ 46,225.29	$ 49,952.00	$ 35,301.00	$ 199,218.00	$ 1,193.00	$ 17,082.00	$ 17,650.00
Medical Benefits	$ 761,087.97	$ 97,864.97	$ 91,371.00	$ 80,536.00	$ 416,122.00	$ -	$ 51,329.00	$ 23,865.00
Retirement Benefit	$ 605,209.15	$ 80,395.15	$ 83,300.00	$ 60,395.00	$ 325,626.00	$ -	$ 29,708.00	$ 25,785.00
Unemployment Insurance	$ 54,668.29	$ 7,289.29	$ 7,839.00	$ 5,556.00	$ 28,912.00	$ -	$ 2,562.00	$ 2,510.00
LTD Benefit	$ 4,621.36	$ 620.36	$ 464.00	$ 441.00	$ 2,730.00	$ -	$ 235.00	$ 131.00
Bonuses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dental Insurance	$ 27,792.53	$ 4,312.53	$ 2,995.00	$ 1,749.00	$ 16,819.00	$ -	$ 1,438.00	$ 479.00
Cell Phone Allowance	$ 16,329.70	$ 2,507.70	$ 2,337.00	$ 780.00	$ 6,926.00	$ -	$ 3,023.00	$ 756.00
H.S.A Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Beneflex	$ 26,500.00	$ 5,000.00	$ 3,000.00	$ 3,000.00	$ 14,000.00	$ -	$ 1,500.00	$ -
Total Employee Benefits	$ 1,865,330.29	$ 244,215.29	$ 241,508.00	$ 188,008.00	$ 1,012,353.00	$ 1,193.00	$106,877.00	$ 71,176.00
Legal	$ 36,000.00	$ -	$ 3,150.00	$ 7,100.00	$ 20,750.00	$ -	$ -	$ 5,000.00
Staff Training	$ 33,500.00	$ -	$ 4,475.00	$ 2,650.00	$ 17,375.00	$ -	$ 1,500.00	$ 7,500.00

	TOTAL 12 MONTH BUDGET	AMPS 12 MONTH BUDGET	PUBLIC HOUSING 12 MONTH BUDGET	CAPITAL FUND 12 MONTH BUDGET	HOUSING VOUCHER PROGRAM 12 MONTH BUDGET	CDA 12 MONTH BUDGET	ROSS GRANTS 12 MONTH BUDGET	NON FEDERAL FUNDS 12 MONTH BUDGET
Travel/Meetings	$ 10,500.00	$ -	$ 2,775.00	$ 1,350.00	$ 6,375.00	$ -	$ -	$ -
Accounting and Auditing Fees	$ 146,200.00	$ -	$ 21,930.00	$ 14,620.00	$ 109,650.00	$ -	$ -	$ -
Office Rent/Utilities	$ -	$ -	$ -	$ -	$ -		$ -	$ -
Office Supplies	$ 48,400.00	$ -	$ 4,700.00	$ 3,200.00	$ 32,500.00	$ 2,000.00	$ 1,000.00	$ 5,000.00
Temporary Help	$ 10,000.00	$ -	$ 5,000.00	$ -	$ 5,000.00	$ -	$ -	$ -
Postage	$ 55,000.00	$ -	$ 7,200.00	$ 2,600.00	$ 45,200.00	$ -	$ -	$ -
Advertising	$ 31,480.00	$ -	$ 3,670.00	$ 10,422.00	$ 17,388.00	$ -	$ -	$ -
Fiscal Agent Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Publications	$ 3,750.00	$ -	$ 550.00	$ 700.00	$ 2,500.00	$ -	$ -	$ -
Membership Dues	$ 28,615.00	$ -	$ 4,197.00	$ 2,798.00	$ 20,985.00	$ -	$ 385.00	$ 250.00
Telephone Expense	$ 37,800.00	$ -	$ 5,670.00	$ 3,780.00	$ 28,350.00	$ -	$ -	$ -
Maint Agreement-Office Equip	$ 34,129.00	$ -	$ 3,014.10	$ 2,009.40	$ 29,105.50	$ -	$ -	$ -
Maint Agreement-Computer Equip	$ 5,500.00	$ -	$ 825.00	$ 550.00	$ 4,125.00	$ -	$ -	$ -
Professional/Technical Consultant	$ 382,471.00	$ -	$ 34,977.00	$ 121,705.80	$ 118,236.20	$ 97,552.00	$ -	$ 10,000.00
Software	$ 591,522.85	$ -	$ 136,633.05	$ 32,413.60	$ 422,476.20	$ -	$ -	$ -
Internet/Data Lines	$ 14,040.00	$ -	$ 3,060.00	$ 1,080.00	$ 9,900.00	$ -	$ -	$ -
Computer Supplies	$ 83,425.00	$ -	$ 20,820.00	$ 13,880.00	$ 45,725.00	$ 3,000.00	$ -	$ -
Bank Service Charges	$ 2,700.00	$ -	$ 300.00	$ -	$ 2,400.00	$ -	$ -	$ -
Office Equipment Repair	$ 500.00	$ -	$ 75.00	$ 50.00	$ 375.00	$ -	$ -	$ -
Subscriptions	$ 1,500.00	$ -	$ 575.00	$ 50.00	$ 875.00	$ -	$ -	$ -
Drug Testing Results	$ 1,600.00	$ -	$ 1,000.00	$ 100.00	$ 500.00	$ -	$ -	$ -
Copy Center Expense	$ 30,600.00	$ -	$ 4,590.00	$ 3,060.00	$ 22,950.00	$ -	$ -	$ -
Other Administrative Expenses	$ 84,650.00	$ -	$ 9,992.50	$ 6,445.00	$ 52,712.50	$ -	$ -	$ 15,500.00
Landlord's Late Fees	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -
Total Administration	**$ 8,336,638.30**	**$ 848,467.45**	**$1,173,647.65**	**$ 880,018.80**	**$ 4,636,958.40**	**$ 119,345.00**	**$ 333,052.00**	**$ 345,149.00**

Salaries (Resident Initiatives)	$ 70,216.00	$ 70,216.00	$ -	$ -	$ -	$ -	$ -	$ -
Ten Sal Employee Benefits	$ 27,287.00	$ 27,287.00	$ -	$ -	$ -	$ -	$ -	$ -
Recreation / Publications Other	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
Tenant Screenings	$ 5,000.00	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -	$ -	$ -
Total Tenant Services	**$ 105,003.00**	**$ 97,503.00**	**$ 2,500.00**	**$ -**	**$ 2,500.00**	**$ -**	**$ -**	**$ 2,500.00**

Water	$ 1,800.00	$ -	$ 450.00	$ 270.00	$ 1,080.00	$ -	$ -	$ -
Electric	$ 60,000.00	$ -	$ 15,000.00	$ 9,000.00	$ 36,000.00	$ -	$ -	$ -

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Gas	$ 960.00	$ -	$ 240.00	$ 144.00	$ 576.00	$ -	$ -	$ -
Sewer	$ 7,000.00	$ -	$ 1,750.00	$ 1,050.00	$ 4,200.00	$ -	$ -	$ -
Total Utilities	**$ 69,760.00**	**$ -**	**$ 17,440.00**	**$ 10,464.00**	**$ 41,856.00**	**$ -**	**$ -**	**$ -**
Ordinary Maintenance Salaries	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ord Maint Comp Absences	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ord Maint Employee Benefits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Uniforms	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sub-total Ord Maint Salaries	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Custodial Materials	$ 4,600.00		$ 1,125.00	$ 675.00	$ 2,700.00	$ -	$ -	$ 100.00
Electrical Materials	$ 500.00		$ -	$ -	$ -	$ -	$ -	$ 500.00
Plumbing Materials	$ 100.00		$ -	$ -	$ -	$ -	$ -	$ 100.00
Lawn Care Materials	$ 100.00		$ -	$ -	$ -	$ -	$ -	$ 100.00
Tools	$ 100.00		$ -	$ -	$ -	$ -	$ -	$ 100.00
Other / Painting / Building	$ 1,100.00		$ -	$ -	$ -	$ -	$ -	$ 1,100.00
HVAC Materials	$ 300.00		$ -	$ -	$ -	$ -	$ -	$ 300.00
Hardware	$ 800.00		$ -	$ -	$ -	$ -	$ -	$ 800.00
Paint & Decorating Supplies	$ 500.00		$ -	$ -	$ -	$ -	$ -	$ 500.00
Cabinets/Doors/Windows	$ 500.00		$ -	$ -	$ -	$ -	$ -	$ 500.00
Sub-total Ordinary Maint Materials	**$ 8,600.00**	**$ -**	**$ 1,125.00**	**$ 675.00**	**$ 2,700.00**	**$ -**	**$ -**	**$ 4,100.00**
Elevator	$ 9,800.00		$ 1,200.00	$ 720.00	$ 2,880.00	$ -	$ -	$ 5,000.00
Trash Removal	$ 4,700.00		$ 1,050.00	$ 630.00	$ 3,020.00	$ -	$ -	$ -
Custodial Contract	$ 48,500.00		$ 12,125.00	$ 7,275.00	$ 29,100.00	$ -	$ -	$ -
Plumbing (Plumbing / Electrical)	$ 3,400.00		$ -	$ -	$ -	$ -	$ -	$ 3,400.00
Snow Removal	$ 10,000.00		$ 2,500.00	$ 1,500.00	$ 6,000.00	$ -	$ -	$ -
Ground Maint (Lawn / Snow) (Landscaping)	$ 29,169.00		$ 1,592.50	$ 20,955.00	$ 3,821.50	$ -	$ -	$ 2,800.00
Vehicle Gas/Oil	$ 7,000.00		$ 700.00	$ 700.00	$ 5,600.00	$ -	$ -	$ -
Maintenance Contract (HVAC)	$ 15,000.00		$ -	$ -	$ -	$ -	$ -	$ 15,000.00
Fire Protection	$ 3,810.00		$ 180.00	$ 108.00	$ 422.00	$ -	$ -	$ 3,100.00
Vehicle Repairs	$ 11,500.00		$ 2,000.00	$ 1,500.00	$ 8,000.00	$ -	$ -	$ -
Other (Maintanence Other)	$ 6,000.00		$ -	$ -	$ -	$ -	$ -	$ 6,000.00
Building Repairs	$ 20,000.00		$ -	$ -	$ -	$ -	$ -	$ 20,000.00
Parking Lot Repair	$ 20,000.00		$ -	$ 15,000.00	$ -	$ -	$ -	$ 5,000.00

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Contract - Electrical	$ 2,000.00		$ -	$ -	$ -	$ -	$ -	$ 2,000.00
Exterminating Contract	$ 2,500.00		$ 625.00	$ 375.00	$ 1,500.00	$ -	$ -	$ -
Contract-Painting and Wall Repair	$ 1,500.00		$ -	$ -	$ -	$ -	$ -	$ 1,500.00
Contract-Cabinets/Countertops/Windows/Doors	$ 1,500.00		$ -	$ -	$ -	$ -	$ -	$ 1,500.00
Sub-total Ord Maint Contracts	**$ 196,379.00**	**$ -**	**$ 21,972.50**	**$ 48,763.00**	**$ 60,343.50**	**$ -**	**$ -**	**$ 65,300.00**

Contract Security	$ 50,638.95		$ 7,595.90	$ 5,063.90	$ 37,979.15	$ -	$ -	$ -
Alarm (SLHA/Warehouse/4108)	$ 1,100.00		$ 275.00	$ 165.00	$ 660.00	$ -	$ -	$ -
Total Protective Services	**$ 51,738.95**	**$ -**	**$ 7,870.90**	**$ 5,228.90**	**$ 38,639.15**	**$ -**	**$ -**	**$ -**

	TOTAL 12 MONTH BUDGET	AMPS 12 MONTH BUDGET	PUBLIC HOUSING 12 MONTH BUDGET	CAPITAL FUND 12 MONTH BUDGET	HOUSING VOUCHER PROGRAM 12 MONTH BUDGET	CDA 12 MONTH BUDGET	ROSS GRANTS 12 MONTH BUDGET	NON FEDERAL FUNDS 12 MONTH BUDGET
Workmen's Comp Claims	$ 126,274.00		$ 39,113.00	$ -	$ 87,161.00	$ -	$ -	$ -
Auto Insurance	$ 35,203.42		$ 8,331.42	$ 3,753.00	$ 23,119.00	$ -	$ -	$ -
Property Insurance	$ 28,846.20		$ 7,405.17	$ 4,288.04	$ 17,153.00	$ -	$ -	$ -
Honesty Bonding/Fidelity Ins.	$ 4,567.84		$ 457.09	$ 456.75	$ 3,654.00	$ -	$ -	$ -
Liability Insurance	$ 5,877.00		$ 1,088.00	$ 508.00	$ 2,031.00	$ -	$ -	$ 2,250.00
Excess Workmen's Comp Ins.	$ 113,585.00		$ 11,359.00	$ 11,359.00	$ 90,867.00	$ -	$ -	$ -
Other Admin/General Expenses	$ 52,800.00		$ 1,600.00	$ 200.00	$ 43,500.00	$ -	$ -	$ 7,500.00
Total General	**$ 381,879.82**	**$ -**	**$ 73,035.20**	**$ 22,773.30**	**$ 276,321.32**	**$ -**	**$ -**	**$ 9,750.00**
Total Revenues	**$ 9,149,998.45**	**$ 945,970.45**	**$1,297,591.00**	**$ 967,923.00**	**$ 5,059,318.00**	**$ 119,345.00**	**$ 333,052.00**	**$ 426,799.00**
Total Expenses	**$ 9,149,998.45**	**$ 945,970.45**	**$1,297,591.00**	**$ 967,923.00**	**$ 5,059,318.00**	**$ 119,345.00**	**$ 333,052.00**	**$ 426,799.00**
Net Cash Flow from Operations	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

FY 2026
PERSONNEL SUMMARY

The FY 2026 proposed staffing level for the St. Louis Housing Authority is set at 120 FTE staff. The personnel costs are estimated at $9.7 million, which includes the site staff as mentioned above. The increase also includes a 2% Raise for all staff employed with SLHA on October 1, 2025 and all new hires pro-rated based upon the percentage of the eligibility year that they are employed.

DEPARTMENT	FY 2026 Budgeted FTE	Percentage of Total
Executive	5.0	3%
Legal	3.0	3%
Finance	6.0	4%
Information Technology	4.0	3%
Human Resources	6.0	4%
Resident Initiatives	7.0	5%
Development	5.0	4%
Property Management	55.0	47%
Asset Management	3.0	3%
Housing Choice Voucher	26.0	23%
TOTAL	**120.0**	

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) SUMMARY

FSS Coordinators: Service Coordinators

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	$ 191,422	$ 316,381	$ 303,345	$ 333,052
Other Revenue				
Program Reserves				
Total Revenue	**$ 191,422**	**$ 316,381**	**$ 303,345**	**$ 333,052**
PROGRAM EXPENDITURES:				
Administration and Program Delivery*	$ 190,372	$ 159,003	$ 159,097	$ 151,628
Tenant Services#	1,050	157,378	144,248	181,424
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses	-		-	-
Operating Transfer Out			-	
Total Program /Operating Expenses	**$ 191,422**	**$ 316,381**	**$ 303,345**	**$ 333,052**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

*The Service Coordinator ROSS Grant allows for the cost of 2 Service Coordinators positions, however all of their time is used to support tenant activities through SLHA or in-kind partners.

#The ROSS Family Self Sufficiency Coordinator Grant, allows for the payment of 2 FSS Coordinators in both Public Housing and Housing ChoiceVoucher Program to assist families to achieve goals toward self-sufficiency by providing monthly escrow deposits based on the difference between their pre-FSS enrollment income based rent and their present income based rent.

PUBLIC HOUSING/HCV FAMILY SELF SUFFICIENCY ROSS GRANT (FSS)

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	$ 107,906	157,378	$ 144,248	181,424
Other Revenue				
Program Reserves				
Total Revenue	**$ 107,906**	**$ 157,378**	**$ 144,248**	**$ 181,424**
PROGRAM EXPENDITURES:				
Administration and Program Delivery				
Tenant Services	$ 82,953	157,378	$ 144,248	181,424
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	**$ 82,953**	**$ 157,378**	**$ 144,248**	**$ 181,424**
Surplus/Deficit from Operations	**$ 24,953**	**$ -**	**$ -**	**$ -**

SERVICE COORDINATORS ROSS GRANT

Account Title		FY 24 Actual		FY 25 Approved Budget		FY 25 Projected Actual		FY 26 Proposed Budget
REVENUE:								
Net Tenant Rental Revenue								
HUD PHA Grants (HAP)	$	122,521		159,003	$	159,097		151,628
Other Revenue								
Program Reserves								
Total Revenue	**$**	**122,521**	**$**	**159,003**	**$**	**159,097**	**$**	**151,628**
PROGRAM EXPENDITURES:								
Administration and Program Delivery	$	122,521	$	159,003	$	159,097	$	151,628
Tenant Services								
Utilities								
Ordinary Maintenance Salaries								
Ordinary Maintenance Materials								
Ordinary Maintenance Contract								
Housing Assistance Payments								
Protective Services								
General Expenses								
Operating Transfer Out								
Total Program /Operating Expenses	**$**	**122,521**	**$**	**159,003**	**$**	**159,097**	**$**	**151,628**
Surplus/Deficit from Operations	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

$454,884 was awarded in June 2023 for a 36 month period.

CDA -Neighborhood Transformation Grant

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	$ -	$ 119,345	$ 119,345	119,345
Other Revenue				
Program Reserves				
Total Revenue	**$ -**	**$ 119,345**	**$ 119,345**	**$ 119,345**
PROGRAM EXPENDITURES:				
Administration and Program Delivery	$ -	$ 119,345	$ 119,345	$ 119,345
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	**$ -**	**$ 119,345**	**$ 119,345**	**$ 119,345**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ -**	**$ -**

$238,690 was awarded; year 2025 -$119,345 and year 2026 -$119,345. Expenditure end date of 9/30/2026.

OTHER INCOME

Account Title	FY 24 Actual	FY 25 Approved Budget	FY 25 Projected Actual	FY 26 Proposed Budget
REVENUE:				
Gala Fundraiser	$ -	$ -	$ -	$ -
Program Income/Sale of Property	-	-	-	-
Developer's Fee	-	-	-	-
Senior Fund Grant - Circle of Friends				
Lawsuit Proceeds				
Non Dwelling Rent	57,259	41,620	35,100	41,620
Investment Income	207,509	50,000	76,168	75,000
Resident Services	24,300	35,940	11,723	35,940
Tax Reimbursement	4,569	7,000	4,927	7,000
Program Reserves	67,451	297,068	203,847	342,239
Total Revenue	**$ 361,088**	**$ 431,628**	**$ 331,765**	**$ 501,799**
PROGRAM EXPENDITURES:				
Administration	$ 256,550	$ 347,378	$ 154,196	$ 420,149
Tenant Services	43,636	2,500	38,848	2,500
Utilities	98	350		
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	106	4,100		4,100
Ordinary Maintenance Contract	49,313	70,300	19,113	65,300
Housing Assistance Payments				
Protective Services				
General Expenses	11,385	7,000	49,868	9,750
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	**$ 361,088**	**$ 431,628**	**$ 262,025**	**$ 501,799**
Surplus/Deficit from Operations	**$ -**	**$ -**	**$ 69,740**	**$ -**

Depreciation (Not Included in Totals)

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