



WELCOME!

*Housing Authority of Joliet*

BOARD MEETING

2026



**DEPARTMENTAL REPORTS**

**Capital Fund Program**

Capital Fund Program (CFP) Obligation Disbursement Summary

**Conventional Public Housing Program**

Occupancy Report for January, 2026

**Finance and Accounting**

Tenant Accounts Receivable (TAR) Report for December, 2025

Investment Register for December, 2025

Financial Report for December, 2025

**COMMENTS**

Resident Council  
Community Liaison  
General Public  
Commissioners

**Adjourn**

HOUSING AUTHORITY OF JOLIET

BOARD MEETING

DECEMBER 17, 2025

REPORT OF PROCEEDINGS had in the  
above-entitled matter, at Housing Authority of  
Joliet, Six South Broadway Street, Joliet,  
Illinois, commencing at 12:00 o'clock p.m. on the  
17th day of December, 2025.

BEFORE:

Eric Hanson, HAJ Attorney  
Michael Simelton, HAJ CEO  
Dr. Glenda McCullum, Chairwoman  
Kathy Spieler, Secretary  
Garland Mays, Treasurer  
Marge Franchini, Commissioner

PRESENT:

Andrea Finch,  
Director of Client Services  
Damien Kelly, DFM  
Shelly Madjouranis-Clumpner,  
Administrative Assistant  
Tina Pourroy, CCO

\* \* \* \* \*

1 (WHEREUPON the following proceedings  
2 were had.)

3 CHAIRWOMAN McCULLUM: Call to order the  
4 Housing Authority Board of Commissioners meeting  
5 for Wednesday, December 17th at 12:00 noon at Six  
6 South Broadway. We will open with the Pledge of  
7 Allegiance.

8 (Pledge of Allegiance)

9 CHAIRWOMAN McCULLUM: Turn it over to  
10 Tina for roll call.

11 MS. POURROY: Dr. Glenda McCullum?

12 CHAIRWOMAN McCULLUM: Here.

13 MS. POURROY: Roger Powell, Sr.?

14 (no response)

15 MS. POURROY: Kathy Spieler?

16 COMMISSIONER SPIELER: Here.

17 MS. POURROY: Garland Mays?

18 COMMISSIONER MAYS: Present.

19 MS. POURROY: Marge Franchini?

20 COMMISSIONER FRANCHINI: Here.

21 MS. POURROY: Dr. Karen Ward?

22 (no response)

23 CHAIRWOMAN McCULLUM: We'll turn it over  
24 to Michael Simelton.

1 MR. SIMELTON: Commissioners, the first  
2 item on the agenda is the Approval of the Minutes  
3 for November 19th, 2025. We request your approval  
4 of those minutes.

5 COMMISSIONER MAYS: So moved.

6 COMMISSIONER FRANCHINI: Second.

7 MS. POURROY: Dr. McCullum?

8 CHAIRWOMAN McCULLUM: Aye.

9 MS. POURROY: Kathy Spieler?

10 COMMISSIONER SPIELER: Abstain because I  
11 was absent.

12 MS. POURROY: Garland Mays?

13 COMMISSIONER MAYS: Aye.

14 MS. POURROY: Marge Franchini?

15 COMMISSIONER FRANCHINI: Aye.

16 MR. SIMELTON: Commissioners, next item  
17 on the agenda is the Approval of the Bills for the  
18 month of November the 1st through the 30th, 2025,  
19 in the amount of \$288,222.61. We request your  
20 approval.

21 COMMISSIONER MAYS: So moved.

22 COMMISSIONER FRANCHINI: Second.

23 MS. POURROY: Dr. McCullum?

24 CHAIRWOMAN McCULLUM: Aye.

1 MS. POURROY: Kathy Spieler?

2 COMMISSIONER SPIELER: Aye.

3 MS. POURROY: Garland Mays?

4 COMMISSIONER MAYS: Aye.

5 MS. POURROY: Marge Franchini?

6 COMMISSIONER FRANCHINI: Aye.

7 MR. SIMELTON: Commissioners, the next  
8 item on the agenda is Approval of Resolutions. We  
9 just have one resolution we need your approval of  
10 and that's Resolution 25-2990 approving the  
11 Housing Authority of Joliet's renewal of  
12 comprehensive property and liability coverage for  
13 2026 and 2027. So, commissioners, as you know, we  
14 have an Annual Contribution Contract with the U.S.  
15 Department of Housing and Urban Development. It  
16 is like our core -- it's a core legal document  
17 between two entities. They fund us. They give us  
18 certain funding, certain funding for our program,  
19 Public Housing, Section 8, those programs. Well,  
20 part of that also is that we have an obligation  
21 under the -- this ACC, or an Annual Contribution  
22 Contract, that we would provide coverage for our  
23 properties, right. And so they do allow housing  
24 authorities to become -- or pursue or obtain

1 insurance coverage from a non-profit insurance  
2 company. In this case it is the Housing Authority  
3 Insurance, HAI, and there's a self-insured  
4 program. So they do allow that in lieu of having  
5 to go out to the general public for solicitation.

6 So we're going to be asking for your  
7 approval of the renewal for the automobile --  
8 automobile, commercial liability, equipment  
9 breakdown, commercial property, cyber, crime,  
10 workers' compensation.

11 COMMISSIONER MAYS: Scroll a little bit.

12 MR. SIMELTON: Huh?

13 COMMISSIONER MAYS: Scroll up a little  
14 bit. Okay. Thank you.

15 MR. SIMELTON: So the coverage would be  
16 from Marsh McClennan Insurance for a period, as I  
17 said, from December 31st of this year to  
18 January 1st of 2027. And you have a breakdown on  
19 the different coverage and you also have  
20 differential of how much it's costing us. The  
21 cost of insurance, as you know, it's going up.  
22 The commercial property went up 58 -- about \$5800;  
23 general liability, 800; automobile liability,  
24 1500. And I think because we had --

1 COMMISSIONER MAYS: 15,000.

2 MR. SIMELTON: 15,000. We added, what, a  
3 couple additional vehicles to our roster, so ....  
4 But equipment breakdown did go down, workers'  
5 compensation did go down, and that's normally  
6 always an expense that always goes north. Crime,  
7 zero increase; cyber, down \$216; and then  
8 assurance, the service fee, there was no change in  
9 that fee that they charge us to assist with  
10 gathering all this data.

11 So, all right, you mathematician,  
12 Mr. Kelly, so it's gone up, what, about 5 -- no,  
13 no, no, not 5 percent, maybe 2 percent.

14 MR. KELLY: Yeah, 2 1/2 it looks like,  
15 yeah. I can get you the exact.

16 MR. SIMELTON: Where's Mike Gentile when  
17 you need him?

18 MR. KELLY: Right. I'm the calculator  
19 age, you know.

20 MR. SIMELTON: Yeah.

21 MR. KELLY: Yeah, 2.8 percent. You were  
22 close.

23 MR. SIMELTON: Ballpark.

24 COMMISSIONER MAYS: And the bulk of that

1 is auto liability.

2 MR. SIMELTON: Yeah.

3 COMMISSIONER MAYS: And I think everyone  
4 who drives a vehicle --

5 COMMISSIONER SPIELER: Yep.

6 COMMISSIONER MAYS: -- is seeing that.

7 COMMISSIONER SPIELER: It went up.

8 COMMISSIONER MAYS: Everyone insurance  
9 went up, so ....

10 MR. KELLY: We took some old vehicles out  
11 of the fleet and replaced them with brand new  
12 vehicles so I think a lot of it is some of that as  
13 well because we released these ten-year-olds with  
14 some brand new ones.

15 COMMISSIONER MAYS: Yeah, we talked about  
16 that last meeting.

17 MR. SIMELTON: We got a couple of them we  
18 need to dispose of, get them off of this list,  
19 so ....

20 CHAIRWOMAN McCULLUM: So the decrease in  
21 workman's comp and the equipment breakdown, is  
22 that based on the fact that there was no activity?  
23 Is that why?

24 MR. SIMELTON: I would say yes. I would

1 say yes.

2 MR. KELLY: I think they take a  
3 three-year average, don't quote me on that, but  
4 they take an average of the incidents and so,  
5 yeah, that would mean that we, yeah.

6 MR. SIMELTON: We haven't had any claims.

7 MR. KELLY: Exactly.

8 COMMISSIONER MAYS: Knock on wood.

9 MS. FINCH: Yeah.

10 MR. SIMELTON: Yeah, yeah.

11 So, commissioners, we request your  
12 approval of Resolution 25-2990.

13 CHAIRWOMAN McCULLUM: So moved.

14 COMMISSIONER SPIELER: Second.

15 MS. POURROY: Dr. McCullum?

16 CHAIRWOMAN McCULLUM: Aye.

17 MS. POURROY: Kathy Spieler?

18 COMMISSIONER SPIELER: Aye.

19 MS. POURROY: Garland Mays?

20 COMMISSIONER MAYS: Aye.

21 MS. POURROY: Marge Franchini?

22 COMMISSIONER FRANCHINI: Aye.

23 MR. SIMELTON: In your Board packets, as  
24 you're aware, commissioners, there is the

1 Commissioners' Dinner, Christmas dinner. Look  
2 forward to seeing you all there on the 19th at  
3 5:30 at Cut 158.

4 We're going to go right to what I want  
5 Damien to talk about, our financials, not that  
6 there's anything to be alarmed about, but every  
7 once in a while, make sure he stay polished.

8 MR. KELLY: I have a sheet of paper today  
9 because I want to compare the last month. So  
10 actually I'll just kind of go right to the bottom  
11 here, our entity wide -- Well, fine, I'll walk  
12 through.

13 MR. SIMELTON: Summarize it for them a  
14 little bit. You got top revenue and then expenses  
15 and then, yeah, very simple.

16 MR. KELLY: All right. Yeah, so our  
17 amps, this is for November 30th, 2025, so we're  
18 about, what, five months into our fiscal year, our  
19 amps are going great, \$400,000 of net income from  
20 those. Prior I was going to show we jumped from  
21 this from 270,000 to 399 this month. So that  
22 trajectory kind of shows that how we're -- we have  
23 expenses and how much money we're getting in. It  
24 kind of shows that we're -- I'm estimating we're

1 probably going to be close to probably 600 grand  
2 almost with this so far. So amps are doing great.  
3 And we'll talk about kind of --

4 MR. SIMELTON: Don't tell Andrea, then  
5 she'll start spending money.

6 MR. KELLY: We'll talk about changes in  
7 government policies that will change this  
8 eventually, but, yeah, doing great right now.

9 MS. FINCH: Right now.

10 MR. KELLY: We won't talk about that.

11 These were all of our core expenses  
12 are going in at \$300,000 for this year net income.  
13 Last month we were 254,000, so we're averaging 60  
14 grand a month in net income for this, our COCC,  
15 which you want to make sure is healthy, so doing  
16 good there. Admin for HCV, keeping the lights on  
17 \$631,000 net income, that's paying for the staff,  
18 paying for rent in this building, things like  
19 that, so couldn't ask for better. And we're fully  
20 staffed right now, which is -- yes, so we're still  
21 doing good. I think I told you all about a year  
22 ago we're severely understaffed and now we're  
23 still looking pretty strong even though we have  
24 that full head count there now.

1 MR. SIMELTON: What's our count upstairs  
2 of clerks? Because remember, commissioners, we  
3 had, what, about -- how many did we have, six at  
4 the time, six?

5 MS. POURROY: Yeah, five or six.

6 MR. SIMELTON: Okay. How many do we have  
7 now?

8 MR. KELLY: 13, 13 staff.

9 COMMISSIONER SPIELER: That's fabulous.

10 MR. SIMELTON: Because the voucher  
11 program grew.

12 COMMISSIONER SPIELER: Right, they were  
13 needed for sure.

14 MR. SIMELTON: From 1200 vouchers to  
15 almost 35.

16 MR. KELLY: Yeah, yeah. So, I mean,  
17 we're still churning up new staff, we're still  
18 doing some training, but they're learning quick.  
19 I think we got a good group up there. So we're  
20 still keeping the lights on with enough money to  
21 spare.

22 Amp 3, insurance I think because there  
23 wasn't any lawn care, so probably insurance is  
24 probably made it go up a little bit from last

1 month.

2 HCV, \$1.2 million in the net loss, but  
3 I think I told you all last month we got an  
4 approval from HUD for \$2.1 million in reserve  
5 funding. Haven't gotten that yet. They wanted me  
6 to -- they need Michael to actually sign this,  
7 what did they call it, digitally sign it. I sent  
8 it old-school. I sent his signature in. They  
9 said, no, we want you to sign it digitally. So  
10 that's a little hang up on that. So we did that  
11 last Friday. So when that comes in, we'll be  
12 about \$800,000 in the green.

13 COMMISSIONER MAYS: No auto paying, huh?  
14 No auto paying?

15 MR. KELLY: No, no. But the crazy thing,  
16 I figured the old-school would have been fine,  
17 but, no, it wasn't. So I think we'll get that  
18 probably the beginning of January and then you'll  
19 see that jump up to 800,000, which is great for  
20 us.

21 196k loss for the non-profit Hope  
22 Bound, that's insurance we're paying on the  
23 Stevenson loan, that's why it's kind of looking a  
24 little bit -- looking low, but once we -- once we

1 record the developer fees, we'll get back to the  
2 positive.

3           Want to highlight this. So last month  
4 we were at \$256,000 negative. We're 86,000 in the  
5 green. So when that \$2 million comes, we'll be,  
6 what, \$1.9 million up for the entire agency only  
7 through December at that point. So we'll be half  
8 of the year in about \$1.9 million in the green.  
9 So we're projected to look really, really good for  
10 the year so far.

11           MR. SIMELTON: Any questions?

12           CHAIRWOMAN McCULLUM: Very good.

13           COMMISSIONER FRANCHINI: Thank you.

14           MR. KELLY: I wasn't prepared today,  
15 guys, sorry. I was a little nervous.

16           COMMISSIONER MAYS: Fairview.

17           MR. SIMELTON: What about it? Yeah, we  
18 tried to talk to the City and the County about --  
19 and the Forest Preserve about taking that property  
20 off our hands and I probably need to shake that  
21 tree a little more.

22           COMMISSIONER MAYS: Well, I know they --  
23 City and Forest Preserve just went -- partnered  
24 with the deal with the prison, where the prison

1 goes. They just had a huge meeting about that.

2 MR. SIMELTON: Okay.

3 COMMISSIONER MAYS: And that butts up  
4 against Fairview.

5 MR. SIMELTON: Um-hum.

6 COMMISSIONER MAYS: You know, because it  
7 was a problem, they -- I believe they turned it  
8 over to Park District and then it was an issue  
9 with the disc field. They had that disc field  
10 back there.

11 MR. SIMELTON: You talking about the  
12 golf?

13 COMMISSIONER SPIELER: The disc golf.

14 COMMISSIONER MAYS: Yeah, the Frisbee  
15 golf, so that came back up in the meeting.

16 MR. SIMELTON: Okay.

17 COMMISSIONER MAYS: So I think they're  
18 discontinuing that and the Park Forest -- Park  
19 Forest is supposed to be responsible with a lease  
20 with the State. So that might be something to  
21 look into.

22 MR. SIMELTON: Okay.

23 COMMISSIONER MAYS: I know you all --

24 MR. SIMELTON: Give me some contacts.

1 When you have a chance, give me some contacts so I  
2 can . . . .

3 COMMISSIONER MAYS: Absolutely. And this  
4 hill, you ride by it, Fairview is a beautiful land  
5 really. You know, it might need a lot of work up  
6 there, whatever, but, you know. If I was into  
7 farming, I guess I wouldn't be happy with it, but  
8 I don't know, it just -- maybe it's time for us to  
9 look at moving on from there totally completely.

10 CHAIRWOMAN McCULLUM: You know, just to  
11 let the commissioners know that every year, and  
12 you all probably know, that they do an audit every  
13 year to ensure that things are aboveboard, that  
14 there's no fraud, there's nothing that's --

15 MR. SIMELTON: I was like are you  
16 recording me? What are you doing?

17 CHAIRWOMAN McCULLUM: And that audit was  
18 just done last week and they wanted to know if  
19 there was any suspicion of fraud or anything that  
20 we could see that was potentially out of order  
21 financially and I was always able to say that  
22 there is no -- nothing that would raise a flag to  
23 say that there's any inequities that's going on.  
24 So just wanted to let you all know. So we can

1 give thanks to Michael and to Damien to make sure  
2 that every month we get this breakout and we get  
3 this breakdown as to what's happening with our  
4 financing and where we are and staying on top of  
5 things. So thank you all so much.

6 COMMISSIONER MAYS: Thank you.

7 COMMISSIONER FRANCHINI: Thank you.

8 MR. SIMELTON: Thank you for those  
9 comments, commissioner, because when they come in  
10 and do that audit, that's an independent audit.  
11 They look at the finance, they look at the Public  
12 Housing program, they look at the policy program,  
13 and they go through the file, so that's a --  
14 that's very good that, yeah, we're doing okay in  
15 those areas.

16 And I wanted to let you all know that  
17 tomorrow we will be celebrating Christmas with the  
18 staff. Where are we going, bowling? What was  
19 that -- what's the place, Andrea, that we're  
20 going?

21 MS. FINCH: Lucky Strike.

22 MR. SIMELTON: Lucky Strike.

23 CHAIRWOMAN McCULLUM: In Romeoville?

24 MS. FINCH: Um-hum.

1 COMMISSIONER MAYS: Okay.

2 MR. SIMELTON: So we'll be handing out  
3 bonus checks. I'm sure everybody will be there  
4 for that, right. We get full participation at  
5 that event.

6 COMMISSIONER MAYS: Ain't nobody calling  
7 off.

8 MS. FINCH: Every year at Christmas,  
9 everyone there.

10 MR. SIMELTON: Everybody will be there  
11 for that. So that's all I have.

12 COMMISSIONER MAYS: Michael, people don't  
13 understand when you work for a company and you  
14 have employers who really take care of their  
15 employees.

16 MR. SIMELTON: Yeah.

17 COMMISSIONER MAYS: It does a wonder --

18 MR. SIMELTON: Yeah.

19 COMMISSIONER MAYS: -- to the --

20 MR. SIMELTON: It does.

21 COMMISSIONER MAYS: And not everyone is  
22 going to be happy-go-lucky all the time.

23 MR. SIMELTON: Yeah.

24 COMMISSIONER MAYS: But for the majority,

1 when you think about them around the holidays and  
2 you do these outings and things like that, as an  
3 employee, I know I enjoy that and so I want to  
4 thank you and the staff for putting all that  
5 because it could be like, okay, here's your bonus,  
6 see you Christmas Eve, whatever the case may be or  
7 whatever, but it encourages someone to want to be  
8 a part of the company, not just work for a  
9 company.

10 MR. SIMELTON: Yeah.

11 COMMISSIONER MAYS: There's a difference.

12 COMMISSIONER SPIELER: Unity,  
13 everybody's, yeah.

14 COMMISSIONER MAYS: Absolutely,  
15 commissioner.

16 MR. SIMELTON: There's a couple of staff  
17 people that hold me to it.

18 COMMISSIONER MAYS: Hold him to it. Hold  
19 him to the fire.

20 MR. SIMELTON: Oh, yes, you are.

21 COMMISSIONER MAYS: Hold him to the fire.

22 MR. SIMELTON: Or I get the friendly  
23 reminder we are, right.

24 COMMISSIONER MAYS: We are.

1 MR. SIMELTON: Yeah.

2 COMMISSIONER MAYS: That's good. That's  
3 good.

4 CHAIRWOMAN McCULLUM: So if there's  
5 nothing more, we need to go into closed session?

6 MR. HANSON: Sure.

7 CHAIRWOMAN McCULLUM: A motion to ....

8 MR. HANSON: Go into closed session to  
9 discuss personnel and land acquisition.

10 CHAIRWOMAN McCULLUM: Okay. That.

11 MR. SIMELTON: Ditto.

12 CHAIRWOMAN McCULLUM: So then we don't  
13 need to adjourn or do we adjourn?

14 COMMISSIONER MAYS: Will we have to come  
15 back out and --

16 MR. HANSON: I'm thinking if there's any  
17 official action. No, it could be followed by  
18 adjournment with no action to be taken.

19 COMMISSIONER MAYS: Or action to be taken  
20 in the future?

21 MR. HANSON: No, it would be just for  
22 this, for this particular.

23 COMMISSIONER MAYS: Okay.

24 MR. HANSON: That way we can adjourn. We

1 don't have to come back into open session.

2 MS. POURROY: Is there a motion?

3 COMMISSIONER SPIELER: Motion.

4 CHAIRWOMAN McCULLUM: Second.

5 COMMISSIONER FRANCHINI: Second.

6 MS. POURROY: Dr. McCullum?

7 CHAIRWOMAN McCULLUM: Aye.

8 MS. POURROY: Kathy Spieler?

9 COMMISSIONER SPIELER: Aye.

10 MS. POURROY: Garland Mays?

11 COMMISSIONER MAYS: Merry Christmas,  
12 everyone. Aye.

13 MS. POURROY: Marge Franchini?

14 COMMISSIONER FRANCHINI: Aye.

15 (WHICH were all the proceedings had in  
16 the above-entitled matter.)

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24

1 STATE OF ILLINOIS            )  
   ) ss.  
 2 COUNTY OF WILL             )

3  
 4            I, PAULA A. BRUNO, CSR, and Notary Public  
 5 in and for the County of Will, State of Illinois  
 6 do hereby certify that I reported in shorthand the  
 7 proceedings had in the matter aforesaid, and that  
 8 the foregoing is a true, complete and correct  
 9 transcript of the proceedings as appears from my  
 10 stenographic notes so taken and transcribed by me  
 11 this 18th day of December, 2025.

12  
 13  
 14   
 15 PAULA A. BRUNO  
 16 CSR No. 084-004110

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<b>wide</b> 9:11	<b>2.8</b> 6:21		
<b>wonder</b> 17:17	<b>2025</b> 1:3,10 3:3,18		
<b>wood</b> 8:8	9:17 21:11		
<b>work</b> 15:5 17:13	<b>2026</b> 4:13		
18:8	<b>2027</b> 4:13 5:18		
<b>workers'</b> 5:10 6:4	<b>216</b> 6:7		
<b>workman's</b> 7:21	<b>25-2990</b> 4:10 8:12		
<b>wouldn't</b> 15:7	<b>254,000</b> 10:13		
	<b>256,000</b> 13:4		
<b>X</b>	<b>270,000</b> 9:21		
	<b>288,222.61</b> 3:19		
<b>Y</b>			
<b>yeah</b> 6:14,15,20,21	<b>3</b>		
7:2,15 8:5,5,9,10	<b>3</b> 11:22		
8:10 9:15,16 10:8	<b>300,000</b> 10:12		
11:5,16,16 13:17	<b>30th</b> 3:18 9:17		
14:14 16:14 17:16	<b>31st</b> 5:17		
17:18,23 18:10,13	<b>35</b> 11:15		
19:1	<b>399</b> 9:21		
<b>year</b> 5:17 9:18			
10:12,21 13:8,10	<b>4</b>		
15:11,13 17:8	<b>400,000</b> 9:19		
<b>Yep</b> 7:5			
	<b>5</b>		
<b>Z</b>	<b>5</b> 6:12,13		
<b>zero</b> 6:7	<b>5:30</b> 9:3		
	<b>58</b> 5:22		
<b>0</b>	<b>5800</b> 5:22		
<b>084-004110</b> 21:15			
	<b>6</b>		
<b>1</b>	<b>60</b> 10:13		
<b>1.2</b> 12:2	<b>600</b> 10:1		
<b>1.9</b> 13:6,8	<b>631,000</b> 10:17		
<b>1/2</b> 6:14			
<b>12:00</b> 1:9 2:5	<b>7</b>		
<b>1200</b> 11:14			
<b>13</b> 11:8,8	<b>8</b>		
<b>15,000</b> 6:1,2	<b>8</b> 4:19		
<b>1500</b> 5:24	<b>800</b> 5:23		
<b>158</b> 9:3	<b>800,000</b> 12:12,19		
<b>17</b> 1:3	<b>86,000</b> 13:4		
<b>17th</b> 1:10 2:5			
<b>18th</b> 21:11			
<b>196k</b> 12:21			
<b>19th</b> 3:3 9:2			

## Payment Summary

Bank=hajoper AND mm/yy=12/2025-12/2025 AND All Checks=Yes AND Include Voids=No Voids

		Check	Post	Total Date	
Bank	Check#	Vendor	Date	Month	Amount Reconciled
hajoper - Operating Fund	1	b0019399 - LUCAS	12/4/2025	12-2025	50.00 12/31/2025
hajoper - Operating Fund	1	v0000366 - QUADIENT FINANCE USA, INC.	12/25/2025	12-2025	1,000.00 12/31/2025
hajoper - Operating Fund	1	v0000398 - Constellation NewEnergy - Gas Division, LLC	12/1/2025	12-2025	3,811.04 12/8/2025
hajoper - Operating Fund	1	v0000402 - Comcast Business	12/1/2025	12-2025	2,868.70 12/10/2025
hajoper - Operating Fund	1	v0000402 - Comcast Business	12/24/2025	12-2025	2,056.93 12/31/2025
hajoper - Operating Fund	1	v0000528 - Blue Cross and Blue Shield of Illinois	12/31/2025	12-2025	79,663.81 12/31/2025
hajoper - Operating Fund	1	v0000534 - Euclid Managers	12/1/2025	12-2025	5,214.32 12/1/2025
hajoper - Operating Fund	1	v0000558 - Bank Card Processing Center	12/24/2025	12-2025	22,595.86 12/31/2025
hajoper - Operating Fund	1	v0000621 - ADP, LLC	12/25/2025	12-2025	3,829.18 12/31/2025
hajoper - Operating Fund	1	v0002062 - CPC Mortgage Company	12/24/2025	12-2025	517,045.50 12/31/2025
hajoper - Operating Fund	2	v0000398 - Constellation NewEnergy - Gas Division, LLC	12/1/2025	12-2025	15,605.12 12/9/2025
hajoper - Operating Fund	2	v0000402 - Comcast Business	12/1/2025	12-2025	2,547.51 12/10/2025
hajoper - Operating Fund	4	v0000389 - ComEd	12/24/2025	12-2025	522.34 12/24/2025
hajoper - Operating Fund	5	v0000389 - ComEd	12/24/2025	12-2025	66.64 12/24/2025
hajoper - Operating Fund	6	v0000389 - ComEd	12/24/2025	12-2025	35.21 12/31/2025
hajoper - Operating Fund	8	v0000389 - ComEd	12/24/2025	12-2025	510.84 12/24/2025
hajoper - Operating Fund	9	v0000389 - ComEd	12/24/2025	12-2025	19.07 12/24/2025
hajoper - Operating Fund	10	v0000389 - ComEd	12/24/2025	12-2025	35.44 12/24/2025
hajoper - Operating Fund	11	v0000389 - ComEd	12/24/2025	12-2025	252.25 12/24/2025
hajoper - Operating Fund	12	v0000389 - ComEd	12/24/2025	12-2025	155.45 12/24/2025
hajoper - Operating Fund	192	v0000361 - Family Ties Cleaning	12/5/2025	12-2025	418.75 12/31/2025
hajoper - Operating Fund	193	v0000382 - IUOE Local 399 Health & Welfare Trust	12/5/2025	12-2025	6,140.00 12/31/2025
hajoper - Operating Fund	194	v0000445 - Clesia Ventures LLC	12/9/2025	12-2025	5,000.00 12/31/2025
hajoper - Operating Fund	195	v0000361 - Family Ties Cleaning	12/11/2025	12-2025	418.75 12/31/2025
hajoper - Operating Fund	196	v0000361 - Family Ties Cleaning	12/18/2025	12-2025	418.75 12/31/2025
hajoper - Operating Fund	197	v0000473 - Hybrid Global Media, Inc.	12/19/2025	12-2025	4,380.00 12/31/2025
hajoper - Operating Fund	198	v0000361 - Family Ties Cleaning	12/23/2025	12-2025	418.75 12/31/2025
hajoper - Operating Fund	199	v0000397 - HAI Group	12/23/2025	12-2025	3,543.00 12/31/2025
hajoper - Operating Fund	200	v0000397 - HAI Group	12/23/2025	12-2025	14,388.00 12/31/2025
hajoper - Operating Fund	201	v0000361 - Family Ties Cleaning	12/31/2025	12-2025	418.75 12/31/2025
hajoper - Operating Fund	112468	v0001150 - American Hoist & Manlift, Inc.	12/5/2025	12-2025	1,895.00 12/15/2025
hajoper - Operating Fund	112469	v0000352 - AFLAC	12/5/2025	12-2025	763.58 12/23/2025
hajoper - Operating Fund	112470	v0001150 - American Hoist & Manlift, Inc.	12/5/2025	12-2025	4,714.65 12/15/2025
hajoper - Operating Fund	112471	v0000357 - Barton Carroll's Inc.	12/5/2025	12-2025	1,791.00 12/16/2025
hajoper - Operating Fund	112472	v0000536 - Carahsoft Technology Corp	12/5/2025	12-2025	47,467.04 12/19/2025
hajoper - Operating Fund	112473	v0000567 - Carlson Brothers, Inc.	12/5/2025	12-2025	412,132.82 12/12/2025
hajoper - Operating Fund	112474	v0000394 - City of Joliet	12/5/2025	12-2025	600.86 12/12/2025
hajoper - Operating Fund	112475	v0000394 - City of Joliet	12/5/2025	12-2025	1,471.03 12/17/2025
hajoper - Operating Fund	112476	v0000402 - Comcast Business	12/5/2025	12-2025	190.45 12/29/2025
hajoper - Operating Fund	112477	v0000389 - ComEd	12/5/2025	12-2025	136.76 12/16/2025
hajoper - Operating Fund	112478	v0000605 - Culligan of Boilingbrook	12/5/2025	12-2025	184.25 12/17/2025
hajoper - Operating Fund	112479	v0001860 - Distinct Visual Solutions	12/5/2025	12-2025	182.00 12/19/2025
hajoper - Operating Fund	112480	v0002123 - Felipe's Handyman Services	12/5/2025	12-2025	1,880.00 12/8/2025
hajoper - Operating Fund	112481	v0000529 - George E Rydman & Assoc Ltd.	12/5/2025	12-2025	673.38 12/19/2025

hajoper - Operating Fund	112482	v0000474 - HD Supply Facilities Maintenance, LTD.	12/5/2025	12-2025	807.55	12/18/2025
hajoper - Operating Fund	112483	v0000785 - Illinois Public Risk Fund	12/5/2025	12-2025	12,048.00	12/12/2025
hajoper - Operating Fund	112484	v0000505 - Knight Security Alarms Inc	12/5/2025	12-2025	425.80	12/17/2025
hajoper - Operating Fund	112485	v0000374 - MENARDS	12/5/2025	12-2025	73.14	12/16/2025
hajoper - Operating Fund	112486	v0000374 - MENARDS	12/5/2025	12-2025	294.70	12/15/2025
hajoper - Operating Fund	112487	v0000539 - Nan McKay & Associations, Inc.	12/5/2025	12-2025	5,400.00	12/22/2025
hajoper - Operating Fund	112488	v0000407 - Nicor	12/5/2025	12-2025	340.98	12/24/2025
hajoper - Operating Fund	112489	v0000377 - Platinum Pest Solution, Inc.	12/5/2025	12-2025	3,595.00	12/15/2025
hajoper - Operating Fund	112490	v0001254 - Robinson & Sons Home Remodeling	12/5/2025	12-2025	4,610.00	12/8/2025
hajoper - Operating Fund	112491	v0000396 - Special Interest Answering Service, LLC	12/5/2025	12-2025	334.98	12/17/2025
hajoper - Operating Fund	112492	v0000962 - The Flooring Guys, Inc.	12/5/2025	12-2025	3,250.00	12/15/2025
hajoper - Operating Fund	112493	v0000485 - The Sherwin-Williams Co	12/5/2025	12-2025	312.15	12/15/2025
hajoper - Operating Fund	112494	v0000555 - Tri-K Supplies	12/5/2025	12-2025	612.60	12/15/2025
hajoper - Operating Fund	112495	v0000537 - Verizon Wireless	12/5/2025	12-2025	1,523.87	12/17/2025
hajoper - Operating Fund	112496	v0000356 - Vestis	12/5/2025	12-2025	547.92	12/15/2025
hajoper - Operating Fund	112497	40097 - NELSON	12/5/2025	12-2025	424.00	
hajoper - Operating Fund	112498	v0001150 - American Hoist & Manlift, Inc.	12/12/2025	12-2025	675.00	12/19/2025
hajoper - Operating Fund	112499	v0000357 - Barton Carroll's Inc.	12/12/2025	12-2025	7,264.98	12/23/2025
hajoper - Operating Fund	112500	v0000563 - BEAVER SHREDDING INC	12/12/2025	12-2025	259.00	12/23/2025
hajoper - Operating Fund	112501	v0000394 - City of Joliet	12/12/2025	12-2025	201.44	12/17/2025
hajoper - Operating Fund	112502	v0000376 - Gordon Flesch Co., Inc.	12/12/2025	12-2025	11,755.74	12/23/2025
hajoper - Operating Fund	112503	v0000502 - Grainger	12/12/2025	12-2025	53.06	12/19/2025
hajoper - Operating Fund	112504	v0000474 - HD Supply Facilities Maintenance, LTD.	12/12/2025	12-2025	821.38	12/22/2025
hajoper - Operating Fund	112505	v0000522 - LegalShield	12/12/2025	12-2025	28.90	12/29/2025
hajoper - Operating Fund	112506	v0000384 - Mahoney, Silverman & Cross, LLC	12/12/2025	12-2025	6,347.50	12/19/2025
hajoper - Operating Fund	112507	v0000546 - McCright & Associates LLC	12/12/2025	12-2025	2,849.00	
hajoper - Operating Fund	112508	v0000374 - MENARDS	12/12/2025	12-2025	648.16	12/19/2025
hajoper - Operating Fund	112509	v0000947 - Miguel's Custom Painting	12/12/2025	12-2025	1,200.00	12/22/2025
hajoper - Operating Fund	112510	v0000848 - Nagra Enterprises Inc	12/12/2025	12-2025	4,545.00	12/19/2025
hajoper - Operating Fund	112511	v0000539 - Nan McKay & Associations, Inc.	12/12/2025	12-2025	1,425.00	12/24/2025
hajoper - Operating Fund	112512	v0000838 - RentGrow, Inc	12/12/2025	12-2025	814.00	12/22/2025
hajoper - Operating Fund	112513	v0000763 - VK Energy Consulting LLC	12/12/2025	12-2025	8,400.00	12/22/2025
hajoper - Operating Fund	112514	v0000506 - Waste Management of Illinois, Inc.	12/12/2025	12-2025	3,275.07	12/29/2025
hajoper - Operating Fund	112515	v0000504 - Yardi Systems, Inc.	12/12/2025	12-2025	257.50	12/23/2025
hajoper - Operating Fund	112516	v0000355 - Allegra	12/23/2025	12-2025	1,871.40	12/30/2025
hajoper - Operating Fund	112517	v0000667 - Alliance Heating & Cooling LLC	12/23/2025	12-2025	1,375.00	
hajoper - Operating Fund	112518	v0001150 - American Hoist & Manlift, Inc.	12/23/2025	12-2025	993.00	12/29/2025
hajoper - Operating Fund	112519	v0000878 - AMS Mechanical Systems, Inc.	12/23/2025	12-2025	239.00	12/31/2025
hajoper - Operating Fund	112520	v0000359 - C.R. LEONARD PLUMBING & HEATING, INC.	12/23/2025	12-2025	14,268.00	12/31/2025
hajoper - Operating Fund	112521	v0000394 - City of Joliet	12/23/2025	12-2025	38,381.86	12/26/2025
hajoper - Operating Fund	112522	v0000570 - Damien Kelly	12/23/2025	12-2025	163.08	
hajoper - Operating Fund	112523	v0002182 - Embroid Me	12/23/2025	12-2025	245.00	12/31/2025
hajoper - Operating Fund	112524	v0002123 - Felipe's Handyman Services	12/23/2025	12-2025	1,880.00	12/24/2025
hajoper - Operating Fund	112525	v0000529 - George E Rydman & Assoc Ltd.	12/23/2025	12-2025	450.60	12/29/2025
hajoper - Operating Fund	112526	v0000376 - Gordon Flesch Co., Inc.	12/23/2025	12-2025	3,796.20	
hajoper - Operating Fund	112527	v0000474 - HD Supply Facilities Maintenance, LTD.	12/23/2025	12-2025	1,737.29	12/30/2025
hajoper - Operating Fund	112528	v0000842 - Kohlman Chutes	12/23/2025	12-2025	350.00	
hajoper - Operating Fund	112529	v0000374 - MENARDS	12/23/2025	12-2025	193.79	
hajoper - Operating Fund	112530	v0000539 - Nan McKay & Associations, Inc.	12/23/2025	12-2025	875.00	12/31/2025
hajoper - Operating Fund	112531	v0000527 - Operating Engineers Local 399	12/23/2025	12-2025	346.75	

hajoper - Operating Fund	112532	v0000365 - Quadient Leasing Usa, Inc.	12/23/2025	12-2025	1,272.09
hajoper - Operating Fund	112533	v0000482 - Robert Pierson	12/23/2025	12-2025	1,250.00
hajoper - Operating Fund	112534	v0001254 - Robinson & Sons Home Remodeling	12/23/2025	12-2025	4,786.00 12/24/2025
hajoper - Operating Fund	112535	v0002183 - Shelly Madjouranis-Clumpner	12/23/2025	12-2025	96.67 12/30/2025
hajoper - Operating Fund	112536	v0000417 - Staples Advantage	12/23/2025	12-2025	510.86 12/30/2025
hajoper - Operating Fund	112537	v0000485 - The Sherwin-Williams Co	12/23/2025	12-2025	297.20 12/29/2025
hajoper - Operating Fund	112538	v0000395 - Tire Tracks	12/23/2025	12-2025	673.42 12/31/2025
hajoper - Operating Fund	112539	v0000555 - Tri-K Supplies	12/23/2025	12-2025	1,984.50 12/30/2025
hajoper - Operating Fund	112540	v0000356 - Vestis	12/23/2025	12-2025	547.92
hajoper - Operating Fund	112541	v0000506 - Waste Management of Illinois, Inc.	12/23/2025	12-2025	562.85
hajoper - Operating Fund	112542	v0000741 - West Bend Insurance Company	12/23/2025	12-2025	409.00
hajoper - Operating Fund	112543	v0000504 - Yardi Systems, Inc.	12/23/2025	12-2025	3,581.34

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**1,336,072.02**

**RESOLUTION ADOPTING AND AUTHORIZING  
CERTAIN DOCUMENTS  
RELATED TO THE MCKENZIE FALLS APARTMENTS ACQUISITION**

**WHEREAS**, Will County Housing Development Corporation, NFP d/b/a Hope Bound Development Corporation, an Illinois not for profit corporation (the “**Corporation**”) is a wholly owned instrumentality of the Housing Authority of Joliet (“**HAJ**”);

**WHEREAS**, the Corporation is the sole member and manager of McKenzie Falls Two, LLC, an Illinois limited liability company (the “**Company**”);

**WHEREAS**, the Company, was formed for the purpose of acquiring and operating an affordable housing development known as McKenzie Falls Apartments (the “**Property**”) located in Will County, Illinois (the “**Project**”);

**WHEREAS**, the Corporation and McKenzie Falls LLC (the “**Seller**”) entered into that certain Purchase and Sale Agreement dated January 18, 2025, as amended by that certain First Amendment to Purchase and Sale Agreement dated May 27, 2025, as assigned by Corporation to Company by that Assignment of Purchase and Sale Agreement dated September 4, 2025, and further amended by that certain Second Amendment to Purchase and Sale Agreement dated September 15, 2025, and as may be further amended (the “**Purchase Agreement**”) to acquire the Property;

**WHEREAS**, as a condition of the Purchase Agreement, the Seller will assign and the Company will assume the outstanding principal and accrued and unpaid interest of the following existing debt encumbering the Property: (i) that certain loan from the Illinois Housing Development Authority (“**IHDA**”) under the HOME Investment Partnership Program in the original principal amount of \$1,100,000 (the “**HOME Loan**”); (ii) that certain forgivable loan from IHDA made under Sections 1404 and 1602 of the American Recovery and Reinvestment Act of 2009 in the original principal amount of \$7,159,210 (the “**1602 Loan**”); and (iii) that certain loan from the Will County Land Use Department, Community Development Division (the “**County**”) in the original principal amount of \$500,000 (the “**County Loan**”, collectively with the HOME Loan and the 1602 Loan, the “**Assumed Loans**”);

**WHEREAS**, to finance the acquisition and repair of the Project, the Company intends to obtain a Freddie Mac Immediate Non-LIHTC Preservation Rehab Cash Loan (the “**Loan**”) of approximately \$10,370,000 originated by CPC Mortgage Company LLC (the “**Lender**”);

**WHEREAS**, to induce Lender to make the Loan, HAJ will guaranty the Loan by entering into one or more guaranty agreements for the benefit of the Lender (collectively, the “**Guaranty**”);

**WHEREAS**, the Project currently receives Section 8 Project Based Voucher subsidy assistance for 22 units pursuant to a Section 8 Project Based Voucher Housing Assistance Payments Contract between HAJ, as contract administrator, and the Seller, as project owner, effective July 1, 2024 (the “**HAP Contract**”) which will be assigned to and assumed by the Company pursuant to an assignment and assumption agreement, promptly thereafter, the Company and HAJ will enter into an amended Section 8 Project Based Voucher Housing Assistance

Payments Contract (the “**Amended HAP Contract**”) to provide Section 8 assistance for up to 105 units in the Project; and

**WHEREAS**, HAJ desires to approve and authorize (a) the execution of the Guaranty to obtain the Loan and to permit the Corporation and the Company to acquire the Project and (b) the assignment and assumption of the HAP Contract and the entering into of the Amended HAP Contract (collectively, the “**Transaction**”).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Joliet, Will County, Illinois as follows:

**SECTION 1.**

The foregoing recitals are incorporated as if fully set forth herein in this Section 1.

**SECTION 2.**

The Housing Authority of Joliet Board of Commissioners hereby authorizes (a) the execution of the Guaranty and any and all other necessary documents in order to facilitate the acquisition, financing and operation of the Project, (b) the assignment and assumption of the HAP Contract and (c) the execution of the Amended HAP Contract.

**SECTION 3.**

That Michael Simelton, Chief Executive Officer of HAJ be and is hereby authorized, empowered and directed to enter into, execute and deliver on behalf of HAJ: any and all notes, loan agreements, mortgage agreements, hypothecation agreements, security agreements, indemnities, environmental indemnity agreements, guaranties, guaranty agreements, and any and all other documents, agreements, or financing documents as may be requested or required in connection with the Loan, the Assumed Loans, and the Transaction

**SECTION 4.**

The Board of Commissioners of HAJ hereby approves and authorizes the execution of a Guaranty to Lender in substantially the form which is attached hereto as Exhibit A, subject to final review, editorial changes, and approval by legal counsel.

**SECTION 5.**

That Michael Simelton, Chief Executive Officer of HAJ be and is hereby authorized, empowered and directed to deliver to IHDA, the County, the Lender or any other Project funder any and all due diligence and documentation that is reasonably requested in order to secure the Loan, the Assignment and Assumption, and effectuate the Transaction.

**SECTION 6.**

This Resolution shall be in full force and effect from and after its passage.

*[Signature appears on following page]*

APPROVED this 21st day of January, 2026.

HOUSING AUTHORITY OF JOLIET

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Chairman

I, Kathy Spieler, as Secretary of the Housing Authority of Joliet, do hereby certify the above is a true and accurate copy of the Resolution adopted by the Housing Authority of Joliet Board of Commissioners on the 21st day of January, 2026.

ATTEST:

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Secretary

**UNANIMOUS WRITTEN CONSENT OF DIRECTORS  
(Hope Bound Development Corporation)**

The undersigned, constituting all the members of the Board of Directors (the “**Board**”) of **Will County Housing Development Corporation, NFP d/b/a Hope Bound Development Corporation**, an Illinois not for profit corporation (the “**Corporation**”), duly organized and existing under the laws of the State of Illinois, acting in accordance with the Illinois Not For Profit Corporation Act, as amended, and the Corporation’s organizational documents, do hereby consent to the following actions and direct that this written consent (the “**Written Consent**”) be filed with the minutes and proceedings of the Corporation.

**WHEREAS**, McKenzie Falls Two, LLC, an Illinois limited liability company (the “**Company**”), was formed for the purpose of acquiring and operating an affordable housing development known as McKenzie Falls Apartments (the “**Property**”) located in Will County, Illinois (the “**Project**”);

**WHEREAS**, the Corporation is the sole and managing member of the Company;

**WHEREAS**, the Corporation and McKenzie Falls LLC (the “**Seller**”) entered into that certain Purchase and Sale Agreement dated January 18, 2025, as amended by that certain First Amendment to Purchase and Sale Agreement dated May 27, 2025, as assigned by Corporation to Company by that Assignment of Purchase and Sale Agreement dated September 4, 2025, and further amended by that certain Second Amendment to Purchase and Sale Agreement dated September 15, 2025, and as may be further amended (the “**Purchase Agreement**”) to acquire the Property;

**WHEREAS**, as a condition of the Purchase Agreement, the Seller will assign and the Company will assume the outstanding principal and accrued and unpaid interest of the following existing debt encumbering the Property: (i) that certain loan from the Illinois Housing Development Authority (“**IHDA**”) under the HOME Investment Partnership Program in the original principal amount of \$1,100,000 (the “**HOME Loan**”); (ii) that certain forgivable loan from IHDA made under Sections 1404 and 1602 of the American Recovery and Reinvestment Act of 2009 in the original principal amount of \$7,159,210 (the “**1602 Loan**”); and (iii) that certain loan from the Will County Land Use Department, Community Development Division (the “**County**”) in the original principal amount of \$500,000 (the “**County Loan**”, collectively with the HOME Loan and the 1602 Loan, the “**Assumed Loans**”);

**WHEREAS**, to finance the acquisition and repair of the Project, the Company intends to obtain a Freddie Mac Immediate Non-LIHTC Preservation Rehab Cash Loan (the “**Loan**”) of approximately \$10,370,000 originated by CPC Mortgage Company LLC (the “**Lender**”);

**WHEREAS**, to induce IHDA to consent to the assignment and assumption of the HOME Loan and the 1602 Loan, the Company and the Corporation will enter into a guaranty agreement with IHDA (the “**Guaranty**”);

**WHEREAS**, the Project currently receives Section 8 Project Based Voucher subsidy assistance for 22 units pursuant to a Section 8 Project Based Voucher Housing Assistance Payments Contract between the Housing Authority of Joliet (“**HAJ**”), as contract administrator, and the Seller, as project owner, effective July 1, 2024 (the “**HAP Contract**”) which will be assigned to and assumed by the Company pursuant to an assignment and assumption agreement, promptly thereafter, the Company and HAJ will enter into an amended Section 8 Project Based

Voucher Housing Assistance Payments Contract (the “**Amended HAP Contract**”) to provide Section 8 assistance for up to 105 units in the Project; and

**WHEREAS**, to effectuate the acquisition and operation of the Project, the Loan, the Assumed Loans, the HAP Contract and Amended HAP Contract, the Company will enter into certain agreements, documents, and instruments related thereto (together with the Guaranty, the “**Project Agreements**”); and

**WHEREAS**, the Board has determined that it is in the best interest of the Corporation and the Company to enter into the Project Agreements and consummate the transactions contemplated therein and, in these resolutions, (collectively, the “**Transaction**”).

**NOW, THEREFORE, BE IT RESOLVED**, that Michael Simelton, the Chief Executive Officer, is hereby authorized, empowered and directed to enter into, execute and deliver on behalf of the Corporation and the Company, as applicable: the Project Agreements, as well as any and all notes, loan agreements, mortgage agreements, hypothecation agreements, security agreements, indemnities, environmental indemnity agreements, guaranties, assignment of rents and leases, subordination of interests in the various subordinate loans, regulatory and land use restrictions agreement, and any and all other documents, agreements, or financing documents as may be requested or required in connection with the Loan, the Assumed Loans and the Transaction;

**BE IT FURTHER RESOLVED**, that Michael Simelton, the Chief Executive Officer, is hereby authorized, empowered and directed to deliver to IHDA, the County, the Lender or any other Project funder any and all due diligence and documentation that is reasonably requested in order to secure the Loan, the Assumed Loan and the Transaction;

**BE IT FURTHER RESOLVED**, that any prior actions of the Corporation or the Company taken in furtherance of the foregoing are hereby ratified, approved and affirmed; and

**BE IT FURTHER RESOLVED**, that Michael Simelton, the Chief Executive Officer, is hereby authorized, empowered and directed to take such further action on behalf of the Corporation and the Company as deemed necessary to effectuate the foregoing.

Name:	Office:	Signature:
Michael Simelton	Chief Executive Officer of Will County Housing Development Corporation, NFP d/b/a Hope Bound Development Corporation	_____

*[Signatures appear on following page]*

IN WITNESS WHEREOF, the undersigned have executed this Written Consent to be effective as of the date first written above.

**BOARD:**

By: \_\_\_\_\_  
Karen Ward

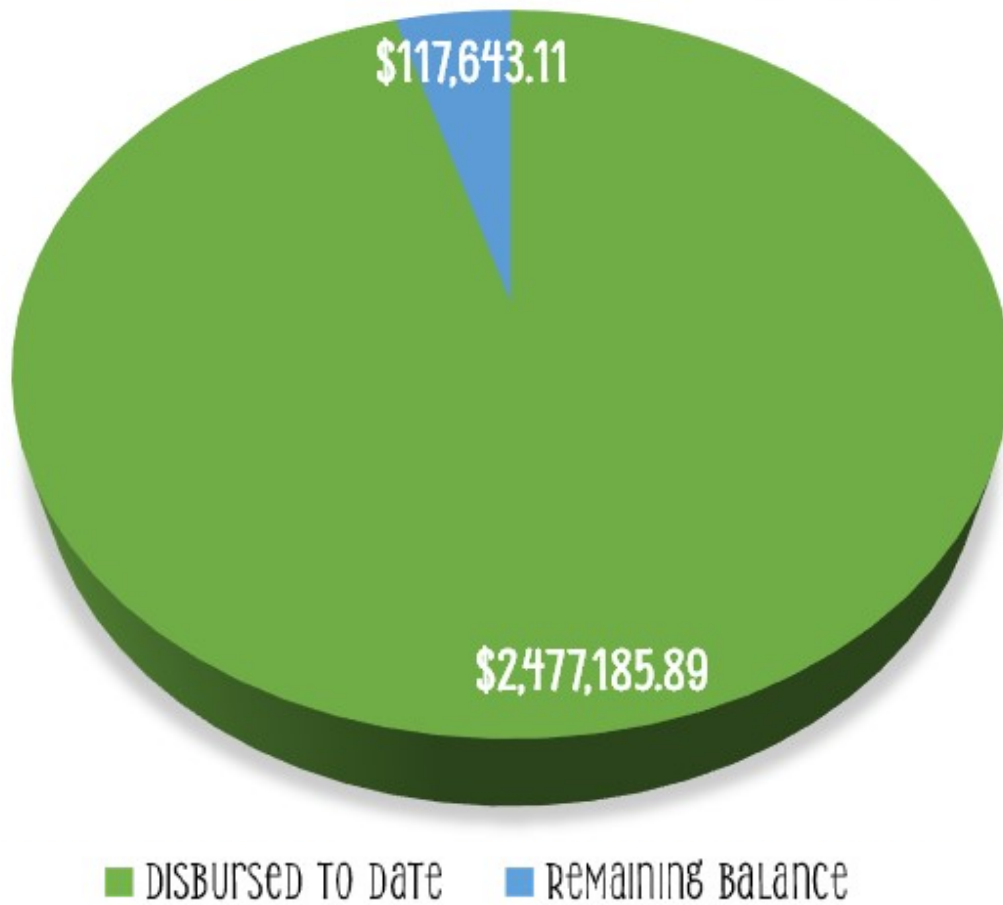
By: \_\_\_\_\_  
Marge Franchini

By: \_\_\_\_\_  
Kathy Spieler

By: \_\_\_\_\_  
Garland Mays

By: \_\_\_\_\_  
Dr. Glenda McCullum

## CAPITAL FUND Grant Year 2023

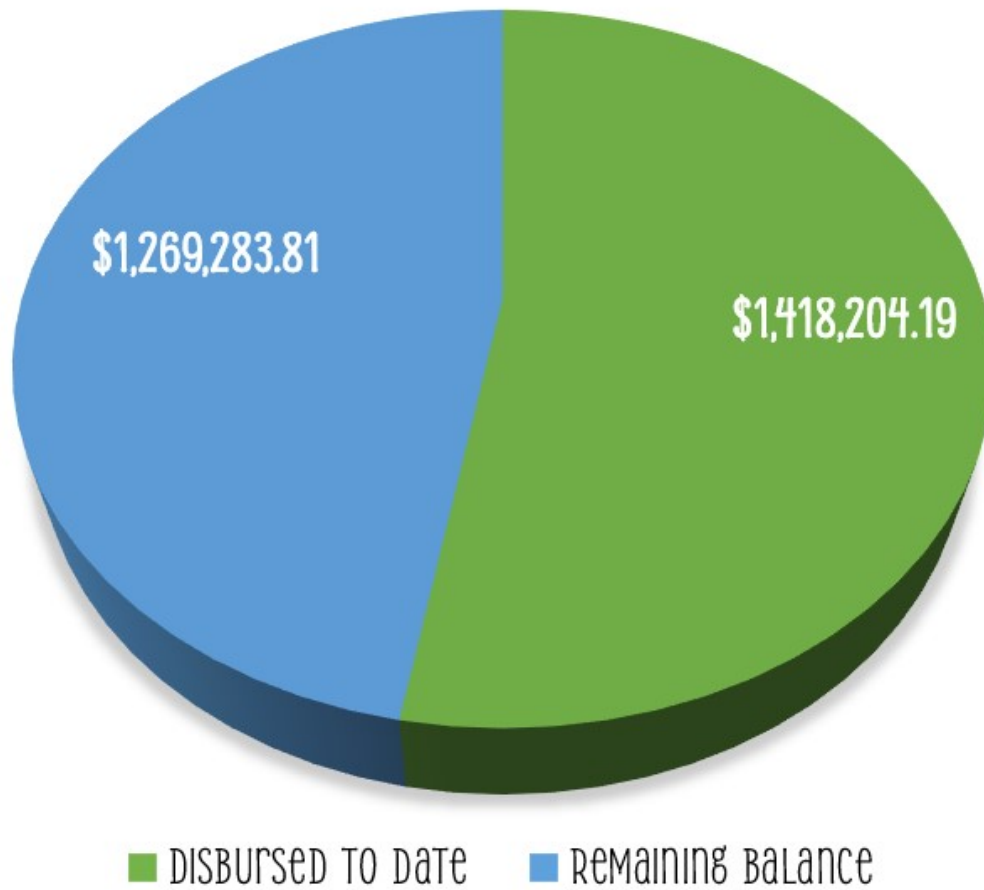


Obligation Start: 03/15/2023

Obligation End : 03/15/2025

Disbursement End: 03/15/2027

## CAPITAL FUND GRANT Year 2024

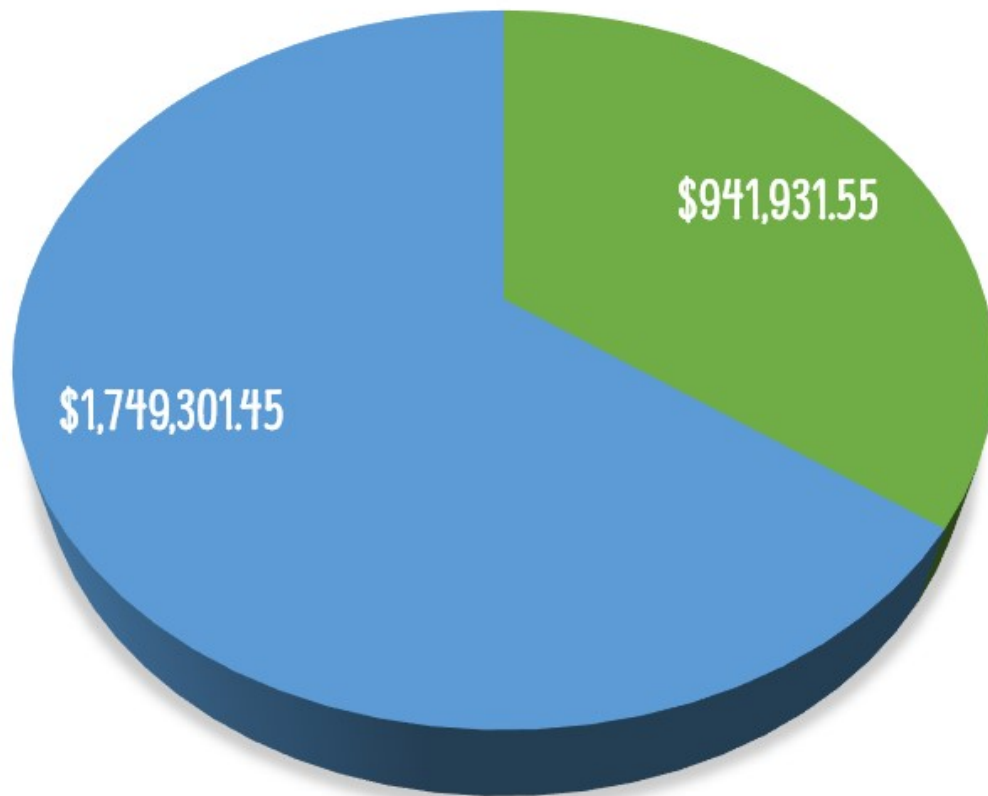


Obligation Start: 05/06/2024

Obligation End : 05/05/2026

Disbursement End: 05/05/2028

## CAPITAL FUND GRANT Year 2025



■ DISBURSED TO DATE   ■ REMAINING BALANCE

Obligation Start: 05/13/2025

Obligation End : 05/12/2027

Disbursement End: 05/12/2029



# HOUSING AUTHORITY *of* JOLIET

Public Housing PIC Occupancy Report JANUARY 2026			
	AMP 4	AMP 6	AMP 7
	Heritage Place	John C. Murphy / Riverside Center	John F. Kennedy Terrace
Occupancy Percentage	100%	100%	98%

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Main Office  
6 S. Broadway Street  
Joliet, IL 60436

Phone (815) 727-0611  
Fax (815) 727-2073

Relay Service: (800) 545-1833 ext. 878  
[www.hajoliet.org](http://www.hajoliet.org)



## Aged Receivables

December 31, 2025

Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
Charges								
4heritag	Heritage Place	20,711.04	9,876.74	3,253.79	0.00	7,580.51	-7,118.82	13,592.22
6murphy	John C. Murphy Center	8,794.14	7,474.62	807.00	25.00	487.52	-2,592.81	6,201.33
7jfk	John F. Kennedy Terrace	31,936.78	10,406.40	3,894.00	230.00	17,406.38	-9,811.37	22,125.41
<b>Total</b>		<b>61,441.96</b>	<b>27,757.76</b>	<b>7,954.79</b>	<b>255.00</b>	<b>25,474.41</b>	<b>-19,523.00</b>	<b>41,918.96</b>

**HOUSING AUTHORITY OF JOLIET  
INVESTMENT REGISTER**

Name	Account Number	12/31/2025	INTEREST PAID	
			EARNINGS	FISCAL YTD
Operating Fund	0014121603	\$2,690,189.74	116.53	694.91
Amp4 Funds	9641689766	1,382,901.65	46.83	273.81
Amp6 Funds	9641689790	5,946,950.81	212.29	1,187.09
Amp7 Funds	9641689824	1,577,621.86	54.23	323.02
Amp8 Funds	9641689840	629,740.84	21.39	121.04
S8Housing Choice Voucher	2000025013	795,777.93	45.05	515.67
Modernization	2000024963	67.37	-	5.56
S8 FSS Escrow	8100353633	538,887.92	16.67	98.81
<b>Consolidated Monthly Balance</b>		<b>\$13,562,138.12</b>	<b>512.99</b>	<b>3,219.91</b>

Housing Authority Funds are currently invested in Super NOW Accounts, earning .05%

Super NOW Accounts are earning a higher interest rate than Money Market & Sweep Account Repurchase Agreements

Super NOW Accounts

Super NOW accounts have been available and approved for public funds since January 1993. They offer a relatively high market rate and are fully transactional (have no limitations on the number of checks or transfers). Investments are fully collateralized and liquid within 24 hours.

**WILL COUNTY HOUSING DEVELOPMENT CORPORATION  
INVESTMENT REGISTER**

Name	Account Number	12/31/2025	INTEREST PAID	
			EARNINGS	FISCAL YTD
WCHDC	8100286643	1,033,811.65	8.79	57.42
WCHDC RESERVE	8100382798	33,516.15	0.85	3.30
WCHDC SECURITY DEPOSIT	8100382780	5,528.69	0.14	0.28
		1,072,856.49	9.78	61.00

**Housing Authority of Joliet**  
 Summary of Revenue and Expenses  
 as of December 31, 2025

**YEAR TO DATE TOTALS**

	<b>AMP 4</b>	<b>AMP 6</b>	<b>AMP 7</b>	<b>Total Amps</b>
	HERITAGE PLACE	JOHN C. MURPHY	JOHN F. KENNEDY	
Total Revenues	941,548.83	559,887.61	835,677.79	2,337,114.23
Total Expenses	815,805.37	264,568.05	788,169.94	1,868,543.36
<b>Net Income/(Net Loss)</b>	<b>125,743.46</b>	<b>295,319.56</b>	<b>47,507.85</b>	<b>468,570.87</b>

	<b>COCC</b>	<b>HCV - Admin</b>	<b>Total</b>
Total Revenues	924,923.43	13,175,346.96	14,100,270.39
Total Expenses	537,031.24	12,347,818.41	12,884,849.65
<b>Net Income/(Net Loss)</b>	<b>387,892.19</b>	<b>827,528.55</b>	<b>1,215,420.74</b>

	<b>AMP 3 Repositioning</b>	<b>HCV - HAP</b>	<b>WCHDC</b>		<b>Entity Wide</b>
	Fairview				
Total Revenues	17,689.26	21,853,016.00	1,072,554.34	<b>Total Revenues</b>	39,380,644.22
Total Expenses	9,250.42	23,456,110.82	1,049,580.64	<b>Total Expenses</b>	39,268,334.89
<b>Net Income/(Net Loss)</b>	<b>8,438.84</b>	<b>(1,603,094.82)</b>	<b>22,973.70</b>	<b>Net Income/(Net Loss)</b>	<b>112,309.33</b>

Heritage Place (Heritag)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000									
31110-0000									
31120-3000	50,605.00	49,174.42	1,430.58	2.91	300,201.00	295,046.52	5,154.48	1.75	590,093.04
31120-0000	-4.00	0.00	-4.00	N/A	-4.00	0.00	-4.00	N/A	0.00
31140-0000	-6.00	-500.00	494.00	98.80	-7,681.80	-3,000.00	-4,681.80	-156.06	-6,000.00
31190-0000	50,595.00	48,674.42	1,920.58	3.95	292,515.20	292,046.52	468.68	0.16	584,093.04
31200-0000	Other Tenant Income								
31200-4000	1,075.00	250.00	825.00	330.00	1,525.00	1,500.00	25.00	1.67	3,000.00
31200-6000	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A	0.00
31200-7000	0.00	0.00	0.00	N/A	634.38	0.00	634.38	N/A	0.00
31200-9000	20.00	100.00	-80.00	-80.00	255.00	600.00	-345.00	-57.50	1,200.00
31290-0000	1,095.00	350.00	745.00	212.86	2,444.38	2,100.00	344.38	16.40	4,200.00
31990-0000	51,690.00	49,024.42	2,665.58	5.44	294,959.58	294,146.52	813.06	0.28	588,293.04
34000-0000	GRANT INCOME								
34010-0000	78,492.00	70,000.00	8,492.00	12.13	486,182.00	420,000.00	66,182.00	15.76	840,000.00
34010-1000	25,230.31	25,133.30	97.01	0.39	151,381.86	150,799.80	582.06	0.39	301,599.60
34990-0000	103,722.31	95,133.30	8,589.01	9.03	637,563.86	570,799.80	66,764.06	11.70	1,141,599.60
36000-0000	OTHER INCOME								
36100-0000	7,557.93	7,430.14	127.79	1.72	7,557.93	7,430.14	127.79	1.72	14,860.28
36110-0000	46.83	35.00	11.83	33.80	273.81	210.00	63.81	30.39	420.00
36500-0000	127.50	127.50	0.00	0.00	765.00	765.00	0.00	0.00	1,530.00
36500-1000	0.00	0.00	0.00	N/A	428.65	290.34	138.31	47.64	415.12
36990-0000	7,732.26	7,592.64	139.62	1.84	9,025.39	8,695.48	329.91	3.79	17,225.40
39990-0000	163,144.57	151,750.36	11,394.21	7.51	941,548.83	873,641.80	67,907.03	7.77	1,747,118.04
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-0000	Administrative Salaries								
41100-0000	22,072.29	13,825.11	-8,247.18	-59.65	130,829.51	89,863.22	-40,966.29	-45.59	179,726.44
41100-2000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,000.00
41100-4000	11,417.90	6,879.49	-4,538.41	-65.97	64,800.77	44,716.69	-20,084.08	-44.91	89,433.38
41109-9000	33,490.19	20,704.60	-12,785.59	-61.75	195,630.28	134,579.91	-61,050.37	-45.36	275,159.82
41300-0000	Legal Expense								
41300-3000	727.00	950.00	223.00	23.47	2,316.50	5,700.00	3,383.50	59.36	11,400.00
41300-4000	536.25	1,200.00	663.75	55.31	7,841.00	7,200.00	-641.00	-8.90	14,400.00
41310-0000	1,263.25	2,150.00	886.75	41.24	10,157.50	12,900.00	2,742.50	21.26	25,800.00
41390-0000	Other Admin Expenses								
41710-0000	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,500.00
41730-0000	13,599.43	13,500.00	-99.43	-0.74	81,274.70	81,000.00	-274.70	-0.34	162,000.00
41730-1000	1,267.50	1,275.00	7.50	0.59	7,575.00	7,650.00	75.00	0.98	15,300.00
41890-0000	14,866.93	16,275.00	1,408.07	8.65	88,849.70	90,150.00	1,300.30	1.44	181,800.00
41900-0000	Miscellaneous Admin Expenses								
41900-1000	0.00	500.00	500.00	100.00	806.76	3,000.00	2,193.24	73.11	6,000.00
41900-2000	0.00	0.00	0.00	N/A	776.50	0.00	-776.50	N/A	0.00
41900-4000	182.75	100.00	-82.75	-82.75	408.92	600.00	191.08	31.85	1,200.00
41900-7000	1,024.98	925.00	-99.98	-10.81	6,085.34	5,550.00	-535.34	-9.65	11,100.00
41900-7500	111.66	50.00	-61.66	-123.32	503.22	300.00	-203.22	-67.74	600.00
41900-8000	3.49	10.00	6.51	65.10	55.36	60.00	4.64	7.73	120.00
41900-9000	1,708.80	1,500.00	-208.80	-13.92	8,677.97	9,000.00	322.03	3.58	18,000.00
41901-0000	137.98	200.00	62.02	31.01	935.72	1,200.00	264.28	22.02	2,400.00
41901-3000	721.68	740.00	18.32	2.48	4,330.08	4,440.00	109.92	2.48	8,880.00
41901-5000	243.87	205.00	-38.87	-18.96	1,739.10	1,230.00	-509.10	-41.39	2,460.00
41901-8000	180.21	83.00	-97.21	-117.12	486.86	498.00	11.14	2.24	996.00
41902-0000	61.50	85.00	23.50	27.65	408.00	510.00	102.00	20.00	1,020.00
41902-2000	485.03	500.00	14.97	2.99	3,345.19	3,000.00	-345.19	-11.51	6,000.00
41910-0000	4,861.95	4,898.00	36.05	0.74	28,559.02	29,388.00	828.98	2.82	58,776.00
41990-0000	54,482.32	44,027.60	-10,454.72	-23.75	323,196.50	267,017.91	-56,178.59	-21.04	541,535.82
43000-0000	UTILITY EXPENSES								
43100-0000	13,017.32	8,000.00	-5,017.32	-62.72	68,153.66	48,000.00	-20,153.66	-41.99	96,000.00
43200-0000	12,832.99	14,166.67	1,333.68	9.41	44,766.18	85,000.00	40,233.84	47.33	170,000.00
43200-1000	351.70	50.00	-301.70	-603.40	3,506.48	300.00	-3,206.48	-1,068.83	600.00
43300-0000	1,272.32	1,500.00	227.68	15.18	6,419.63	9,000.00	2,580.37	28.67	18,000.00
43990-0000	27,474.33	23,716.67	-3,757.66	-15.84	122,845.95	142,300.02	19,454.07	13.67	284,600.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	10,110.19	5,961.83	-4,148.36	-69.58	53,561.27	38,751.89	-14,809.38	-38.22	77,503.78
44100-5000	3,821.40	2,010.03	-1,811.37	-90.12	25,613.93	13,065.20	-12,548.73	-96.05	26,130.40
44110-0000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
44130-0000	0.00	98.00	98.00	100.00	1,132.24	588.00	-544.24	-92.56	1,176.00
44190-0000	13,931.59	8,169.86	-5,761.73	-70.52	80,307.44	53,005.09	-27,302.35	-51.51	106,010.18
44200-0000	Materials								
44200-2000	0.00	600.00	600.00	100.00	22,803.64	3,600.00	-19,203.64	-533.43	7,200.00
44200-3000	253.27	400.00	146.73	36.68	2,962.36	2,400.00	-562.36	-23.43	4,800.00
44200-4000	0.00	700.00	700.00	100.00	2,971.06	4,200.00	1,228.94	29.26	8,400.00
44200-5000	0.00	70.00	70.00	100.00	0.00	420.00	420.00	100.00	840.00
44200-6000	0.00	300.00	300.00	100.00	2,567.55	1,800.00	-767.55	-42.64	3,600.00
44200-7000	790.85	500.00	-290.85	-58.17	4,853.30	3,000.00	-1,853.30	-61.78	6,000.00
44200-8000	1,001.82	300.00	-701.82	-233.94	2,860.85	1,800.00	-1,060.85	-58.94	3,600.00
44200-9000	71.18	150.00	78.82	52.55	1,121.71	900.00	-221.71	-24.63	1,800.00
44290-0000	2,117.12	3,020.00	902.88	29.90	40,140.47	18,120.00	-22,020.47	-121.53	36,240.00
44300-0000	Contract Costs								
44300-1000	0.00	1,300.00	1,300.00	100.00	0.00	7,800.00	7,800.00	100.00	15,600.00
44300-2000	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
44300-3000	1,202.25	4,000.00	2,797.75	69.94	54,619.91	54,000.00	-619.91	-1.15	78,000.00
44300-6000	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
44300-7000	2,260.00	1,500.00	-760.00	-50.67	6,010.00	9,000.00	2,990.00	33.22	18,000.00
44300-9000	0.00	0.00	0.00	N/A	21,595.00	7,000.00	-14,595.00	-208.50	11,200.00
44301-0000	0.00	0.00	0.00	N/A	24,425.00	0.00	-24,425.00	N/A	0.00
44301-1000	0.00	300.00	300.00	100.00	16,603.29	1,800.00	-14,803.29	-822.40	3,600.00
44301-4000	595.41	120.00	-475.41	-396.18	2,309.96	720.00	-1,589.96	-220.83	1,440.00
44301-7000	5,449.00	4,000.00	-1,449.00	-36.22	26,499.00	24,000.00	-2,499.00	-10.41	48,000.00
44301-8000	75.00	150.00	75.00	50.00	540.00	900.00	360.00	40.00	1,800.00
44302-2000	1,249.21	605.00	-644.21	-106.48	7,891.17	3,630.00	-4,261.17	-117.39	7,260.00
44309-0000	140.00	0.00	-140.00	N/A	425.00	0.00	-425.00	N/A	0.00
44309-1000	1,050.00	0.00	-1,050.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00

Heritage Place (Heritag)

**Budget Comparison**

Period = Dec 2025  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44309-9000 Contract Costs-Other	416.66	3,000.00	2,583.34	86.11	2,016.66	18,000.00	15,983.34	88.80	36,000.00
44390-0000 Total Contract Costs	12,437.53	15,425.00	2,987.47	19.37	163,984.99	129,550.00	-34,434.99	-26.58	226,300.00
44500-0000 Vacancy Turnover	2,380.00	7,000.00	4,620.00	66.00	25,750.00	42,000.00	16,250.00	38.69	84,000.00
44990-0000 TOTAL MAINTENANCE AND OPERATIONAL EX	30,866.24	33,614.86	2,748.62	8.18	310,182.90	242,675.09	-67,507.81	-27.82	452,550.18
45000-0000 GENERAL EXPENSES									
45101-0000 Property Insurance	1,908.85	1,908.85	0.00	0.00	11,453.10	11,453.10	0.00	0.00	22,906.20
45102-0000 Liability Insurance	1,012.87	1,013.27	0.40	0.04	6,078.42	6,079.62	1.20	0.02	12,159.24
45103-0000 Worker's Compensation Insurance	1,571.14	1,461.67	-109.47	-7.49	11,112.17	8,770.02	-2,342.15	-26.71	17,540.04
45200-0000 Payments in Lieu of Taxes	2,303.17	2,545.78	242.61	9.53	17,212.02	15,274.68	-1,937.34	-12.68	30,549.36
45210-0000 Misc. Taxes/Licenses/Insurance	1,481.29	1,261.61	-219.68	-17.41	8,398.95	7,569.66	-829.29	-10.96	15,139.32
45900-0000 Other General Expense	3,800.00	0.00	-3,800.00	N/A	3,800.00	0.00	-3,800.00	N/A	0.00
45990-0000 TOTAL GENERAL EXPENSES	12,077.32	8,191.18	-3,886.14	-47.44	58,054.66	49,147.08	-8,907.58	-18.12	98,294.16
48000-0000 FINANCING EXPENSE									
48530-0000 Interest Expense-CFBP	0.00	0.00	0.00	N/A	1,525.36	0.00	-1,525.36	N/A	0.00
48690-0000 TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	1,525.36	0.00	-1,525.36	N/A	0.00
48990-0000 TOTAL OPERATING EXPENSES	124,900.21	109,550.31	-15,349.90	-14.01	815,805.37	701,140.10	-114,665.27	-16.35	1,376,980.16
<b>49990-0000 NET OPERATING INCOME</b>	<b>38,244.36</b>	<b>42,200.05</b>	<b>-3,955.69</b>	<b>-9.37</b>	<b>125,743.46</b>	<b>172,501.70</b>	<b>-46,758.24</b>	<b>-27.11</b>	<b>370,137.88</b>
50000-0000 NON-OPERATING ITEMS									
51000-1000 Depreciation -Buildings	22,209.92	0.00	-22,209.92	N/A	133,161.52	0.00	-133,161.52	N/A	0.00
51000-1500 Depreciation -Vehicles	541.91	0.00	-541.91	N/A	3,077.31	0.00	-3,077.31	N/A	0.00
51000-3500 Depreciation-Computer Equipment	108.64	0.00	-108.64	N/A	285.81	0.00	-285.81	N/A	0.00
51000-5000 Depreciation-Site Improvement	2,997.44	0.00	-2,997.44	N/A	17,984.64	0.00	-17,984.64	N/A	0.00
52100-2000 Operating Transfer In from CFP	0.00	0.00	0.00	N/A	-248,633.31	0.00	248,633.31	N/A	0.00
59990-0000 TOTAL NON-OPERATING ITEMS	25,857.91	0.00	-25,857.91	N/A	-94,124.03	0.00	94,124.03	N/A	0.00
90000-0000 NET INCOME	12,386.45	42,200.05	-29,813.60	-70.65	219,867.49	172,501.70	47,365.79	27.46	370,137.88

John C. Murphy Center (Smurphy)

## Budget Comparison

Period = Dec 2025  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	17,538.00	15,750.00	1,788.00	11.35	101,803.00	94,500.00	7,303.00	7.73	189,000.00
31120-3000	Utility Reimbursement -59 & TC	-10.00	0.00	-10.00	N/A	-43.00	0.00	-43.00	N/A	0.00
31140-0000	Less: Concessions	-6.00	-100.00	94.00	94.00	-2,428.00	-600.00	-1,828.00	-304.67	-1,200.00
31190-0000	Total Rental Income	17,522.00	15,650.00	1,872.00	11.96	99,332.00	93,900.00	5,432.00	5.78	187,800.00
31200-0000	Other Tenant Income									
31200-3000	Damages	0.00	0.00	0.00	N/A	0.00	640.00	-640.00	-100.00	640.00
31200-4000	Late Charges	300.00	75.00	225.00	300.00	300.00	450.00	-150.00	-33.33	900.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	150.00
31200-9000	Misc. Tenant Income	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
31290-0000	Total Other Tenant Income	300.00	175.00	125.00	71.43	300.00	1,840.00	-1,540.00	-83.70	2,890.00
31990-0000	TENANT INCOME	17,822.00	15,825.00	1,997.00	12.62	99,632.00	95,740.00	3,892.00	4.07	190,690.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	68,886.00	17,000.00	51,886.00	305.21	391,965.00	102,000.00	289,965.00	284.28	204,000.00
34010-1000	Operating Grants	5,606.74	5,500.00	106.74	1.94	33,640.44	33,000.00	640.44	1.94	66,000.00
34990-0000	TOTAL GRANT INCOME	74,492.74	22,500.00	51,992.74	231.08	425,605.44	135,000.00	290,605.44	215.26	270,000.00
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	212.29	175.00	37.29	21.31	1,187.09	1,050.00	137.09	13.06	2,100.00
36500-0000	Miscellaneous Other Income	5,577.18	5,200.00	377.18	7.25	33,463.08	31,200.00	2,263.08	7.25	62,400.00
36990-0000	TOTAL OTHER INCOME	5,789.47	5,375.00	414.47	7.71	34,650.17	32,250.00	2,400.17	7.44	64,500.00
39990-0000	TOTAL INCOME	98,104.21	43,700.00	54,404.21	124.49	559,887.61	262,990.00	296,897.61	112.89	525,190.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	10,471.00	2,613.13	-7,857.87	-300.71	61,700.56	16,985.34	-44,715.22	-263.26	33,970.68
41100-2000	Additional Compensation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
41100-4000	Employee Benefit Contribution-Admin	4,438.25	959.95	-3,478.30	-362.34	24,954.91	6,239.67	-18,715.24	-299.94	12,479.34
41109-9000	Total Administrative Salaries	14,909.25	3,573.08	-11,336.17	-317.27	86,655.47	23,225.01	-63,430.46	-273.11	49,450.02
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	30.00	100.00	0.00	180.00	180.00	100.00	360.00
41300-4000	General Legal Expense	475.00	300.00	-175.00	-58.33	1,565.00	1,800.00	-235.00	13.06	3,600.00
41310-0000	Total Legal Expense	475.00	330.00	-145.00	-43.94	1,565.00	1,980.00	-415.00	20.96	3,960.00
41390-0000	Other Admin Expenses									
41700-0000	Accounting Fees	0.00	0.00	0.00	N/A	615.00	0.00	-615.00	N/A	0.00
41710-0000	Auditing Fees	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,500.00
41730-0000	Management Fee	3,218.80	3,200.00	-18.80	-0.59	19,232.33	19,200.00	-32.33	-0.17	38,400.00
41730-1000	Bookkeeping Fee	300.00	300.00	0.00	0.00	1,792.50	1,800.00	-7.50	0.42	3,600.00
41890-0000	Total Other Admin Expenses	3,518.80	5,000.00	1,481.20	29.62	21,639.83	22,500.00	-860.17	3.82	46,500.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	0.00	416.67	416.67	100.00	0.00	2,500.02	2,500.02	100.00	5,000.00
41900-2000	Publications	0.00	0.00	0.00	N/A	776.50	0.00	-776.50	N/A	0.00
41900-7000	Telephone	1,106.97	1,000.00	-106.97	-10.70	6,248.13	6,000.00	-248.13	-4.14	12,000.00
41900-7500	Answering Service	111.66	55.00	-56.66	-103.02	503.22	330.00	-173.22	-52.49	660.00
41900-8000	Postage	0.78	0.00	-0.78	N/A	2.08	0.00	-2.08	N/A	0.00
41900-9000	Software License Fees	854.41	700.00	-154.41	-22.06	4,339.07	4,200.00	-139.07	-3.31	8,400.00
41901-0000	Copiers	63.12	60.00	-3.12	-5.20	358.92	360.00	-1.08	0.30	720.00
41901-2000	Software	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
41901-3000	Internet	351.68	352.00	0.32	0.09	2,110.08	2,112.00	-1.92	0.09	4,224.00
41901-5000	Cell Phones/Pagers	71.88	75.00	3.12	4.16	661.26	450.00	-211.26	-46.95	900.00
41901-8000	Small Office Equipment	63.60	32.00	-31.60	-98.75	216.93	192.00	-24.93	-12.98	384.00
41902-0000	Bank Fees	12.50	20.00	7.50	37.50	69.50	120.00	-50.50	-42.08	240.00
41902-2000	Other Misc Admin Expenses	182.95	75.00	-107.95	-143.93	1,082.99	450.00	-632.99	-140.66	900.00
41910-0000	Total Miscellaneous Admin Expenses	2,819.55	2,835.67	16.12	0.57	16,368.68	17,014.02	-645.34	-3.79	34,028.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	21,722.60	11,738.75	-9,983.85	-85.05	126,228.98	64,719.03	-61,509.95	-95.04	133,938.02
43000-0000	UTILITY EXPENSES									
43100-0000	Water	5,114.93	3,500.00	-1,614.93	-46.14	27,979.12	21,000.00	-6,979.12	-33.23	42,000.00
43200-0000	Electricity	173.44	150.00	-23.44	-13.63	693.10	900.00	-206.90	-22.99	1,800.00
43200-1000	Electricity-Vacant Units	252.25	0.00	-252.25	N/A	96.59	0.00	-96.59	N/A	0.00
43300-0000	Gas	3,117.47	4,000.00	882.53	22.06	9,816.01	14,400.00	-4,583.99	-31.83	31,200.00
43400-0000	Garbage/Trash Removal	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
43990-0000	TOTAL UTILITY EXPENSES	8,658.09	7,900.00	-758.09	-9.60	38,584.82	37,800.00	-784.82	-2.08	78,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	2,489.15	523.32	-1,965.83	-375.65	14,687.80	3,401.58	-11,286.22	-331.79	6,803.16
44100-5000	Employee Benefit Contribution-Maint.	961.20	147.20	-814.00	-552.99	6,567.58	956.80	-5,610.78	-586.41	1,913.60
44130-0000	Vehicle Gas, Oil, Grease	0.00	120.00	120.00	100.00	588.40	720.00	-131.60	-18.28	1,440.00
44190-0000	Total General Maint Expense	3,450.35	790.52	-2,659.83	-336.47	21,843.78	5,078.38	-16,765.40	-330.13	10,156.76
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	600.00	600.00	100.00	2,391.98	3,600.00	1,208.02	33.56	7,200.00
44200-3000	Supplies-Decorating	0.00	150.00	150.00	100.00	93.79	900.00	806.21	89.58	1,800.00
44200-4000	Supplies-Electrical	0.00	150.00	150.00	100.00	-31.81	900.00	931.81	103.53	1,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	420.00	420.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
44200-7000	Supplies-Maint/Repairs	1,407.00	1,000.00	-407.00	-40.70	1,559.40	6,000.00	4,440.60	74.01	12,000.00
44200-8000	Supplies-Plumbing	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
44200-9000	Tools and Equipment	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
44290-0000	Total Materials	1,407.00	2,245.00	838.00	37.33	4,013.36	13,470.00	9,456.64	70.21	26,940.00
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs/Maintenance	176.00	500.00	324.00	64.80	176.00	3,000.00	2,824.00	94.13	6,000.00
44300-7000	Contract-Pest Control	180.00	800.00	620.00	77.50	1,425.00	4,800.00	3,375.00	70.31	9,600.00
44300-9000	Contract-Grounds	0.00	0.00	0.00	N/A	2,322.00	5,000.00	2,678.00	53.56	8,000.00
44301-0000	Contract-Janitorial/Cleaning	0.00	380.00	380.00	100.00	0.00	380.00	380.00	100.00	800.00
44301-1000	Contract-Plumbing	0.00	0.00	0.00	N/A	543.50	0.00	-543.50	N/A	0.00
44301-7000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
44301-8000	Contract-Alarm Monitoring	0.00	50.00	50.00	100.00	90.00	300.00	210.00	70.00	600.00
44302-2000	Contract-IT Contracts	571.45	100.00	-471.45	-47.145	3,090.58	600.00	-2,490.58	-415.10	1,200.00
44309-0000	Contract-Fee For Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
44309-1000	Snow Removal Service	225.00	0.00	-225.00	N/A	225.00	0.00	-225.00	N/A	0.00
44309-9000	Contract Costs-Other	416.67	400.00	-16.67	-4.17	2,016.67	2,400.00	383.33	15.97	4,800.00
44390-0000	Total Contract Costs	1,569.12	2,230.00	660.88	29.64	9,888.75	16,480.00	6,591.25	40.00	32,580.00
44500-0000	Vacancy Turnover	1,880.00	2,000.00	120.00	6.00	6,560.00	12,000.00	5,440.00	45.33	24,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	8,306.47	7,265.52	-1,040.95	-14.33	42,305.89	47,028.38	4,722.49	10.04	93,676.76

John C. Murphy Center (Smurphy)

**Budget Comparison**

Period = Dec 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	1,069.85	2,000.00	930.15	46.51	6,419.10	12,000.00	5,580.90	46.51	24,000.00
45102-0000	Liability Insurance	1,012.87	1,100.00	87.13	7.92	6,078.42	6,600.00	521.58	7.90	13,200.00
45103-0000	Worker's Compensation Insurance	718.71	250.00	-468.71	-187.48	4,340.78	1,500.00	-2,840.78	-189.39	3,000.00
45200-0000	Payments in Lieu of Taxes	1,504.18	1,200.00	-304.18	-25.35	9,205.03	7,200.00	-2,005.03	-27.85	14,400.00
45210-0000	Misc. Taxes/Licenses/Insurance	1,013.43	1,200.00	186.57	15.55	6,263.64	7,200.00	936.36	13.00	14,400.00
45700-0000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	-751.00	0.00	751.00	N/A	2,500.00
45800-2000	Employee Benefit Contribution - Security	67.86	0.00	-67.86	N/A	407.16	0.00	-407.16	N/A	1,000.00
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	25,000.00	0.00	-25,000.00	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	5,386.90	5,750.00	363.10	6.31	56,963.13	34,500.00	-22,463.13	-65.11	72,500.00
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1000	URP Expense	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00
48000-0000	FINANCING EXPENSE									
48530-0000	Interest Expense-CFBP	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00
48690-0000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	44,074.06	32,654.27	-11,419.79	-34.97	264,568.05	184,047.41	-80,520.64	-43.75	378,114.78
<b>49990-0000</b>	<b>NET OPERATING INCOME</b>	<b>54,030.15</b>	<b>11,045.73</b>	<b>42,984.42</b>	<b>389.15</b>	<b>295,319.56</b>	<b>78,942.59</b>	<b>216,376.97</b>	<b>274.09</b>	<b>147,075.22</b>
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	1,146.76	0.00	-1,146.76	N/A	6,880.56	0.00	-6,880.56	N/A	0.00
51000-1500	Depreciation -Vehicles	398.25	0.00	-398.25	N/A	2,215.35	0.00	-2,215.35	N/A	0.00
51000-5000	Depreciation-Site Improvement	1,862.23	0.00	-1,862.23	N/A	11,140.05	0.00	-11,140.05	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	N/A	-75,343.43	0.00	75,343.43	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	3,407.24	0.00	-3,407.24	N/A	-55,107.47	0.00	55,107.47	N/A	0.00
90000-0000	NET INCOME	50,622.91	11,045.73	39,577.18	358.30	350,427.03	78,942.59	271,484.44	343.90	147,075.22

John F. Kennedy Terrace (79R)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	51,127.00	55,000.00	-3,873.00	-7.04	331,935.00	330,000.00	1,935.00	0.59	660,000.00
31120-3000	Utility Reimbursement -59 & TC	-3.00	0.00	-3.00	N/A	-6.00	0.00	-6.00	N/A	0.00
31140-0000	Less: Concessions	-819.90	-300.00	-519.90	-173.30	-2,943.03	-1,800.00	-1,143.03	-63.50	-3,600.00
31190-0000	Total Rental Income	50,304.10	54,700.00	-4,395.90	-8.04	328,985.97	328,200.00	785.97	0.24	656,400.00
31200-0000	Other Tenant Income									
31200-3000	Damages	0.00	0.00	0.00	N/A	500.00	0.00	500.00	N/A	0.00
31200-4000	Late Charges	200.00	300.00	-100.00	-33.33	1,075.00	1,800.00	-725.00	-40.28	3,600.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	120.00	0.00	120.00	N/A	0.00
31200-7000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	91.44	0.00	91.44	N/A	0.00
31200-9000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
31290-0000	Total Other Tenant Income	200.00	350.00	-150.00	-42.86	1,786.44	2,100.00	-313.56	-14.93	4,200.00
31990-0000	TENANT INCOME	50,504.10	55,050.00	-4,545.90	-8.26	330,772.41	330,300.00	472.41	0.14	660,600.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	56,893.00	50,000.00	6,893.00	13.79	352,422.00	300,000.00	52,422.00	17.47	600,000.00
34010-1000	Operating Grants	25,230.31	25,133.30	97.01	0.39	151,381.86	150,799.80	582.06	0.39	301,599.60
34990-0000	TOTAL GRANT INCOME	82,123.31	75,133.30	6,990.01	9.30	503,803.86	450,799.80	53,004.06	11.76	901,599.60
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	54.23	50.00	4.23	8.46	323.02	300.00	23.02	7.67	600.00
36500-0000	Miscellaneous Other Income	129.75	130.00	-0.25	-0.19	778.50	780.00	-1.50	-0.19	1,560.00
36500-1500	Laundry Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
36990-0000	TOTAL OTHER INCOME	183.98	180.00	3.98	2.21	1,101.52	1,080.00	21.52	1.99	3,160.00
39990-0000	TOTAL INCOME	132,811.39	130,363.30	2,448.09	1.88	835,677.79	782,179.80	53,497.99	6.84	1,565,359.60
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	17,628.92	13,669.84	-3,959.08	-28.96	114,495.67	88,853.95	-25,641.72	-28.86	177,707.90
41100-4000	Employee Benefit Contribution-Admin	7,303.04	4,885.76	-2,417.28	-49.48	45,805.46	31,757.44	-14,048.02	-44.24	63,514.88
41109-9000	Total Administrative Salaries	24,931.96	18,555.60	-6,376.36	-34.36	160,301.13	120,611.39	-39,689.74	-32.91	241,222.78
41300-0000	Legal Expense									
41300-3000	Tenant Screening	32.00	30.00	-2.00	-6.67	64.00	180.00	-116.00	-64.44	360.00
41300-4000	General Legal Expense	731.25	300.00	-431.25	-143.75	5,932.00	1,800.00	-4,132.00	-229.56	3,600.00
41310-0000	Total Legal Expense	763.25	330.00	-433.25	-131.29	5,996.00	1,980.00	-4,016.00	-202.83	3,960.00
41390-0000	Other Admin Expenses									
41710-0000	Auditing Fees	0.00	1,500.00	-1,500.00	100.00	0.00	1,500.00	-1,500.00	100.00	4,500.00
41730-0000	Management Fee	13,518.96	13,500.00	-18.96	-0.14	81,677.05	81,000.00	-677.05	-0.84	162,000.00
41730-1000	Bookkeeping Fee	1,260.00	1,300.00	-40.00	-3.08	7,612.50	7,800.00	-187.50	-2.40	15,600.00
41890-0000	Total Other Admin Expenses	14,778.96	16,300.00	-1,521.04	-9.33	89,289.55	90,300.00	-1,010.45	-1.12	182,100.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	0.00	500.00	-500.00	100.00	806.76	3,000.00	-2,193.24	-73.11	6,000.00
41900-2000	Publications	0.00	0.00	0.00	N/A	776.50	0.00	-776.50	N/A	0.00
41900-4000	Office Supplies	0.00	50.00	-50.00	100.00	520.76	300.00	-220.76	-73.59	600.00
41900-7000	Telephone	605.81	520.00	-85.81	-16.50	3,513.30	3,120.00	-393.30	-12.61	6,240.00
41900-7500	Answering Service	111.66	55.00	-56.66	-103.02	503.22	330.00	-173.22	-52.49	660.00
41900-8000	Postage	3.49	0.00	-3.49	N/A	9.32	350.00	-340.68	-97.34	350.00
41900-9000	Software License Fees	1,708.80	1,500.00	-208.80	-13.92	8,677.97	9,000.00	-322.03	-3.58	18,000.00
41901-0000	Copiers	167.34	200.00	-32.66	-16.33	1,097.66	1,200.00	-102.34	-8.53	2,400.00
41901-2000	Software	0.00	166.67	-166.67	100.00	0.00	1,000.02	-1,000.02	100.00	2,000.00
41901-3000	Internet	912.13	950.00	-37.87	-3.99	5,419.23	5,700.00	-280.77	-4.93	11,400.00
41901-5000	Cell Phones/Pagers	243.87	210.00	-33.87	-16.13	1,944.30	1,260.00	-684.30	-54.31	2,520.00
41901-8000	Small Office Equipment	180.21	85.00	-95.21	-112.01	486.86	510.00	-23.14	-4.54	1,020.00
41902-0000	Bank Fees	55.50	90.00	-34.50	-38.33	319.00	540.00	-221.00	-40.93	1,080.00
41902-2000	Other Misc Admin Expenses	1,124.84	400.00	-724.84	-181.21	3,845.80	2,400.00	-1,445.80	-60.24	4,800.00
41910-0000	Total Miscellaneous Admin Expenses	5,113.65	4,726.67	-386.98	-8.19	27,920.68	28,710.02	-789.34	-2.75	57,070.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	45,587.82	39,912.27	-5,675.55	-14.22	283,507.36	241,601.41	-41,905.95	-17.35	484,352.78
42000-0000	TENANT SERVICES									
42200-0000	Resident Council	122.66	250.00	-127.34	-50.94	122.66	1,500.00	-1,377.34	-91.82	3,000.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	122.66	250.00	-127.34	-50.94	122.66	1,500.00	-1,377.34	-91.82	3,000.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	20,249.61	13,000.00	-7,249.61	-55.77	91,729.98	78,000.00	-13,729.98	-17.60	156,000.00
43200-0000	Electricity	1,671.59	2,000.00	-328.41	-16.42	9,716.66	12,000.00	-2,283.34	-19.03	24,000.00
43200-1000	Electricity-Vacant Units	1,267.95	0.00	-1,267.95	N/A	2,378.02	0.00	-2,378.02	N/A	0.00
43300-0000	Gas	6,256.72	8,000.00	-1,743.28	-21.79	15,242.48	28,000.00	-12,757.52	-45.56	56,000.00
43400-0000	Garbage/Trash Removal	3,275.07	3,000.00	-275.07	-9.17	18,561.46	18,000.00	-561.46	-3.12	36,000.00
43990-0000	TOTAL UTILITY EXPENSES	32,720.94	26,000.00	-6,720.94	-25.85	137,628.60	136,000.00	-1,628.60	-1.20	272,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000	Maintenance Salaries	18,298.63	11,195.01	-7,103.62	-63.45	99,479.56	72,767.57	-26,711.99	-36.71	145,535.14
44100-5000	Employee Benefit Contribution-Maint.	6,076.84	3,482.06	-2,594.78	-74.52	38,892.46	22,633.40	-16,259.06	-71.84	45,266.80
44130-0000	Vehicle Gas, Oil, Grease	0.00	160.00	-160.00	100.00	1,291.74	960.00	-331.74	-34.56	1,920.00
44190-0000	Total General Maint Expense	24,375.47	14,837.07	-9,538.40	-64.29	139,663.76	96,360.97	-43,302.79	-44.94	192,721.94
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	1,200.00	-1,200.00	100.00	1,969.20	7,200.00	-5,230.80	-72.65	14,400.00
44200-3000	Supplies-Decorating	0.00	150.00	-150.00	100.00	4,113.40	900.00	-3,213.40	-357.04	1,800.00
44200-4000	Supplies-Electrical	0.00	400.00	-400.00	100.00	569.67	2,400.00	-1,830.33	-76.26	4,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	-70.00	100.00	0.00	420.00	-420.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	547.92	1,000.00	-452.08	-45.21	5,842.59	6,000.00	-157.41	-2.62	12,000.00
44200-7000	Supplies-Maint/Repairs	5,321.69	1,500.00	-3,821.69	-254.78	8,045.93	9,000.00	-954.07	-10.60	18,000.00
44200-8000	Supplies-Plumbing	0.00	500.00	-500.00	100.00	1,729.41	3,000.00	-1,270.59	-42.35	6,000.00
44200-9000	Tools and Equipment	0.00	75.00	-75.00	100.00	109.48	450.00	-340.52	-75.67	900.00
44290-0000	Total Materials	5,869.61	4,895.00	-974.61	-19.91	22,379.68	29,370.00	-6,990.32	-23.80	58,740.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	400.00	-400.00	100.00	2,427.97	2,400.00	-27.97	-1.17	4,800.00
44300-3000	Contract-Building Repairs/Maintenance	0.00	4,166.67	-4,166.67	100.00	6,709.65	25,000.02	-18,290.37	-73.16	50,000.00
44300-5000	Contract-Decorating/Painting	0.00	0.00	0.00	N/A	27,000.00	0.00	-27,000.00	N/A	0.00
44300-6000	Contract-Electrical	0.00	166.67	-166.67	100.00	540.00	1,000.02	-460.02	-46.00	2,000.00
44300-7000	Contract-Pest Control	1,155.00	2,500.00	-1,345.00	-53.80	5,760.00	15,000.00	-9,240.00	-61.60	30,000.00
44300-9000	Contract-Grounds	0.00	1,250.00	-1,250.00	100.00	5,037.00	7,500.00	-2,463.00	-32.84	15,000.00
44301-0000	Contract-Janitorial/Cleaning	0.00	380.00	-380.00	100.00	29,900.00	380.00	-29,520.00	-7,768.42	380.00
44301-1000	Contract-Plumbing	0.00	2,500.00	-2,500.00	100.00	2,882.74	15,000.00	-12,117.26	-80.78	30,000.00
44301-3000	Contract-HVAC	0.00	625.00	-625.00	100.00	0.00	3,750.00	-3,750.00	100.00	7,500.00
44301-4000	Contract-Vehicle Maintenance	0.00	166.67	-166.67	100.00	0.00	1,000.02	-1,000.02	100.00	2,000.00

John F. Kennedy Terrace (7/9)

**Budget Comparison**

Period = Dec 2025  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-7000	Contract-Elevator Monitoring	720.00	2,200.00	1,480.00	67.27	15,081.65	13,200.00	-1,881.65	-14.25	26,400.00
44301-8000	Contract-Alarm Monitoring	25.00	100.00	75.00	75.00	431.94	600.00	168.06	28.01	1,200.00
44302-2000	Contract-IT Contracts	1,515.01	600.00	-915.01	-152.50	9,139.90	3,600.00	-5,539.90	-153.89	7,200.00
44309-1000	Snow Removal Service	900.00	0.00	-900.00	N/A	900.00	0.00	-900.00	N/A	0.00
44309-9000	Contract Costs-Other	416.67	400.00	-16.67	-4.17	2,016.67	2,400.00	383.33	15.97	4,800.00
44390-0000	Total Contract Costs	4,731.68	15,455.01	10,723.33	69.38	107,827.52	90,830.06	-16,997.46	-18.71	181,280.00
44500-0000	Vacancy Turnover	2,230.00	4,500.00	2,270.00	50.44	38,735.00	27,000.00	-11,735.00	-43.46	54,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	37,206.76	39,687.08	2,480.32	6.25	308,605.96	243,561.03	-65,044.93	-26.71	486,741.94
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	1,908.85	2,500.00	591.15	23.65	11,453.10	15,000.00	3,546.90	23.65	30,000.00
45102-0000	Liability Insurance	1,012.87	1,200.00	187.13	15.59	6,078.42	7,200.00	1,121.58	15.58	14,400.00
45103-0000	Worker's Compensation Insurance	1,905.43	2,000.00	94.57	4.73	13,213.33	12,000.00	-1,213.33	-10.11	24,000.00
45200-0000	Payments in Lieu of Taxes	2,604.11	5,000.00	2,395.89	47.92	19,638.44	30,000.00	10,361.56	34.54	60,000.00
45210-0000	Misc. Taxes/Licenses/Insurance	1,212.55	1,200.00	-12.55	-1.05	7,463.73	7,200.00	-263.73	-3.66	14,400.00
45990-0000	TOTAL GENERAL EXPENSES	8,643.81	11,900.00	3,256.19	27.36	57,847.02	71,400.00	13,552.98	18.98	142,800.00
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1000	URP Expense	0.00	0.00	0.00	N/A	2.00	0.00	-2.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	2.00	0.00	-2.00	N/A	0.00
48000-0000	FINANCING EXPENSE									
48530-0000	Interest Expense-CFBP	0.00	0.00	0.00	N/A	456.34	0.00	-456.34	N/A	0.00
48690-0000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	456.34	0.00	-456.34	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	124,281.99	117,749.35	-6,532.64	-5.55	788,169.94	694,062.44	-94,107.50	-13.56	1,388,894.72
<b>49990-0000</b>	<b>NET OPERATING INCOME</b>	<b>8,529.40</b>	<b>12,613.95</b>	<b>-4,084.55</b>	<b>-32.38</b>	<b>47,507.85</b>	<b>88,117.36</b>	<b>-40,609.51</b>	<b>-46.09</b>	<b>176,464.88</b>
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	6,135.55	0.00	-6,135.55	N/A	36,813.30	0.00	-36,813.30	N/A	0.00
51000-1500	Depreciation -Vehicles	541.91	0.00	-541.91	N/A	3,077.31	0.00	-3,077.31	N/A	0.00
51000-5000	Depreciation-Site Improvement	3,170.86	0.00	-3,170.86	N/A	19,025.16	0.00	-19,025.16	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	N/A	-74,383.63	0.00	74,383.63	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	9,848.32	0.00	-9,848.32	N/A	-15,467.86	0.00	15,467.86	N/A	0.00
90000-0000	NET INCOME	-1,318.92	12,613.95	-13,932.87	-110.46	62,975.71	88,117.36	-25,141.65	-28.53	176,464.88

Will County Housing Development Corp (wchdc)

**Budget Comparison**

Period = Dec 2025  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999 Revenue & Expenses									
30000-0000 INCOME									
31000-0000 TENANT INCOME									
31010-0000 Rental Income									
31110-0000 Tenant Rent	554.00	520.00	34.00	6.54	3,324.00	3,120.00	204.00	6.54	6,240.00
31120-1000 Tenant Based Subsidy	6,794.00	6,800.00	-6.00	-0.09	40,764.00	40,800.00	-36.00	-0.09	81,600.00
31190-0000 Total Rental Income	7,348.00	7,320.00	28.00	0.38	44,088.00	43,920.00	168.00	0.38	87,840.00
31990-0000 TENANT INCOME	7,348.00	7,320.00	28.00	0.38	44,088.00	43,920.00	168.00	0.38	87,840.00
36000-0000 OTHER INCOME									
36000-2000 Consulting Revenue	0.00	0.00	0.00	N/A	8,645.34	0.00	8,645.34	N/A	0.00
36100-0000 Investment Income - Unrestricted	315,286.60	9.00	315,277.60	3,503,084.44	315,338.18	54.00	315,284.18	583,859.59	108.00
36200-0000 Management Fee Income	26,466.88	22,000.00	4,466.88	20.30	130,944.02	132,000.00	-1,055.98	-0.80	264,000.00
36300-0000 Property Management Fee Income	48,011.60	26,525.29	21,486.31	81.00	179,173.10	461,794.08	-282,620.98	-61.20	634,208.46
36300-1000 Maintenance Fee Income	18,959.77	22,187.77	-3,228.00	-14.55	128,250.29	144,220.50	-15,970.21	-11.07	288,441.00
36300-3000 Admin Fee Income	3,088.77	3,088.77	0.00	0.00	20,077.00	20,077.00	0.00	0.00	40,154.00
36500-0000 Miscellaneous Other Income	729.16	2,000.00	-1,270.84	-63.54	4,399.96	12,000.00	-7,600.04	-63.33	24,000.00
36500-1000 Vending Income	0.00	0.00	0.00	N/A	469.05	0.00	469.05	N/A	0.00
36500-3000 Developer Fee Income	0.00	0.00	0.00	N/A	241,169.40	1,929,198.00	-1,688,028.60	-87.50	1,929,198.00
36990-0000 TOTAL OTHER INCOME	412,542.78	75,810.83	336,731.95	444.17	1,028,466.34	2,699,343.58	-1,670,877.24	-61.90	3,180,109.46
39990-0000 TOTAL INCOME	419,890.78	83,130.83	336,759.95	405.10	1,072,554.34	2,743,263.58	-1,670,709.24	-60.90	3,267,949.46
40000-0000 EXPENSES									
41000-0000 ADMINISTRATIVE EXPENSES									
41009-9000 Administrative Salaries									
41100-0000 Administrative Salaries	26,991.59	24,339.86	-2,651.73	-10.89	157,045.24	158,209.08	-1,163.84	0.74	316,418.16
41100-2000 Additional Compensation	0.00	0.00	0.00	N/A	86,530.05	289,379.70	-202,849.65	70.10	289,379.70
41100-4000 Employee Benefit Contribution-Admin	14,138.67	10,797.28	-3,341.39	-30.95	81,916.75	70,182.31	-11,734.44	-16.72	140,364.62
41109-9000 Total Administrative Salaries	41,130.26	35,137.14	-5,993.12	-17.06	325,492.04	517,771.09	-192,279.05	37.14	746,162.48
41300-0000 Legal Expense									
41300-4000 General Legal Expense	2,853.13	1,200.00	-1,653.13	-137.76	14,885.82	7,200.00	-7,685.82	-106.75	14,400.00
41310-0000 Total Legal Expense	2,853.13	1,200.00	-1,653.13	-137.76	14,885.82	7,200.00	-7,685.82	-106.75	14,400.00
41390-0000 Other Admin Expenses									
41400-0000 Staff Training	2,850.00	2,000.00	-850.00	-42.50	6,650.00	12,000.00	-5,350.00	-44.58	24,000.00
41500-0000 Travel	0.00	5,000.00	5,000.00	100.00	499.41	30,000.00	-29,500.59	-98.34	60,000.00
41700-0000 Accounting Fees	0.00	2,000.00	2,000.00	100.00	23,100.00	12,000.00	-11,100.00	-92.50	24,000.00
41710-0000 Auditing Fees	0.00	4,000.00	4,000.00	100.00	0.00	24,000.00	-24,000.00	100.00	40,000.00
41820-0000 Consultants	1,480.00	0.00	-1,480.00	N/A	39,916.18	154,335.84	-114,419.66	-74.14	154,335.84
41890-0000 Total Other Admin Expenses	4,330.00	13,000.00	8,670.00	66.69	70,165.59	232,335.84	-162,170.25	69.80	302,335.84
41900-0000 Miscellaneous Admin Expenses									
41900-1000 Membership and Fees	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
41900-2000 Publications	0.00	0.00	0.00	N/A	4,280.00	0.00	-4,280.00	N/A	0.00
41900-4000 Office Supplies	0.00	0.00	0.00	N/A	151.42	0.00	-151.42	N/A	0.00
41900-7000 Telephone	189.66	250.00	60.34	24.14	1,083.33	1,500.00	-416.67	27.78	3,000.00
41900-8000 Postage	0.55	0.00	-0.55	N/A	53.84	0.00	-53.84	N/A	0.00
41900-9000 Software License Fees	4,272.03	3,700.00	-572.03	-15.46	21,695.04	22,200.00	-504.96	2.27	44,400.00
41901-0000 Copiers	42.37	150.00	107.63	71.75	306.59	900.00	-593.41	65.93	1,800.00
41901-3000 Internet	78.18	450.00	371.82	82.63	469.08	2,700.00	-2,230.92	82.63	5,400.00
41901-5000 Cell Phones/Pagers	377.01	400.00	22.99	5.75	2,048.66	2,400.00	-351.34	14.64	4,800.00
41902-0000 Bank Fees	4.00	0.00	-4.00	N/A	101.00	0.00	-101.00	N/A	0.00
41902-1500 Employee Events	48,000.00	70,000.00	22,000.00	31.43	50,500.00	70,000.00	-19,500.00	27.86	70,000.00
41902-2000 Other Misc Admin Expenses	797.47	2,500.00	1,702.53	68.10	21,388.62	15,000.00	-6,388.62	-42.59	30,000.00
41902-3500 Charitable Activities	0.00	0.00	0.00	N/A	5,000.00	0.00	-5,000.00	N/A	0.00
41910-0000 Total Miscellaneous Admin Expenses	53,761.27	77,450.00	23,688.73	30.59	107,177.58	114,700.00	-7,522.42	6.56	159,400.00
41990-0000 TOTAL ADMINISTRATIVE EXPENSES	102,074.66	126,787.14	24,712.48	19.49	517,721.03	872,006.93	-354,285.90	40.63	1,222,298.32
43000-0000 UTILITY EXPENSES									
43100-0000 Water	183.94	75.00	-108.94	-145.25	1,046.87	450.00	-596.87	-132.64	900.00
43200-0000 Electricity	55.77	200.00	144.23	72.11	5,048.04	1,200.00	-3,848.04	-320.67	2,400.00
43200-1000 Electricity-Vacant Units	0.00	0.00	0.00	N/A	53.46	0.00	-53.46	N/A	0.00
43300-0000 Gas	19.22	80.00	60.78	75.97	1,138.84	480.00	-658.84	-137.26	960.00
43990-0000 TOTAL UTILITY EXPENSES	258.93	355.00	96.07	27.06	7,287.21	2,130.00	-5,157.21	-242.12	4,260.00
44000-0000 MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000 General Maint Expense									
44100-0000 Maintenance Salaries	13,107.89	14,635.21	1,527.32	10.44	81,497.36	95,128.87	-13,631.51	-14.33	190,257.74
44100-5000 Employee Benefit Contribution-Maint.	8,651.39	7,552.55	-1,098.84	-14.55	54,547.67	49,091.58	-5,456.09	-11.11	98,183.16
44110-0000 Maintenance Uniforms	100.00	0.00	-100.00	N/A	100.00	0.00	-100.00	N/A	0.00
44130-0000 Vehicle Gas, Oil, Grease	900.81	300.00	-600.81	-200.27	2,952.48	1,800.00	-1,152.48	-64.03	3,600.00
44190-0000 Total General Maint Expense	22,760.09	22,487.76	-272.33	-1.21	139,097.51	146,020.45	-6,922.94	-4.74	292,040.90
44200-0000 Materials									
44200-1000 Supplies-Grounds	0.00	0.00	0.00	N/A	605.65	0.00	-605.65	N/A	0.00
44200-2000 Supplies-Appliance	0.00	0.00	0.00	N/A	60.00	0.00	-60.00	N/A	0.00
44200-3000 Supplies-Decorating	0.00	0.00	0.00	N/A	244.12	0.00	-244.12	N/A	0.00
44200-7000 Supplies-Maint/Repairs	0.00	200.00	200.00	100.00	41.88	1,200.00	-1,158.12	96.51	2,400.00
44290-0000 Total Materials	0.00	200.00	200.00	100.00	951.65	1,200.00	-248.35	20.70	2,400.00
44300-0000 Contract Costs									
44300-3000 Contract-Building Repairs/Maintenance	0.00	200.00	200.00	100.00	1,900.00	1,200.00	-700.00	-58.33	2,400.00
44300-6000 Contract-Electrical	0.00	0.00	0.00	N/A	1,825.00	0.00	-1,825.00	N/A	0.00
44300-7000 Contract-Pest Control	290.00	0.00	-290.00	N/A	1,114.00	0.00	-1,114.00	N/A	0.00
44300-9000 Contract-Grounds	0.00	0.00	0.00	N/A	11,670.85	2,000.00	-9,670.85	-83.54	3,200.00
44301-1000 Contract-Plumbing	0.00	200.00	200.00	100.00	450.00	1,200.00	-750.00	62.50	2,400.00
44301-3000 Contract-HVAC	0.00	200.00	200.00	100.00	0.00	1,200.00	-1,200.00	100.00	2,400.00
44301-4000 Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	1,291.05	0.00	-1,291.05	N/A	0.00
44302-2000 Contract-IT Contracts	721.80	0.00	-721.80	N/A	5,677.75	0.00	-5,677.75	N/A	0.00
44309-1000 Snow Removal Service	900.00	0.00	-900.00	N/A	900.00	0.00	-900.00	N/A	0.00
44309-9000 Contract Costs-Other	0.00	100.00	100.00	100.00	0.00	600.00	-600.00	100.00	1,200.00
44390-0000 Total Contract Costs	1,911.80	700.00	-1,211.80	-173.11	24,828.65	6,200.00	-18,628.65	-300.46	11,600.00
44500-0000 Vacancy Turnover	0.00	500.00	500.00	100.00	0.00	3,000.00	-3,000.00	100.00	6,000.00
44990-0000 TOTAL MAINTENANCE AND OPERATIONAL EX	24,671.89	23,887.76	-784.13	-3.28	164,877.81	156,420.45	-8,457.36	-5.41	312,040.90
45000-0000 GENERAL EXPENSES									
45101-0000 Property Insurance	2,407.67	2,500.00	92.33	3.69	14,480.25	15,000.00	-519.75	-3.46	30,000.00
45102-0000 Liability Insurance	2,249.68	1,700.00	-549.68	-32.33	13,746.52	10,200.00	-3,546.52	-34.77	20,400.00
45103-0000 Worker's Compensation Insurance	482.51	1,000.00	517.49	51.75	3,092.81	6,000.00	-2,907.19	-48.45	12,000.00
45210-0000 Misc. Taxes/Licenses/Insurance	1,270.70	1,000.00	-270.70	-27.07	7,609.69	6,000.00	-1,609.69	-26.83	12,000.00
45900-0000 Other General Expense	0.00	1,000.00	1,000.00	100.00	320,765.32	6,000.00	-317,765.32	-5,246.09	12,000.00
45990-0000 TOTAL GENERAL EXPENSES	6,410.56	7,200.00	789.44	10.96	359,694.59	43,200.00	-316,494.59	-732.63	86,400.00
48990-0000 TOTAL OPERATING EXPENSES	133,416.04	158,229.90	24,813.86	15.68	1,049,580.64	1,073,757.38	24,176.74	2.25	1,624,999.22

Will County Housing Development Corp (wchdc)

**Budget Comparison**

Period = Dec 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>49990-0000 NET OPERATING INCOME</b>	<b>286,474.74</b>	<b>-75,099.07</b>	<b>361,573.81</b>	<b>481.46</b>	<b>22,973.70</b>	<b>1,669,506.20</b>	<b>-1,646,532.50</b>	<b>-98.62</b>	<b>1,642,950.24</b>
50000-0000 NON-OPERATING ITEMS									
51000-1000 Depreciation -Buildings	2,461.69	0.00	-2,461.69	N/A	16,999.10	0.00	-16,999.10	N/A	0.00
51000-5000 Depreciation-Site Improvement	286.24	0.00	-286.24	N/A	1,697.65	0.00	-1,697.65	N/A	0.00
52300-0000 Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	-55,293.57	0.00	55,293.57	N/A	0.00
59990-0000 TOTAL NON-OPERATING ITEMS	2,747.93	0.00	-2,747.93	N/A	-36,596.82	0.00	36,596.82	N/A	0.00
90000-0000 NET INCOME	283,726.81	-75,099.07	358,825.88	477.80	59,570.52	1,669,506.20	-1,609,935.68	-96.43	1,642,950.24

ALL HCV (allhcv)  
**Budget Comparison**  
 Period = Jul 2024-Dec 2024  
 Book = Cash

	3	4	5	6	7	8	9	
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	
29999-9999	Revenue & Expenses							
30000-0000	INCOME							
31000-0000	TENANT INCOME							
31010-0000	Rental Income							
34000-0000	GRANT INCOME							
34100-1000	Section 8 HAP Earned (VO)	3,394,125.00	3,000,000.00	394,125.00	13.14	19,501,238.00	18,000,000.00	1,501,238.00
34100-1050	Section 8 Mainstream HAP (DV)	272,863.00	281,000.00	-8,137.00	-2.90	1,746,415.00	1,686,000.00	60,415.00
34100-1060	Section 8 EHV HAP Earned (EH)	101,874.00	105,000.00	-3,126.00	-2.98	605,363.00	630,000.00	-24,637.00
34100-3000	Section 8 FSS Grant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-4000	Port-In Admin Fees Earned	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-6000	Port In HAP Earned	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34990-0000	TOTAL GRANT INCOME	3,768,862.00	3,386,000.00	382,862.00	7.26	21,853,016.00	20,316,000.00	1,537,016.00
36000-0000	OTHER INCOME							
39990-0000	TOTAL INCOME	3,768,862.00	3,386,000.00	382,862.00	N/A	21,853,016.00	20,316,000.00	1,537,016.00
40000-0000	EXPENSES							
41000-0000	ADMINISTRATIVE EXPENSES							
41009-9000	Administrative Salaries							
							0	
							0	
47000-0000	HOUSING ASSISTANCE PAYMENTS							
47150-0000	HAP Expense	2,426,785.00	2,300,000.00	-126,785.00	-5.51	13,916,555.00	13,800,000.00	-116,555.00
47150-0001	HAP Expense - EHV	97,684.00	92,000.00	-5,684.00	-6.18	576,811.00	552,000.00	-24,811.00
47150-0002	HAP Expense - Mainstream	338,628.00	200,000.00	-138,628.00	-69.31	1,861,720.00	1,200,000.00	-661,720.00
47150-0003	HAP Expense - FUP	72,550.00	65,000.00	-7,550.00	-11.62	419,344.00	390,000.00	-29,344.00
47150-0004	HAP Expense - NED	17,882.00	24,000.00	6,118.00	25.49	138,939.00	144,000.00	5,061.00
47150-0006	HAP Expense - VASH	82,823.00	73,000.00	-9,823.00	-13.46	488,197.00	438,000.00	-50,197.00
47150-0008	HAP Expense - Tenant Protection	328,699.00	104,700.00	-223,999.00	-213.94	1,961,781.00	628,200.00	-1,333,581.00
47150-0009	HAP Expense - PBV	563,680.00	330,000.00	-233,680.00	-70.81	2,736,594.00	1,980,000.00	-756,594.00
47150-0010	HAP Expense - FYI	13,572.00	0.00	-13,572.00	N/A	38,850.00	0.00	-38,850.00
47150-1000	Tenant Utility Payments-Voucher	49,879.00	55,000.00	5,121.00	9.31	308,080.00	330,000.00	21,920.00
47150-1001	URP Expense - EHV	2,670.00	2,000.00	-670.00	-33.50	13,953.00	12,000.00	-1,953.00
47150-1002	URP Expense - Mainstream	7,831.00	3,800.00	-4,031.00	-106.08	27,976.00	22,800.00	-5,176.00
47150-1003	URP Expense - FUP	2,749.00	2,500.00	-249.00	-9.96	15,191.00	15,000.00	-191.00
47150-1004	URP Expense - NED	527.00	150.00	-377.00	-251.33	1,807.00	900.00	-907.00
47150-1006	URP Expense - VASH	1,181.00	1,500.00	319.00	21.27	8,192.00	9,000.00	808.00
47150-1008	URP Expense - Tenant Protection	11,899.00	10,000.00	-1,899.00	-18.99	60,496.00	60,000.00	-496.00
47150-1009	URP Expense - PBV	5,430.00	4,700.00	-730.00	-15.53	32,957.00	28,200.00	-4,757.00
47150-1011	URP Expense - FYI	688.00	0.00	-688.00	N/A	1,487.00	0.00	-1,487.00
47150-2000	Portable Out HAP Payments	90,125.00	90,000.00	-125.00	-0.14	697,282.00	540,000.00	-157,282.00
47150-2002	Port Out HAP Exp - Mainstream	4,820.00	3,500.00	-1,320.00	-37.71	28,920.00	21,000.00	-7,920.00
47150-2008	Port Out HAP Exp - Tenant Protection	3,714.00	5,000.00	1,286.00	25.72	26,497.16	30,000.00	3,502.84
47150-4000	Port-Out Other Expense	0.00	0.00	0.00	N/A	140.69	0.00	-140.69
47150-6000	FSS Escrow Payments	11,852.26	15,000.00	3,147.74	20.98	74,089.26	90,000.00	15,910.74
47150-7001	FSS Escrow Exp - Tenant Protection	-256.48	0.00	256.48	N/A	-1,539.20	0.00	1,539.20
47150-6002	FSS Escrow Exp - Mainstream	955.00	1,094.00	139.00	12.71	5,591.00	6,564.00	973.00
47150-7002	FSS Escrow Exp - PBV	-0.03	0.00	0.03	N/A	-0.09	0.00	0.09
47150-7003	FSS Escrow Exp - Portin	2,350.00	2,997.00	647.00	21.59	16,200.00	17,982.00	1,782.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,138,716.75	3,385,941.00	-752,775.75	N/A	23,456,110.82	20,315,646.00	-3,140,464.82
48000-0000	FINANCING EXPENSE							
50000-0000	NON-OPERATING ITEMS							
80000-0000	TOTAL EXPENSES	4,138,716.75	3,385,941.00	-752,775.75	N/A	23,456,110.82	20,315,646.00	-3,140,464.82
90000-0000	NET INCOME	-369,854.75	59.00	-369,913.75	N/A	-1,603,094.82	354.00	-1,603,034.94

ALL HCV (allhcv)  
**Budget Comparison**  
 Period - Jul 2025-Dec 2025  
 Book - Cash

	3	4	5		7	8	9	
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
23640-0000	Deferred Developer Fee	0.00	0.00	0.00	N/A	0.00	0.00	N/A
29999-9999	Revenue & Expenses							
30000-0000	<b>INCOME</b>							
31000-0000	<b>TENANT INCOME</b>							
31010-0000	Rental Income							
31100-0000	Rent Income-Gross Potential	0.00	0.00	0.00	N/A	0.00	0.00	N/A
31110-0000	Tenant Rent	0.00	0.00	0.00	N/A	-32.00	0.00	0.00
31120-4000	Utility Reimbursement Recovery -PHA	0.00	0.00	0.00	N/A	0.00	0.00	352.00
31150-0000	Less: Prepaid Rents	0.00				0.00		
31190-0000	Total Rental Income	0.00	0.00	0.00	N/A	0.00	0.00	320.00
31200-0000	Other Tenant Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00
31230-0000	TPA Legal	0.00	0.00	0.00	N/A	0.00	0.00	0.00
31240-0000	TPA Security Deposit	0.00	0.00	0.00	N/A	0.00	0.00	0.00
31990-0000	TENANT INCOME	0.00	0.00	0.00	N/A	0.00	0.00	413.88
34000-0000	<b>GRANT INCOME</b>							
34100-1000	Section 8 HAP Earned (VO)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-1050	Section 8 Mainstream HAP (DV)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-1060	Section 8 EHV HAP Earned (EH)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-2000	Section 8 Admin Fee Income (AF)	242,157.00	247,205.00	-5,048.00	N/A	1,635,922.00	1,483,230.00	152,692.00
34100-2050	Section 8 Mainstream Admin Inc (8F)	13,395.00	18,700.00	-5,305.00	N/A	100,870.00	112,200.00	-11,330.00
34100-2060	Section 8 EHV Admin Fee Inc (EF)	7,377.00	7,500.00	-123.00	N/A	45,589.00	45,000.00	589.00
34100-3000	Section 8 FSS Grant Income	17,924.16	13,000.00	4,924.16	N/A	80,269.42	78,000.00	2,269.42
34100-4000	Port-In Admin Fees Earned	62,811.42	55,000.00	7,811.42	N/A	370,621.72	330,000.00	40,621.72
34100-5020	Section 8 EHV Service Fee Inc (ES)	0.00	0.00	0.00	N/A	0.00	0.00	0.00
34100-5030	Section 8 EHV Placement Fee Inc (EI)	0.00	0.00	0.00	N/A	0.00	0.00	0.00
34100-5040	Section 8 EHV Issuance Fee Inc	0.00	0.00	0.00	N/A	0.00	0.00	0.00
34100-6000	Port In HAP Earned	1,947,018.00	1,460,000.00	487,018.00	N/A	10,913,142.00	8,760,000.00	2,153,142.00
34990-0000	TOTAL GRANT INCOME	2,290,682.58	1,801,405.00	489,277.58	N/A	13,146,414.14	10,808,430.00	2,337,984.14
36000-0000	<b>OTHER INCOME</b>							
36100-0000	Investment Income - Unrestricted	45.05	70.00	-24.95	N/A	582.78	420.00	162.78
36300-3000	Admin Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36400-0000	Fraud Recovery	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36400-1000	Fraud Recovery-PHA	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36400-1050	Fraud Recovery-HUD	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36500-0000	Miscellaneous Other Income	17,700.00	8,475.00	9,225.00	N/A	28,350.00	13,425.00	14,925.00
36990-0000	TOTAL OTHER INCOME	17,745.05	8,545.00	9,200.05	N/A	28,932.78	13,845.00	15,087.78
39990-0000	<b>TOTAL INCOME</b>	2,308,427.63	1,809,950.00	498,477.63	N/A	13,175,346.92	10,822,275.00	2,353,071.92
40000-0000	<b>EXPENSES</b>							
41000-0000	<b>ADMINISTRATIVE EXPENSES</b>							
41009-9000	Administrative Salaries							
41100-0000	Administrative Salaries	76,461.53	86,069.98	9,608.45	N/A	410,471.57	559,454.86	148,983.29
41100-0001	Administrative Salaries - Mainstream	4,229.50	6,510.83	2,281.33	N/A	26,479.54	42,320.39	15,840.85
41100-0003	Administrative Salaries - EHV	2,329.30	2,611.29	281.99	N/A	12,064.49	16,973.39	4,908.90
41100-2000	Additional Compensation	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41100-3000	Comp Abs-Admin	0.00	0.00	0.00	N/A	0.00	0.00	100.00
41100-3001	Comp Abs-Maint	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41100-4000	Employee Benefit Contribution-Admin	34,888.91	30,694.80	4,194.11	N/A	163,017.75	199,516.20	36,498.45
41100-4001	Emp Benefit Cont-Admin Mainstream	1,929.89	2,321.93	392.04	N/A	10,425.87	15,092.55	4,666.68
41100-4003	Emp Benefit Cont-Admin EHV	1,062.85	931.26	131.59	N/A	4,743.37	6,053.18	1,309.81
41100-4004	Emp Benefit Cont - WCHDC Dev Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41109-9000	Total Administrative Salaries	120,901.98	129,140.09	8,238.11	N/A	627,202.59	839,410.57	212,207.98
41300-0000	Legal Expense							
41300-1000	Unlawful Detainers	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41300-2000	Criminal Background Checks	0.00	0.00	0.00	N/A	0.00	0.00	100.00
41300-3000	Tenant Screening	55.00	20,000.00	19,945.00	N/A	139,038.35	120,000.00	-19,038.35
41300-4000	General Legal Expense	292.50	1,000.00	707.50	N/A	1,657.50	6,000.00	4,342.50
41310-0000	Total Legal Expense	347.50	21,000.00	20,652.50	N/A	140,695.85	126,000.00	-14,695.85
41390-0000	Other Admin Expenses							
41400-0000	Staff Training	875.00	2,500.00	1,625.00	N/A	32,412.90	15,000.00	-17,412.90
41500-0000	Travel	0.00	1,667.00	1,667.00	N/A	0.00	10,002.00	-10,002.00
41710-0000	Auditing Fees	0.00	5,000.00	5,000.00	N/A	0.00	5,000.00	5,000.00
41720-0000	Port Out Admin Fee Exp	4,887.73	5,200.00	312.27	N/A	35,186.83	31,200.00	-3,986.83
41720-0002	Port Out Admin Fee Exp - Mainstream	159.59	100.00	59.59	N/A	957.54	600.00	-357.54
41720-0008	Port Out Admin Fee Exp - Tenant Protection	159.29	100.00	59.29	N/A	1,120.62	600.00	-520.62
41730-0100	Management Fee - HCV	48,431.40	51,000.00	2,568.60	N/A	327,184.40	306,000.00	-21,184.40
41730-0150	Management Fee - HCV Mainstream	2,679.00	4,000.00	1,321.00	N/A	20,174.00	24,000.00	3,826.00
41730-0160	Management Fee - HCV EHV	1,475.40	1,500.00	24.60	N/A	9,117.80	9,000.00	-117.80
41730-1100	Bookkeeping Fee - HCV	18,157.50	17,000.00	1,157.50	N/A	108,780.00	102,000.00	-6,780.00
41730-1150	Bookkeeping Fee - HCV Mainstream	1,560.00	1,500.00	60.00	N/A	8,887.50	9,000.00	112.50
41730-1160	Bookkeeping Fee - HCV EHV	435.00	475.00	40.00	N/A	2,677.50	2,850.00	172.50
41740-0000	Marketing	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41800-0000	Office Rent	2,816.80	2,816.80	0.00	N/A	16,900.80	16,900.80	0.00
41810-0000	Compliance Tracking & Reporting	2,849.00	12,000.00	9,151.00	N/A	43,496.00	72,000.00	28,504.00
41820-0000	Consultants	1,425.00	3,000.00	1,575.00	N/A	31,070.00	18,000.00	-13,070.00
41890-0000	Total Other Admin Expenses	85,910.71	107,858.80	21,948.09	N/A	637,965.89	622,152.80	-15,813.09
41900-0000	Miscellaneous Admin Expenses							
41900-1000	Membership and Fees	11.00	183.33	-172.33	-241.55	2,947.74	549.99	-1,250.69
41900-2000	Publications	0.00	583.33	583.33	59.03	3,169.50	1,749.99	1,510.99
41900-3000	Advertising	0.00	0.00	-982.75	N/A	0.00	0.00	-982.75
41900-4000	Office Supplies	0.00	833.33	833.33	90.70	12,303.51	2,499.99	2,026.03
41900-7000	Telephone	758.65	433.33	325.32	-24.80	4,333.31	1,299.99	-3,033.32
41900-8000	Postage	965.10	2,500.00	1,534.90	-13.19	5,123.26	7,500.00	-2,376.74
41900-9000	Software License Fees	11,688.16	3,166.67	8,521.49	-4.39	75,052.20	9,500.01	-65,552.19
41901-0000	Copiers	503.48	1,083.33	581.21	53.65	2,865.30	3,249.99	2,200.27
41901-0001	Software	0.00	1,083.33	1,083.33	100.00	0.00	3,249.99	3,249.99
41901-2000	Internet	312.74	233.33	79.41	-33.32	1,876.44	699.99	-1,176.45
41901-3000	Cell Phones/Pagers	64.18	258.00	193.82	100.00	303.46	774.00	470.54
41901-7000	Temporary Administrative Labor	0.00	7,400.00	7,400.00	85.45	13,539.17	22,200.00	9,611.18
41901-8000	Small Office Equipment	424.03	166.67	257.36	100.00	1,190.68	500.01	355.04
41902-0000	Bank Fees	0.00	9.31	9.31	100.00	0.00	9.31	9.31
41902-1000	Sponsorships	0.00	0.00	0.00	N/A	0.00	0.00	-350.00
41902-2000	Other Misc Admin Expenses	1,713.81	500.00	1,213.81	-1,588.40	10,161.89	1,500.00	-8,661.89
41902-1500	Employee Events	0.00	0.00	-170.11	N/A	0.00	0.00	-170.11
41910-0000	Total Miscellaneous Admin Expenses	16,441.15	18,433.96	-669.62	-1,216.82	132,866.46	55,283.26	-8,209.57
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	223,601.34	276,432.85	50,169.08	N/A	1,538,730.79	1,642,846.63	173,489.47
42000-0000	<b>TENANT SERVICES</b>							
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42100-1000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	0.00	22.50
42200-0000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42200-1000	HCV EHV - Service Fee - Security & Utility Deposit, App Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42300-0000	HCV EHV - Service Fee - Owner Incentive	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42300-1000	HCV EHV - Service Fee - Other Exp	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	0.00	0.00	0.00

ALL HCY (allhcy)  
**Budget Comparison**  
 Period - Jul 2025-Dec 2025  
 Book - Cash

	3	4	5		7	8	9	
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
43000-0000	UTILITY EXPENSES							
43100-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	75.42
43200-0000	662.61	450.00	-212.61	N/A	3,365.35	2,700.00	-665.35	63.65
43300-0000	255.02	200.00	-55.02	N/A	502.48	1,200.00	697.52	71.06
43400-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	60.80
43990-0000	917.63	650.00	-267.63	N/A	3,867.83	3,900.00	32.17	N/A
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES							
44009-9000	General Maint Expense							
44100-1000	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
44130-0000	78.01	550.00	471.99	N/A	2,600.66	3,300.00	699.34	-51.89
44190-0000	78.01	550.00	471.99	N/A	2,600.66	3,300.00	699.34	N/A
44200-0000	Materials							
44200-3000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44200-6000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44200-7000	0.00	0.00	0.00	100.00	53.39	0.00	0.00	100.00
44290-0000	0.00	0.00	0.00	N/A	53.39	0.00	0.00	N/A
44300-0000	Contract Costs							
44300-1000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100
44300-4000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	101
44300-3000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	102
44300-7000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44300-9000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44301-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44301-2000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	101.00
44301-3000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44301-4000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
44302-3000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	
44302-2000	4,558.30	4,500.00	-58.30	N/A	24,162.66	27,000.00	2,837.34	-15.07
44309-1000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44302-2100	0.00	0.00	0.00	N/A	0.00	0.00	0.00	101.00
44309-9000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	-1,420.82
44309-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	-1,419.82
44390-0000	4,558.30	4,500.00	-58.30	N/A	24,162.66	27,000.00	2,837.34	-1,850.71
44400-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
44848-9001	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
44990-0000	4,636.31	5,050.00	413.69	N/A	26,816.71	30,300.00	3,536.68	N/A
45000-0000	GENERAL EXPENSES							
45102-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00
45103-0000	5,733.00	6,000.00	267.00	N/A	33,914.38	36,000.00	2,085.62	-9.06
45210-0000	1,174.12	1,500.00	325.88	N/A	7,844.70	9,000.00	1,155.30	-284.19
45220-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
45800-0000	0.00	0.00	0.00	N/A	0	0.00	0.00	100.00
45850-0000	1,876,059.00	1,460,000.00	-416,059.00	N/A	10,717,659.00	8,760,000.00	-1,957,659.00	-19.71
45850-1000	31.00	25,000.00	24,969.00	N/A	15,385.00	150,000.00	134,615.00	-18.71
45900-0000	0.00	0.00	0.00	N/A	3,600.00	0.00	-3,600.00	87.61
45990-0000	1,882,997.12	1,492,500.00	-390,497.12	N/A	10,778,403.08	8,955,000.00	-1,823,403.08	N/A
46000-0000	DEVELOPMENT EXPENSES							
46001-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
47000-0000	HOUSING ASSISTANCE PAYMENTS							
47150-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-0001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-0002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-1000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-1001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-2000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-6000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-6001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-7000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47990-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
48000-0000	FINANCING EXPENSE							
48600-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
50000-0000	NON-OPERATING ITEMS							
52320-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
59990-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
80000-0000	2,112,152.40	1,774,632.85	-340,181.98	N/A	12,347,818.41	10,632,046.63	-1,646,344.76	N/A
90000-0000	196,275.23	35,317.15	158,295.65	N/A	827,528.51	190,228.37	706,727.16	N/A

Administrative Building (cont)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
36000-0000	OTHER INCOME									
36000-1000	Rent - Other	2,816.80	2,816.80	0.00	0.00	16,900.80	16,900.80	0.00	0.00	33,801.60
36000-2000	Consulting Revenue	7,666.67	7,666.67	0.00	0.00	54,183.02	46,000.02	8,183.00	17.79	92,000.04
36100-0000	Investment Income - Unrestricted	42,701.01	60,200.00	-17,498.99	-29.07	43,279.39	61,200.00	-17,920.61	-29.28	162,200.00
36200-0000	Management Fee Income	30,337.19	30,000.00	337.19	1.12	182,184.08	180,000.00	2,184.08	1.21	360,000.00
36200-0050	Management Fee-FCP	22,426.94	23,000.00	-573.06	-2.49	134,561.64	138,000.00	-3,438.36	-2.49	276,000.00
36200-0100	Management Fee Earned - HCV	48,431.40	51,000.00	-2,568.60	-5.04	327,184.40	306,000.00	21,184.40	6.92	612,000.00
36200-0150	Management Fee Earned - HCV Mainstream	2,679.00	4,000.00	-1,321.00	-33.02	20,174.00	24,000.00	-3,826.00	-15.94	48,000.00
36200-0160	Management Fee Earned - HCV EHV	1,475.40	1,500.00	-24.60	-1.64	9,117.80	9,000.00	117.80	1.31	18,000.00
36200-1000	Bookkeeping Fee Income	2,827.50	2,900.00	-72.50	-2.50	16,980.00	17,400.00	-420.00	-2.41	34,800.00
36200-1100	Bookkeeping Fee Earned - HCV	18,157.50	17,000.00	1,157.50	6.81	108,780.00	102,000.00	6,780.00	6.65	204,000.00
36200-1150	Bookkeeping Fee Earned - HCV Mainstream	1,560.00	1,500.00	60.00	4.00	8,887.50	9,000.00	-112.50	-1.25	18,000.00
36200-1160	Bookkeeping Fee Earned - HCV EHV	435.00	475.00	-40.00	-8.42	2,677.50	2,850.00	-172.50	-6.05	5,700.00
36500-0000	Miscellaneous Other Income	0.00	250.00	-250.00	-100.00	13.30	1,500.00	-1,486.70	-99.11	3,000.00
36990-0000	TOTAL OTHER INCOME	181,514.41	202,308.47	-20,794.06	-10.28	924,923.43	913,850.82	11,072.61	1.21	1,867,501.64
39990-0000	TOTAL INCOME	181,514.41	202,308.47	-20,794.06	-10.28	924,923.43	913,850.82	11,072.61	1.21	1,867,501.64
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	33,517.80	59,981.56	26,463.76	44.12	200,200.36	389,880.14	189,679.78	48.65	779,760.28
41100-2000	Additional Compensation	0.00	0.00	0.00	N/A	14,459.00	0.00	-14,459.00	N/A	45,000.00
41100-4000	Employee Benefit Contribution-Admin	11,319.68	17,776.39	6,456.71	36.32	65,400.42	115,546.54	50,146.12	43.40	231,093.08
41109-9000	Total Administrative Salaries	44,837.48	77,757.95	32,920.47	42.34	280,059.78	505,426.68	225,366.90	44.59	1,055,853.36
41300-0000	Legal Expense									
41300-4000	General Legal Expense	1,803.75	400.00	-1,403.75	-350.94	3,900.00	2,400.00	-1,500.00	-62.50	4,800.00
41310-0000	Total Legal Expense	1,803.75	400.00	-1,403.75	-350.94	3,900.00	2,400.00	-1,500.00	-62.50	4,800.00
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	950.00	1,500.00	550.00	36.67	1,099.00	9,000.00	7,901.00	87.79	18,000.00
41500-0000	Travel	3,427.78	7,000.00	3,572.22	51.03	45,036.05	42,000.00	-3,036.05	-7.23	84,000.00
41710-0000	Auditing Fees	0.00	4,000.00	4,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
41820-0000	Consultants	8,400.00	2,500.00	-5,900.00	-236.00	11,130.00	15,000.00	3,870.00	25.80	30,000.00
41890-0000	Total Other Admin Expenses	12,777.78	15,000.00	2,222.22	14.81	57,265.05	70,000.00	12,734.95	18.19	144,000.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	1,517.46	2,000.00	482.54	24.13	9,335.62	12,000.00	2,664.38	22.20	24,000.00
41900-2000	Publications	4,380.00	2,000.00	-2,380.00	-119.00	12,569.00	12,000.00	-569.00	-4.74	24,000.00
41900-3000	Advertising	0.00	41.67	41.67	100.00	0.00	250.02	250.02	100.00	500.00
41900-4000	Office Supplies	3,157.20	2,500.00	-657.20	-26.29	11,921.51	15,000.00	3,078.49	20.52	30,000.00
41900-7000	Telephone	758.66	600.00	-158.66	-26.44	4,333.30	3,600.00	-733.30	-20.37	7,200.00
41900-8000	Postage	261.59	200.00	-61.59	-30.80	1,106.27	1,200.00	93.73	7.81	2,400.00
41900-9000	Software License Fees	4,272.02	3,500.00	-772.02	-22.06	21,695.01	21,000.00	-695.01	-3.31	42,000.00
41901-0000	Copiers	113.22	700.00	586.78	83.83	1,018.03	4,200.00	3,181.97	75.76	8,400.00
41901-2000	Software	0.00	416.67	416.67	100.00	0.00	2,500.02	2,500.02	100.00	5,000.00
41901-3000	Internet	1,002.66	375.00	-627.66	-167.38	2,815.96	2,250.00	-565.96	-25.15	4,500.00
41901-5000	Cell Phones/Pagers	523.06	600.00	76.94	12.82	3,553.44	3,600.00	46.56	1.29	7,200.00
41901-8000	Small Office Equipment	424.04	200.00	-224.04	-112.02	1,190.71	1,200.00	9.29	0.77	2,400.00
41902-0000	Bank Fees	200.00	200.00	0.00	0.00	1,201.00	1,200.00	-1.00	-0.08	2,400.00
41902-1500	Employee Events	2,275.39	500.00	-1,775.39	-355.08	5,479.25	3,000.00	-2,479.25	-82.64	6,000.00
41902-2000	Other Misc Admin Expenses	6,121.13	3,500.00	-2,621.13	-44.89	16,023.56	21,000.00	4,976.44	23.70	42,000.00
41910-0000	Total Miscellaneous Admin Expenses	25,006.43	17,333.34	-7,673.09	-44.27	92,242.66	104,000.04	11,757.38	11.31	208,000.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	84,425.44	110,491.29	26,065.85	23.59	433,467.49	681,826.72	248,359.23	36.43	1,412,653.36
43000-0000	UTILITY EXPENSES									
43100-0000	Water	201.44	300.00	98.56	32.85	3,836.80	1,800.00	-2,036.80	-113.16	3,600.00
43200-0000	Electricity	149.00	250.00	101.00	40.40	940.59	1,500.00	559.41	37.29	3,000.00
43300-0000	Gas	51.36	200.00	148.64	74.32	109.40	600.00	490.60	81.77	1,350.00
43400-0000	Garbage/Trash Removal	562.85	450.00	-112.85	-25.08	3,921.99	2,700.00	-1,221.99	-45.26	5,400.00
43990-0000	TOTAL UTILITY EXPENSES	964.65	1,200.00	235.35	19.61	8,808.78	6,600.00	-2,208.78	-33.47	13,350.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44130-0000	Vehicle Gas, Oil, Grease	81.97	1,000.00	918.03	91.80	2,523.59	6,000.00	3,476.41	57.94	12,000.00
44190-0000	Total General Maint Expense	81.97	1,000.00	918.03	91.80	2,523.59	6,000.00	3,476.41	57.94	12,000.00
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	333.33	333.33	100.00	0.00	1,999.98	1,999.98	100.00	4,000.00
44200-3000	Supplies-Decorating	499.77	150.00	-349.77	-233.18	1,441.88	900.00	-541.88	-60.21	1,800.00
44200-4000	Supplies-Electrical	0.00	6.25	6.25	100.00	0.00	37.50	37.50	100.00	75.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	500.00	500.00	100.00	1,612.02	3,000.00	1,387.98	46.27	6,000.00
44200-7000	Supplies-Maint/Repairs	931.50	350.00	-581.50	-166.14	2,314.71	2,100.00	-214.71	-10.22	4,200.00
44200-8000	Supplies-Plumbing	0.00	16.67	16.67	100.00	648.16	100.02	-548.14	-548.03	200.00
44200-9000	Tools and Equipment	454.99	0.00	-454.99	N/A	454.99	0.00	-454.99	N/A	0.00
44290-0000	Total Materials	1,886.26	1,356.25	-530.01	-39.08	6,471.76	8,137.50	1,665.74	20.47	16,275.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	867.94	50.00	-817.94	-1,635.88	867.94	300.00	-567.94	-189.31	600.00
44300-3000	Contract-Building Repairs/Maintenance	0.00	300.00	300.00	100.00	1,200.00	1,800.00	600.00	33.33	3,600.00
44300-5000	Contract-Decorating/Painting	0.00	83.33	83.33	100.00	0.00	499.98	499.98	100.00	1,000.00
44300-6000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
44300-7000	Contract-Pest Control	0.00	60.00	60.00	100.00	8,800.00	360.00	-8,440.00	-2,344.44	720.00
44300-8000	Contract-Floor Covering	0.00	166.67	166.67	100.00	2,980.00	1,000.02	-1,979.98	-197.99	2,000.00
44300-9000	Contract-Grounds	0.00	0.00	0.00	N/A	3,906.78	6,000.00	2,093.22	34.89	9,600.00
44301-0000	Contract-Janitorial/Cleaning	2,093.75	1,675.00	-418.75	-25.00	10,668.75	10,050.00	-618.75	-6.16	20,100.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	7,754.00	1,800.00	-5,954.00	-330.78	3,600.00
44301-3000	Contract-HVAC	0.00	41.67	41.67	100.00	7,355.00	250.02	-7,104.98	-2,841.76	500.00
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	3,106.64	0.00	-3,106.64	N/A	0.00
44301-7000	Contract-Elevator Monitoring	95.00	100.00	5.00	5.00	665.00	600.00	-65.00	-10.83	1,200.00
44301-8000	Contract-Alarm Monitoring	151.00	250.00	99.00	39.60	1,097.94	1,500.00	402.06	26.80	3,000.00
44302-2000	Contract-IT Contracts	1,025.06	2,200.00	1,174.94	53.41	5,600.29	13,200.00	7,599.71	57.57	26,400.00
44309-0000	Contract-Fee For Service	0.00	333.33	333.33	100.00	259.00	1,999.98	1,740.98	87.05	4,000.00
44309-1000	Snow Removal Service	1,470.00	0.00	-1,470.00	N/A	1,470.00	0.00	-1,470.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
44390-0000	Total Contract Costs	5,702.75	6,060.00	357.25	5.90	55,731.34	42,360.00	-13,371.34	-31.57	82,320.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	7,670.98	8,416.25	745.27	8.86	64,726.69	56,497.50	-8,229.19	-14.57	110,595.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	1,908.85	2,500.00	591.15	23.65	11,453.10	15,000.00	3,546.90	23.65	30,000.00

Administrative Building (cont)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
45900-0000	Other General Expense	0.00	2,500.00	2,500.00	100.00	0.00	15,000.00	15,000.00	100.00	30,000.00
45990-0000	TOTAL GENERAL EXPENSES	5,225.13	9,500.00	4,274.87	45.00	29,993.83	57,000.00	27,006.17	47.38	114,000.00
48000-0000	FINANCING EXPENSE									
48530-0000	Interest Expense-CFBP	0.00	0.00	0.00	N/A	34.45	0.00	-34.45	N/A	0.00
48690-0000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	34.45	0.00	-34.45	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	98,286.20	129,607.54	31,321.34	24.17	537,031.24	801,924.22	264,892.98	33.03	1,650,598.36
<b>49990-0000</b>	<b>NET OPERATING INCOME</b>	<b>83,228.21</b>	<b>72,700.93</b>	<b>10,527.28</b>	<b>14.48</b>	<b>387,892.19</b>	<b>111,926.60</b>	<b>275,965.59</b>	<b>246.56</b>	<b>216,903.28</b>
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	286.55	0.00	-286.55	N/A	1,719.30	0.00	-1,719.30	N/A	0.00
51000-1500	Depreciation -Vehicles	1,534.47	0.00	-1,534.47	N/A	5,240.92	0.00	-5,240.92	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admin.	184.02	0.00	-184.02	N/A	1,104.12	0.00	-1,104.12	N/A	0.00
51000-3500	Depreciation-Computer Equipment	756.58	0.00	-756.58	N/A	5,452.95	0.00	-5,452.95	N/A	0.00
51000-5000	Depreciation-Site Improvement	2,554.22	0.00	-2,554.22	N/A	15,325.32	0.00	-15,325.32	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	N/A	-5,614.77	0.00	5,614.77	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	5,315.84	0.00	-5,315.84	N/A	23,227.84	0.00	-23,227.84	N/A	0.00
90000-0000	NET INCOME	77,912.37	72,700.93	5,211.44	7.17	364,664.35	111,926.60	252,737.75	225.81	216,903.28