



WELCOME!

Housing Authority of Joliet

BOARD MEETING

2026



**HOUSING AUTHORITY OF JOLIET
REGULAR BOARD MEETING**

**Wednesday, February 18, 2026
12:00 Noon**

ROLL CALL

Dr. Glenda McCullum, Chairman
Roger Powell, Sr., Vice Chairman
Kathy Spieler, Secretary
Garland Mays, Treasurer
Marge Franchini, Commissioner
Dr. Karen Ward, Commissioner

APPROVAL OF MINUTES

Regular Board Meeting Minutes of January 21, 2026

APPROVAL OF BILLS

January 1-31, 2026	\$	732,488.16
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RESOLUTIONS: NONE

NEW BUSINESS: NONE

OLD BUSINESS: NONE

DEPARTMENTAL REPORTS

Capital Fund Program

Capital Fund Program (CFP) Obligation Disbursement Summary

Conventional Public Housing Program

Occupancy Report for February, 2026

Finance and Accounting

Tenant Accounts Receivable (TAR) Report for January, 2026

Investment Register for January, 2026

Financial Report for January, 2026

COMMENTS

Resident Council
Community Liaison
General Public
Commissioners

Adjourn

HOUSING AUTHORITY OF JOLIET

BOARD MEETING

JANUARY 21, 2026

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
21st day of January, 2026.

BEFORE:

Eric Hanson, HAJ Attorney
Michael Simelton, HAJ CEO
Dr. Glenda McCullum, Chairwoman
Kathy Spielers, Secretary
Garland Mays, Treasurer
Marge Franchini, Commissioner
Dr. Karen Ward, 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 of Joliet Board of Commissioners
5 meeting on Wednesday, January 21st, 2026. We will
6 begin with Pledge of Allegiance.

7 (Pledge of Allegiance)

8 CHAIRWOMAN McCULLUM: We'll have roll
9 call.

10 MS. POURROY: Dr. Glenda McCullum?

11 CHAIRWOMAN McCULLUM: Here.

12 MS. POURROY: Roger Powell, Sr.?

13 (no response)

14 MS. POURROY: Kathy Spieler?

15 COMMISSIONER SPIELER: Here.

16 MS. POURROY: Garland Mays?

17 COMMISSIONER MAYS: Present.

18 MS. POURROY: Marge Franchini?

19 COMMISSIONER FRANCHINI: Here.

20 MS. POURROY: Dr. Karen Ward?

21 COMMISSIONER WARD: Here.

22 CHAIRWOMAN McCULLUM: We will turn it
23 over to Michael Simelton, Executive CEO for the
24 Housing Authority.

1 MR. SIMELTON: Thank you, commissioners.
2 Good afternoon again, ladies and gentlemen. First
3 item on the agenda is the approval of the minutes
4 for the regular board meeting of December 17,
5 2025. We request your approval.

6 COMMISSIONER MAYS: So moved.

7 COMMISSIONER SPIELER: Second.

8 MS. POURROY: Dr. Glenda McCullum?

9 CHAIRWOMAN McCULLUM: Aye.

10 MS. POURROY: Kathy Spieler?

11 COMMISSIONER SPIELER: Aye.

12 MS. POURROY: Garland Mays?

13 COMMISSIONER MAYS: Aye.

14 MS. POURROY: Marge Franchini?

15 COMMISSIONER FRANCHINI: Aye.

16 MS. POURROY: Dr. Karen Ward?

17 COMMISSIONER WARD: Aye.

18 MR. SIMELTON: Commissioners, the next
19 item on the agenda is the approval of bills for
20 the month of December 1st through December 30th in
21 the amount of \$1,336,072.02. We request your
22 approval.

23 COMMISSIONER FRANCHINI: So moved.

24 COMMISSIONER WARD: Second.

1 COMMISSIONER MAYS: Second.

2 MS. POURROY: Dr. Glenda McCullum?

3 CHAIRWOMAN McCULLUM: Aye.

4 MS. POURROY: Kathy Spieler?

5 COMMISSIONER SPIELER: Aye.

6 MS. POURROY: Garland Mays?

7 COMMISSIONER MAYS: Aye.

8 MS. POURROY: Marge Franchini?

9 COMMISSIONER FRANCHINI: Aye.

10 MS. POURROY: Dr. Karen Ward?

11 COMMISSIONER WARD: Aye.

12 MR. SIMELTON: So, commissioners, if we
13 can go back to that, that number is unusually
14 high --

15 COMMISSIONER MAYS: Yeah.

16 COMMISSIONER FRANCHINI: Yes, I was going
17 to

18 MR. SIMELTON: -- for this month, right,
19 and Damien has an explanation. He disappeared on
20 me. I'm like

21 MR. KELLY: I was running. I was
22 running. I had to talk to Asia. So, yeah, we do
23 have \$1.3 million in bills for December. So in
24 rough numbers here, the 500,000 of that is a good

1 faith --

2 MR. SIMELTON: Deposit.

3 COMMISSIONER MAYS: Right.

4 MR. KELLY: So 500,000 of that is a good
5 faith deposit towards the purchase of McKenzie
6 Falls that you're all aware of. And then there's
7 another \$400,000 that is used, we did a deposit
8 for -- not deposit, it's a reimbursable for the
9 buildings that we're building the units at Liberty
10 Meadows, so that's reimbursable. So we did pay
11 that out, but we will -- we expect to get that
12 back. You take that 900,000, it goes back to
13 about 400 grand, which is our usual amount of
14 bills we pay every month. Any questions on those
15 two?

16 CHAIRWOMAN McCULLUM: So I know we'll
17 probably get into in a minute, but with the 500
18 for good faith for McKenzie Falls, is that --
19 that's the purchase price or is that refundable or
20 how is that?

21 MR. SIMELTON: It will be refundable.

22 CHAIRWOMAN McCULLUM: Okay.

23 MR. SIMELTON: And like you said, we'll
24 get into that next, so, when we talk about this

1 resolution.

2 CHAIRWOMAN McCULLUM: Okay.

3 MR. SIMELTON: There's a lot of zeros and
4 numbers on there. It could have been just 26-01,
5 new year, but anyway. Okay. So ... so,
6 commissioners, the next item on the agenda is we
7 have one resolution that we need your approval of
8 and that's Resolution No. 26-01001 and that's --
9 that's a resolution adopting the authorization and
10 certain documents authorizing me the execution of
11 certain documents relating to the McKenzie Falls
12 Apartments acquisition and then unanimous written
13 consent of the directors, which are you guys.

14 So just for context, I want you to see
15 that in that resolution you will notice that as a
16 part of our purchase, right here it says "Whereas
17 the condition," this part of the resolution that
18 we would sign off or assume the outstanding
19 principal relating to this purchase. Part of
20 that, of this purchase, there are soft loans that
21 are -- that are -- that was a part of this
22 transaction way back when. Well, anyway, so as
23 part of the -- this soft debt that's not paid,
24 it's not paid over time, those debts are

1 forgivable. So you can expect those to drop over,
2 like I said, over a period of time and then
3 what -- What is going on? What is happening right
4 now? And then you see what we will finance in
5 this deal through Fannie Mae is approximately
6 \$10,370,000 to -- for the acquisition of the
7 property. Now, keep in mind that this property
8 appraised at 2 -- 8.3 million. So the actual sale
9 of this property was 6.7, but there is a 2.9 debt
10 on this that we have to pay with Bank of America,
11 which will be paid at the closing. That's why
12 that number is 2. -- I mean, 10 million. Also
13 incorporated in that number are some capital
14 improvements that we're going to be making at the
15 property which came to about 1.4 million. So all
16 of those dollars are included in that 1. -- I mean
17 that 10,370,000 that we're going to close this
18 deal on. Keep in mind, again, the actual sale is
19 6.7, but we're going to pay off the 2.9, the Bank
20 of America, and then we got 1.4 in improvements
21 that we're going to make.

22 Now, on that note, the 1.4 million
23 that we're going to make improvements, capital
24 improvements to this asset is all going to come

1 back to us. We pay it out using federal funds.
2 We pay it out, because that's acceptable. HUD
3 says anytime you're using our funds, Eric, correct
4 me if I'm wrong, you're using funds for housing,
5 once you pay it out, we're good. But in this
6 case, the 1.4 is going to come back to us, the
7 improvements, because we made the improvements,
8 they're going to give it back to us, 1.4. You
9 brought up the good faith deposit will come back
10 to us. So we're getting back close to \$2 million,
11 right. So the \$2 million, commissioners, we're
12 going to use that because it's coming back to us
13 now non-federally, we're going to use those
14 dollars to renovate the property at 65 Webster.

15 COMMISSIONER SPIELER: Oh.

16 COMMISSIONER FRANCHINI: Okay.

17 MR. SIMELTON: Clever, huh?

18 COMMISSIONER SPIELER: Very.

19 MR. SIMELTON: Clever. Very clever,
20 right, right. That reminds me of a joke, but I'll
21 keep it -- because I don't want -- I'll tell you
22 afterward. That's part of why the long face.

23 But, anyway, so there are some --
24 there are some soft debt, we talked about that,

1 that's a part of this transaction that's
2 forgivable over time. So we just have to accept
3 the soft debt. The soft debt is IHDA --

4 Eric, IHDA?

5 MR. HANSON: County.

6 MR. SIMELTON: Home Funds, from the
7 County. So we're accepting that as a part of this
8 transaction and we are paying off the Bank of
9 America loan and then we're going to use 1.4 to
10 renovate the McKenzie Falls, new roof, new
11 appliances, do some --

12 COMMISSIONER SPIELER: Oh.

13 MR. SIMELTON: Yeah, kind of beef the
14 place up a little bit, and then that money will
15 come back to us, 1.4, plus the good faith deposit
16 and we will use those dollars to advance our
17 initiative to renovate 65 Webster.

18 COMMISSIONER FRANCHINI: Nice.

19 MR. SIMELTON: Sound good?

20 CHAIRWOMAN McCULLUM: Yeah.

21 MR. SIMELTON: No questions.

22 CHAIRWOMAN McCULLUM: So then are we
23 going in with equity in the property or are we
24 balanced in terms of where we would stand in

1 the -- as far as equity is concerned in the
2 property? Do we have equity or will we ...?

3 MR. SIMELTON: I don't think there is any
4 equity.

5 MR. HANSON: There's --

6 MR. SIMELTON: There is no equity.

7 CHAIRWOMAN McCULLUM: Um-hum. Because
8 it's 6. what?

9 MR. SIMELTON: 7.

10 CHAIRWOMAN McCULLUM: 6.7 million.

11 MR. SIMELTON: Yeah.

12 CHAIRWOMAN McCULLUM: And then at the end
13 of the day, we're ...?

14 MR. SIMELTON: There is if you think
15 about what it appraised at.

16 CHAIRWOMAN McCULLUM: Okay.

17 MR. SIMELTON: Right. It was 8.2, right.

18 CHAIRWOMAN McCULLUM: Okay.

19 COMMISSIONER MAYS: And you also have to
20 look at it, as far as equity goes, what would be
21 pulled out in order to do -- you said how much
22 money --

23 CHAIRWOMAN McCULLUM: The capital
24 improvement.

1 MR. SIMELTON: None, none.

2 COMMISSIONER MAYS: You mentioned money
3 being pulled out to work on --

4 MR. SIMELTON: None. No money is being
5 pulled out to work on those improvements. We're
6 paying that. We're paying for that. We're going
7 to pay for that and then they're going to
8 reimburse us.

9 COMMISSIONER MAYS: So the reimbursement
10 money will be going to fix --

11 MR. SIMELTON: 65 Webster.

12 COMMISSIONER MAYS: 65.

13 MR. SIMELTON: Yeah.

14 COMMISSIONER MAYS: Right. So in essence
15 what I'm saying, there's no equity, but there is
16 equity.

17 MR. SIMELTON: There is.

18 COMMISSIONER MAYS: Because those
19 dollars, without the purchase of this building, we
20 wouldn't have those dollars to be able to play
21 with in order to fix up the new building, so

22 CHAIRWOMAN McCULLUM: So the equity
23 basically then would go to the new property?

24 MR. SIMELTON: No, no. The equity is the

1 thing appraised at 8.2 million.

2 CHAIRWOMAN McCULLUM: Um-hum.

3 MR. SIMELTON: We're paying 6.7
4 technically for the property.

5 CHAIRWOMAN McCULLUM: Right.

6 MR. SIMELTON: Right. We're paying off
7 the Bank of America loan.

8 CHAIRWOMAN McCULLUM: Um-hum.

9 MR. SIMELTON: So you think about what's
10 the difference between 6.7 and 8.2 million, that's
11 the -- that's the equity, that's the equity that's
12 in the property right there.

13 CHAIRWOMAN McCULLUM: Right.

14 MR. SIMELTON: What we're doing is taking
15 cash that we have that is federal to make those
16 improvements.

17 CHAIRWOMAN McCULLUM: Um-hum.

18 MR. SIMELTON: Which is not a part of
19 the --

20 CHAIRWOMAN McCULLUM: Right.

21 MR. SIMELTON: It is a part, but ain't a
22 part of the equity being pulled out. No, no
23 equity is being pulled. Take the 1.4, do the
24 renovation, then we get that back.

1 CHAIRWOMAN McCULLUM: So with the
2 renovations that we do, then that improves the
3 property at McKenzie Falls, so does that increase
4 the equity in the property?

5 MR. SIMELTON: No, because if you think
6 about it, no, that's not an improvement to the
7 property because you've got to have a roof on the
8 property.

9 CHAIRWOMAN McCULLUM: Okay.

10 MR. SIMELTON: You know, certain things
11 you got to have. Appliances, you got to have
12 certain things. That doesn't improve the, you
13 know --

14 CHAIRWOMAN McCULLUM: The value.

15 MR. SIMELTON: No, no.

16 CHAIRWOMAN McCULLUM: Okay.

17 COMMISSIONER MAYS: Okay.

18 CHAIRWOMAN McCULLUM: Okay.

19 MR. SIMELTON: But I wanted you all to
20 see an image of McKenzie Falls. I think -- Did I
21 pass that? Yeah, there's the subject -- there's
22 the subject property. That gave one image.
23 There's some other images. But if you're looking
24 for location, this is Route 53, Briarcliff, and

1 that's the property, right. And then right here
2 is a lot of shopping right in that area. I think
3 there's a Walmart or a Super Walmart or something
4 right there. I mean, it's a great location with a
5 lot of amenities around that property. And then
6 like I said, the appraised value, 8.2, right.

7 Just so you want --

8 COMMISSIONER MAYS: How many units again?

9 MR. SIMELTON: It's 106 units total, 105
10 is what IHDA recognized as we're providing subsidy
11 to. The one unit is a manager's unit, if you
12 will. And then it shows you the occupancy and
13 then how many acres this thing sits on, almost 14
14 acres, right. Let me see some more images if I
15 can, y'all.

16 COMMISSIONER SPIELER: I looked up
17 online, there's very few though, just shows
18 sitting on a porch.

19 MR. SIMELTON: There's a map again,
20 location, location. There's Route 53 right there,
21 Briarcliff, that's the property right here. I
22 guess I should have waited for that. I'm trying
23 to find more images for my commissioners. I think
24 it's like 43 or something. There we go.

1 CHAIRWOMAN McCULLUM: Now, are these one,
2 two, and three bedrooms or ...?

3 MS. POURROY: All ones.

4 MR. SIMELTON: All ones.

5 COMMISSIONER SPIELER: Oh, wow.

6 MR. SIMELTON: So this gives you some
7 image what the asset looks like, interior
8 finishes. I think this is the clubhouse. And I
9 learned today that they got washers and dryers in
10 the clubhouse in case the tenants' units go bad,
11 they can come to the clubhouse and wash clothes if
12 they have to. It's got a fitness center in there.
13 Hey, we're going to redecorate, right. So this is
14 kind of like the finishes. So here, see the unit,
15 inside the unit, appliances.

16 CHAIRWOMAN McCULLUM: So are these senior
17 units?

18 MR. SIMELTON: All seniors, 62 and older.
19 Street scape, mailbox location. So and that's
20 pretty much the layout of the property. And
21 there's a pond at the base. We're going to try to
22 do something with that too. And then there's a
23 walking trail actually that goes around this
24 property for the tenants. And then there's a gate

1 about right in here that feeds into the commercial
2 piece over here.

3 CHAIRWOMAN McCULLUM: When was the
4 property built?

5 MR. SIMELTON: 2011.

6 MS. POURROY: '11.

7 COMMISSIONER SPIELER: It's new.

8 MR. SIMELTON: And it was done in two
9 phases. And, remember, we were a partner in this
10 transaction. We provided the initial 22 vouchers
11 in this transaction with a 4 percent and a lot of
12 soft money, that's why we're assuming all of that
13 soft debt, you know, in order for them to get that
14 done, and then over time that soft debt will go
15 away because we're keeping it affordable, right,
16 so it goes away.

17 So, yeah, that's the asset. That's
18 the floor plan, commissioners, idea what the floor
19 plan looks like. Apartment A. Some of them got
20 like little porches, I guess. I think some of
21 these are accessible too. Yeah, some of them have
22 front porches. That's a nice little pad.

23 CHAIRWOMAN McCULLUM: Yeah.

24 MR. SIMELTON: Yeah, some of them are

1 slightly different, you know.

2 CHAIRWOMAN McCULLUM: It looks like all
3 of them have porches.

4 MR. SIMELTON: Um-hum. Yeah, that's an
5 accessible unit right there. I don't know how you
6 can tell from a floor plan, but it's accessible.
7 I guess the bathroom radius kind of helps.

8 COMMISSIONER SPIELER: Yeah.

9 MR. SIMELTON: Well, that's the asset,
10 commissioners.

11 CHAIRWOMAN McCULLUM: Very good.

12 COMMISSIONER FRANCHINI: Um-hum.

13 CHAIRWOMAN McCULLUM: And so it's 94
14 percent occupied?

15 MR. SIMELTON: 94 percent occupied. And
16 we believe that by us signing a voucher, that's
17 going to help.

18 MR. HANSON: Significantly.

19 MR. SIMELTON: Yeah, fill these units.

20 CHAIRWOMAN McCULLUM: Um-hum. So will we
21 be increasing rents or --

22 MR. SIMELTON: Oh, absolutely.

23 MR. HANSON: You're going to have
24 vouchers for all of them so now you can increase

1 the rents and the voucher's taking care of the
2 payment of the majority of that.

3 CHAIRWOMAN McCULLUM: All right. Very
4 good.

5 MR. SIMELTON: And so the DCR on this, on
6 this property is trending at 1.52. What that
7 means is for every dollar of debt, we got \$1.52 on
8 this after you calculate the rent, the new rent.
9 So for every dollar of debt, we got \$1.52 on this
10 transaction.

11 COMMISSIONER SPIELER: I like that.

12 COMMISSIONER FRANCHINI: Yeah.

13 MR. SIMELTON: That's fantastic. Eric,
14 if I can use your word, that's fantastic.

15 COMMISSIONER SPIELER: All right.

16 MR. SIMELTON: Okay. So you got two
17 documents that we're going to need -- Who needs to
18 sign? The chairlady needs to sign one and then
19 all the commissioners need to sign the consent
20 form?

21 MS. POURROY: Yes.

22 MR. HANSON: Yeah, you need a motion to
23 approve the resolution.

24 COMMISSIONER SPIELER: Motion.

1 COMMISSIONER WARD: Second.

2 CHAIRWOMAN McCULLUM: Second.

3 MS. POURROY: Dr. Glenda McCullum?

4 CHAIRWOMAN McCULLUM: Aye.

5 MS. POURROY: Kathy Spieler?

6 COMMISSIONER SPIELER: Aye.

7 MS. POURROY: Garland Mays?

8 COMMISSIONER MAYS: Aye.

9 MS. POURROY: Marge Franchini?

10 COMMISSIONER FRANCHINI: Aye.

11 MS. POURROY: Dr. Karen Ward?

12 COMMISSIONER WARD: Aye.

13 MR. HANSON: And then the other document
14 that you got on there is technically it's for Hope
15 Bound, figure out any Hope Bound need today, we
16 don't need one, but we need everybody to sign off
17 on that because it's -- you got approval from the
18 Housing Authority to move forward with it and then
19 approval from Hope Bound also to move forward with
20 it. So you don't need any approval on this one,
21 just have it up there so you have it, can see it,
22 before you leave, if everybody can sign that
23 document.

24 MR. SIMELTON: That would be great.

1 CHAIRWOMAN McCULLUM: Okay.

2 MR. HANSON: And then Michael will sign.

3 CHAIRWOMAN McCULLUM: Very good.

4 COMMISSIONER FRANCHINI: Yes, beautiful.

5 MR. SIMELTON: It's not a home run, but
6 it's a triple.

7 MS. POURROY: It's real good.

8 COMMISSIONER FRANCHINI: It is.

9 MR. SIMELTON: Remember, we had -- we
10 had --

11 CHAIRWOMAN McCULLUM: You steal home base
12 in a minute.

13 MR. SIMELTON: Yeah. We had the golf
14 course would have been a home run, right.

15 COMMISSIONER FRANCHINI: Yeah.

16 MR. SIMELTON: And then, you know,
17 somebody hit the warning track and as it was going
18 over the fence, they snagged it back in. We were
19 hoping for a home run, but we'll take the triple.

20 COMMISSIONER FRANCHINI: That's good,
21 yeah.

22 MR. SIMELTON: That's why we keep all
23 these initiatives so we don't have -- we don't go
24 too low or too high, right.

1 COMMISSIONER SPIELER: And we'll mill in
2 between, just keep going.

3 MR. SIMELTON: We lost this, but we got
4 this. So get ready for some more initiatives,
5 guys, 2026, right. They don't pay us to just do
6 nothing. Damien.

7 CHAIRWOMAN McCULLUM: The good thing
8 about this is it expands our borders --

9 MR. SIMELTON: Yeah.

10 CHAIRWOMAN McCULLUM: -- beyond the scope
11 of Joliet. We're moving into -- still within Will
12 County --

13 COMMISSIONER FRANCHINI: Yes.

14 CHAIRWOMAN McCULLUM: -- but yet going
15 into other cities, that's huge.

16 MR. SIMELTON: We call it community of
17 choice for our clients now, communities of choice.

18 And I said that about Damien because
19 he's like we doing what? We doing what? What are
20 we doing now?

21 COMMISSIONER FRANCHINI: It's good.

22 MR. SIMELTON: How much we got to spend?
23 I'm like yeah. How much is this going to cost us?

24 So, commissioners, the rest is --

1 CHAIRWOMAN McCULLUM: Good job, Damien.

2 COMMISSIONER FRANCHINI: Yes, we need
3 those questions.

4 MR. SIMELTON: Yeah, we do, we do.

5 Commissioners, you got departmental
6 reports, capital fund, occupancy, we got tenant
7 accounts receivable, which needs some attention,
8 got the investment, then we have financial.

9 Damien, you wanted to say something
10 about this, right? You told me, but since you're
11 here, you can do it.

12 MR. KELLY: I -- The only thing I wanted
13 to -- I got to remember now. I was just -- I just
14 wanted to point out, like I've already done it
15 already, is that we are expecting almost \$4
16 million in set-aside. And you see we have a 1.6
17 million dollar deficit in the HAP side. So we
18 filled out our paperwork. We're still waiting for
19 the funds to get disbursed. So you're going to
20 see this 4 million jump to -- well, this jump to
21 what is that 3 -- \$2.5 million I'm thinking in the
22 green. So once that happens we'll be, you know,
23 we'll be looking at about, what, \$2.7 million
24 entity wide as net income. That's the only thing

1 I really wanted to point out. So we're still
2 waiting. We have a two-year tool in a monthly
3 meeting with HUD, and in that tool it does show
4 what they have set aside for us. We're just
5 waiting for the disbursement. So that's going to
6 go away.

7 MR. SIMELTON: Anything up top or are we
8 good?

9 MR. KELLY: No, yeah, we're still
10 trending awesome on the Public Housing side. HCV
11 at full staff, we're at 900,000 -- almost \$900,000
12 in net income for the year so far, it's six
13 month's worth, so doing great there. Yeah. COCC,
14 you don't see this, we're almost 400 grand in the
15 green and that's -- that's halfway through the
16 year. So we're managing costs really well on that
17 side because usually COCCs take a hit. So, no,
18 yeah, just the HCV HAP portion we're expecting
19 some money and so once it comes, I don't know
20 when, but once it does come, we'll see that number
21 jump up to the green. But as you know, I know you
22 see -- I said 4 million, part of that's from this
23 year and it's part of the reconciliation we did
24 for last year. So even though you see 1.6, there

1 was a deficit last year too. So that 4 million's
2 covering both years, so it's not like we're
3 getting, you know, excess of what we need. We're
4 looking at two years worth of set-aside for us,
5 so

6 MR. SIMELTON: Damien, I mean, is this
7 technically our money or is this new money?

8 MR. KELLY: That is our money right now.
9 We have not -- we have not -- set aside, yeah, we
10 have not really had to dig into them giving us
11 additional funding. It's the money they've pulled
12 back from us over the years. So, you know, like I
13 said, they take it if we're not using it. Well,
14 they hold it for us because they want to get the
15 interest, not let us get the interest. So once we
16 need it and show the need, they'll give it back.
17 I will say that with that disbursement, we're
18 getting close to probably -- probably coming to
19 zero with that now. So we do -- so we're using
20 other methods to kind of get our utilizations down
21 a little bit for HCV, but, yeah. Yeah, so that's
22 our money they're giving back to us. Thank you
23 for that, right, for giving us our money.

24 MR. SIMELTON: Our money.

1 MR. KELLY: Yeah, so that's all I wanted
2 to point out.

3 MR. SIMELTON: Okay.

4 MR. KELLY: Any questions?

5 CHAIRWOMAN McCULLUM: No, thank you.

6 COMMISSIONER SPIELER: Thank you, Damien.

7 MR. KELLY: Ah, of course.

8 CHAIRWOMAN McCULLUM: So how is the
9 project going with the housing at Liberty Meadows,
10 Liberty Landing?

11 MR. SIMELTON: They're going to start
12 framing, should start framing this week.

13 CHAIRWOMAN McCULLUM: Okay.

14 MR. SIMELTON: They're starting to show
15 up with the walls starting to go up. There's a
16 little bit of delay with the units at Squires
17 Mill. There is an environmental -- What did they
18 call that?

19 MS. POURROY: Review.

20 MR. SIMELTON: Review that's going on.
21 Even though it's clean, the county has to go
22 through its process of advertising for, what, 15
23 days and then it's got to go to HUD for 15 days or
24 whatever and then we're going to be free to start

1 the construction over there, you know, so

2 CHAIRWOMAN McCULLUM: So how many units
3 are at Liberty? Is it 9?

4 MR. SIMELTON: 9 and 3 at Squires Mill,
5 all single families at Squires Mill. Liberty
6 there's some duplexes and single family going up
7 on those vacant lots that we have.

8 CHAIRWOMAN McCULLUM: Any word on the
9 properties out is it McDonough Street that -- is
10 that the county was going to give us some land out
11 there?

12 MR. SIMELTON: We have not approached the
13 county about that since -- since maybe a year.

14 CHAIRWOMAN McCULLUM: Okay.

15 MR. SIMELTON: We just have not seen a
16 way forward to pursuing that yet because we're
17 still trying to figure out we got two parcels
18 we're working with, one to do veteran deal and one
19 to do foster care, right, trying to figure out
20 which location is more feasible and that's been a
21 challenge, yeah. So we'll get there. We will get
22 there.

23 CHAIRWOMAN McCULLUM: Very good.

24 Anything else, anybody?

1 COMMISSIONER MAYS: No, we just keep
2 moving forward.

3 COMMISSIONER FRANCHINI: Good job.

4 COMMISSIONER MAYS: You know, keep moving
5 forward.

6 MR. SIMELTON: Yeah.

7 COMMISSIONER MAYS: So I think everybody
8 was a little disappointed about the golf course,
9 but, you know, what's for us, it's for us and
10 we're going to keep moving forward and this is --
11 this is good, this is good.

12 COMMISSIONER FRANCHINI: Did we look into
13 the -- into the property by the is it the YMCA?

14 MR. SIMELTON: Yeah, not looked into it,
15 I just heard that there is another entity
16 interested in that property and I didn't want to
17 try and, you know, swoop in and -- if it falls
18 through, then we'll look at it, but

19 COMMISSIONER FRANCHINI: Okay.

20 MR. SIMELTON: But we are looking for
21 property elsewhere. And I believe our date of
22 expending those dollars is like 2030, 2030 I think
23 it is. So we got time to get -- find parcel and
24 put earnest money down and do our due diligence

1 and -- So the mayor said he would look and I got
2 Kendall looking as well, so, yeah, other
3 opportunities.

4 COMMISSIONER FRANCHINI: Okay.

5 MR. SIMELTON: Including possibly the
6 part of the old Silver -- Silver Cross property.

7 COMMISSIONER FRANCHINI: Oh, yeah.

8 MR. SIMELTON: In Frankfort, in
9 Frankfort. They had property in Frankfort that we
10 want to talk to them about.

11 CHAIRWOMAN McCULLUM: All right. You
12 know one of the things we noticed when we were
13 down in Atlanta when we went down that they -- we
14 know Atlanta is a huge city, but they had multiple
15 projects going on at one time. And the advantage
16 of that is like what happened with the golf
17 course, you know, even though that didn't pan out,
18 but then having other properties that we're
19 embarking upon to keep things advancing and keep
20 things moving, so this is a good deal, good deal.

21 COMMISSIONER FRANCHINI: Nice.

22 CHAIRWOMAN McCULLUM: All right. If
23 there's nothing else, then we need --

24 COMMISSIONER MAYS: Do we have a closed

1 session?

2 MR. HANSON: No, we'll hold off on the
3 things for personnel. Michael and I are going to
4 talk about it next month.

5 MS. POURROY: Do we have a motion to
6 adjourn?

7 COMMISSIONER FRANCHINI: So moved.

8 COMMISSIONER WARD: Second.

9 MS. POURROY: Dr. Glenda McCullum?

10 CHAIRWOMAN McCULLUM: Aye.

11 MS. POURROY: Kathy Spieler?

12 COMMISSIONER SPIELER: Aye.

13 MS. POURROY: Garland Mays?

14 COMMISSIONER MAYS: Aye.

15 MS. POURROY: Marge Franchini?

16 COMMISSIONER FRANCHINI: Aye.

17 MS. POURROY: Dr. Karen Ward?

18 COMMISSIONER WARD: Aye.

19 (WHICH were all the proceedings had in
20 the above-entitled matter.)

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22

23

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 26th day of January, 2026.

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14 
15 PAULA A. BRUNO
16 CSR No. 084-004110
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24

<p style="text-align: center;">A</p> <p>able 11:20</p> <p>above-entitled 1:7 29:20</p> <p>absolutely 17:22</p> <p>accept 9:2</p> <p>acceptable 8:2</p> <p>accepting 9:7</p> <p>accessible 16:21 17:5,6</p> <p>accounts 22:7</p> <p>acquisition 6:12 7:6</p> <p>acres 14:13,14</p> <p>actual 7:8,18</p> <p>additional 24:11</p> <p>adjourn 29:6</p> <p>Administrative 1:19</p> <p>adopting 6:9</p> <p>advance 9:16</p> <p>advancing 28:19</p> <p>advantage 28:15</p> <p>advertising 25:22</p> <p>affordable 16:15</p> <p>aforsaid 30:7</p> <p>afternoon 3:2</p> <p>afterward 8:22</p> <p>agenda 3:3,19 6:6</p> <p>Ah 25:7</p> <p>ain't 12:21</p> <p>Allegiance 2:6,7</p> <p>amenities 14:5</p> <p>America 7:10,20 9:9 12:7</p> <p>amount 3:21 5:13</p> <p>Andrea 1:17</p> <p>anybody 26:24</p> <p>anytime 8:3</p> <p>anyway 6:5,22 8:23</p> <p>Apartment 16:19</p> <p>Apartments 6:12</p> <p>appears 30:9</p> <p>appliances 9:11 13:11 15:15</p> <p>appraised 7:8 10:15 12:1 14:6</p> <p>approached 26:12</p> <p>approval 3:3,5,19</p>	<p>3:22 6:7 19:17,19 19:20</p> <p>approve 18:23</p> <p>approximately 7:5</p> <p>area 14:2</p> <p>Asia 4:22</p> <p>aside 23:4 24:9</p> <p>asset 7:24 15:7 16:17 17:9</p> <p>Assistant 1:19</p> <p>assume 6:18</p> <p>assuming 16:12</p> <p>Atlanta 28:13,14</p> <p>attention 22:7</p> <p>Attorney 1:12</p> <p>Authority 1:1,7 2:4 2:24 19:18</p> <p>authorization 6:9</p> <p>authorizing 6:10</p> <p>aware 5:6</p> <p>awesome 23:10</p> <p>Aye 3:9,11,13,15 3:17 4:3,5,7,9,11 19:4,6,8,10,12 29:10,12,14,16,18</p> <hr/> <p style="text-align: center;">B</p> <p>back 4:13 5:12,12 6:22 8:1,6,8,9,10 8:12 9:15 12:24 20:18 24:12,16,22</p> <p>bad 15:10</p> <p>balanced 9:24</p> <p>Bank 7:10,19 9:8 12:7</p> <p>base 15:21 20:11</p> <p>basically 11:23</p> <p>bathroom 17:7</p> <p>beautiful 20:4</p> <p>bedrooms 15:2</p> <p>beef 9:13</p> <p>believe 17:16 27:21</p> <p>beyond 21:10</p> <p>bills 3:19 4:23 5:14</p> <p>bit 9:14 24:21 25:16</p> <p>board 1:2 2:4 3:4</p> <p>borders 21:8</p> <p>Bound 19:15,15,19</p>	<p>Briarcliff 13:24 14:21</p> <p>Broadway 1:8</p> <p>brought 8:9</p> <p>BRUNO 30:4,14</p> <p>building 5:9 11:19 11:21</p> <p>buildings 5:9</p> <p>built 16:4</p> <hr/> <p style="text-align: center;">C</p> <p>calculate 18:8</p> <p>call 2:3,9 21:16 25:18</p> <p>capital 7:13,23 10:23 22:6</p> <p>care 18:1 26:19</p> <p>case 8:6 15:10</p> <p>cash 12:15</p> <p>CCO 1:20</p> <p>center 15:12</p> <p>CEO 1:13 2:23</p> <p>certain 6:10,11 13:10,12</p> <p>certify 30:6</p> <p>chairlady 18:18</p> <p>Chairwoman 1:13 2:3,8,11,22 3:9 4:3 5:16,22 6:2 9:20,22 10:7,10 10:12,16,18,23 11:22 12:2,5,8,13 12:17,20 13:1,9 13:14,16,18 15:1 15:16 16:3,23 17:2,11,13,20 18:3 19:2,4 20:1,3 20:11 21:7,10,14 22:1 25:5,8,13 26:2,8,14,23 28:11,22 29:10</p> <p>challenge 26:21</p> <p>choice 21:17,17</p> <p>cities 21:15</p> <p>city 28:14</p> <p>clean 25:21</p> <p>clever 8:17,19,19</p> <p>Client 1:18</p> <p>clients 21:17</p>	<p>close 7:17 8:10 24:18</p> <p>closed 28:24</p> <p>closing 7:11</p> <p>clothes 15:11</p> <p>clubhouse 15:8,10 15:11</p> <p>COCC 23:13</p> <p>COCCs 23:17</p> <p>come 7:24 8:6,9 9:15 15:11 23:20</p> <p>comes 23:19</p> <p>coming 8:12 24:18</p> <p>commencing 1:9</p> <p>commercial 16:1</p> <p>Commissioner 1:15 1:15 2:15,17,19 2:21 3:6,7,11,13 3:15,17,23,24 4:1 4:5,7,9,11,15,16 5:3 8:15,16,18 9:12,18 10:19 11:2,9,12,14,18 13:17 14:8,16 15:5 16:7 17:8,12 18:11,12,15,24 19:1,6,8,10,12 20:4,8,15,20 21:1 21:13,21 22:2 25:6 27:1,3,4,7,12 27:19 28:4,7,21 28:24 29:7,8,12 29:14,16,18</p> <p>commissioners 2:4 3:1,18 4:12 6:6 8:11 14:23 16:18 17:10 18:19 21:24 22:5</p> <p>communities 21:17</p> <p>community 21:16</p> <p>complete 30:8</p> <p>concerned 10:1</p> <p>condition 6:17</p> <p>consent 6:13 18:19</p> <p>construction 26:1</p> <p>context 6:14</p> <p>correct 8:3 30:8</p> <p>cost 21:23</p> <p>costs 23:16</p>	<p>county 9:5,7 21:12 25:21 26:10,13 30:2,5</p> <p>course 20:14 25:7 27:8 28:17</p> <p>covering 24:2</p> <p>Cross 28:6</p> <p>CSR 30:4,15</p> <hr/> <p style="text-align: center;">D</p> <p>Damien 1:18 4:19 21:6,18 22:1,9 24:6 25:6</p> <p>date 27:21</p> <p>day 1:10 10:13 30:11</p> <p>days 25:23,23</p> <p>DCR 18:5</p> <p>deal 7:5,18 26:18 28:20,20</p> <p>debt 6:23 7:9 8:24 9:3,3 16:13,14 18:7,9</p> <p>debts 6:24</p> <p>December 3:4,20 3:20 4:23</p> <p>deficit 22:17 24:1</p> <p>delay 25:16</p> <p>departmental 22:5</p> <p>deposit 5:2,5,7,8 8:9 9:15</p> <p>DFM 1:18</p> <p>difference 12:10</p> <p>different 17:1</p> <p>dig 24:10</p> <p>diligence 27:24</p> <p>Director 1:18</p> <p>directors 6:13</p> <p>disappeared 4:19</p> <p>disappointed 27:8</p> <p>disbursed 22:19</p> <p>disbursement 23:5 24:17</p> <p>document 19:13,23</p> <p>documents 6:10,11 18:17</p> <p>doing 12:14 21:19 21:19,20 23:13</p> <p>dollar 18:7,9 22:17</p>
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Payment Summary

Bank=hajoper AND mm/yy=01/2026-01/2026 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check Date	Post Month	Total Amount
hajoper - Operating Fund	1	v0000352 - AFLAC	1/21/2026	01-2026	244.44
hajoper - Operating Fund	1	v0000366 - QUADIENT FINANCE USA, INC.	1/21/2026	01-2026	1,000.00
hajoper - Operating Fund	1	v0000389 - ComEd	1/21/2026	01-2026	145.95
hajoper - Operating Fund	1	v0000398 - Constellation NewEnergy - Gas Division, LLC	1/21/2026	01-2026	7,307.10
hajoper - Operating Fund	1	v0000402 - Comcast Business	1/21/2026	01-2026	2,868.70
hajoper - Operating Fund	1	v0000426 - AHDVS, LLC	1/21/2026	01-2026	65,000.00
hajoper - Operating Fund	1	v0000512 - Illinois Housing Development Authority	1/21/2026	01-2026	14,000.00
hajoper - Operating Fund	1	v0000528 - Blue Cross and Blue Shield of Illinois	1/31/2026	01-2026	84,184.60
hajoper - Operating Fund	1	v0000534 - Euclid Managers	1/31/2026	01-2026	6,048.58
hajoper - Operating Fund	1	v0000558 - Bank Card Processing Center	1/21/2026	01-2026	16,600.99
hajoper - Operating Fund	1	v0000621 - ADP, LLC	1/21/2026	01-2026	3,964.67
hajoper - Operating Fund	2	v0000352 - AFLAC	1/21/2026	01-2026	244.44
hajoper - Operating Fund	2	v0000389 - ComEd	1/21/2026	01-2026	10.29
hajoper - Operating Fund	2	v0000402 - Comcast Business	1/21/2026	01-2026	2,547.51
hajoper - Operating Fund	3	v0000389 - ComEd	1/21/2026	01-2026	19.17
hajoper - Operating Fund	3	v0000402 - Comcast Business	1/21/2026	01-2026	2,056.89
hajoper - Operating Fund	4	v0000389 - ComEd	1/21/2026	01-2026	87.78
hajoper - Operating Fund	5	v0000389 - ComEd	1/21/2026	01-2026	67.67
hajoper - Operating Fund	6	v0000389 - ComEd	1/21/2026	01-2026	160.66
hajoper - Operating Fund	7	v0000389 - ComEd	1/21/2026	01-2026	25.05
hajoper - Operating Fund	8	v0000389 - ComEd	1/21/2026	01-2026	21.43
hajoper - Operating Fund	9	v0000389 - ComEd	1/21/2026	01-2026	52.24
hajoper - Operating Fund	10	v0000389 - ComEd	1/21/2026	01-2026	35.82
hajoper - Operating Fund	11	v0000389 - ComEd	1/21/2026	01-2026	152.73
hajoper - Operating Fund	12	v0000389 - ComEd	1/21/2026	01-2026	10.64
hajoper - Operating Fund	202	v0000361 - Family Ties Cleaning	1/9/2026	01-2026	418.75
hajoper - Operating Fund	203	v0000397 - HAI Group	1/9/2026	01-2026	15,404.00
hajoper - Operating Fund	204	v0000397 - HAI Group	1/9/2026	01-2026	116,102.00
hajoper - Operating Fund	205	v0000382 - IUOE Local 399 Health & Welfare Trust	1/9/2026	01-2026	6,140.00
hajoper - Operating Fund	206	v0000361 - Family Ties Cleaning	1/15/2026	01-2026	418.75
hajoper - Operating Fund	207	v0000361 - Family Ties Cleaning	1/22/2026	01-2026	418.75
hajoper - Operating Fund	208	v0000397 - HAI Group	1/23/2026	01-2026	25,210.00
hajoper - Operating Fund	209	v0001367 - Marsh & McLennan Agency LLC	1/23/2026	01-2026	37,140.00
hajoper - Operating Fund	210	v0000361 - Family Ties Cleaning	1/28/2026	01-2026	418.75
hajoper - Operating Fund	112544	v0001222 - Andrea Finch	1/2/2026	01-2026	464.40
hajoper - Operating Fund	112545	v0000457 - Contractors Acoustical Supply	1/2/2026	01-2026	2,939.80
hajoper - Operating Fund	112546	v0000570 - Damien Kelly	1/2/2026	01-2026	416.89
hajoper - Operating Fund	112547	v0001140 - Garland Mays	1/2/2026	01-2026	442.00
hajoper - Operating Fund	112548	v0000648 - Michael Simelton	1/2/2026	01-2026	160.00

hajoper - Operating Fund	112549	v0001267 - Nancy Hidalgo	1/2/2026	01-2026	369.00
hajoper - Operating Fund	112550	v0002183 - Shelly Madjouranis-Clumpner	1/2/2026	01-2026	456.70
hajoper - Operating Fund	112551	v0000352 - AFLAC	1/9/2026	01-2026	763.58
hajoper - Operating Fund	112552	v0000387 - Altorfer Industries Inc	1/9/2026	01-2026	852.25
hajoper - Operating Fund	112553	v0001150 - American Hoist & Manlift, Inc.	1/9/2026	01-2026	2,701.00
hajoper - Operating Fund	112554	v0000476 - Appraisal Research Partners, LLP	1/9/2026	01-2026	3,800.00
hajoper - Operating Fund	112555	v0001060 - Aprio, LLP	1/9/2026	01-2026	17,036.00
hajoper - Operating Fund	112556	v0000536 - Carahsoft Technology Corp	1/9/2026	01-2026	22,640.09
hajoper - Operating Fund	112557	v0000394 - City of Joliet	1/9/2026	01-2026	132.25
hajoper - Operating Fund	112558	v0000402 - Comcast Business	1/9/2026	01-2026	200.45
hajoper - Operating Fund	112559	v0000605 - Culligan of Boilingbrook	1/9/2026	01-2026	160.75
hajoper - Operating Fund	112560	v0000462 - D & I Electronics, Inc.	1/9/2026	01-2026	326.94
hajoper - Operating Fund	112561	v0000529 - George E Rydman & Assoc Ltd.	1/9/2026	01-2026	314.94
hajoper - Operating Fund	112562	v0000623 - Illinois Office of the State Fire Marshal	1/9/2026	01-2026	140.00
hajoper - Operating Fund	112563	v0000785 - Illinois Public Risk Fund	1/9/2026	01-2026	12,043.00
hajoper - Operating Fund	112564	v0000375 - JOLIET WATER RECONDITIONING	1/9/2026	01-2026	600.00
hajoper - Operating Fund	112565	v0000373 - Kinzler Janitorial Services, LLC	1/9/2026	01-2026	2,525.00
hajoper - Operating Fund	112566	v0000505 - Knight Security Alarms Inc	1/9/2026	01-2026	1,653.29
hajoper - Operating Fund	112567	v0000522 - LegalShield	1/9/2026	01-2026	28.90
hajoper - Operating Fund	112568	v0000546 - McCright & Associates LLC	1/9/2026	01-2026	1,873.50
hajoper - Operating Fund	112569	v0000374 - MENARDS	1/9/2026	01-2026	264.48
hajoper - Operating Fund	112571	v0000848 - Nagra Enterprises Inc	1/9/2026	01-2026	4,110.00
hajoper - Operating Fund	112572	v0000407 - Nicor	1/9/2026	01-2026	485.30
hajoper - Operating Fund	112573	v0000838 - RentGrow, Inc	1/9/2026	01-2026	96.00
hajoper - Operating Fund	112574	v0000396 - Special Interest Answering Service, LLC	1/9/2026	01-2026	293.22
hajoper - Operating Fund	112575	v0000537 - Verizon Wireless	1/9/2026	01-2026	1,523.87
hajoper - Operating Fund	112576	v0002030 - Will County Health Department	1/9/2026	01-2026	165.00
hajoper - Operating Fund	112577	v0000504 - Yardi Systems, Inc.	1/9/2026	01-2026	426.00
hajoper - Operating Fund	112578	40097 - NELSON	1/12/2026	01-2026	424.00
hajoper - Operating Fund	112579	v0001140 - Garland Mays	1/15/2026	01-2026	190.89
hajoper - Operating Fund	112580	v0000878 - AMS Mechanical Systems, Inc.	1/16/2026	01-2026	3,068.50
hajoper - Operating Fund	112581	v0000359 - C.R. LEONARD PLUMBING & HEATING, INC.	1/16/2026	01-2026	2,308.04
hajoper - Operating Fund	112582	v0000394 - City of Joliet	1/16/2026	01-2026	1,213.60
hajoper - Operating Fund	112583	v0000462 - D & I Electronics, Inc.	1/16/2026	01-2026	311.00
hajoper - Operating Fund	112584	v0000379 - Elliott Electric, Inc.	1/16/2026	01-2026	2,525.00
hajoper - Operating Fund	112585	v0000849 - Geotech Inc.	1/16/2026	01-2026	2,340.00
hajoper - Operating Fund	112586	v0000474 - HD Supply Facilities Maintenance, LTD.	1/16/2026	01-2026	120.87
hajoper - Operating Fund	112587	v0000384 - Mahoney, Silverman & Cross, LLC	1/16/2026	01-2026	8,575.00
hajoper - Operating Fund	112588	v0000374 - MENARDS	1/16/2026	01-2026	110.73
hajoper - Operating Fund	112589	v0002183 - Shelly Madjouranis-Clumpner	1/16/2026	01-2026	201.14
hajoper - Operating Fund	112590	v0000506 - Waste Management of Illinois, Inc.	1/16/2026	01-2026	3,275.07
hajoper - Operating Fund	112591	v0000989 - Tina Pourroy	1/22/2026	01-2026	29.32
hajoper - Operating Fund	112592	v0001267 - Nancy Hidalgo	1/23/2026	01-2026	238.08
hajoper - Operating Fund	112593	v0001150 - American Hoist & Manlift, Inc.	1/23/2026	01-2026	1,895.00
hajoper - Operating Fund	112594	v0000377 - Platinum Pest Solution, Inc.	1/23/2026	01-2026	6,190.00

hajoper - Operating Fund	112595	v0001150 - American Hoist & Manlift, Inc.	1/23/2026	01-2026	1,218.00
hajoper - Operating Fund	112596	v0000435 - Automatic Doors Inc.	1/23/2026	01-2026	507.50
hajoper - Operating Fund	112597	v0000359 - C.R. LEONARD PLUMBING & HEATING, INC.	1/23/2026	01-2026	3,069.24
hajoper - Operating Fund	112598	v0000394 - City of Joliet	1/23/2026	01-2026	38,889.22
hajoper - Operating Fund	112599	v0000570 - Damien Kelly	1/23/2026	01-2026	7,665.41
hajoper - Operating Fund	112600	v0000376 - Gordon Flesch Co., Inc.	1/23/2026	01-2026	21,477.36
hajoper - Operating Fund	112601	v0000683 - Home Depot Credit Services	1/23/2026	01-2026	283.37
hajoper - Operating Fund	112602	v0000374 - MENARDS	1/23/2026	01-2026	291.78
hajoper - Operating Fund	112603	v0000374 - MENARDS	1/23/2026	01-2026	832.73
hajoper - Operating Fund	112604	v0000994 - Midway Moving & Storage, Inc.	1/23/2026	01-2026	2,701.00
hajoper - Operating Fund	112605	v0000365 - Quadient Leasing Usa, Inc.	1/23/2026	01-2026	513.93
hajoper - Operating Fund	112606	v0001254 - Robinson & Sons Home Remodeling	1/23/2026	01-2026	5,010.00
hajoper - Operating Fund	112607	v0000555 - Tri-K Supplies	1/23/2026	01-2026	400.60
hajoper - Operating Fund	112608	v0000537 - Verizon Wireless	1/23/2026	01-2026	1,523.87
hajoper - Operating Fund	112609	v0000356 - Vestis	1/23/2026	01-2026	547.92
hajoper - Operating Fund	112610	v0000506 - Waste Management of Illinois, Inc.	1/23/2026	01-2026	858.89
hajoper - Operating Fund	112611	v0000609 - Midwest Supply Co., Inc.	1/27/2026	01-2026	1,632.00
hajoper - Operating Fund	112612	v0001222 - Andrea Finch	1/29/2026	01-2026	453.65
hajoper - Operating Fund	112613	v0002087 - Ziarra Miller	1/29/2026	01-2026	400.00

610,225.66

Payment Summary

Bank=cfp AND mm/yy=01/2026-01/2026 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check Date	Post Month	Total Amount
cfp - CFP Modernization Fund	4347	v0000452 - Carnow, Conibear & Assoc., Ltd.	1/9/2026	01-2026	38,950.00
cfp - CFP Modernization Fund	4348	v0001129 - Jon Steven Ditter Architect PLLC	1/9/2026	01-2026	73,287.50
cfp - CFP Modernization Fund	4349	v0000952 - Andrew Gardner	1/16/2026	01-2026	6,240.00
cfp - CFP Modernization Fund	4350	v0000452 - Carnow, Conibear & Assoc., Ltd.	1/28/2026	01-2026	3,785.00
					122,262.50

CAPITAL FUND Grant Year 2023



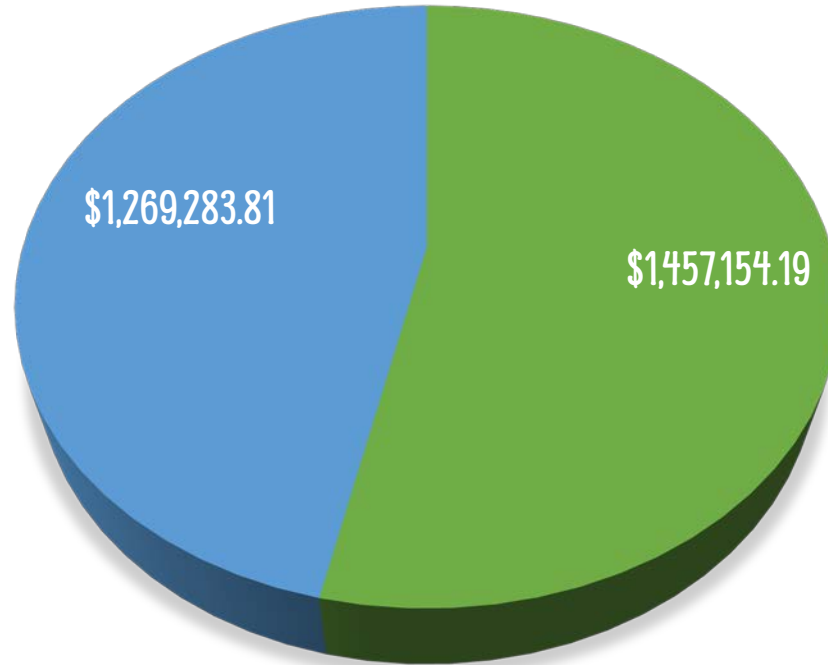
■ DISBURSED TO DATE ■ REMAINING BALANCE

Obligation Start: 03/15/2023

Obligation End : 03/15/2025

Disbursement End: 03/15/2027

CAPITAL FUND Grant Year 2024



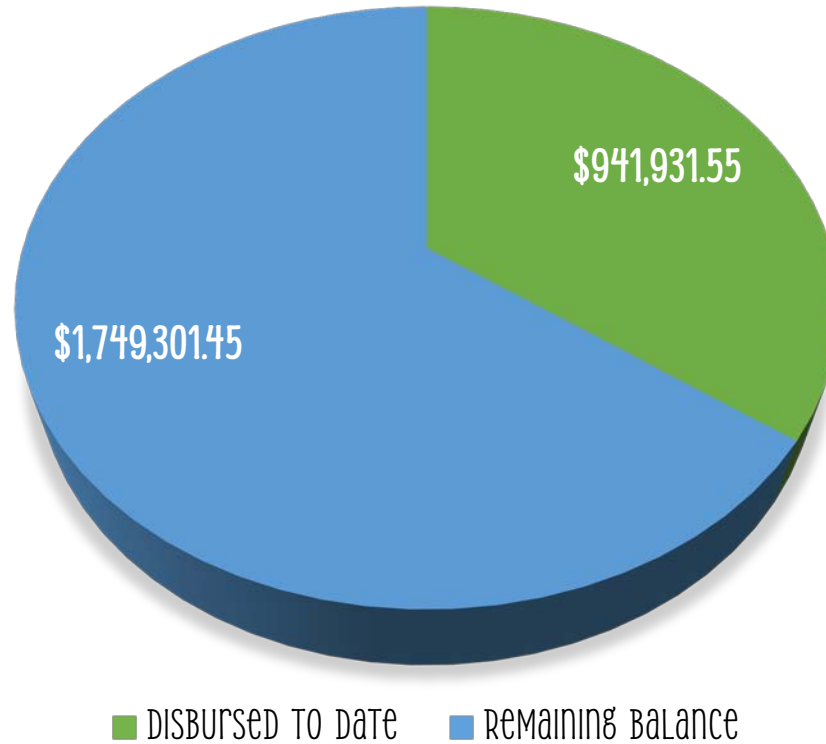
■ DISBURSED TO DATE ■ REMAINING BALANCE

Obligation Start: 05/06/2024

Obligation End : 05/05/2026

Disbursement End: 05/05/2028

CAPITAL FUND Grant Year 2025



Obligation Start: 05/13/2025

Obligation End : 05/12/2027

Disbursement End: 05/12/2029



HOUSING AUTHORITY *of* JOLIET

Public Housing PIC Occupancy Report February 2026			
	AMP 4	AMP 6	AMP 7
	Heritage Place	John C. Murphy / Riverside Center	John F. Kennedy Terrace
Occupancy Percentage	100%	99%	98%

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



Aged Receivables

January 31, 2026

Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
		Charges						
4heritag	Heritage Place	20,843.20	7,927.54	500.32	3,260.58	9,154.76	-6,255.98	14,587.22
6murphy	John C. Murphy Center	3,705.71	3,097.71	100.00	2,356.00	-1,848.00	-2,162.38	1,543.33
7jfk	John F. Kennedy Terrace	36,686.43	14,011.85	50.20	4,418.00	18,206.38	-11,025.34	25,661.09
Total		61,235.34	25,037.10	650.52	10,034.58	25,513.14	-19,443.70	41,791.64

**HOUSING AUTHORITY OF JOLIET
INVESTMENT REGISTER**

Name	Account Number	1/31/2026	INTEREST PAID	
			EARNINGS	FISCAL YTD
Operating Fund	0014121603	\$2,898,496.71	121.97	816.88
Amp4 Funds	9641689766	1,308,226.11	47.83	321.64
Amp6 Funds	9641689790	2,901,042.21	193.17	1,380.26
Amp7 Funds	9641689824	1,473,047.24	54.47	377.49
Amp8 Funds	9641689840	629,762.23	21.39	142.43
S8Housing Choice Voucher	2000025013	2,800,923.47	35.46	551.13
Modernization	2000024963	3,853.38	1.01	6.57
S8 FSS Escrow	8100353633	526,152.09	18.17	116.98
Consolidated Monthly Balance		\$12,541,503.44	493.47	3,713.38

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	1/31/2026	INTEREST PAID	
			EARNINGS	FISCAL YTD
WCHDC	8100286643	1,329,631.15	8.96	66.38
WCHDC RESERVE	8100382798	33,517.00	0.85	4.15
WCHDC SECURITY DEPOSIT	8100382780	5,528.69		0.28
		1,368,676.84	9.81	70.81

Housing Authority of Joliet
Summary of Revenue and Expenses
as of January 31, 2026

YEAR TO DATE TOTALS

	AMP 4	AMP 6	AMP 7	Total Amps
	HERITAGE PLACE	JOHN C. MURPHY	JOHN F. KENNEDY	
Total Revenues	1,088,369.24	635,885.53	970,688.10	2,694,942.87
Total Expenses	954,107.99	318,927.76	946,229.26	2,219,265.01
Net Income/(Net Loss)	134,261.25	316,957.77	24,458.84	475,677.86

	COCC	HCV - Admin	Total
Total Revenues	1,072,998.37	15,489,078.71	16,562,077.08
Total Expenses	414,758.39	14,516,474.16	14,931,232.55
Net Income/(Net Loss)	658,239.98	972,604.55	1,630,844.53

	AMP 3 Repositioning	HCV - HAP	WCHDC		Entity Wide
	Fairview				
Total Revenues	17,689.26	25,676,429.00	1,165,446.24	Total Revenues	46,116,584.45
Total Expenses	9,763.89	27,342,234.82	1,184,504.54	Total Expenses	45,687,000.81
Net Income/(Net Loss)	7,925.37	(1,665,805.82)	(19,058.30)	Net Income/(Net Loss)	429,583.64

Heritage Place (Heritag)

Budget Comparison

Period = Jan 2026

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	51,727.00	49,174.42	2,552.58	5.19	351,928.00	344,220.94	7,707.06	2.24	590,093.04
31120-0000	Utility Reimbursement -59 & TC	-10.00	0.00	-10.00	N/A	-14.00	0.00	-14.00	N/A	0.00
31140-0000	Less: Concessions	-391.00	-500.00	109.00	21.80	-8,072.80	-3,500.00	-4,572.80	-130.65	-6,000.00
31190-0000	Total Rental Income	51,326.00	48,674.42	2,651.58	5.45	343,841.20	340,720.94	3,120.26	0.92	584,093.04
31200-0000	Other Tenant Income									
31200-4000	Late Charges	500.00	250.00	250.00	100.00	2,025.00	1,750.00	275.00	15.71	3,000.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A	0.00
31200-7000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	634.38	0.00	634.38	N/A	0.00
31200-9000	Misc. Tenant Income	210.00	100.00	110.00	110.00	465.00	700.00	-235.00	-33.57	1,200.00
31290-0000	Total Other Tenant Income	710.00	350.00	360.00	102.86	3,154.38	2,450.00	704.38	28.75	4,200.00
31990-0000	TENANT INCOME	52,036.00	49,024.42	3,011.58	6.14	346,995.58	343,170.94	3,824.64	1.11	588,293.04
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	69,426.60	70,000.00	-573.40	-0.82	555,608.60	490,000.00	65,608.60	13.39	840,000.00
34010-1000	Operating Grants	25,230.31	25,133.30	97.01	0.39	176,612.17	175,933.10	679.07	0.39	301,599.60
34990-0000	TOTAL GRANT INCOME	94,656.91	95,133.30	-476.39	-0.50	732,220.77	665,933.10	66,287.67	9.95	1,141,599.60
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	0.00	0.00	0.00	N/A	7,557.93	7,430.14	127.79	1.72	14,860.28
36110-0000	Investment Income - Restricted	0.00	35.00	-35.00	-100.00	273.81	245.00	28.81	11.76	420.00
36500-0000	Miscellaneous Other Income	127.50	127.50	0.00	0.00	892.50	892.50	0.00	0.00	1,530.00
36500-1000	Vending Income	0.00	0.00	0.00	N/A	428.65	290.34	138.31	47.64	415.12
36990-0000	TOTAL OTHER INCOME	127.50	162.50	-35.00	-21.54	9,152.89	8,857.98	294.91	3.33	17,225.40
39990-0000	TOTAL INCOME	146,820.41	144,320.22	2,500.19	1.73	1,088,369.24	1,017,962.02	70,407.22	6.92	1,747,118.04
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	33,035.03	20,737.67	-12,297.36	-59.30	163,864.54	110,600.89	-53,263.65	-48.16	179,726.44
41100-2000	Additional Compensation	0.00	6,000.00	6,000.00	100.00	0.00	6,000.00	6,000.00	100.00	6,000.00
41100-4000	Employee Benefit Contribution-Admin	10,935.35	10,319.24	-616.11	-5.97	75,736.12	55,035.93	-20,700.19	-37.61	89,433.38
41109-0000	Total Administrative Salaries	43,970.38	37,056.91	-6,913.47	-18.66	239,600.66	171,636.82	-67,963.84	-39.60	275,159.82
41300-0000	Legal Expense									
41300-3000	Tenant Screening	800.25	950.00	-149.75	-15.76	3,116.75	6,650.00	-3,533.25	-53.13	11,400.00
41300-4000	General Legal Expense	1,462.50	1,200.00	-262.50	-21.88	9,303.50	8,400.00	-903.50	-10.76	14,400.00
41310-0000	Total Legal Expense	2,262.75	2,150.00	-112.75	-5.24	12,420.25	15,050.00	-2,629.75	-17.47	25,800.00
41390-0000	Other Admin Expenses									
41710-0000	Auditing Fees	1,916.55	0.00	-1,916.55	N/A	1,916.55	1,500.00	-416.55	-27.77	4,500.00
41730-0000	Management Fee	13,679.90	13,500.00	-179.90	-1.33	94,954.60	94,500.00	-454.60	-0.48	162,000.00
41730-1000	Bookkeeping Fee	1,275.00	1,275.00	0.00	0.00	8,850.00	8,925.00	-75.00	-0.84	15,300.00
41890-0000	Total Other Admin Expenses	16,871.45	14,775.00	-2,096.45	-14.19	105,721.15	104,925.00	-796.15	-0.76	181,800.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	2,250.00	500.00	-1,750.00	-350.00	3,056.76	3,500.00	-443.24	-12.66	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	100.00	100.00	100.00	408.92	700.00	-291.08	-41.58	1,200.00
41900-7000	Telephone	1,022.17	925.00	-97.17	-10.50	7,107.51	6,475.00	-632.51	-9.77	11,100.00
41900-7500	Answering Service	193.74	50.00	-143.74	-287.48	696.96	350.00	-346.96	-99.13	600.00
41900-8000	Postage	18.75	10.00	-8.75	-87.50	74.11	70.00	-4.11	-5.87	120.00
41900-9000	Software License Fees	1,409.07	1,500.00	-90.93	6.06	10,087.04	10,500.00	-412.96	-3.93	18,000.00
41901-0000	Copiers	161.78	200.00	-38.22	19.11	1,097.50	1,400.00	-302.50	-21.61	2,400.00
41901-3000	Internet	721.68	740.00	-18.32	2.48	5,051.76	5,180.00	-128.24	-2.48	8,880.00
41901-5000	Cell Phones/Pagers	243.87	205.00	-38.87	-18.96	1,982.97	1,435.00	-547.97	-38.19	2,460.00
41901-8000	Small Office Equipment	77.09	83.00	-5.91	7.12	563.95	581.00	-17.05	-2.93	996.00
41902-0000	Bank Fees	152.50	85.00	-67.50	-79.41	560.50	595.00	-34.50	-5.80	1,020.00
41902-2000	Other Misc Admin Expenses	513.60	500.00	-13.60	-2.72	3,858.79	3,500.00	-358.79	-10.25	6,000.00
41910-0000	Total Miscellaneous Admin Expenses	6,764.25	4,898.00	-1,866.25	-38.10	35,323.27	34,286.00	-1,037.27	-3.03	58,776.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	69,868.83	58,879.91	-10,988.92	-18.66	393,065.33	325,897.82	-67,167.51	-20.61	541,535.82
43000-0000	UTILITY EXPENSES									
43100-0000	Water	13,473.96	8,000.00	-5,473.96	-68.42	81,627.62	56,000.00	-25,627.62	-45.76	96,000.00
43200-0000	Electricity	7,375.60	14,166.67	6,791.07	47.94	52,141.78	99,166.69	47,024.91	47.42	170,000.00
43200-1000	Electricity-Vacant Units	176.88	50.00	-126.88	-253.76	3,683.36	350.00	-3,333.36	-952.39	600.00
43300-0000	Gas	1,620.70	1,500.00	-120.70	-8.05	8,040.33	10,500.00	-2,459.67	-23.43	18,000.00
43990-0000	TOTAL UTILITY EXPENSES	22,647.14	23,716.67	1,069.53	4.51	145,493.09	166,016.69	-20,523.60	-12.36	284,600.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000	Maintenance Salaries	13,638.31	8,942.74	-4,695.57	-52.51	67,199.58	47,694.63	-19,504.95	-40.90	77,503.78
44100-5000	Employee Benefit Contribution-Maint.	4,144.77	3,015.05	-1,129.72	-37.47	29,758.70	16,080.25	-13,678.45	-85.06	26,130.40
44110-0000	Maintenance Uniforms	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
44130-0000	Vehicle Gas, Oil, Grease	0.00	98.00	98.00	100.00	1,148.70	686.00	-462.70	-67.45	1,176.00
44190-0000	Total General Maint Expense	17,783.08	12,155.79	-5,627.29	-46.29	98,106.98	65,160.88	-32,946.10	-50.56	106,010.18
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	600.00	600.00	100.00	22,803.64	4,200.00	-18,603.64	-442.94	7,200.00
44200-3000	Supplies-Decorating	0.00	400.00	400.00	100.00	2,962.36	2,800.00	-162.36	-5.80	4,800.00
44200-4000	Supplies-Electrical	0.00	700.00	700.00	100.00	2,971.06	4,900.00	-1,928.94	-39.37	8,400.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	490.00	490.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	2,567.55	2,100.00	-467.55	-22.26	3,600.00
44200-7000	Supplies-Maint/Repairs	1,074.25	500.00	-574.25	-114.85	5,927.55	3,500.00	-2,427.55	-69.36	6,000.00
44200-8000	Supplies-Plumbing	0.00	300.00	300.00	100.00	2,860.85	2,100.00	-760.85	-36.23	3,600.00
44200-9000	Tools and Equipment	0.00	150.00	150.00	100.00	1,121.71	1,050.00	-71.71	-6.83	1,800.00
44290-0000	Total Materials	1,074.25	3,020.00	1,945.75	64.43	41,214.72	21,140.00	-20,074.72	-94.96	36,240.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	1,300.00	1,300.00	100.00	0.00	9,100.00	9,100.00	100.00	15,600.00
44300-2000	Contract-Appliance	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
44300-3000	Contract-Building Repairs/Maintenance	1,373.75	4,000.00	2,626.25	65.66	59,062.16	58,000.00	-1,062.16	-1.83	78,000.00
44300-6000	Contract-Electrical	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
44300-7000	Contract-Pest Control	1,125.00	1,500.00	375.00	25.00	7,135.00	10,500.00	-3,365.00	-32.05	18,000.00
44300-9000	Contract-Grounds	0.00	0.00	0.00	N/A	21,595.00	7,000.00	-14,595.00	-208.50	11,200.00
44301-0000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	24,425.00	0.00	-24,425.00	N/A	0.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	18,911.33	2,100.00	-16,811.33	-800.54	3,600.00
44301-4000	Contract-Vehicle Maintenance	-179.90	120.00	-299.90	-249.92	2,130.06	840.00	-1,290.06	-153.58	1,440.00
44301-7000	Contract-Elevator Monitoring	1,782.00	4,000.00	2,218.00	55.45	29,499.00	28,000.00	-1,499.00	-5.35	48,000.00
44301-8000	Contract-Alarm Monitoring	120.00	150.00	30.00	20.00	660.00	1,050.00	-390.00	-37.14	1,800.00
44302-2000	Contract-IT Contracts	2,237.81	605.00	-1,632.81	-269.89	10,128.98	4,235.00	-5,893.98	-139.17	7,260.00
44309-0000	Contract-Fee For Service	0.00	0.00	0.00	N/A	425.00	0.00	-425.00	N/A	0.00
44309-1000	Snow Removal Service	1,275.00	0.00	-1,275.00	N/A	2,325.00	0.00	-2,325.00	N/A	0.00

Heritage Place (Heritag)

Budget Comparison

Period = Jan 2026

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	2,433.32	21,000.00	18,566.68	88.41	36,000.00
44390-0000 Total Contract Costs	8,150.32	15,425.00	7,274.68	47.16	178,729.85	144,975.00	-33,754.85	-23.28	226,300.00
44500-0000 Vacancy Turnover	0.00	7,000.00	7,000.00	100.00	25,750.00	49,000.00	23,250.00	47.45	84,000.00
44990-0000 TOTAL MAINTENANCE AND OPERATIONAL EX	27,007.65	37,600.79	10,593.14	28.17	343,801.55	280,275.88	-63,525.67	-22.67	452,550.18
45000-0000 GENERAL EXPENSES									
45101-0000 Property Insurance	2,902.55	1,908.85	-993.70	-52.06	14,355.65	13,361.95	-993.70	-7.44	22,906.20
45102-0000 Liability Insurance	2,053.87	1,013.27	-1,040.60	-102.70	8,132.29	7,092.89	-1,039.40	-14.65	12,159.24
45103-0000 Worker's Compensation Insurance	1,753.80	1,461.67	-292.13	-19.99	12,865.97	10,231.69	-2,634.28	-25.75	17,540.04
45200-0000 Payments in Lieu of Taxes	3,788.52	2,545.78	-1,242.74	-48.82	21,000.54	17,820.46	-3,180.08	-17.85	30,549.36
45210-0000 Misc. Taxes/Licenses/Insurance	1,669.26	1,261.61	-407.65	-32.31	10,068.21	8,831.27	-1,236.94	-14.01	15,139.32
45900-0000 Other General Expense	0.00	0.00	0.00	N/A	3,800.00	0.00	-3,800.00	N/A	0.00
45990-0000 TOTAL GENERAL EXPENSES	12,168.00	8,191.18	-3,976.82	-48.55	70,222.66	57,338.26	-12,884.40	-22.47	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	131,691.62	128,388.55	-3,303.07	-2.57	954,107.99	829,528.65	-124,579.34	-15.02	1,376,980.16
49990-0000 NET OPERATING INCOME	15,128.79	15,931.67	-802.88	-5.04	134,261.25	188,433.37	-54,172.12	-28.75	370,137.88
50000-0000 NON-OPERATING ITEMS									
51000-1000 Depreciation -Buildings	22,209.92	0.00	-22,209.92	N/A	155,371.44	0.00	-155,371.44	N/A	0.00
51000-1500 Depreciation -Vehicles	541.91	0.00	-541.91	N/A	3,619.22	0.00	-3,619.22	N/A	0.00
51000-3500 Depreciation-Computer Equipment	108.64	0.00	-108.64	N/A	394.45	0.00	-394.45	N/A	0.00
51000-5000 Depreciation-Site Improvement	2,997.44	0.00	-2,997.44	N/A	20,982.08	0.00	-20,982.08	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	-68,266.12	0.00	68,266.12	N/A	0.00
90000-0000 NET INCOME	-10,729.12	15,931.67	-26,660.79	-167.34	202,527.37	188,433.37	14,094.00	7.48	370,137.88

John C. Murphy Center (Smurphy)

Budget Comparison

Period = Jan 2026
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	14,836.00	15,750.00	-914.00	-5.80	116,639.00	110,250.00	6,389.00	5.80	189,000.00
31120-3000	Utility Reimbursement -59 & TC	-10.00	0.00	-10.00	N/A	-53.00	0.00	-53.00	N/A	0.00
31140-0000	Less: Concessions	-1,390.00	-100.00	-1,290.00	-1,290.00	-3,818.00	-700.00	-3,118.00	-445.43	-1,200.00
31190-0000	Total Rental Income	13,436.00	15,650.00	-2,214.00	-14.15	112,768.00	109,550.00	3,218.00	2.94	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	50.00	75.00	-25.00	-33.33	350.00	525.00	-175.00	-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	700.00	-700.00	-100.00	1,200.00
31290-0000	Total Other Tenant Income	50.00	175.00	-125.00	-71.43	350.00	2,015.00	-1,665.00	-82.63	2,890.00
31990-0000	TENANT INCOME	13,486.00	15,825.00	-2,339.00	-14.78	113,118.00	111,565.00	1,553.00	1.39	190,690.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	51,328.00	17,000.00	34,328.00	201.93	443,293.00	119,000.00	324,293.00	272.52	204,000.00
34010-1000	Operating Grants	5,606.74	5,500.00	106.74	1.94	39,247.18	38,500.00	747.18	1.94	66,000.00
34990-0000	TOTAL GRANT INCOME	56,934.74	22,500.00	34,434.74	153.04	482,540.18	157,500.00	325,040.18	206.37	270,000.00
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	0.00	175.00	-175.00	-100.00	1,187.09	1,225.00	-37.91	-3.09	2,100.00
36500-0000	Miscellaneous Other Income	5,577.18	5,200.00	377.18	7.25	39,040.26	36,400.00	2,640.26	7.25	62,400.00
36990-0000	TOTAL OTHER INCOME	5,577.18	5,375.00	202.18	3.76	40,227.35	37,625.00	2,602.35	6.92	64,500.00
39990-0000	TOTAL INCOME	75,997.92	43,700.00	32,297.92	73.91	635,885.53	306,690.00	329,195.53	107.34	525,190.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	15,643.50	3,919.69	-11,723.81	-299.10	77,344.06	20,905.03	-56,439.03	-269.98	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	5,277.30	1,439.92	-3,837.38	-266.50	30,232.21	7,679.59	-22,552.62	-293.67	12,479.34
41109-9000	Total Administrative Salaries	20,920.80	5,359.61	-15,561.19	-290.34	107,576.27	28,584.62	-78,991.65	-276.34	49,450.02
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	30.00	100.00	0.00	210.00	210.00	100.00	360.00
41300-4000	General Legal Expense	195.00	300.00	-105.00	-35.00	1,760.00	2,100.00	-340.00	-16.19	3,600.00
41310-0000	Total Legal Expense	195.00	330.00	-135.00	-40.91	1,760.00	2,310.00	-550.00	-23.81	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	425.90	0.00	-425.90	N/A	425.90	1,500.00	-1,074.10	-71.61	4,500.00
41730-0000	Management Fee	3,138.33	3,200.00	-61.67	-1.93	22,370.66	22,400.00	-29.34	0.13	38,400.00
41730-1000	Bookkeeping Fee	292.50	300.00	-7.50	-2.50	2,085.00	2,100.00	-15.00	-0.71	3,600.00
41890-0000	Total Other Admin Expenses	3,856.73	3,500.00	-356.73	-10.19	25,496.56	26,000.00	-503.44	-1.94	46,500.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	848.68	416.67	-432.01	-103.68	848.68	2,916.69	-2,068.01	-70.90	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	1,106.73	1,000.00	-106.73	-10.67	7,354.86	7,000.00	-354.86	-5.07	12,000.00
41900-7500	Answering Service	193.74	55.00	-138.74	-252.25	696.96	385.00	-311.96	-81.03	660.00
41900-8000	Postage	4.17	0.00	-4.17	N/A	6.25	0.00	-6.25	N/A	0.00
41900-9000	Software License Fees	704.54	700.00	-4.54	-0.65	5,043.61	4,900.00	-143.61	-2.93	8,400.00
41901-0000	Copiers	61.02	60.00	-1.02	-1.70	419.94	420.00	-0.06	0.01	720.00
41901-2000	Software	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
41901-3000	Internet	351.68	352.00	-0.32	0.09	2,461.76	2,464.00	-2.24	0.09	4,224.00
41901-5000	Cell Phones/Pagers	71.88	75.00	-3.12	-4.16	733.14	525.00	-208.14	-39.65	900.00
41901-8000	Small Office Equipment	17.13	32.00	-14.87	-46.47	234.06	224.00	-10.06	-4.49	384.00
41902-0000	Bank Fees	16.00	20.00	-4.00	-20.00	85.50	140.00	-54.50	-38.93	240.00
41902-2000	Other Misc Admin Expenses	193.73	75.00	-118.73	-158.31	1,276.72	525.00	-751.72	-143.18	900.00
41910-0000	Total Miscellaneous Admin Expenses	3,569.30	2,835.67	-733.63	-25.87	19,937.98	19,849.69	-88.29	-0.44	34,028.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	28,541.83	12,025.28	-16,516.55	-137.35	154,770.81	76,744.31	-78,026.50	-101.67	133,938.02
43000-0000	UTILITY EXPENSES									
43100-0000	Water	6,312.73	3,500.00	-2,812.73	-80.36	34,291.85	24,500.00	-9,791.85	-39.97	42,000.00
43200-0000	Electricity	71.08	150.00	-78.92	-78.92	764.18	1,050.00	-285.82	-27.22	1,800.00
43200-1000	Electricity-Vacant Units	163.37	0.00	-163.37	N/A	259.96	0.00	-259.96	N/A	0.00
43300-0000	Gas	4,474.52	4,000.00	-474.52	-11.86	14,290.53	18,400.00	-4,109.47	-22.33	31,200.00
43400-0000	Garbage/Trash Removal	0.00	250.00	250.00	100.00	0.00	1,750.00	-1,750.00	-100.00	3,000.00
43990-0000	TOTAL UTILITY EXPENSES	11,021.70	7,900.00	-3,121.70	-39.52	49,606.52	45,700.00	-3,906.52	-8.55	78,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000	Maintenance Salaries	3,397.98	784.98	-2,613.00	-332.87	18,085.78	4,186.56	-13,899.22	-332.00	6,803.16
44100-5000	Employee Benefit Contribution-Maint.	1,092.91	220.80	-872.11	-394.98	7,660.49	1,177.60	-6,482.89	-550.52	1,913.60
44130-0000	Vehicle Gas, Oil, Grease	0.00	120.00	120.00	100.00	804.51	840.00	-35.49	-4.22	1,440.00
44190-0000	Total General Maint Expense	4,490.89	1,125.78	-3,365.11	-298.91	26,550.78	6,204.16	-20,346.62	-327.95	10,156.76
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	600.00	600.00	100.00	2,391.98	4,200.00	-1,808.02	-43.05	7,200.00
44200-3000	Supplies-Decorating	0.00	150.00	150.00	100.00	93.79	1,050.00	-956.21	-91.07	1,800.00
44200-4000	Supplies-Electrical	0.00	150.00	150.00	100.00	-31.81	1,050.00	-1,081.81	-103.03	1,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	490.00	-490.00	-100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	100.00	100.00	100.00	0.00	700.00	-700.00	-100.00	1,200.00
44200-7000	Supplies-Maint/Repairs	0.00	1,000.00	1,000.00	100.00	1,559.40	7,000.00	-5,440.60	-77.72	12,000.00
44200-8000	Supplies-Plumbing	0.00	100.00	100.00	100.00	0.00	700.00	-700.00	-100.00	1,200.00
44200-9000	Tools and Equipment	0.00	75.00	75.00	100.00	0.00	525.00	-525.00	-100.00	900.00
44290-0000	Total Materials	0.00	2,245.00	2,245.00	100.00	4,013.36	15,715.00	-11,701.64	-74.46	26,940.00
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs/Maintenance	0.00	500.00	500.00	100.00	176.00	3,500.00	-3,324.00	-94.97	6,000.00
44300-7000	Contract-Pest Control	705.00	800.00	-95.00	-11.88	2,130.00	5,600.00	-3,470.00	-61.96	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	0.00	0.00	N/A	0.00	380.00	-380.00	-100.00	800.00
44301-1000	Contract-Plumbing	0.00	0.00	0.00	N/A	3,612.74	0.00	-3,612.74	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	45.00	50.00	-5.00	-10.00	135.00	350.00	-215.00	-61.43	600.00
44302-2000	Contract-IT Contracts	844.08	100.00	-744.08	-744.08	3,934.66	700.00	-3,234.66	-462.09	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	150.00	0.00	-150.00	N/A	375.00	0.00	-375.00	N/A	0.00
44309-9000	Contract Costs-Other	416.67	400.00	-16.67	-4.17	2,433.34	2,800.00	-366.66	-13.10	4,800.00
44390-0000	Total Contract Costs	2,160.75	1,850.00	-310.75	-16.80	15,118.74	18,330.00	-3,211.26	-17.52	32,580.00
44500-0000	Vacancy Turnover	0.00	2,000.00	2,000.00	100.00	6,560.00	14,000.00	-7,440.00	-53.14	24,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	6,651.64	7,220.78	-569.14	-7.88	52,242.88	54,249.16	-2,006.28	-3.70	93,676.76

John C. Murphy Center (Smurphy)

Budget Comparison

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
45000-0000	GENERAL EXPENSES									
45101-0000	967.52	2,000.00	1,032.48	51.62	7,386.62	14,000.00	6,613.38	47.24	24,000.00	
45102-0000	513.47	1,100.00	586.53	53.32	6,591.89	7,700.00	1,108.11	14.39	13,200.00	
45103-0000	661.52	250.00	-411.52	-164.61	5,002.30	1,750.00	-3,252.30	-185.85	3,000.00	
45200-0000	1,603.30	1,200.00	-403.30	-33.61	10,808.33	8,400.00	-2,408.33	-28.67	14,400.00	
45210-0000	1,044.22	1,200.00	155.78	12.98	7,307.86	8,400.00	1,092.14	13.00	14,400.00	
45700-0000	0.00	0.00	0.00	N/A	-751.00	0.00	751.00	N/A	2,500.00	
45800-2000	69.16	0.00	-69.16	N/A	476.32	0.00	-476.32	N/A	1,000.00	
45900-0000	0.00	0.00	0.00	N/A	25,000.00	0.00	-25,000.00	N/A	0.00	
45990-0000	4,859.19	5,750.00	890.81	15.49	61,822.32	40,250.00	-21,572.32	-53.60	72,500.00	
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1000	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00	
47990-0000	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00	
48000-0000	FINANCING EXPENSE									
48530-0000	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00	
48690-0000	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00	
48990-0000	51,074.36	32,896.06	-18,178.30	-55.26	318,927.76	216,943.47	-101,984.29	-47.01	378,114.78	
49990-0000	NET OPERATING INCOME	24,923.56	10,803.94	14,119.62	130.69	316,957.77	89,746.53	227,211.24	253.17	147,075.22
50000-0000	NON-OPERATING ITEMS									
51000-1000	1,146.76	0.00	-1,146.76	N/A	8,027.32	0.00	-8,027.32	N/A	0.00	
51000-1500	398.25	0.00	-398.25	N/A	2,613.60	0.00	-2,613.60	N/A	0.00	
51000-5000	1,867.96	0.00	-1,867.96	N/A	13,008.01	0.00	-13,008.01	N/A	0.00	
52100-2000	0.00	0.00	0.00	N/A	-75,343.43	0.00	75,343.43	N/A	0.00	
59990-0000	3,412.97	0.00	-3,412.97	N/A	-51,694.50	0.00	51,694.50	N/A	0.00	
90000-0000	21,510.59	10,803.94	10,706.65	99.10	368,652.27	89,746.53	278,905.74	310.77	147,075.22	

John F. Kennedy Terrace (79R)
Budget Comparison
 Period = Jan 2026
 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	53,784.00	55,000.00	-1,216.00	-2.21	385,719.00	385,000.00	719.00	0.19	660,000.00
31120-3000	Utility Reimbursement -59 & TC	-4.00	0.00	-4.00	N/A	-10.00	0.00	-10.00	N/A	0.00
31140-0000	Less: Concessions	-427.53	-300.00	-127.53	-42.51	-3,370.56	-2,100.00	-1,270.56	-60.50	-3,600.00
31190-0000	Total Rental Income	53,352.47	54,700.00	-1,347.53	-2.46	382,338.44	382,900.00	-561.56	-0.15	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	375.00	300.00	75.00	25.00	1,450.00	2,100.00	-650.00	-30.95	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	1,204.18	0.00	1,204.18	N/A	1,295.62	0.00	1,295.62	N/A	0.00
31200-9000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
31290-0000	Total Other Tenant Income	1,579.18	350.00	1,229.18	351.19	3,365.62	2,450.00	915.62	37.37	4,200.00
31990-0000	TENANT INCOME	54,931.65	55,050.00	-118.35	-0.22	385,704.06	385,350.00	354.06	0.09	660,600.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	54,718.60	50,000.00	4,718.60	9.44	407,140.60	350,000.00	57,140.60	16.33	600,000.00
34010-1000	Operating Grants	25,230.31	25,133.30	97.01	0.39	176,612.17	175,933.10	679.07	0.39	301,599.60
34990-0000	TOTAL GRANT INCOME	79,948.91	75,133.30	4,815.61	6.41	583,752.77	525,933.10	57,819.67	10.99	901,599.60
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	0.00	50.00	-50.00	-100.00	323.02	350.00	-26.98	-7.71	600.00
36500-0000	Miscellaneous Other Income	129.75	130.00	-0.25	-0.19	908.25	910.00	-1.75	-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	129.75	180.00	-50.25	-27.92	1,231.27	1,260.00	-28.73	-2.28	3,160.00
39990-0000	TOTAL INCOME	135,010.31	130,363.30	4,647.01	3.56	970,688.10	912,543.10	58,145.00	6.37	1,565,359.60
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	26,380.38	20,504.75	-5,875.63	-28.66	140,876.05	109,358.70	-31,517.35	-28.82	177,707.90
41100-4000	Employee Benefit Contribution-Admin	8,973.19	7,328.64	-1,644.55	-22.44	54,778.65	39,086.08	-15,692.57	-40.15	63,514.88
41109-0000	Total Administrative Salaries	35,353.57	27,833.39	-7,520.18	-27.02	195,654.70	148,444.78	-47,209.92	-31.80	241,222.78
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	30.00	100.00	64.00	210.00	146.00	69.52	360.00
41300-4000	General Legal Expense	1,386.25	300.00	-1,086.25	-362.08	7,318.25	2,100.00	-5,218.25	-248.49	3,600.00
41310-0000	Total Legal Expense	1,386.25	330.00	-1,056.25	-320.08	7,382.25	2,310.00	-5,072.25	-219.58	3,960.00
41390-0000	Other Admin Expenses									
41710-0000	Auditing Fees	1,916.55	0.00	-1,916.55	N/A	1,916.55	1,500.00	-416.55	-27.77	4,500.00
41730-0000	Management Fee	13,679.90	13,500.00	-179.90	-1.33	95,356.95	94,500.00	-856.95	-0.91	162,000.00
41730-1000	Bookkeeping Fee	1,275.00	1,300.00	25.00	1.92	8,887.50	9,100.00	212.50	2.34	15,600.00
41890-0000	Total Other Admin Expenses	16,871.45	14,800.00	-2,071.45	-14.00	106,161.00	105,100.00	-1,061.00	-1.01	182,100.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	2,250.00	500.00	-1,750.00	-350.00	3,056.76	3,500.00	443.24	12.66	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	350.00	-170.76	-48.79	600.00
41900-7000	Telephone	608.93	520.00	-88.93	-17.10	4,122.23	3,640.00	-482.23	-13.25	6,240.00
41900-7500	Answering Service	193.74	55.00	-138.74	-252.25	696.96	385.00	-311.96	-81.03	660.00
41900-8000	Postage	18.75	0.00	-18.75	N/A	28.07	350.00	321.93	91.98	350.00
41900-9000	Software License Fees	1,409.07	1,500.00	90.93	6.06	10,087.04	10,500.00	412.96	3.93	18,000.00
41901-0000	Copiers	161.78	200.00	38.22	19.11	1,259.44	1,400.00	140.56	10.04	2,400.00
41901-2000	Software	0.00	166.67	166.67	100.00	0.00	1,166.69	1,166.69	100.00	2,000.00
41901-3000	Internet	922.13	950.00	27.87	2.93	6,341.36	6,650.00	308.64	4.64	11,400.00
41901-5000	Cell Phones/Pagers	243.87	210.00	-33.87	-16.13	2,188.17	1,470.00	-718.17	-48.86	2,520.00
41901-8000	Small Office Equipment	77.09	85.00	7.91	9.31	563.95	595.00	31.05	5.22	1,020.00
41902-0000	Bank Fees	66.00	90.00	24.00	26.67	385.00	630.00	245.00	38.89	1,080.00
41902-2000	Other Misc Admin Expenses	513.60	400.00	-113.60	-28.40	4,359.40	2,800.00	-1,559.40	-55.69	4,800.00
41910-0000	Total Miscellaneous Admin Expenses	6,464.96	4,726.67	-1,738.29	-36.78	34,385.64	33,436.69	-948.95	-2.84	57,070.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	60,076.23	47,690.06	-12,386.17	-25.97	343,583.59	289,291.47	-54,292.12	-18.77	484,352.78
42000-0000	TENANT SERVICES									
42200-0000	Resident Council	1,334.80	250.00	-1,084.80	-433.92	1,457.46	1,750.00	292.54	16.72	3,000.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	1,334.80	250.00	-1,084.80	-433.92	1,457.46	1,750.00	292.54	16.72	3,000.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	19,102.53	13,000.00	-6,102.53	-46.94	110,832.51	91,000.00	-19,832.51	-21.79	156,000.00
43200-0000	Electricity	1,545.97	2,000.00	454.03	22.70	11,262.63	14,000.00	2,737.37	19.55	24,000.00
43200-1000	Electricity-Vacant Units	36.69	0.00	-36.69	N/A	2,414.71	0.00	-2,414.71	N/A	0.00
43300-0000	Gas	7,831.08	8,000.00	168.92	2.11	23,073.56	36,000.00	12,926.44	35.91	56,000.00
43400-0000	Garbage/Trash Removal	3,275.07	3,000.00	-275.07	-9.17	21,836.53	21,000.00	-836.53	-3.98	36,000.00
43950-0000	Tenant Utilities	171.00	0.00	-171.00	N/A	171.00	0.00	-171.00	N/A	0.00
43990-0000	TOTAL UTILITY EXPENSES	31,962.34	26,000.00	-5,962.34	-22.93	169,590.94	162,000.00	-7,590.94	-4.69	272,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000	Maintenance Salaries	24,178.81	16,792.52	-7,386.29	-43.99	123,658.37	89,560.09	-34,098.28	-38.07	145,535.14
44100-5000	Employee Benefit Contribution-Maint.	6,697.26	5,223.10	-1,474.16	-28.22	45,589.72	27,856.50	-17,733.22	-63.66	45,266.80
44130-0000	Vehicle Gas, Oil, Grease	0.00	160.00	160.00	100.00	1,518.85	1,120.00	-398.85	-35.61	1,920.00
44190-0000	Total General Maint Expense	30,876.07	22,175.62	-8,700.45	-39.23	170,766.94	118,536.59	-52,230.35	-44.06	192,721.94
44200-0000	Materials									
44200-1000	Supplies-Grounds	219.92	0.00	-219.92	N/A	219.92	0.00	-219.92	N/A	0.00
44200-2000	Supplies-Appliance	0.00	1,200.00	1,200.00	100.00	1,969.20	8,400.00	6,430.80	76.56	14,400.00
44200-3000	Supplies-Decorating	1,599.96	150.00	-1,449.96	-96.64	5,713.36	1,050.00	-4,663.36	-444.13	1,800.00
44200-4000	Supplies-Electrical	0.00	400.00	400.00	100.00	569.67	2,800.00	2,230.33	79.65	4,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	490.00	490.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	547.92	1,000.00	452.08	45.21	6,390.51	7,000.00	609.49	8.71	12,000.00
44200-7000	Supplies-Maint/Repairs	4,450.51	1,500.00	-2,950.51	-196.70	12,547.91	10,500.00	-2,047.91	-19.50	18,000.00
44200-8000	Supplies-Plumbing	0.00	500.00	500.00	100.00	1,729.41	3,500.00	1,770.59	50.59	6,000.00
44200-9000	Tools and Equipment	-19.16	75.00	94.16	125.55	90.32	525.00	434.68	82.80	900.00
44290-0000	Total Materials	6,799.15	4,895.00	-1,904.15	-38.90	29,230.30	34,265.00	5,034.70	14.69	58,740.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	400.00	400.00	100.00	2,427.97	2,800.00	372.03	13.29	4,800.00
44300-3000	Contract-Building Repairs/Maintenance	866.25	4,166.67	3,300.42	79.21	7,575.90	29,166.69	21,590.79	74.03	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	1,262.50	166.67	-1,095.83	-657.48	1,802.50	1,166.69	-635.81	-54.50	2,000.00
44300-7000	Contract-Pest Control	4,360.00	2,500.00	-1,860.00	-74.40	10,120.00	17,500.00	7,380.00	42.17	30,000.00
44300-9000	Contract-Grounds	0.00	1,250.00	1,250.00	100.00	5,037.00	8,750.00	3,713.00	42.43	15,000.00
44301-0000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	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	17,500.00	14,617.26	83.53	30,000.00

John F. Kennedy Terrace (7/9)

Budget Comparison

Period = Jan 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-3000	Contract-HVAC	0.00	625.00	625.00	100.00	0.00	4,375.00	4,375.00	100.00	7,500.00
44301-4000	Contract-Vehicle Maintenance	0.00	166.67	166.67	100.00	0.00	1,166.69	1,166.69	100.00	2,000.00
44301-7000	Contract-Elevator Monitoring	720.00	2,200.00	1,480.00	67.27	15,801.65	15,400.00	-401.65	-2.61	26,400.00
44301-8000	Contract-Alarm Monitoring	165.97	100.00	-65.97	-65.97	597.91	700.00	102.09	14.58	1,200.00
44302-2000	Contract-IT Contracts	2,237.81	600.00	-1,637.81	-272.97	11,377.71	4,200.00	-7,177.71	-170.90	7,200.00
44309-1000	Snow Removal Service	450.00	0.00	-450.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00
44309-9000	Contract Costs-Other	416.67	400.00	-16.67	-4.17	2,433.34	2,800.00	366.66	13.10	4,800.00
44390-0000	Total Contract Costs	10,479.20	15,075.01	4,595.81	30.49	118,306.72	105,905.07	-12,401.65	-11.71	181,280.00
44500-0000	Vacancy Turnover	5,010.00	4,500.00	-510.00	-11.33	43,745.00	31,500.00	-12,245.00	-38.87	54,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	53,164.42	46,645.63	-6,518.79	-13.98	362,048.96	290,206.66	-71,842.30	-24.76	486,741.94
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	2,902.55	2,500.00	-402.55	-16.10	14,355.65	17,500.00	3,144.35	17.97	30,000.00
45102-0000	Liability Insurance	2,053.87	1,200.00	-853.87	-71.16	8,132.29	8,400.00	267.71	3.19	14,400.00
45103-0000	Worker's Compensation Insurance	1,753.80	2,000.00	246.20	12.31	14,967.13	14,000.00	-967.13	-6.91	24,000.00
45200-0000	Payments in Lieu of Taxes	3,013.06	5,000.00	1,986.94	39.74	22,651.50	35,000.00	12,348.50	35.28	60,000.00
45210-0000	Misc. Taxes/Licenses/Insurance	1,519.67	1,200.00	-319.67	-26.64	8,983.40	8,400.00	-583.40	-6.95	14,400.00
45990-0000	TOTAL GENERAL EXPENSES	11,242.95	11,900.00	657.05	5.52	69,089.97	83,300.00	14,210.03	17.06	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	157,780.74	132,485.69	-25,295.05	-19.09	946,229.26	826,548.13	-119,681.13	-14.48	1,388,894.72
49990-0000	NET OPERATING INCOME	-22,770.43	-2,122.39	-20,648.04	-972.87	24,458.84	85,994.97	-61,536.13	-71.56	176,464.88
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	6,135.55	0.00	-6,135.55	N/A	42,948.85	0.00	-42,948.85	N/A	0.00
51000-1500	Depreciation -Vehicles	541.91	0.00	-541.91	N/A	3,619.22	0.00	-3,619.22	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwellir	59.97	0.00	-59.97	N/A	59.97	0.00	-59.97	N/A	0.00
51000-5000	Depreciation-Site Improvement	3,170.86	0.00	-3,170.86	N/A	22,196.02	0.00	-22,196.02	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	9,908.29	0.00	-9,908.29	N/A	-5,559.57	0.00	5,559.57	N/A	0.00
90000-0000	NET INCOME	-32,678.72	-2,122.39	-30,556.33	-1,439.71	30,018.41	85,994.97	-55,976.56	-65.09	176,464.88

Will County Housing Development Corp (wchdc)

Budget Comparison

Period = Jan 2026
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		520.00	-1,566.00	-301.15		3,640.00	-4,686.00	-128.74	0.00
31120-0000	-1,046.00				-1,046.00				
31120-1000	6,794.00	6,800.00	-6.00	-0.09	6,794.00	47,600.00	-40,806.00	-85.73	0.00
31190-0000									
31190-0000	5,748.00	7,320.00	-1,572.00	-21.48	5,748.00	51,240.00	-45,492.00	-88.78	0.00
31990-0000	5,748.00	7,320.00	-1,572.00	-21.48	5,748.00	51,240.00	-45,492.00	-88.78	0.00
36000-0000	OTHER INCOME								
36100-0000	0.00	9.00	-9.00	-100.00	0.00	63.00	-63.00	-100.00	0.00
36200-0000	20,930.79	22,000.00	-1,069.21	-4.86	20,930.79	154,000.00	-133,069.21	-86.41	0.00
36300-0000	42,097.01	39,787.93	2,309.08	5.80	42,097.01	501,582.01	-459,485.00	-91.61	0.00
36300-1000	21,907.12	33,281.65	-11,374.53	-34.18	21,907.12	177,502.15	-155,595.03	-87.66	0.00
36300-3000	1,479.82	4,633.15	-3,153.33	-68.06	1,479.82	24,710.15	-23,230.33	-94.01	0.00
36500-0000	729.16	2,000.00	-1,270.84	-63.54	729.16	14,000.00	-13,270.84	-94.79	0.00
36500-3000	0.00	0.00	0.00	N/A	0.00	1,929,198.00	-1,929,198.00	-100.00	0.00
36990-0000	87,143.90	101,711.73	-14,567.83	-14.32	87,143.90	2,801,055.31	-2,713,911.41	-96.89	0.00
39990-0000	92,891.90	109,031.73	-16,139.83	-14.80	92,891.90	2,852,295.31	-2,759,403.41	-96.74	0.00
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	43,401.60	36,509.78	6,891.82	-18.88	43,401.60	194,718.86	151,317.26	77.71	0.00
41100-2000	12,069.12	0.00	-12,069.12	N/A	12,069.12	289,379.70	277,310.58	95.83	0.00
41100-4000	23,211.98	16,195.91	7,016.07	-43.32	23,211.98	86,378.22	63,166.24	73.13	0.00
41109-9000	78,682.70	52,705.69	25,977.01	-49.29	78,682.70	570,476.78	491,794.08	86.21	0.00
41300-0000	Legal Expense								
41300-4000	2,947.50	1,200.00	1,747.50	-145.62	2,947.50	8,400.00	5,452.50	64.91	0.00
41310-0000	2,947.50	1,200.00	1,747.50	-145.62	2,947.50	8,400.00	5,452.50	64.91	0.00
41390-0000	Other Admin Expenses								
41400-0000	0.00	2,000.00	2,000.00	100.00	0.00	14,000.00	14,000.00	100.00	0.00
41500-0000	1,563.63	5,000.00	3,436.37	68.73	1,563.63	35,000.00	33,436.37	95.53	0.00
41700-0000	0.00	2,000.00	2,000.00	100.00	0.00	14,000.00	14,000.00	100.00	0.00
41710-0000	4,259.00	0.00	-4,259.00	N/A	4,259.00	24,000.00	19,741.00	82.25	0.00
41820-0000	0.00	0.00	0.00	N/A	0.00	154,335.84	154,335.84	100.00	0.00
41890-0000	5,822.63	9,000.00	3,177.37	35.30	5,822.63	241,335.84	235,513.21	97.59	0.00
41900-0000	Miscellaneous Admin Expenses								
41900-1000	569.76	0.00	-569.76	N/A	569.76	0.00	-569.76	N/A	0.00
41900-7000	189.65	250.00	60.35	24.14	189.65	1,750.00	1,560.35	89.16	0.00
41900-9000	3,522.69	3,700.00	177.31	4.79	3,522.69	25,900.00	22,377.31	86.40	0.00
41901-0000	40.97	150.00	109.03	72.69	40.97	1,050.00	1,009.03	96.10	0.00
41901-3000	78.18	450.00	371.82	82.63	78.18	3,150.00	3,071.82	97.52	0.00
41901-5000	377.01	400.00	22.99	5.75	377.01	2,800.00	2,422.99	86.54	0.00
41902-0000	4.50	0.00	-4.50	N/A	4.50	0.00	-4.50	N/A	0.00
41902-1500	0.00	0.00	0.00	N/A	0.00	70,000.00	70,000.00	100.00	0.00
41902-2000	3,852.78	2,500.00	1,352.78	-54.11	3,852.78	17,500.00	13,647.22	77.98	0.00
41910-0000	8,635.54	7,450.00	1,185.54	-15.91	8,635.54	122,150.00	113,514.46	92.93	0.00
41990-0000	96,088.37	70,355.69	25,732.68	-36.58	96,088.37	942,362.62	846,274.25	89.80	0.00
43000-0000	UTILITY EXPENSES								
43100-0000	100.84	75.00	-25.84	-34.45	100.84	525.00	424.16	80.79	0.00
43200-0000	1,207.99	200.00	-1,007.99	-504.00	1,207.99	1,400.00	192.01	13.72	0.00
43300-0000	31.48	80.00	48.52	60.65	31.48	560.00	528.52	94.38	0.00
43990-0000	1,340.31	355.00	985.31	-277.55	1,340.31	2,485.00	1,144.69	46.06	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	19,710.62	21,952.82	2,242.20	10.21	19,710.62	117,081.69	97,371.07	83.17	0.00
44100-5000	9,592.86	11,328.83	1,735.97	15.32	9,592.86	60,420.41	50,827.55	84.12	0.00
44130-0000	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	0.00
44190-0000	29,303.48	33,581.65	4,278.17	12.74	29,303.48	179,602.10	150,298.62	83.68	0.00
44200-0000	Materials								
44200-2000	934.05	0.00	-934.05	N/A	934.05	0.00	-934.05	N/A	0.00
44200-7000	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	0.00
44290-0000	934.05	200.00	734.05	-367.02	934.05	1,400.00	465.95	33.28	0.00
44300-0000	Contract Costs								
44300-3000	1,648.76	200.00	-1,448.76	-724.38	1,648.76	1,400.00	-248.76	-17.77	0.00
44300-9000	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	0.00
44301-1000	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	0.00
44301-3000	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	0.00
44302-2000	880.57	0.00	-880.57	N/A	880.57	0.00	-880.57	N/A	0.00
44309-9000	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	0.00
44390-0000	2,529.33	700.00	-1,829.33	-261.33	2,529.33	6,900.00	4,370.67	63.34	0.00
44500-0000	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	0.00
44990-0000	32,766.86	34,981.65	2,214.79	6.33	32,766.86	191,402.10	158,635.24	82.88	0.00
45000-0000	GENERAL EXPENSES								
45101-0000	498.82	2,500.00	2,001.18	80.05	498.82	17,500.00	17,001.18	97.15	0.00
45102-0000	1,236.81	1,700.00	463.19	27.25	1,236.81	11,900.00	10,663.19	89.61	0.00
45103-0000	444.11	1,000.00	555.89	55.59	444.11	7,000.00	6,555.89	93.66	0.00
45210-0000	1,252.82	1,000.00	-252.82	-25.28	1,252.82	7,000.00	5,747.18	82.10	0.00
45900-0000	1,067.00	1,000.00	-67.00	-6.70	1,067.00	7,000.00	5,933.00	84.76	0.00
45990-0000	4,499.56	7,200.00	2,700.44	37.51	4,499.56	50,400.00	45,900.44	91.07	0.00
48990-0000	134,695.10	112,892.34	21,802.76	-19.31	134,695.10	1,186,649.72	1,051,954.62	88.65	0.00
49990-0000	-41,803.20	-3,860.61	-37,942.59	-982.81	-41,803.20	1,665,645.59	-1,707,448.79	-102.51	0.00
50000-0000	NON-OPERATING ITEMS								
51000-1000	2,461.69	0.00	-2,461.69	N/A	2,461.69	0.00	-2,461.69	N/A	0.00
51000-5000	286.24	0.00	-286.24	N/A	286.24	0.00	-286.24	N/A	0.00
59990-0000	2,747.93	0.00	-2,747.93	N/A	2,747.93	0.00	-2,747.93	N/A	0.00
90000-0000	-44,551.13	-3,860.61	-40,690.52	-1,053.99	-44,551.13	1,665,645.59	-1,710,196.72	-102.67	0.00

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)	3,404,979.00	3,000,000.00	404,979.00	13.50	22,906,217.00	21,000,000.00	1,906,217.00
34100-1050	Section 8 Mainstream HAP (DV)	316,560.00	281,000.00	35,560.00	12.65	2,062,975.00	1,967,000.00	95,975.00
34100-1060	Section 8 EHV HAP Earned (EH)	101,874.00	105,000.00	-3,126.00	-2.98	707,237.00	735,000.00	-27,763.00
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	3,823,413.00	3,386,000.00	437,413.00	23.17	25,676,429.00	23,702,000.00	1,974,429.00
36000-0000	OTHER INCOME							
39990-0000	TOTAL INCOME	3,823,413.00	3,386,000.00	437,413.00	N/A	25,676,429.00	23,702,000.00	1,974,429.00
40000-0000	EXPENSES							
41000-0000	ADMINISTRATIVE EXPENSES							
41009-9000	Administrative Salaries							0
47000-0000	HOUSING ASSISTANCE PAYMENTS							
47150-0000	HAP Expense	2,379,261.00	2,300,000.00	-79,261.00	-3.45	16,295,816.00	16,100,000.00	-195,816.00
47150-0001	HAP Expense - EHV	92,614.00	92,000.00	-614.00	-0.67	669,425.00	644,000.00	-25,425.00
47150-0002	HAP Expense - Mainstream	318,406.00	200,000.00	-118,406.00	-59.20	2,180,126.00	1,400,000.00	-780,126.00
47150-0003	HAP Expense - FUP	69,016.00	65,000.00	-4,016.00	-6.18	488,360.00	455,000.00	-33,360.00
47150-0004	HAP Expense - NED	30,755.00	24,000.00	-6,755.00	-28.15	169,694.00	168,000.00	-1,694.00
47150-0006	HAP Expense - VASH	80,979.00	73,000.00	-7,979.00	-10.93	569,176.00	511,000.00	-58,176.00
47150-0008	HAP Expense - Tenant Protection	324,976.00	104,700.00	-220,276.00	-210.39	2,286,757.00	732,900.00	-1,553,857.00
47150-0009	HAP Expense - PBV	413,430.00	330,000.00	-83,430.00	-25.28	3,150,024.00	2,310,000.00	-840,024.00
47150-0010	HAP Expense - FYI	9,194.00	0.00	-9,194.00	N/A	48,044.00	0.00	-48,044.00
47150-1000	Tenant Utility Payments-Voucher	46,726.00	55,000.00	8,274.00	15.04	354,806.00	385,000.00	30,194.00
47150-1001	URP Expense - EHV	2,640.00	2,000.00	-640.00	-32.00	16,593.00	14,000.00	-2,593.00
47150-1002	URP Expense - Mainstream	4,948.00	3,800.00	-1,148.00	-30.21	32,924.00	26,600.00	-6,324.00
47150-1003	URP Expense - FUP	2,509.00	2,500.00	-9.00	-0.36	17,700.00	17,500.00	-200.00
47150-1004	URP Expense - NED	633.00	150.00	-483.00	-322.00	2,440.00	1,050.00	-1,390.00
47150-1006	URP Expense - VASH	1,181.00	1,500.00	319.00	21.27	9,373.00	10,500.00	1,127.00
47150-1008	URP Expense - Tenant Protection	9,978.00	10,000.00	22.00	0.22	70,474.00	70,000.00	-474.00
47150-1009	URP Expense - PBV	4,819.00	4,700.00	-119.00	-2.53	37,776.00	32,900.00	-4,876.00
47150-1011	URP Expense - FYI	355.00	0.00	-355.00	N/A	1,842.00	0.00	-1,842.00
47150-2000	Portable Out HAP Payments	77,615.00	90,000.00	12,385.00	13.76	774,897.00	630,000.00	-144,897.00
47150-2002	Port Out HAP Exp - Mainstream	4,820.00	3,500.00	-1,320.00	-37.71	33,740.00	24,500.00	-9,240.00
47150-2008	Port Out HAP Exp - Tenant Protection	3,714.00	5,000.00	1,286.00	25.72	30,211.16	35,000.00	4,788.84
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	4,169.00	15,000.00	10,831.00	72.21	78,258.26	105,000.00	26,741.74
47150-7001	FSS Escrow Exp - Tenant Protection	-255.00	0.00	255.00	N/A	-1,794.20	0.00	1,794.20
47150-6002	FSS Escrow Exp - Mainstream	955.00	1,094.00	139.00	12.71	6,546.00	7,658.00	1,112.00
47150-7002	FSS Escrow Exp - PBV	0.00	0.00	0.00	N/A	-0.09	0.00	0.09
47150-7003	FSS Escrow Exp - Portin	2,686.00	2,997.00	311.00	10.38	18,886.00	20,979.00	2,093.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,886,124.00	3,385,941.00	-500,183.00	N/A	27,342,234.82	23,701,587.00	-3,640,647.82
48000-0000	FINANCING EXPENSE							
50000-0000	NON-OPERATING ITEMS							
80000-0000	TOTAL EXPENSES	3,886,124.00	3,385,941.00	-500,183.00	N/A	27,342,234.82	23,701,587.00	-3,640,647.82
90000-0000	NET INCOME	-62,711.00	59.00	-62,770.00	N/A	-1,665,805.82	413.00	-1,665,804.94

ALL HCV (allhor)
Budget Comparison
 Period - Jul 2025-Jan 2026
 Book - Cash

	3	4	5	6	7	8	9	10
	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	0.00	N/A
29999-9999 Revenue & Expenses								
30000-0000 INCOME								
31000-0000 TENANT INCOME								
31010-0000 Rental Income								
31100-0000 Rent Income-Gross Potential	0.00	0.00	0.00	N/A	0.00	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	N/A
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	N/A
31240-0000 TPA Security Deposit	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
31990-0000 TENANT INCOME	0.00	0.00	0.00	N/A	0.00	0.00	413.88	N/A
34000-0000 GRANT INCOME								
34100-1000 Section 8 HAP Earned (VO)	0.00	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	0.00
34100-1060 Section 8 EHV HAP Earned (EH)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-2000 Section 8 Admin Fee Income (AF)	281,650.00	247,205.00	34,445.00	N/A	1,917,572.00	1,730,435.00	187,137.00	18.97
34100-2050 Section 8 Mainstream Admin Inc (8F)	19,909.00	18,700.00	1,209.00	N/A	120,779.00	130,900.00	-10,121.00	147.80
34100-2060 Section 8 EHV Admin Fee Inc (EF)	7,548.00	7,500.00	48.00	N/A	53,137.00	52,500.00	637.00	19.09
34100-3000 Section 8 FSS Grant Income	16,921.05	13,000.00	3,921.05	N/A	97,190.47	91,000.00	6,190.47	-8.34
34100-4000 Port-In Admin Fees Earned	63,734.28	55,000.00	8,734.28	N/A	434,356.00	385,000.00	49,356.00	23.88
34100-5020 Section 8 EHV Service Fee Inc (ES)	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
34100-5030 Section 8 EHV Placement Fee Inc (EI)	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
34100-5040 Section 8 EHV Issuance Fee Inc	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
34100-6000 Port In HAP Earned	1,921,909.00	1,460,000.00	461,909.00	N/A	12,835,051.00	10,220,000.00	2,615,051.00	17.21
34990-0000 TOTAL GRANT INCOME	2,311,671.33	1,801,405.00	510,266.33	N/A	15,458,085.47	12,609,835.00	2,848,250.47	N/A
36000-0000 OTHER INCOME								
36100-0000 Investment Income - Unrestricted	35.46	70.00	-34.54	N/A	618.24	490.00	128.24	14.41
36300-3000 Admin Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
36400-0000 Fraud Recovery	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
36400-1000 Fraud Recovery-PHA	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
36400-1050 Fraud Recovery-HUD	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00
36500-0000 Miscellaneous Other Income	2,025.00	0.00	2,025.00	N/A	30,375.00	13,425.00	16,950.00	-32.67
36990-0000 TOTAL OTHER INCOME	2,060.46	70.00	1,990.46	N/A	30,993.24	13,915.00	17,078.24	N/A
39990-0000 TOTAL INCOME	2,313,731.79	1,801,475.00	512,256.79	N/A	15,489,078.71	12,623,750.00	2,865,328.71	N/A
40000-0000 EXPENSES								
41000-0000 ADMINISTRATIVE EXPENSES								
41009-9000 Administrative Salaries								
41100-0000 Administrative Salaries	109,701.73	129,104.96	19,403.23	N/A	520,173.30	688,559.82	168,386.52	32.68
41100-0001 Administrative Salaries - Mainstream	7,754.49	9,766.24	2,011.75	N/A	34,234.03	52,086.63	17,852.60	N/A
41100-0003 Administrative Salaries - EHV	2,939.92	3,916.94	977.02	N/A	15,004.41	20,890.33	5,885.92	N/A
41100-2000 Additional Compensation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
41100-3000 Comp Abs-Admin	0.00	0.00	0.00	N/A	0.00	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	0.00
41100-4000 Employee Benefit Contribution-Admin	38,067.60	46,042.20	7,974.60	N/A	201,085.35	245,558.40	44,473.05	32.43
41100-4001 Emp Benefit Cont-Admin Mainstream	2,690.88	3,482.90	792.02	N/A	13,116.75	18,575.45	5,458.70	N/A
41100-4003 Emp Benefit Cont-Admin EHV	1,020.18	1,396.88	376.70	N/A	5,763.55	7,450.06	1,686.51	N/A
41100-4004 Emp Benefit Cont - WCHDC Dev Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
41109-9000 Total Administrative Salaries	162,174.80	193,710.12	31,535.32	N/A	789,377.39	1,033,120.69	243,743.30	N/A
41300-0000 Legal Expense								
41300-1000 Unlawful Detainers	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
41300-2000 Criminal Background Checks	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
41300-3000 Tenant Screening	43,339.40	20,000.00	23,339.40	N/A	182,377.75	140,000.00	42,377.75	-207.43
41300-4000 General Legal Expense	1,218.75	1,000.00	218.75	N/A	2,876.25	7,000.00	4,123.75	93.62
41310-0000 Total Legal Expense	44,558.15	21,000.00	23,558.15	N/A	185,254.00	147,000.00	38,254.00	N/A
41390-0000 Other Admin Expenses								
41400-0000 Staff Training	265.00	2,500.00	2,235.00	N/A	32,677.90	17,500.00	-15,177.90	-314.89
41500-0000 Travel	0.00	1,667.00	1,667.00	N/A	0.00	11,669.00	11,669.00	-143.04
41710-0000 Auditing Fees	4,259.00	0.00	-4,259.00	N/A	4,259.00	5,000.00	741.00	23.5
41720-0000 Port Out Admin Fee Exp	4,273.80	5,200.00	926.20	N/A	39,460.63	36,400.00	-3,060.63	2.05
41720-0002 Port Out Admin Fee Exp - Mainstream	159.59	100.00	-59.59	N/A	1,117.13	700.00	-417.13	3.05
41720-0008 Port Out Admin Fee Exp - Tenant Protection	159.29	100.00	-59.29	N/A	1,279.91	700.00	-579.91	4.05
41730-0100 Management Fee - HCV	56,330.00	51,000.00	-5,330.00	N/A	383,514.40	357,000.00	-26,514.40	-32.49
41730-0150 Management Fee - HCV Mainstream	3,981.80	4,000.00	18.20	N/A	24,155.80	28,000.00	3,844.20	-7.14
41730-0160 Management Fee - HCV EHV	1,509.60	1,500.00	-9.60	N/A	10,627.40	10,500.00	-127.40	-9.22
41730-1100 Bookkeeping Fee - HCV	18,007.50	17,000.00	-1,007.50	N/A	126,787.50	119,000.00	-7,787.50	-0.24
41730-1150 Bookkeeping Fee - HCV Mainstream	1,560.00	1,500.00	-60.00	N/A	10,447.50	10,500.00	52.50	-4.63
41730-1160 Bookkeeping Fee - HCV EHV	435.00	475.00	40.00	N/A	3,112.50	3,325.00	212.50	-10.49
41740-0000 Marketing	0.00	0.00	0.00	N/A	0.00	0.00	0.00	-9.49
41800-0000 Office Rent	2,816.80	2,816.80	0.00	N/A	19,717.60	19,717.60	0.00	100.00
41810-0000 Compliance Tracking & Reporting	1,873.50	12,000.00	10,126.50	N/A	45,369.50	84,000.00	38,630.50	N/A
41820-0000 Consultants	0.00	3,000.00	3,000.00	N/A	31,070.00	21,000.00	-10,070.00	N/A
41890-0000 Total Other Admin Expenses	95,630.88	102,858.80	7,227.92	N/A	733,596.77	725,011.60	-8,585.17	N/A
41900-0000 Miscellaneous Admin Expenses								
41900-1000 Membership and Fees	7,581.21	183.33	-442.83	-241.55	10,811.95	549.99	-1,250.69	-347.03
41900-2000 Publications	0.00	583.33	583.33	59.03	3,169.50	1,749.99	1,510.99	-915.25
41900-3000 Advertising	0.00	0.00	-982.75	N/A	0.00	0.00	-982.75	N/A
41900-4000 Office Supplies	0.00	833.33	755.87	90.70	12,303.51	2,499.99	2,026.03	77.92
41900-7000 Telephone	758.61	433.33	-107.47	-24.80	5,091.92	1,299.99	-315.96	N/A
41900-8000 Postage	880.08	2,500.00	-1,619.92	-13.19	6,003.34	7,500.00	2,907.14	36.01
41900-9000 Software License Fees	6,558.62	3,166.67	-1,389.96	-4.39	81,610.82	9,500.01	-18,697.04	-0.51
41901-0000 Copiers	543.54	1,083.33	581.21	53.65	3,408.84	3,249.99	2,200.27	-13.21
41901-2000 Software	0.00	1,083.33	1,083.33	100.00	0.00	3,249.99	3,249.99	-5.83
41901-3000 Internet	312.74	233.33	-77.74	-33.32	2,189.18	699.99	-233.22	-24.09
41901-5000 Cell Phones/Pagers	64.18	258.00	258.00	100.00	267.64	774.00	403.89	24.53
41901-7000 Temporary Administrative Labor	0.00	7,400.00	6,323.36	85.45	13,539.17	22,200.00	9,611.18	27.98
41901-8000 Small Office Equipment	171.31	166.67	-166.67	100.00	1,361.99	500.01	355.04	-220.63
41902-0000 Bank Fees	0.00	9.31	9.31	100.00	0.00	9.31	9.31	20.06
41902-1000 Sponsorships	0.00	0.00	0.00	N/A	0.00	0.00	-350.00	-348.56
41902-2000 Other Misc Admin Expenses	1,635.43	500.00	-7,942.00	-1,588.40	11,797.32	1,500.00	-8,483.64	-87.66
41902-1500 Employee Events	0.00	0.00	-170.11	N/A	0.00	0.00	-170.11	N/A
41910-0000 Total Miscellaneous Admin Expenses	18,505.72	18,433.96	-669.62	-1,216.82	151,655.18	55,283.26	-8,209.57	-1,776.27
41990-0000 TOTAL ADMINISTRATIVE EXPENSES	320,869.55	336,002.88	14,535.47	N/A	1,859,883.34	1,960,415.55	188,694.56	N/A
42000-0000 TENANT SERVICES								
42100-0000 Tenant Services Salaries	0.00	0.00	0.00	N/A	0.00	0.00	0.00	9.56
42100-1000 Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	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	N/A
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	N/A
42300-0000 HCV EHV - Service Fee - Owner Incentive	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
42300-1000 HCV EHV - Service Fee - Other Exp	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
42990-0000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

ALL HCY (allhor)
Budget Comparison
 Period - Jul 2025-Jan 2026
 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	Water	0.00	0.00	0.00	N/A	0.00	0.00	75.42
43200-0000	Electricity	315.44	450.00	134.56	N/A	3,680.79	3,150.00	63.65
43300-0000	Gas	417.60	200.00	-217.60	N/A	920.08	1,400.00	71.06
43400-0000	Garbage/Trash Removal	0.00	0.00	0.00	N/A	0.00	0.00	60.80
43990-0000	TOTAL UTILITY EXPENSES	733.04	650.00	-83.04	N/A	4,600.87	4,550.00	N/A
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES							
44009-9000	General Maint Expense							
44100-1000	Maintenance Labor-Grounds	0.00	0.00	0.00	100.00	0.00	0.00	100.00
44130-0000	Vehicle Gas, Oil, Grease	0.00	550.00	550.00	N/A	3,109.32	3,850.00	-51.89
44190-0000	Total General Maint Expense	0.00	550.00	550.00	N/A	3,109.32	3,850.00	N/A
44200-0000	Materials							
44200-3000	Supplies-Decorating	304.40	0.00	-304.40	0.00	304.40	0.00	0.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	100.00
44200-7000	Supplies-Maint/Repairs	0.00	0.00	0.00	100.00	53.39	0.00	100.00
44290-0000	Total Materials	304.40	0.00	0.00	N/A	53.39	0.00	N/A
44300-0000	Contract Costs							
44300-1000	Contract-Alarm/Extinguisher	0.00	0.00	0.00	N/A	0.00	0.00	100
44300-4000	Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	101
44300-3000	Contract-Building Repairs/Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	102
44300-7000	Contract-Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	100.00
44300-9000	Contract-Grounds	0.00	0.00	0.00	N/A	0.00	0.00	100.00
44301-0000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	100.00
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	0.00	0.00	101.00
44301-3000	Contract-HVAC	0.00	0.00	0.00	N/A	0.00	0.00	100.00
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	N/A
	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	0.00	0.00	
44302-3000	Contract-Consultants	0.00	0.00	0.00	N/A	0.00	0.00	
44302-2000	Contract-IT Contracts	7,518.25	4,500.00	-3,018.25	N/A	31,680.91	31,500.00	-180.91
44309-1000	Snow Removal Service	0.00	0.00	0.00	N/A	0.00	0.00	100.00
44302-2100	Contractor-HR Contracts	0.00	0.00	0.00	N/A	0.00	0.00	101.00
44309-9000	Contract Costs-Other	0.00	0.00	0.00	N/A	0.00	0.00	-1,420.82
44309-0000	Contract-Fee For Service	0.00	0.00	0.00	N/A	0.00	0.00	-1,419.82
44390-0000	Total Contract Costs	7,518.25	4,500.00	-3,018.25	N/A	31,680.91	31,500.00	-180.91
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	0.00	0.00	N/A
44848-9001	CFP - Debt Service - Soft - Amp 8	0.00	0.00	0.00	N/A	0.00	0.00	N/A
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	7,822.65	5,050.00	-2,468.25	N/A	34,843.62	35,350.00	559.77
45000-0000	GENERAL EXPENSES							
45102-0000	Liability Insurance	2,100.83	0.00	-2,100.83	N/A	2,100.83	0.00	0.00
45103-0000	Worker's Compensation Insurance	5,892.15	6,000.00	107.85	N/A	39,806.53	42,000.00	2,193.47
45210-0000	Misc. Taxes/Licenses/Insurance	1,180.27	1,500.00	319.73	N/A	9,024.97	10,500.00	1,475.03
45220-0000	Lease Interest	0.00	0.00	0.00	N/A	0.00	0.00	100.00
45800-0000	Security/Law Enforcement	0.00	0.00	0.00	N/A	0	0.00	100.00
45850-0000	Port-In HAP Expense	1,829,570.00	1,460,000.00	-369,570.00	N/A	12,547,229.00	10,220,000.00	-2,327,229.00
45850-1000	HCV Non-billables	0.00	25,000.00	25,000.00	N/A	15,385.00	175,000.00	159,615.00
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	3,600.00	0.00	-3,600.00
45990-0000	TOTAL GENERAL EXPENSES	1,838,743.25	1,492,500.00	-346,243.25	N/A	12,617,146.33	10,447,500.00	-2,169,646.33
46000-0000	DEVELOPMENT EXPENSES							
46001-0000	JC Murphy Lofts	0.00	0.00	0.00	N/A	0.00	0.00	N/A
47000-0000	HOUSING ASSISTANCE PAYMENTS							
47150-0000	Housing Assistance Payments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-0001	HAP Expense - EHV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-0002	Mainstream HAP Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-1000	Tenant Utility Payments-Voucher	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-1001	URP Expense - EHV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-2000	Portable Out HAP Payments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-6000	FSS Escrow Payments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-6001	FSS Escrow Pymt - EHV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47150-7000	Section 8 Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	0.00	0.00	N/A
48000-0000	FINANCING EXPENSE							
48600-0000	Lender Servicing Fees	0.00	0.00	0.00	N/A	0.00	0.00	N/A
50000-0000	NON-OPERATING ITEMS							
52320-0000	Gain/Loss from Sale Disposition of Real Property	0.00	0.00	0.00	N/A	0.00	0.00	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	0.00	N/A
80000-0000	TOTAL EXPENSES	2,168,168.49	1,834,202.88	-334,259.07	N/A	14,516,474.16	12,447,815.55	-1,980,442.87
90000-0000	NET INCOME	145,563.30	-32,727.88	177,997.72	N/A	972,604.55	175,934.45	884,885.84

Administrative Building (cont)
Budget Comparison
 Period = Jan 2026
 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	19,717.60	19,717.60	0.00	0.00	33,801.60
36000-2000	Consulting Revenue	7,666.67	7,666.67	0.00	0.00	61,849.69	53,666.69	8,183.00	15.25	92,000.04
36100-0000	Investment Income - Unrestricted	0.00	200.00	-200.00	-100.00	43,279.39	61,400.00	-18,120.61	-29.51	162,200.00
36200-0000	Management Fee Income	30,498.13	30,000.00	498.13	1.66	212,682.21	210,000.00	2,682.21	1.28	360,000.00
36200-0050	Management Fee-CP	22,426.94	23,000.00	-573.06	-2.49	156,988.58	161,000.00	-4,011.42	-2.49	276,000.00
36200-0100	Management Fee Earned - HCV	56,330.00	51,000.00	5,330.00	10.45	383,514.40	357,000.00	26,514.40	7.43	612,000.00
36200-0150	Management Fee Earned - HCV Mainstream	3,981.80	4,000.00	-18.20	-0.46	24,155.80	28,000.00	-3,844.20	-13.73	48,000.00
36200-0160	Management Fee Earned - HCV EHV	1,509.60	1,500.00	9.60	0.64	10,627.40	10,500.00	127.40	1.21	18,000.00
36200-1000	Bookkeeping Fee Income	2,842.50	2,900.00	-57.50	-1.98	19,822.50	20,300.00	-477.50	-2.35	34,800.00
36200-1100	Bookkeeping Fee Earned - HCV	18,007.50	17,000.00	1,007.50	5.93	126,787.50	119,000.00	7,787.50	6.54	204,000.00
36200-1150	Bookkeeping Fee Earned - HCV Mainstream	1,560.00	1,500.00	60.00	4.00	10,447.50	10,500.00	-52.50	-0.50	18,000.00
36200-1160	Bookkeeping Fee Earned - HCV EHV	435.00	475.00	-40.00	-8.42	3,112.50	3,325.00	-212.50	-6.39	5,700.00
36500-0000	Miscellaneous Other Income	0.00	250.00	-250.00	-100.00	13.30	1,750.00	-1,736.70	-99.24	3,000.00
36990-0000	TOTAL OTHER INCOME	148,074.94	142,308.47	5,766.47	4.05	1,072,998.37	1,056,159.29	16,839.08	1.59	1,867,501.64
39990-0000	TOTAL INCOME	148,074.94	142,308.47	5,766.47	4.05	1,072,998.37	1,056,159.29	16,839.08	1.59	1,867,501.64
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	50,255.70	89,972.34	39,716.64	44.14	250,456.06	479,852.48	229,396.42	47.81	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	13,952.97	26,664.59	12,711.62	47.67	79,353.39	142,211.13	62,857.74	44.20	231,093.08
41109-9000	Total Administrative Salaries	64,208.67	116,636.93	52,428.26	44.95	344,268.45	622,063.61	277,795.16	44.66	1,055,853.36
41300-0000	Legal Expense									
41300-4000	General Legal Expense	1,218.75	400.00	-818.75	-204.69	5,118.75	2,800.00	-2,318.75	-82.81	4,800.00
41310-0000	Total Legal Expense	1,218.75	400.00	-818.75	-204.69	5,118.75	2,800.00	-2,318.75	-82.81	4,800.00
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	1,500.00	1,500.00	100.00	1,099.00	10,500.00	9,401.00	89.53	18,000.00
41500-0000	Travel	12,604.21	7,000.00	-5,604.21	-80.06	57,640.26	49,000.00	-8,640.26	-17.63	84,000.00
41710-0000	Auditing Fees	4,259.00	0.00	-4,259.00	N/A	4,259.00	4,000.00	-259.00	-6.48	12,000.00
41820-0000	Consultants	0.00	2,500.00	2,500.00	100.00	11,130.00	17,500.00	6,370.00	36.40	30,000.00
41890-0000	Total Other Admin Expenses	16,863.21	11,000.00	-5,863.21	-53.30	74,128.26	81,000.00	6,871.74	8.48	144,000.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	2,439.82	2,000.00	-439.82	-21.99	11,775.44	14,000.00	2,224.56	15.89	24,000.00
41900-2000	Publications	0.00	2,000.00	2,000.00	100.00	12,569.00	14,000.00	1,431.00	10.22	24,000.00
41900-3000	Advertising	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
41900-4000	Office Supplies	505.45	2,500.00	1,994.55	79.78	12,426.96	17,500.00	5,073.04	28.99	30,000.00
41900-7000	Telephone	758.60	600.00	-158.60	-26.43	5,091.90	4,200.00	-891.90	-21.24	7,200.00
41900-8000	Postage	78.25	200.00	121.75	60.88	1,184.52	1,400.00	215.48	15.39	2,400.00
41900-9000	Software License Fees	3,522.69	3,500.00	-22.69	-0.65	25,217.70	24,500.00	-717.70	-2.93	42,000.00
41901-0000	Copiers	109.47	700.00	590.53	84.36	1,127.50	4,900.00	3,772.50	76.99	8,400.00
41901-2000	Software	1,026.09	416.67	-609.42	-146.26	1,026.09	2,916.69	1,890.60	64.82	5,000.00
41901-3000	Internet	847.74	375.00	-472.74	-126.06	3,663.70	2,625.00	-1,038.70	-39.57	4,500.00
41901-5000	Cell Phones/Pagers	523.06	600.00	76.94	12.82	4,076.50	4,200.00	123.50	2.94	7,200.00
41901-8000	Small Office Equipment	171.31	200.00	28.69	14.34	1,362.02	1,400.00	37.98	2.71	2,400.00
41902-0000	Bank Fees	0.00	200.00	200.00	100.00	1,201.00	1,400.00	199.00	14.21	2,400.00
41902-1500	Employee Events	3,569.45	500.00	-3,069.45	-613.89	9,048.70	3,500.00	-5,548.70	-158.53	6,000.00
41902-2000	Other Misc Admin Expenses	6,837.83	3,500.00	-3,337.83	-95.37	22,880.95	24,500.00	1,619.05	6.61	42,000.00
41910-0000	Total Miscellaneous Admin Expenses	20,389.76	17,333.34	-3,056.42	-17.63	112,651.98	121,333.38	8,681.40	7.16	208,000.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	102,680.39	145,370.27	42,689.88	29.37	536,167.44	827,196.99	291,029.55	35.18	1,412,653.36
43000-0000	UTILITY EXPENSES									
43100-0000	Water	132.25	300.00	167.75	55.92	3,969.05	2,100.00	-1,869.05	-89.00	3,600.00
43200-0000	Electricity	70.93	250.00	179.07	71.63	1,011.52	1,750.00	738.48	42.20	3,000.00
43300-0000	Gas	84.10	200.00	115.90	57.95	1,935.00	800.00	-1,135.00	-57.81	1,350.00
43400-0000	Garbage/Trash Removal	858.89	450.00	-408.89	-90.86	4,780.88	3,150.00	-1,630.88	-51.77	5,400.00
43990-0000	TOTAL UTILITY EXPENSES	1,146.17	1,200.00	53.83	4.49	9,954.95	7,800.00	-2,154.95	-27.63	13,350.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44130-0000	Vehicle Gas, Oil, Grease	495.92	1,000.00	504.08	50.41	3,035.97	7,000.00	3,964.03	56.63	12,000.00
44190-0000	Total General Maint Expense	495.92	1,000.00	504.08	50.41	3,035.97	7,000.00	3,964.03	56.63	12,000.00
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	333.33	333.33	100.00	0.00	2,333.31	2,333.31	100.00	4,000.00
44200-3000	Supplies-Decorating	1,239.37	150.00	-1,089.37	-76.25	2,681.25	1,050.00	-1,631.25	-155.36	1,800.00
44200-4000	Supplies-Electrical	0.00	6.25	6.25	100.00	0.00	43.75	43.75	100.00	75.00
44200-6000	Supplies-Janitorial/Cleaning	570.06	500.00	-70.06	-14.01	2,182.08	3,500.00	1,317.92	37.65	6,000.00
44200-7000	Supplies-Maint/Repairs	2,525.00	350.00	-2,175.00	-621.43	4,839.71	2,450.00	-2,389.71	-97.54	4,200.00
44200-8000	Supplies-Plumbing	0.00	16.67	16.67	100.00	648.16	116.69	-531.47	-455.45	200.00
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	454.99	0.00	-454.99	N/A	0.00
44290-0000	Total Materials	4,334.43	1,356.25	-2,978.18	-219.59	10,806.19	9,493.75	-1,312.44	-13.82	16,275.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	50.00	50.00	100.00	867.94	350.00	-517.94	-147.98	600.00
44300-3000	Contract-Building Repairs/Maintenance	0.00	300.00	300.00	100.00	1,200.00	2,100.00	900.00	42.86	3,600.00
44300-5000	Contract-Decorating/Painting	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00	1,000.00
44300-6000	Contract-Electrical	631.25	100.00	-531.25	-531.25	631.25	700.00	68.75	9.82	1,200.00
44300-7000	Contract-Pest Control	0.00	60.00	60.00	100.00	8,800.00	420.00	-8,380.00	-1,995.24	720.00
44300-8000	Contract-Floor Covering	0.00	166.67	166.67	100.00	2,980.00	1,166.69	-1,813.31	-155.42	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	1,675.00	1,675.00	0.00	0.00	12,343.75	11,725.00	-618.75	-5.28	20,100.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	7,754.00	2,100.00	-5,654.00	-269.24	3,600.00
44301-3000	Contract-HVAC	0.00	41.67	41.67	100.00	7,355.00	291.69	-7,063.31	-2,421.51	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	760.00	700.00	-60.00	-8.57	1,200.00
44301-8000	Contract-Alarm Monitoring	557.97	250.00	-307.97	-123.19	1,655.91	1,750.00	94.09	5.38	3,000.00
44302-2000	Contract-IT Contracts	1,514.08	2,200.00	685.92	31.18	7,114.37	15,400.00	8,285.63	53.80	26,400.00
44309-0000	Contract-Fee For Service	140.00	333.33	193.33	58.00	399.00	2,333.31	1,934.31	82.90	4,000.00
44309-1000	Snow Removal Service	2,235.00	0.00	-2,235.00	N/A	3,705.00	0.00	-3,705.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
44390-0000	Total Contract Costs	6,848.30	6,060.00	-788.30	-13.01	62,579.64	48,420.00	-14,159.64	-29.24	82,320.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	11,678.65	8,416.25	-3,262.40	-38.76	76,421.80	64,913.75	-11,508.05	-17.73	110,595.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	2,902.55	2,500.00	-402.55	-16.10	14,355.65	17,500.00	3,144.35	17.97	30,

Administrative Building (cont)

Budget Comparison

Period = Jan 2026

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	17,500.00	17,500.00	100.00	30,000.00
45990-0000	TOTAL GENERAL EXPENSES	5,667.51	9,500.00	3,832.49	40.34	35,661.34	66,500.00	30,838.66	46.37	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	121,172.72	164,486.52	43,313.80	26.33	658,239.98	966,410.74	308,170.76	31.89	1,650,598.36
49990-0000	NET OPERATING INCOME	26,902.22	-22,178.05	49,080.27	221.30	414,758.39	89,748.55	325,009.84	362.13	216,903.28
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	286.55	0.00	-286.55	N/A	2,005.85	0.00	-2,005.85	N/A	0.00
51000-1500	Depreciation -Vehicles	1,534.47	0.00	-1,534.47	N/A	6,775.39	0.00	-6,775.39	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admin.	184.02	0.00	-184.02	N/A	1,288.14	0.00	-1,288.14	N/A	0.00
51000-3500	Depreciation-Computer Equipment	756.58	0.00	-756.58	N/A	6,209.53	0.00	-6,209.53	N/A	0.00
51000-5000	Depreciation-Site Improvement	2,554.22	0.00	-2,554.22	N/A	17,879.54	0.00	-17,879.54	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	28,543.68	0.00	-28,543.68	N/A	0.00
90000-0000	NET INCOME	21,586.38	-22,178.05	43,764.43	197.33	386,214.71	89,748.55	296,466.16	330.33	216,903.28