



WELCOME!

Housing Authority of Joliet

BOARD MEETING

2026

STAFF DEVELOPMENT AND PROFESSIONAL CERTIFICATION

Fair Housing Specialist Certification – National Center for Housing Management (NCHM)

DEPARTMENTAL REPORTS

Capital Fund Program

Capital Fund Program (CFP) Obligation Disbursement Summary

Conventional Public Housing Program

Occupancy Report for March, 2026

Finance and Accounting

Tenant Accounts Receivable (TAR) Report for February, 2026

Investment Register for February, 2026

Financial Report for February, 2026

COMMENTS

Resident Council
Community Liaison
General Public
Commissioners

Adjourn

HOUSING AUTHORITY OF JOLIET

BOARD MEETING

FEBRUARY 18, 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
18th day of February, 2026.

BEFORE:

Eric Hanson, HAJ Attorney
Michael Simelton, HAJ CEO
Dr. Glenda McCullum, Chairwoman
Kathy Spieler, 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: Let's call to order
4 the Housing Authority Board of Commissioners
5 meeting for February 18th, 2026. We'll start with
6 the 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?

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: I will turn it over
23 to Michael Simelton, CEO.

24 MR. SIMELTON: Thank you, commissioner.

1 The first item on the agenda,
2 commissioners, is approval of the minutes for the
3 board meeting of January 21st of 2026. We request
4 your approval of those minutes.

5 COMMISSIONER MAYS: So moved.

6 COMMISSIONER WARD: Second.

7 MS. POURROY: Dr. Glenda McCullum?

8 CHAIRWOMAN McCULLUM: Aye.

9 MS. POURROY: Kathy Spieler?

10 COMMISSIONER SPIELER: Aye.

11 MS. POURROY: Garland Mays?

12 COMMISSIONER MAYS: Aye.

13 MS. POURROY: Marge Franchini?

14 COMMISSIONER FRANCHINI: Aye.

15 MS. POURROY: Dr. Karen Ward?

16 COMMISSIONER WARD: Aye.

17 MR. SIMELTON: Commissioners, the next
18 item on the agenda is the approval of bills for
19 the month of January 1st through the 31st of 2026
20 in the amount of \$732,488.16. We request your
21 approval.

22 COMMISSIONER WARD: So moved.

23 COMMISSIONER MAYS: Second.

24 MS. POURROY: Dr. Glenda McCullum?

1 CHAIRWOMAN McCULLUM: Aye.

2 MS. POURROY: Kathy Spieler?

3 COMMISSIONER SPIELER: Aye.

4 MS. POURROY: Garland Mays?

5 COMMISSIONER MAYS: Aye.

6 MS. POURROY: Marge Franchini?

7 COMMISSIONER FRANCHINI: Aye.

8 MS. POURROY: Dr. Karen Ward?

9 COMMISSIONER WARD: Aye.

10 MR. SIMELTON: Commissioners, the next
11 three items on the agenda, Resolutions, New
12 Business, and Old Business, there is none. That
13 doesn't mean we're not busy. You guys approved a
14 lot of stuff last couple of meetings that we're
15 working on. So we have departmental reports and I
16 think I would like for Mr. Kelly to come up and
17 talk about the finances. Is he still in the
18 space?

19 MS. POURROY: Yeah.

20 MR. SIMELTON: Yeah, and kind of at least
21 talk about something.

22 COMMISSIONER MAYS: Say hi at least,
23 right?

24 MR. SIMELTON: Talk about the money.

1 COMMISSIONER MAYS: Got to talk about the
2 money a little bit.

3 MR. KELLY: Okay. This is through
4 January 31st. Really nothing new to report for
5 the Public Housing side. We're doing,
6 unfortunately, we're doing really well. 134K for
7 Amp 4, 317K for Amp 6, and 24,000 for Amp 7, which
8 is a little closer margin here. But, yeah, we're
9 \$475,000 up so far. We're halfway through the
10 year -- more than halfway through the year
11 actually. We're seven months in. So our
12 projection is going to be close to 1 million for
13 these. And I say unfortunately because with new
14 rules, you know, we're going to have to get this
15 kind of close to zero or we need to provide a plan
16 of how we're going to spend this money because
17 they don't want us to hold money anymore. So the
18 team is thinking of ways to kind of creatively
19 minimize this, this amount here, because it's not
20 as much a good thing anymore.

21 So anyways, COCC we're at \$658,000 for
22 the year. That's going to put us probably at a
23 projection of probably \$1 million so far because
24 we're seven months.

1 Admin doing great even though we're
2 fully staffed pretty much, \$972,000 net income for
3 the admin side for HCV giving us a lot of
4 flexibility to do like training and things like
5 that for the staff that we're constantly hiring
6 people, we want to make sure we're training them,
7 so I'm using that money to get them where we want
8 them to go.

9 Amp 3 \$8,000 net income actually,
10 which is kind of good. We got a little bit of
11 residual subsidy for them so we kind of exceeded
12 the cost of the mowing the lawn and the insurance.
13 So that's actually a good thing, how we're
14 actually in the green here.

15 HCV HAP I'm still waiting for, I think
16 we met last time, I think we're waiting for almost
17 \$4 million from HUD, still waiting for that. I
18 know we spoke with them and we gave them
19 everything that they needed. So we have a HUD
20 meeting tomorrow. I'll bring it up and ask if
21 they have any idea when we're going to receive
22 that. That's going to put us up to -- put us way
23 in the green here for the HAP side.

24 The non-profit, Hope Bound Will

1 County, \$19,000 in loss there. I think I
2 mentioned there was some developer fee we're kind
3 of waiting on, so expect that to kind of be in the
4 green. Really the non-profit, we really -- we
5 have 12 properties. We're actually making money
6 off of those. We're probably netting like 90
7 grand a year off the properties that we own. Very
8 little, very little maintenance there. So it's
9 mostly just remember I said you might get a
10 developer fee, but you might pay on consulting
11 services in a later year. That's kind of why you
12 kind of see that there. But, I mean, I think that
13 Will County, we're healthy. We're over \$1 million
14 in cash. So no concern here, this entity here.
15 Total \$429,000 for the year, I think we're going
16 to probably be -- well, once we receive that, I'm
17 thinking close to 2 or \$3 million entity wide for
18 the year the way we're looking now.

19 So any questions on the --

20 COMMISSIONER MAYS: Yeah, I got a
21 question. Back up to -- Can you scroll back to
22 the top, please? You mentioned about how we're
23 doing so well with -- how we're doing so well with
24 the, what's that, which one, Amp 4?

1 MR. KELLY: Amp 4 and 6.

2 COMMISSIONER MAYS: Yeah, how well we're
3 doing in that, but we can't keep that money --

4 MR. SIMELTON: No.

5 COMMISSIONER MAYS: -- because of the new
6 rules. What is the new rules? What is that
7 about, I guess? I'm kind of lost.

8 MR. KELLY: I'll make it -- let me try to
9 make it as simple as possible.

10 COMMISSIONER MAYS: The simple, the
11 simple version.

12 MR. KELLY: In the past we're allowed to
13 have as much restricted net -- unrestricted net
14 position as we needed, it didn't matter.
15 Remember, if you recall, how much cash you -- I
16 think, don't quote me, was it one -- six months of
17 reserve should be in cash.

18 MR. SIMELTON: Yeah.

19 MR. KELLY: We know that we are always
20 over that.

21 MR. SIMELTON: Yeah.

22 MR. KELLY: Now the new thing is you
23 should not have any reserves. You should -- So
24 it's treated like capital funds. Capital funds

1 we -- if we expend it, we can pull the money down,
2 I think three days, don't quote me on that. So
3 similar to operating subsidy, we have to actually
4 spend it within a couple of days of -- no, we can
5 receive it within expending it. If we don't, we
6 have to explain why and then they won't recapture
7 if you -- Let's say, for example, in this year
8 let's say things start how they are, 2026, so we
9 don't expend whatever we get now within seven
10 years, they could recapture it.

11 COMMISSIONER MAYS: Within seven years?

12 MR. KELLY: Every year I have to explain,
13 I have to explain why I have more than I should,
14 and then at that point, seven years, you're
15 subject to recapture. So now they're going to
16 want to make this zero and if it's not zero, why?
17 Why? What are you doing with this money? Why is
18 it here? Why are you getting more than you need?
19 So now -- and the question would be then how do
20 you handle an aging property? Well, I mean, we
21 still have capital funds. Capital funds still are
22 available to us. I'll talk about it in the next
23 slide Michael has.

24 MR. SIMELTON: Yeah.

1 MR. KELLY: Yeah, so they want to be as
2 close to zero as possible; if not, I have to
3 explain why we didn't do it. And every year
4 rolling forward, so this year I'll explain 2026,
5 next year I have to explain 2027, and every year I
6 still have to explain all the years that still
7 have residual income.

8 COMMISSIONER MAYS: And this is a new
9 rule that just came about?

10 MR. KELLY: Last year I think it was.
11 We'll start reporting at the end of this year on
12 the new reporting rule, we'll do at the end of
13 this year, 2026.

14 So what we're doing at this time is
15 we're just making sure that, you know, we're
16 fairly allocating cost to the amp. We're
17 revisiting how we allocate cost like salaries or
18 shared expenses to make sure that we're fairly
19 giving them as much as possible because these two
20 here, COCC and HCV, there's no restrictions on
21 those. Those stay the same. The only change is
22 the Public Housing side, which goes in line with
23 the government is trying to get rid of, phase out
24 Public Housing. So that's kind of what I think is

1 happening here with that. Maybe trying to push us
2 to reposition faster maybe, that's me speculating.

3 COMMISSIONER FRANCHINI: Can you explain
4 the seven years? What were you talking about
5 seven years, as of when?

6 MR. KELLY: So we need to make sure we
7 keep next to zero dollars, we're only using,
8 expending what we need. If we don't, within seven
9 years if we haven't expended all -- So all the
10 money I got, let's say, for example, we end the
11 year right now and I got \$144,000 here, I have
12 within seven years to spend this 134K. If I
13 don't, we're subject to recapture. So that's kind
14 of the rules now.

15 CHAIRWOMAN McCULLUM: So is that a
16 conglomeration of all seven years or it's just
17 whatever is over at the end of the seven years?

18 MR. KELLY: Yeah, and this is just
19 more -- we're talking more cash, so this is
20 simplified because there's other things that we
21 do, so it wouldn't actually be this exact dollar.
22 It's more your restricted -- I mean, your net
23 position, your equity. We need to spend the
24 equity within seven years within each amp.

1 CHAIRWOMAN McCULLUM: Okay.

2 MR. KELLY: So let's say this is the
3 equity here.

4 CHAIRWOMAN McCULLUM: Um-hum.

5 MR. KELLY: I have seven years to spend
6 this, and then whatever we make next year, I have
7 seven years from that next year to spend that.

8 CHAIRWOMAN McCULLUM: Okay. Okay.

9 MR. KELLY: Hopefully that changes within
10 the next three or four years, but that's where
11 we're at right now.

12 CHAIRWOMAN McCULLUM: So what are some of
13 the line items that could be used to expend those
14 dollars?

15 MR. KELLY: So revisiting allocations to
16 make sure that, you know, let's see if I'm
17 working, I'm in maintenance and I'm working -- I'm
18 working on the COCC side and non-profit side, this
19 is just speculation.

20 CHAIRWOMAN McCULLUM: Um-hum.

21 MR. KELLY: Am I fairly making sure my
22 time is put here, you know, making sure, okay,
23 maybe I spent a little more time at Amp 4 than
24 previously, you know, just making sure of that.

1 Then like, you know, if we're going to keep the
2 amps, making sure that we use maintenance to kind
3 of, you know, fix them up, I guess. Let me see.
4 What else? Shared cost like IT, IT services,
5 Yarli cost, are we fairly allocating? You know,
6 we always have to revisit our allocations, so do
7 we need to put more there if it's fair, if it
8 makes sense.

9 CHAIRWOMAN McCULLUM: Right.

10 MR. KELLY: That's what we're revisiting,
11 trying to make sure that we're using the dollars
12 as much as we can. So IT, shared cost, training.

13 MR. SIMELTON: Capital improvement like
14 you said.

15 MR. KELLY: Yep, capital improvement,
16 things like that, yeah, making sure we're keeping
17 the building in order.

18 COMMISSIONER FRANCHINI: They're
19 expecting us to zero it out?

20 MR. KELLY: They'd like us to, but it's
21 not feasible, so within the seven years. But,
22 yeah, they want -- if I gave you -- if subsidy was
23 \$50,000 in January, you should be spending \$50,000
24 in January; if not, be ready to tell me why you

1 didn't do that, that's it.

2 COMMISSIONER SPIELER: Can it be put from
3 one unit to like if we redo, say, the Kennedy
4 building?

5 MR. KELLY: Can we use the subsidy for --
6 Well, there's rules for repositioning, unless
7 they're -- I don't know -- I can't tell you how
8 this new rule affects that, repositioning, I can't
9 really say, but, yeah, in the past we have been
10 able to use repositioning in between -- in
11 between -- before you do the actual development
12 side. Yeah, the pre-development you can, so,
13 yeah. Yeah, we'll get creative. We'll get
14 creative as the time goes and we get more --

15 MR. SIMELTON: Don't worry, you know
16 we -- Don't worry, we're going to spend it.

17 COMMISSIONER FRANCHINI: You will.

18 MR. SIMELTON: See a lot of distress.
19 We're going to take care of that.

20 MR. KELLY: We'll -- but my hope is, this
21 is me talking, my hope is that this does not stay
22 the same for the next four years; but even then,
23 our plan is to reposition most of these anyway so
24 by the time this is over, do we really even care

1 at that point? I'm hoping that these will all be
2 the non-profit side and it doesn't matter, we can
3 do whatever we want with our funds. Seven years
4 is a long time, but as much as he's done, you
5 know, in three years, I don't know if it's even
6 going to matter at this point.

7 COMMISSIONER MAYS: It's just kind of
8 weird, I guess, that these funds are, you know,
9 looked upon like that as you shouldn't have
10 anything in there.

11 MR. KELLY: But, you know, the crazy
12 thing is if you think about, they've already done
13 that with HCV. Remember I said that if we don't
14 spend it, they take it away and hold it
15 themselves, the difference is they take it from us
16 for HCV and we'll get it back. This means we
17 just -- they just take it. So they've been doing
18 it. We can't hold our own money so they'll take
19 away that from the HCV side. So it kind of lines
20 with what they've been doing, but we just don't
21 get the money.

22 MR. HANSON: Part of the problem is you
23 have housing authorities around the country that
24 have got 12, 18 months of reserves that aren't

1 doing anything with.

2 MR. SIMELTON: Yeah, that's part of it.

3 MR. HANSON: The federal government's
4 like wait a minute, you guys are complaining --
5 you're crying poor, you're not spending all you
6 got.

7 COMMISSIONER MAYS: You got the reserve
8 and you're not doing -- no plan --

9 MR. HANSON: Yeah, so they're just trying
10 to tighten that up to say either spend your money
11 or we're going to take that back.

12 COMMISSIONER MAYS: Yeah, I can see that.
13 That makes sense.

14 (discussion had off the record while
15 displaying next chart)

16 MR. KELLY: So in addition to what we
17 spoke about, so, I don't know if you recall
18 Michael spoke a few months back about what the
19 Congress were discussing as far as the budget for
20 HUD for the year. It has been approved. I don't
21 know if you remember, I think my numbers might not
22 be -- I think the Senate was talking about an
23 overall I think 60 percent reduction and I think
24 that Congress were talking about 20 percent or

1 vice versa and Michael said they always end up in
2 the middle somewhere. Well, it's approved now and
3 it wasn't as bad as we -- it wasn't as bad as what
4 we were seeing at the time. So I'm going to go
5 through kind of just the main branches that
6 have -- we have the budget approval.

7 So Public Housing, what we spoke
8 about, that's operating subsidy, the operating
9 side of Public Housing, it dropped down 14.4
10 percent for the year. This is not the capital
11 side. This is the operating side, right, so we
12 use to pay for like subsidize the housing and pay
13 for our bills, things like that on the side. So
14 14.4 percent is pretty good if you look at where
15 our numbers were. Like show you the financials,
16 we're 400 grand up. So if you think about it,
17 even if I don't change any kind of accounting
18 methods, we're probably at 45,000 -- probably
19 \$65,000. So take that \$445,000 and deduct
20 \$65,000, you know, 380, \$90,000 is what we still
21 get. So we're pretty solid and this 14.4 won't
22 hurt us on the Public Housing side. But I will
23 probably in my revision in June, in June -- no,
24 May I'll probably take this into account for, you

1 know, the six months of 2026.

2 Capital fund --

3 MR. SIMELTON: So you got about 80 -- 86
4 percent subsidy?

5 MR. KELLY: Yep. So I mean, it's not
6 great, but it's a lot better than what we were
7 seeing, the potential. Again, we can -- we can
8 absorb that impact so there's no real concern on
9 my side for that 14.4 percent.

10 Capital fund stayed the same. So, you
11 know, keeping those buildings up-to-date is not
12 going to have any kind of changes.

13 Shortfall rent, so this is for
14 shortfall, so I'll say about 1,248 percent
15 increase, that doesn't affect us because we don't
16 have that issue.

17 The big thing here is voucher program,
18 that's our the bread and butter, we make all our
19 money. It actually went up 8.8 percent. So we
20 actually gained 8.8 percent in voucher funding for
21 the year, which is good, we can actually use that
22 with increasing cost of renting out here, so that
23 actually is going to help us.

24 Admin fees, keeping our lights on, we

1 get 2.4 percent increase, which is great. That's
2 making sure our staff, we are fully staffed and
3 fully trained up.

4 What else is relevant to us?

5 MR. SIMELTON: Voucher protection.

6 COMMISSIONER MAYS: Voucher, yeah.

7 MR. KELLY: Yeah, so we talked about this
8 yesterday because I didn't connect the dots, but
9 what we talked about at the managers meeting was,
10 right, this kind of goes in line with wanting us
11 to reposition our assets. They increased the
12 tenant protection vouchers by 78 percent. So that
13 shows they really want us to kind help move those
14 people along so they can kind of -- you know, we
15 can get them from, you know, repositioning assets,
16 get them with vouchers and get them moved on to
17 other areas, so really I think that's really good
18 for that.

19 Project based vouchers 10 percent,
20 this is good for you guys as well because we are
21 constantly adding to our portfolios, so that 10
22 percent is amazing.

23 These here I don't think affect -- Oh,
24 FSS. We got 10 percent increase in FSS funding as

1 well for the year. So the HCV program overall has
2 had successful, whatever they did, they, you know,
3 they really took care of that and the Public
4 Housing side, we can absorb that, we're okay. So
5 I see a net gain here with what we're seeing here
6 even with that 14 percent increase -- I mean,
7 decrease, we're going to more than cover that
8 because most of our money is in this right here so
9 it's really going to dwarf that loss we'll have.
10 So our portfolio is going to increase next year
11 and half of this year from that.

12 COMMISSIONER FRANCHINI: Nice.

13 MR. SIMELTON: Whoo, breathe, man.

14 COMMISSIONER FRANCHINI: Can you repeat
15 everything?

16 MR. KELLY: I prepared this over there.

17 MR. SIMELTON: But some people are going
18 to be hurting, yeah.

19 MR. HANSON: Choice Neighborhoods, is
20 that the application that went in with the city,
21 was that already funded?

22 MR. SIMELTON: Yes, yes. Not the
23 implementation. This is -- Where is it,
24 somewhere, Choice Neighborhood?

1 MR. HANSON: It went down two-thirds.

2 MR. SIMELTON: Yeah. They are changing
3 that program. Everyone has their own -- remember
4 they had HOPE VI for a while and so administration
5 came in, we think Choice Neighborhood is a
6 better ... so this administration wants to give it
7 a new name, that's all, that's all.

8 MR. KELLY: Moving somewhere else --

9 MR. SIMELTON: They probably used it and
10 spread it all over all those other accounts,
11 right?

12 MR. KELLY: Ah, yeah, yeah, yeah. Okay.

13 MR. SIMELTON: So this is just, I think,
14 that they're trying to slowly phase this out and
15 come up with their own unique plan, that's what I
16 believe.

17 MR. KELLY: This is, for us, it's
18 positive this year, everybody. It's very positive
19 for us, very positive. And, again, we can use
20 that increase.

21 MR. SIMELTON: Not for all housing
22 authorities, but, yeah --

23 MR. KELLY: Us, yeah.

24 MR. SIMELTON: -- for us because we've

1 been very progressive.

2 COMMISSIONER FRANCHINI: Thank you.

3 MR. KELLY: No questions? Okay.

4 COMMISSIONER SPIELER: Thank you, Damien.

5 COMMISSIONER WARD: Thank you.

6 COMMISSIONER SPIELER: That was a lot.

7 Great job.

8 (applause)

9 MR. KELLY: I just did this over here.

10 COMMISSIONER SPIELER: And you don't even
11 have your desk.

12 COMMISSIONER WARD: Off the top of his
13 head.

14 MR. SIMELTON: Don't want to show you
15 anymore of my e-mails to look at. All right.
16 That's that.

17 CHAIRWOMAN McCULLUM: I'll be glad when
18 outside looks like that.

19 MR. SIMELTON: It feels like it out
20 there.

21 CHAIRWOMAN McCULLUM: They say the Ground
22 Hog saw his shadow. That just goes to show you
23 they don't know what they're talking about.

24 COMMISSIONER FRANCHINI: That's right.

1 MR. HANSON: Even though it's not listed
2 on here, you can always go into closed session if
3 you want to talk about evaluation -- so we just
4 need, unless there's anything else for departments
5 or anything like that, motion to go into closed
6 session to discuss personnel followed by
7 adjournment with no action being taken.

8 CHAIRWOMAN McCULLUM: So moved.

9 COMMISSIONER FRANCHINI: Second.

10 MS. POURROY: Dr. Glenda McCullum?

11 CHAIRWOMAN McCULLUM: Aye.

12 MS. POURROY: Kathy Spieler?

13 COMMISSIONER SPIELER: Aye.

14 MS. POURROY: Garland Mays?

15 COMMISSIONER MAYS: Aye.

16 MS. POURROY: Marge Franchini?

17 COMMISSIONER FRANCHINI: Aye.

18 MS. POURROY: Dr. Karen Ward?

19 COMMISSIONER WARD: Aye.

20 (WHICH were all the proceedings had in
21 the above-entitled matter.)
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 20th day of February, 2026.

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14 
15 PAULA A. BRUNO
16 CSR No. 084-004110
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able 14:10
above-entitled 1:7
 23:21
absorb 18:8 20:4
account 17:24
accounting 17:17
accounts 21:10
action 23:7
actual 14:11
adding 19:21
addition 16:16
adjournment 23:7
admin 6:1,3 18:24
administration
 21:4,6
Administrative
 1:19
affect 18:15 19:23
aforesaid 24:7
agenda 3:1,18 4:11
aging 9:20
Ah 21:12
Allegiance 2:6,7
allocate 10:17
allocating 10:16
 13:5
allocations 12:15
 13:6
allowed 8:12
amazing 19:22
amount 3:20 5:19
amp 5:7,7,7 6:9
 7:24 8:1 10:16
 11:24 12:23
amps 13:2
Andrea 1:17
anymore 5:17,20
 22:15
anyway 14:23
anyways 5:21
appears 24:9
applause 22:8
application 20:20
approval 3:2,4,18
 3:21 17:6
approved 4:13
 16:20 17:2
areas 19:17

assets 19:11,15
Assistant 1:19
Attorney 1:12
authorities 15:23
 21:22
Authority 1:1,7 2:4
available 9:22
Aye 3:8,10,12,14
 3:16 4:1,3,5,7,9
 23:11,13,15,17,19

B

back 7:21,21 15:16
 16:11,18
bad 17:3,3
based 19:19
believe 21:16
better 18:6 21:6
big 18:17
bills 3:18 17:13
bit 5:2 6:10
board 1:2 2:4 3:3
Bound 6:24
branches 17:5
bread 18:18
breathe 20:13
bring 6:20
Broadway 1:8
BRUNO 24:4,14
budget 16:19 17:6
building 13:17 14:4
buildings 18:11
Business 4:12,12
busy 4:13
butter 18:18

C

call 2:3,9
capital 8:24,24
 9:21,21 13:13,15
 17:10 18:2,10
care 14:19,24 20:3
cash 7:14 8:15,17
 11:19
CCO 1:19
CEO 1:13 2:23
certify 24:6
Chairwoman 1:13
 2:3,8,11,22 3:8
 4:1 11:15 12:1,4,8

12:12,20 13:9
 22:17,21 23:8,11
change 10:21 17:17
changes 12:9 18:12
changing 21:2
chart 16:15
Choice 20:19,24
 21:5
city 20:20
Client 1:17
close 5:12,15 7:17
 10:2
closed 23:2,5
closer 5:8
COCC 5:21 10:20
 12:18
come 4:16 21:15
commencing 1:9
commissioner 1:15
 1:15 2:15,17,19
 2:21,24 3:5,6,10
 3:12,14,16,22,23
 4:3,5,7,9,22 5:1
 7:20 8:2,5,10 9:11
 10:8 11:3 13:18
 14:2,17 15:7 16:7
 16:12 19:6 20:12
 20:14 22:2,4,5,6
 22:10,12,24 23:9
 23:13,15,17,19
commissioners 2:4
 3:2,17 4:10
complaining 16:4
complete 24:8
concern 7:14 18:8
conglomeration
 11:16
Congress 16:19,24
connect 19:8
constantly 6:5
 19:21
consulting 7:10
correct 24:8
cost 6:12 10:16,17
 13:4,5,12 18:22
country 15:23
County 7:1,13 24:2
 24:5
couple 4:14 9:4

cover 20:7
crazy 15:11
creative 14:13,14
creatively 5:18
crying 16:5
CSR 24:4,15

D

Damien 1:18 22:4
day 1:10 24:11
days 9:2,4
decrease 20:7
deduct 17:19
departmental 4:15
departments 23:4
desk 22:11
developer 7:2,10
development 14:11
DFM 1:18
difference 15:15
Director 1:17
discuss 23:6
discussing 16:19
discussion 16:14
displaying 16:15
distress 14:18
doing 5:5,6 6:1
 7:23,23 8:3 9:17
 10:14 15:17,20
 16:1,8
dollar 11:21
dollars 11:7 12:14
 13:11
dots 19:8
Dr 1:13,15 2:10,20
 3:7,15,24 4:8
 23:10,18
dropped 17:9
dwarf 20:9

E

e-mails 22:15
either 16:10
entity 7:14,17
equity 11:23,24
 12:3
Eric 1:12
evaluation 23:3
everybody 21:18
exact 11:21

example 9:7 11:10
exceeded 6:11
expect 7:3
expecting 13:19
expend 9:1,9 12:13
expended 11:9
expending 9:5 11:8
expenses 10:18
explain 9:6,12,13
 10:3,4,5,6 11:3

F

fair 13:7
fairly 10:16,18
 12:21 13:5
far 5:9,23 16:19
faster 11:2
feasible 13:21
February 1:3,10
 2:5 24:11
federal 16:3
fee 7:2,10
feels 22:19
fees 18:24
finances 4:17
financials 17:15
Finch 1:17
first 3:1
fix 13:3
flexibility 6:4
followed 23:6
following 2:1
foregoing 24:8
forward 10:4
four 12:10 14:22
Franchini 1:15
 2:18,19 3:13,14
 4:6,7 11:3 13:18
 14:17 20:12,14
 22:2,24 23:9,16
 23:17
FSS 19:24,24
fully 6:2 19:2,3
fund 18:2,10
funded 20:21
funding 18:20
 19:24
funds 8:24,24 9:21
 9:21 15:3,8

G

gain 20:5
gained 18:20
Garland 1:14 2:16
 3:11 4:4 23:14
getting 9:18
give 21:6
giving 6:3 10:19
glad 22:17
Glenda 1:13 2:10
 3:7,24 23:10
go 6:8 17:4 23:2,5
goes 10:22 14:14
 19:10 22:22
going 5:12,14,16,22
 6:21,22 7:15 9:15
 13:1 14:16,19
 15:6 16:11 17:4
 18:12,23 20:7,9
 20:10,17
good 5:20 6:10,13
 17:14 18:21 19:17
 19:20
government 10:23
government's 16:3
grand 7:7 17:16
great 6:1 18:6 19:1
 22:7
green 6:14,23 7:4
Ground 22:21
guess 8:7 13:3 15:8
guys 4:13 16:4
 19:20

H

HAJ 1:12,13
half 20:11
halfway 5:9,10
handle 9:20
Hanson 1:12 15:22
 16:3,9 20:19 21:1
 23:1
HAP 6:15,23
happening 11:1
HCV 6:3,15 10:20
 15:13,16,19 20:1
head 22:13
healthy 7:13
help 18:23 19:13

hi 4:22
hiring 6:5
Hog 22:22
hold 5:17 15:14,18
hope 6:24 14:20,21
 21:4
Hopefully 12:9
hoping 15:1
housing 1:1,7 2:4
 5:5 10:22,24
 15:23 17:7,9,12
 17:22 20:4 21:21
HUD 6:17,19 16:20
hurt 17:22
hurting 20:18

I

idea 6:21
Illinois 1:9 24:1,5
impact 18:8
implementation
 20:23
improvement
 13:13,15
income 6:2,9 10:7
increase 18:15 19:1
 19:24 20:6,10
 21:20
increased 19:11
increasing 18:22
insurance 6:12
issue 18:16
item 3:1,18
items 4:11 12:13

J

January 3:3,19 5:4
 13:23,24
job 22:7
Joliet 1:1,8,8
June 17:23,23

K

Karen 1:15 2:20
 3:15 4:8 23:18
Kathy 1:14 2:14
 3:9 4:2 23:12
keep 8:3 11:7 13:1
keeping 13:16
 18:11,24

Kelly 1:18 4:16 5:3
 8:1,8,12,19,22
 9:12 10:1,10 11:6
 11:18 12:2,5,9,15
 12:21 13:10,15,20
 14:5,20 15:11
 16:16 18:5 19:7
 20:16 21:8,12,17
 21:23 22:3,9
Kennedy 14:3
kind 4:20 5:15,18
 6:10,11 7:2,3,11
 7:12 8:7 10:24
 11:13 13:2 15:7
 15:19 17:5,17
 18:12 19:10,13,14
know 5:14 6:18
 8:19 10:15 12:16
 12:22,24 13:1,3,5
 14:7,15 15:5,5,8
 15:11 16:17,21
 17:20 18:1,11
 19:14,15 20:2
 22:23

L

lawn 6:12
let's 2:3 9:7,8 11:10
 12:2,16
lights 18:24
line 10:22 12:13
 19:10
lines 15:19
listed 23:1
little 5:2,8 6:10 7:8
 7:8 12:23
long 15:4
look 17:14 22:15
looked 15:9
looking 7:18
looks 22:18
loss 7:1 20:9
lost 8:7
lot 4:14 6:3 14:18
 18:6 22:6

M

Madjouranis-Cl...
 1:18
main 17:5

maintenance 7:8
 12:17 13:2
making 7:5 10:15
 12:21,22,24 13:2
 13:16 19:2
man 20:13
managers 19:9
Marge 1:15 2:18
 3:13 4:6 23:16
margin 5:8
matter 1:7 8:14
 15:2,6 23:21 24:7
Mays 1:14 2:16,17
 3:5,11,12,23 4:4,5
 4:22 5:1 7:20 8:2
 8:5,10 9:11 10:8
 15:7 16:7,12 19:6
 23:14,15
McCullum 1:13 2:3
 2:8,10,11,22 3:7,8
 3:24 4:1 11:15
 12:1,4,8,12,20
 13:9 22:17,21
 23:8,10,11
mean 4:13 7:12
 9:20 11:22 18:5
 20:6
means 15:16
meeting 1:2 2:5 3:3
 6:20 19:9
meetings 4:14
mentioned 7:2,22
met 6:16
methods 17:18
Michael 1:13 2:23
 9:23 16:18 17:1
middle 17:2
million 5:12,23
 6:17 7:13,17
minimize 5:19
minute 16:4
minutes 3:2,4
money 4:24 5:2,16
 5:17 6:7 7:5 8:3
 9:1,17 11:10
 15:18,21 16:10
 18:19 20:8
month 3:19
months 5:11,24

8:16 15:24 16:18
 18:1
motion 23:5
move 19:13
moved 3:5,22 19:16
 23:8
Moving 21:8
mowing 6:12

N

name 21:7
need 5:15 9:18 11:6
 11:8,23 13:7 23:4
needed 6:19 8:14
Neighborhood
 20:24 21:5
Neighborhoods
 20:19
net 6:2,9 8:13,13
 11:22 20:5
netting 7:6
new 4:11 5:4,13 8:5
 8:6,22 10:8,12
 14:8 21:7
Nice 20:12
non-profit 6:24 7:4
 12:18 15:2
Notary 24:4
notes 24:10
numbers 16:21
 17:15

O

o'clock 1:9
Oh 19:23
okay 5:3 12:1,8,8
 12:22 20:4 21:12
 22:3
Old 4:12
once 7:16
operating 9:3 17:8
 17:8,11
order 2:3 13:17
outside 22:18
overall 16:23 20:1

P

p.m 1:9
part 15:22 16:2
PAULA 24:4,14

pay 7:10 17:12,12
people 6:6 19:14
 20:17
percent 16:23,24
 17:10,14 18:4,9
 18:14,19,20 19:1
 19:12,19,22,24
 20:6
personnel 23:6
phase 10:23 21:14
plan 5:15 14:23
 16:8 21:15
please 7:22
Pledge 2:6,7
point 9:14 15:1,6
poor 16:5
portfolio 20:10
portfolios 19:21
position 8:14 11:23
positive 21:18,18
 21:19
possible 8:9 10:2,19
potential 18:7
Pourroy 1:19 2:10
 2:12,14,16,18,20
 3:7,9,11,13,15,24
 4:2,4,6,8,19 23:10
 23:12,14,16,18
Powell 2:12
pre-development
 14:12
prepared 20:16
Present 1:16 2:17
pretty 6:2 17:14,21
previously 12:24
probably 5:22,23
 7:6,16 17:18,18
 17:23,24 21:9
problem 15:22
proceedings 1:6 2:1
 23:20 24:7,9
program 18:17
 20:1 21:3
progressive 22:1
Project 19:19
projection 5:12,23
properties 7:5,7
property 9:20
protection 19:5,12

provide 5:15
Public 5:5 10:22,24
 17:7,9,22 20:3
 24:4
pull 9:1
push 11:1
put 5:22 6:22,22
 12:22 13:7 14:2

Q

question 7:21 9:19
questions 7:19 22:3
quote 8:16 9:2

R

ready 13:24
real 18:8
really 5:4,6 7:4,4
 14:9,24 19:13,17
 19:17 20:3,9
recall 8:15 16:17
recapture 9:6,10,15
 11:13
receive 6:21 7:16
 9:5
record 16:14
redo 14:3
reduction 16:23
relevant 19:4
remember 7:9 8:15
 15:13 16:21 21:3
rent 18:13
renting 18:22
repeat 20:14
report 1:6 5:4
reported 24:6
reporting 10:11,12
reports 4:15
reposition 11:2
 14:23 19:11
repositioning 14:6
 14:8,10 19:15
request 3:3,20
reserve 8:17 16:7
reserves 8:23 15:24
residual 6:11 10:7
Resolutions 4:11
response 2:13
restricted 8:13
 11:22

restrictions 10:20
revision 17:23
revisit 13:6
revisiting 10:17
 12:15 13:10
rid 10:23
right 4:23 11:11
 12:11 13:9 17:11
 19:10 20:8 21:11
 22:15,24

Roger 2:12
roll 2:8
rolling 10:4
rule 10:9,12 14:8
rules 5:14 8:6,6
 11:14 14:6

S

salaries 10:17
saw 22:22
scroll 7:21
Second 3:6,23 23:9
Secretary 1:14
see 7:12 12:16 13:3
 14:18 16:12 20:5
seeing 17:4 18:7
 20:5
Senate 16:22
sense 13:8 16:13
services 1:17 7:11
 13:4
session 23:2,6
seven 5:11,24 9:9
 9:11,14 11:4,5,8
 11:12,16,17,24
 12:5,7 13:21 15:3
shadow 22:22
shared 10:18 13:4
 13:12
Shelly 1:18
shortfall 18:13,14
shorthand 24:6
show 17:15 22:14
 22:22
shows 19:13
side 5:5 6:3,23
 10:22 12:18,18
 14:12 15:2,19
 17:9,11,11,13,22

18:9 20:4
Simelton 1:13 2:23
 2:24 3:17 4:10,20
 4:24 8:4,18,21
 9:24 13:13 14:15
 14:18 16:2 18:3
 19:5 20:13,17,22
 21:2,9,13,21,24
 22:14,19
similar 9:3
simple 8:9,10,11
simplified 11:20
six 1:8 8:16 18:1
slide 9:23
slowly 21:14
solid 17:21
South 1:8
space 4:18
speculating 11:2
speculation 12:19
spend 5:16 9:4
 11:12,23 12:5,7
 14:16 15:14 16:10
spending 13:23
 16:5
spent 12:23
Spieler 1:14 2:14
 2:15 3:9,10 4:2,3
 14:2 22:4,6,10
 23:12,13
spoke 6:18 16:17
 16:18 17:7
spread 21:10
ss 24:1
staff 6:5 19:2
staffed 6:2 19:2
start 2:5 9:8 10:11
State 24:1,5
stay 10:21 14:21
stayed 18:10
stenographic 24:10
Street 1:8
stuff 4:14
subject 9:15 11:13
subsidize 17:12
subsidy 6:11 9:3
 13:22 14:5 17:8
 18:4
successful 20:2

sure 6:6 10:15,18
 11:6 12:16,21,22
 12:24 13:2,11,16
 19:2

T

take 14:19 15:14,15
 15:17,18 16:11
 17:19,24
taken 23:7 24:10
talk 4:17,21,24 5:1
 9:22 23:3
talked 19:7,9
talking 11:4,19
 14:21 16:22,24
 22:23
team 5:18
tell 13:24 14:7
tenant 19:12
Thank 2:24 22:2,4
 22:5
They'd 13:20
thing 5:20 6:13
 8:22 15:12 18:17
things 6:4 9:8
 11:20 13:16 17:13
think 4:16 6:15,16
 7:1,12,15 8:16 9:2
 10:10,24 15:12
 16:21,22,23,23
 17:16 19:17,23
 21:5,13
thinking 5:18 7:17
three 4:11 9:2
 12:10 15:5
tighten 16:10
time 6:16 10:14
 12:22,23 14:14,24
 15:4 17:4
Tina 1:19
tomorrow 6:20
top 7:22 22:12
Total 7:15
trained 19:3
training 6:4,6
 13:12
transcribed 24:10
transcript 24:9
Treasurer 1:14

treated 8:24
true 24:8
try 8:8
trying 10:23 11:1
 13:11 16:9 21:14
turn 2:22
two 10:19
two-thirds 21:1

U

Um-hum 12:4,20
unfortunately 5:6
 5:13
unique 21:15
unit 14:3
unrestricted 8:13
up-to-date 18:11
use 13:2 14:5,10
 17:12 18:21 21:19

V

versa 17:1
version 8:11
VI 21:4
vice 17:1
voucher 18:17,20
 19:5,6
vouchers 19:12,16
 19:19

W

wait 16:4
waiting 6:15,16,17
 7:3
want 5:17 6:6,7
 9:16 10:1 13:22
 15:3 19:13 22:14
 23:3
wanting 19:10
wants 21:6
Ward 1:15 2:20,21
 3:6,15,16,22 4:8,9
 22:5,12 23:18,19
wasn't 17:3,3
way 6:22 7:18
ways 5:18
we'll 2:5,8 10:11,12
 14:13,13,20 15:16
 20:9
we're 4:13,14 5:5,6

5:8,9,11,14,16,21
 5:24 6:1,5,6,13,16
 6:21 7:2,5,6,13,13
 7:15,18,22,23 8:2
 8:12 10:14,15,15
 10:16,18 11:7,13
 11:19 12:11 13:1
 13:10,11,16 14:16
 14:19 16:11 17:16
 17:18,21 20:4,5,7

we've 21:24
weird 15:8
went 18:19 20:20
 21:1
Who 20:13
wide 7:17
working 4:15 12:17
 12:17,18
worry 14:15,16
wouldn't 11:21

X

Y

Yarli 13:5
yeah 4:19,20 5:8
 7:20 8:2,18,21
 9:24 10:1 11:18
 13:16,22 14:9,12
 14:13,13 16:2,9
 16:12 19:6,7
 20:18 21:2,12,12
 21:12,22,23
year 5:10,10,22 7:7
 7:11,15,18 9:7,12
 10:3,4,5,5,10,11
 10:13 11:11 12:6
 12:7 16:20 17:10
 18:21 20:1,10,11
 21:18
years 9:10,11,14
 10:6 11:4,5,9,12
 11:16,17,24 12:5
 12:7,10 13:21
 14:22 15:3,5
Yep 13:15 18:5
yesterday 19:8

Z

zero 5:15 9:16,16

10:2 11:7 13:19

0

084-004110 24:15

1

1 5:12,23 7:13
1,248 18:14
10 19:19,21,24
12 7:5 15:24
12:00 1:9
134K 5:6 11:12
14 20:6
14.4 17:9,14,21
 18:9
144,000 11:11
18 1:3 15:24
18th 1:10 2:5
19,000 7:1
1st 3:19

2

2 7:17
2.4 19:1
20 16:24
2026 1:3,10 2:5 3:3
 3:19 9:8 10:4,13
 18:1 24:11
2027 10:5
20th 24:11
21st 3:3
24,000 5:7

3

3 6:9 7:17
317K 5:7
31st 3:19 5:4
380 17:20

4

4 5:7 6:17 7:24 8:1
 12:23
400 17:16
429,000 7:15
445,000 17:19
45,000 17:18
475,000 5:9

5

50,000 13:23,23

6

6 5:7 8:1
60 16:23
65,000 17:19,20
658,000 5:21

7

7 5:7
732,488.16 3:20
78 19:12

8

8,000 6:9
8.8 18:19,20
80 18:3
86 18:3

9

90 7:6
90,000 17:20
972,000 6:2

Payment Summary

Bank=hajoper AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=No Voids

			Check	Post	Total
Bank	Check#	Vendor	Date	Month	Amount
hajoper - Operating Fund	1	v0000352 - AFLAC	2/15/2026	02-2026	244.44
hajoper - Operating Fund	1	v0000361 - Family Ties Cleaning	2/19/2026	02-2026	418.75
hajoper - Operating Fund	1	v0000389 - ComEd	2/15/2026	02-2026	137.86
hajoper - Operating Fund	1	v0000398 - Constellation NewEnergy - Gas Division, LLC	2/15/2026	02-2026	10,631.13
hajoper - Operating Fund	1	v0000528 - Blue Cross and Blue Shield of Illinois	2/27/2026	02-2026	75,542.24
hajoper - Operating Fund	1	v0000534 - Euclid Managers	2/1/2026	02-2026	5,779.13
hajoper - Operating Fund	1	v0000558 - Bank Card Processing Center	2/15/2026	02-2026	11,673.82
hajoper - Operating Fund	1	v0000621 - ADP, LLC	2/15/2026	02-2026	3,958.82
hajoper - Operating Fund	2	v0000366 - QUADIENT FINANCE USA, INC.	2/15/2026	02-2026	2,437.17
hajoper - Operating Fund	2	v0000389 - ComEd	2/15/2026	02-2026	19.99
hajoper - Operating Fund	2	v0000398 - Constellation NewEnergy - Gas Division, LLC	2/15/2026	02-2026	28,792.74
hajoper - Operating Fund	2	v0000621 - ADP, LLC	2/15/2026	02-2026	396.15
hajoper - Operating Fund	3	v0000389 - ComEd	2/15/2026	02-2026	25.21
hajoper - Operating Fund	4	v0000389 - ComEd	2/15/2026	02-2026	28.97
hajoper - Operating Fund	5	v0000389 - ComEd	2/15/2026	02-2026	127.88
hajoper - Operating Fund	6	v0000402 - Comcast Business	2/15/2026	02-2026	2,053.33
hajoper - Operating Fund	211	v0000361 - Family Ties Cleaning	2/5/2026	02-2026	418.75
hajoper - Operating Fund	212	v0000361 - Family Ties Cleaning	2/11/2026	02-2026	418.75
hajoper - Operating Fund	213	v0000382 - IUOE Local 399 Health & Welfare Trust	2/13/2026	02-2026	6,140.00
hajoper - Operating Fund	214	v0000361 - Family Ties Cleaning	2/27/2026	02-2026	418.75
hajoper - Operating Fund	215	v0000473 - Hybrid Global Media, Inc.	2/27/2026	02-2026	4,872.00
hajoper - Operating Fund	112614	v0000352 - AFLAC	2/6/2026	02-2026	674.79
hajoper - Operating Fund	112615	v0001150 - American Hoist & Manlift, Inc.	2/6/2026	02-2026	702.00
hajoper - Operating Fund	112616	v0000435 - Automatic Doors Inc.	2/6/2026	02-2026	1,732.50
hajoper - Operating Fund	112617	v0000563 - BEAVER SHREDDING INC	2/6/2026	02-2026	140.00
hajoper - Operating Fund	112618	v0000536 - Carahsoft Technology Corp	2/6/2026	02-2026	21,433.54
hajoper - Operating Fund	112619	v0000567 - Carlson Brothers, Inc.	2/6/2026	02-2026	145,271.31
hajoper - Operating Fund	112620	v0000394 - City of Joliet	2/6/2026	02-2026	117.30
hajoper - Operating Fund	112621	v0000402 - Comcast Business	2/6/2026	02-2026	200.36
hajoper - Operating Fund	112622	v0000389 - ComEd	2/6/2026	02-2026	126.32
hajoper - Operating Fund	112623	v0000605 - Culligan of Boilingbrook	2/6/2026	02-2026	199.13
hajoper - Operating Fund	112624	v0000525 - First Nonprofit Unemployment Progarm	2/6/2026	02-2026	4,665.25
hajoper - Operating Fund	112625	v0000529 - George E Rydman & Assoc Ltd.	2/6/2026	02-2026	379.20
hajoper - Operating Fund	112626	v0000474 - HD Supply Facilities Maintenance, LTD.	2/6/2026	02-2026	1,051.63
hajoper - Operating Fund	112627	v0000785 - Illinois Public Risk Fund	2/6/2026	02-2026	12,043.00
hajoper - Operating Fund	112628	v0000704 - Johnstone Supply	2/6/2026	02-2026	2,983.37
hajoper - Operating Fund	112629	v0000505 - Knight Security Alarms Inc	2/6/2026	02-2026	725.95
hajoper - Operating Fund	112630	v0000695 - National Center for Housing Management Inc	2/6/2026	02-2026	265.00
hajoper - Operating Fund	112631	v0000407 - Nicor	2/6/2026	02-2026	570.16
hajoper - Operating Fund	112632	v0000482 - Robert Pierson	2/6/2026	02-2026	1,250.00
hajoper - Operating Fund	112633	v0000396 - Special Interest Answering Service, LLC	2/6/2026	02-2026	288.00

hajoper - Operating Fund	112634	v0002214 - Terrance April	2/6/2026	02-2026	100.00
hajoper - Operating Fund	112635	v0000380 - HL Landscape	2/13/2026	02-2026	2,756.00
hajoper - Operating Fund	112636	v0000380 - HL Landscape	2/13/2026	02-2026	4,406.00
hajoper - Operating Fund	112637	v0000377 - Platinum Pest Solution, Inc.	2/13/2026	02-2026	3,810.00
hajoper - Operating Fund	112638	v0000878 - AMS Mechanical Systems, Inc.	2/13/2026	02-2026	743.00
hajoper - Operating Fund	112639	v0000359 - C.R. LEONARD PLUMBING & HEATING, INC.	2/13/2026	02-2026	1,422.00
hajoper - Operating Fund	112640	v0000472 - Fast Printing of Joliet, Inc.	2/13/2026	02-2026	1,051.25
hajoper - Operating Fund	112641	v0000376 - Gordon Flesch Co., Inc.	2/13/2026	02-2026	6,882.40
hajoper - Operating Fund	112642	v0002220 - Illinois Housing Council	2/13/2026	02-2026	150.00
hajoper - Operating Fund	112643	v0000375 - JOLIET WATER RECONDITIONING	2/13/2026	02-2026	450.00
hajoper - Operating Fund	112644	v0000399 - Korellis System Control, Inc	2/13/2026	02-2026	1,365.00
hajoper - Operating Fund	112645	v0000522 - LegalShield	2/13/2026	02-2026	28.90
hajoper - Operating Fund	112646	v0000384 - Mahoney, Silverman & Cross, LLC	2/13/2026	02-2026	7,008.25
hajoper - Operating Fund	112647	v0000546 - McCright & Associates LLC	2/13/2026	02-2026	3,353.00
hajoper - Operating Fund	112648	v0000374 - MENARDS	2/13/2026	02-2026	1,178.05
hajoper - Operating Fund	112649	v0000481 - Midland Paper	2/13/2026	02-2026	1,358.00
hajoper - Operating Fund	112650	v0000848 - Nagra Enterprises Inc	2/13/2026	02-2026	2,445.00
hajoper - Operating Fund	112651	v0000838 - RentGrow, Inc	2/13/2026	02-2026	128.00
hajoper - Operating Fund	112652	v0000417 - Staples Advantage	2/13/2026	02-2026	205.68
hajoper - Operating Fund	112653	v0000506 - Waste Management of Illinois, Inc.	2/13/2026	02-2026	3,426.59
hajoper - Operating Fund	112654	v0000504 - Yardi Systems, Inc.	2/13/2026	02-2026	269.00
hajoper - Operating Fund	112655	v0000374 - MENARDS	2/24/2026	02-2026	110.73
hajoper - Operating Fund	112656	v0000648 - Michael Simelton	2/25/2026	02-2026	184.00
hajoper - Operating Fund	112657	v0000352 - AFLAC	2/27/2026	02-2026	674.79
hajoper - Operating Fund	112658	v0001150 - American Hoist & Manlift, Inc.	2/27/2026	02-2026	680.00
hajoper - Operating Fund	112659	v0000435 - Automatic Doors Inc.	2/27/2026	02-2026	1,495.00
hajoper - Operating Fund	112660	v0000359 - C.R. LEONARD PLUMBING & HEATING, INC.	2/27/2026	02-2026	7,907.89
hajoper - Operating Fund	112661	v0000536 - Carahsoft Technology Corp	2/27/2026	02-2026	14,077.49
hajoper - Operating Fund	112662	v0000567 - Carlson Brothers, Inc.	2/27/2026	02-2026	26,156.30
hajoper - Operating Fund	112663	v0000567 - Carlson Brothers, Inc.	2/27/2026	02-2026	6,500.00
hajoper - Operating Fund	112664	v0000394 - City of Joliet	2/27/2026	02-2026	2,767.64
hajoper - Operating Fund	112665	v0002123 - Felipe's Handyman Services	2/27/2026	02-2026	3,680.00
hajoper - Operating Fund	112666	v0000529 - George E Rydman & Assoc Ltd.	2/27/2026	02-2026	336.36
hajoper - Operating Fund	112667	v0000376 - Gordon Flesch Co., Inc.	2/27/2026	02-2026	10,792.07
hajoper - Operating Fund	112668	v0000648 - Michael Simelton	2/27/2026	02-2026	368.00
hajoper - Operating Fund	112669	v0001609 - MTW Collaborative	2/27/2026	02-2026	2,205.00
hajoper - Operating Fund	112670	v0000539 - Nan McKay & Associations, Inc.	2/27/2026	02-2026	12,500.00
hajoper - Operating Fund	112671	v0000527 - Operating Engineers Local 399	2/27/2026	02-2026	268.00
hajoper - Operating Fund	112672	v0000879 - PHADA Membership	2/27/2026	02-2026	5,845.00
hajoper - Operating Fund	112673	v0000419 - Physicians Immediate Care	2/27/2026	02-2026	162.00
hajoper - Operating Fund	112674	v0001254 - Robinson & Sons Home Remodeling	2/27/2026	02-2026	4,610.00
hajoper - Operating Fund	112675	v0000535 - Shaw Media	2/27/2026	02-2026	231.26
hajoper - Operating Fund	112676	v0000564 - SOOPER LUBE	2/27/2026	02-2026	69.99
hajoper - Operating Fund	112677	v0000537 - Verizon Wireless	2/27/2026	02-2026	967.68

494,480.01

Payment Summary

Bank=cfp AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check Date	Post Month	Total Amount
cfp - CFP Modernization Fund	4351	v0001749 - 1919 Architects	2/13/2026	02-2026	500.00
cfp - CFP Modernization Fund	4352	v0000452 - Carnow, Conibear & Assoc., Ltd.	2/13/2026	02-2026	19,740.00
					20,240.00

RESOLUTION NO. 26-02

**APPROVING CONTRACT BETWEEN
THE HOUSING AUTHORITY AND FILOTTO ROOFING, INC
RE: COMPLETE ROOF REPLACEMENT
AT AMP 11, PH UNITS AT LIBERTY LANDING**

WHEREAS, the Housing Authority of Joliet has funding under Capital Fund Program IL06-P024-50124 for the complete roof replacement at the 11 public housing units at Liberty Landing or AMP 11; and

WHEREAS, the existing roof system is 16 years old, and is at the end of its useful life; and

WHEREAS, the Housing Authority of Joliet solicited bids from contractors specializing in performing such services during the period of March 9, 2026 through March 13, 2026 culminating in the receipt of three (3) qualified bids, tabulated as follows:

FIRM NAME	BID AMOUNT
Filotto Roofing, Inc. Crest Hill, IL	\$167,200
Crowther Roofing & Sheet Metal Romeoville, IL	\$182,100
Elens & Maichan Roofing & Sheet Metal Joliet, IL	\$186,510

WHEREAS, after evaluation of bids, the Housing Authority has determined the lowest responsible bidder for the complete roof replacement at the 11 public housing units at Liberty Landing (AMP 11) is *Filotto Roofing, Inc.* and as such recommends a contract in the amount of *One hundred sixty-seven, Two Hundred Dollars (\$167,200.00)*;

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of Joliet Board of Commissioners approves a contract with *Filotto Roofing, Inc.* in the amount of *One hundred sixty-seven, Two Hundred Dollars (\$167,200.00)* for the complete roof replacement at the 11 public housing units at Liberty Landing (AMP 11).

BE IT FINALLY RESOLVED, the Housing Authority of Joliet's Board of Commissioners directs the Chief Executive Officer to maintain all bid documents and associated records on file for IPA Audit and management review purposes by the U.S. Department of Housing and Urban Development.

BY: _____
CHAIRMAN, BOARD OF COMMISSIONERS

I, **Kathy Spieler**, the duly appointed Secretary of the Housing Authority of Joliet, do hereby certify that the above is a true and accurate copy of the Resolution adopted by the Housing Authority of Joliet Board of Commissioners on the 18th day of March, 2026.

SECRETARY (SEAL)

HOUSING AUTHORITY OF JOLIET

6 South Broadway Street
Joliet, Illinois 60434
Telephone: (815) 727-0611

Date of Bid Opening: March 13, 2026 Advertising: Informal

For: Complete Roof replacement on 11 units at Liberty Landing, 1203, 1208, 1210,
1211, 1302, 1304, 1306, 1307 Justice Lake, 1406, 1409 Yarrow, 1508 Goldenrod.

Program: _____

(RECEIVED)

Name of Company	AMOUNT OF BID	DATE TIME	
Filotto Roofing, Inc. 2111 Oakland Ave. Crest Hill, Illinois 60403	\$167,200.00	3/11/2026 7:35am	
Elens & Maichin Roofing & Sheet Metal, Inc. 1621 Manhattan Rd. P.O. Box 877 Joliet, Illinois 60434	\$186,510.00	3/11/2026 8:02am	
Crowther Roofing & Sheet Metal, Inc. 18958 Airport Rd. Romeoville, Illinois 60441	\$182,100.00	3/13/2026 10:21am	

Bid Opened By: Mike Gentile

Board of Commissioners

Management Division



2111 Oakland Ave
Crest Hill IL 60403
Office: 815-740-5461
Fax: 815-740-5463

March 11th, 2026

Submitted to:
Joliet Housing Authority
ATTN: Mike Gentile

RE: Liberty Landing

SCOPE OF WORK: 11 Houses

- Remove existing asphalt shingles down to wood deck
 - Replace deteriorated plywood deck at \$4.00/sqft in addition to contract price, if required
- Provide & Install:
- GAF Weatherwatch ice and water shield 6' at eaves, 3' in valleys, 18" at all walls & penetrations
 - GAF Feltbuster Synthetic felt over remainder of roof area
 - GAF Timberline HDZ asphalt shingle roof system with all starter and ridge cap components
 - All shingles fastened with (6ct) 1 1/2" electrogalvanized roofing nails to meet GAF's extended wind warranty requirement
 - Cut shingle valleys will be installed per GAF requirements
 - Prefinished aluminum drip edges at all perimeter edges
 - Replace all existing roof vents with new
 - Lead flashings for all plumbing vents
 - Rubber split boots for all goose neck PVC pipes
 - Re-use existing b vent base & collar flashing, re seal as required
 - Replace bathroom vents with new broan models
 - All hoisting of material
 - Haul away all debris
 - 5 year workmanship warranty
 - GAF's System Plus 40 year commercial warranty with 130mph wind rating
 - Secure permits for our work with Village of Joliet
 - All work performed by UNION roofers
 - All work will be completed per OSHA safety regulations
- *We exclude all gutters, downspouts, siding, sales tax & bonds.

We would complete the work for the sum of: \$167,200.00
One Hundred Sixty Seven Thousand Two Hundred Dollars and 00/100

Breakdown:

1211 Justice, 1203 Justice, 1406 Yarrow: \$13,650
1210 Justice, 1304 Justice, 1508 Golden: \$13,600
1306 Justice, 1419 Yarrow: \$17,300
1208 Justice: \$17,100
1302 Justice: \$17,300
1307 Justice: \$16,450

Sincerely,

Jake Filotto
Project Engineer

Members of:

National Roofing
Contractors Association

United Union Of Roofers
Local 11

Contractors Association
Of Will And Grundy Counties

Chicago Roofing
Contractors Association

1. DATE ISSUED MM/DD/YYYY 01/28/2026		1a. SUPERSEDES AWARD NOTICE dated except that any additions or restrictions previously imposed remain in effect unless specifically rescinded	
2. ASSISTANCE LISTING NUMBER 14.896 - Family Self-Sufficiency Program			
3. ASSISTANCE TYPE Formula Grant			
4. GRANT NO. FSS26IL7184-01-00 Formerly		5. TYPE OF AWARD Other	
4a. FAIN FSS26IL7184		5a. ACTION TYPE New	
6. PROJECT PERIOD MM/DD/YYYY From 01/01/2026		Through 12/31/2027	
7. BUDGET PERIOD MM/DD/YYYY From 01/01/2026		Through 12/31/2026	
8. TITLE OF PROJECT (OR PROGRAM) Joliet FSS Coordinator			

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

451 7th Street S.W.,
Washington, DC, DC 20410

NOTICE OF AWARD

9a. GRANTEE NAME AND ADDRESS
HOUSING AUTHORITY OF JOLIET
6 S Broadway St
-DUP
Joliet, IL 60436-1753

9b. GRANTEE PROJECT DIRECTOR
Mr. Michael Simelton
6 S Broadway Street
Joliet, IL 60436
Phone: 8157270611

10a. GRANTEE AUTHORIZING OFFICIAL
Mr. Michael Simelton
6 S Broadway Street
Joliet, IL 60436
Phone: 8157270611

10b. FEDERAL PROJECT OFFICER
Tremayne Youmans
451 7th Street S W
Washington, DC 20410-0001
Phone: 8881112345

ALL AMOUNTS ARE SHOWN IN USD

11. AWARD COMPUTATION FOR GRANT	
a. Amount of HUD Financial Assistance	252,100.00
b. Less Unobligated Balance From Prior Budget Periods	0.00
c. Less Cumulative Prior Award(s) This Budget Period	0.00
d. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION	252,100.00
12. Total Federal Funds Awarded to Date for Project Period	252,100.00

14. THIS AWARD IS BASED ON AN APPLICATION SUBMITTED TO, AND AS APPROVED BY, HUD ON THE ABOVE TITLED PROJECT AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE IN THE FOLLOWING:

- a. The grant program legislation cited in remarks or attachment below.
- b. The grant program regulations cited in remarks or attachment below.
- c. This award notice including terms and conditions, if any, noted below under REMARKS.

In the event there are conflicting or otherwise inconsistent policies applicable to the grant, the above order of precedence shall prevail. Acceptance of this award by the grantee acknowledges acceptance of these terms and conditions.

13. RECOMMENDED FUTURE SUPPORT
(Subject to the availability of funds and satisfactory progress of the project):

YEAR	TOTAL DIRECT COSTS	YEAR	TOTAL DIRECT COSTS
a.		d.	
b.		e.	
c.		f.	

REMARKS (Other Terms and Conditions Attached - Yes No)

GRANTS MANAGEMENT OFFICER:
Marianne Nazzaro
451 7th Street S W
Washington, DC 20410-0001
Phone: 111-111-1111

ISSUE DATE:
01/28/2026

GRANTEE ACCEPTANCE:
Mr. Michael Simelton, CEO

ACCEPTANCE DATE:
03/02/2026

15.OBJ CLASS 4100	16a. VENDOR CODE 366001314	16b. EIN 366001314	17a. UEI RNMBNFPDAK64	17b. DUNS 082952888	18. CONG. DIST. 14
FY-ACCOUNT NO.	DOCUMENT NO.	ADMINISTRATIVE CODE	AMT ACTION FIN ASST	APPROPRIATION	
19. a. 6-PIH-FSS-GRANT	b. FSS26IL7184	c. FSS	d. \$252,100.00	e.	
20. a.	b.	c.	d.	e.	
21. a.	b.	c.	d.	e.	



National Center for Housing Management

Fair Housing Specialist (FHS)

IS AWARDED TO

Tina Pourroy

FOR SUCCESSFULLY COMPLETING ALL REQUIREMENTS OF THE PROGRAM

109953596

IDENTIFICATION NUMBER

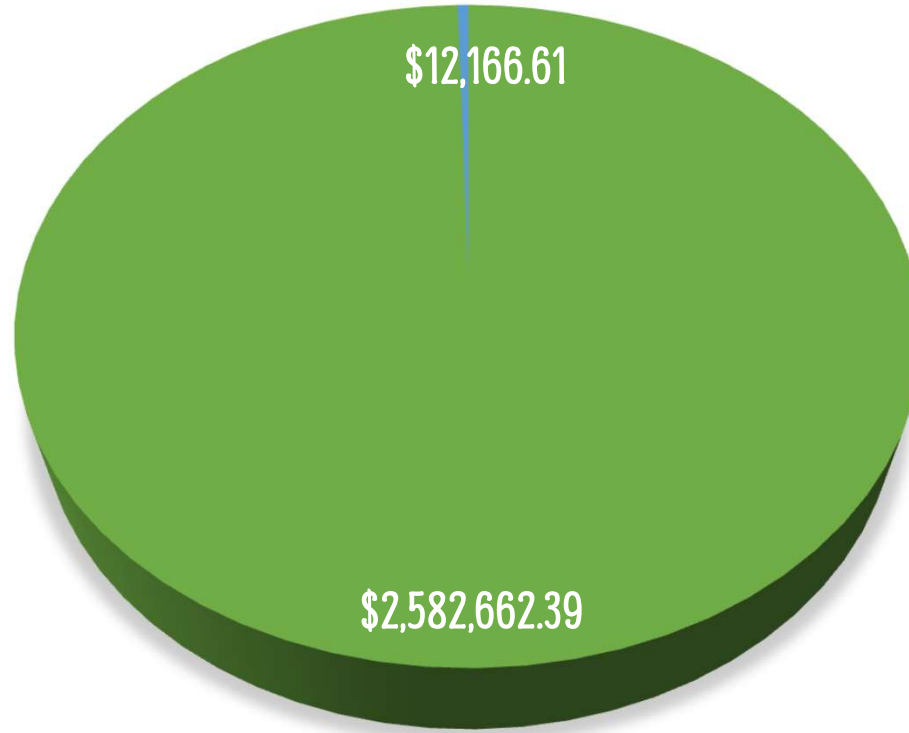
A handwritten signature in black ink, reading "Paul R. Votta".

PRESIDENT

03/01/2026

DATE

CAPITAL FUND Grant Year 2023



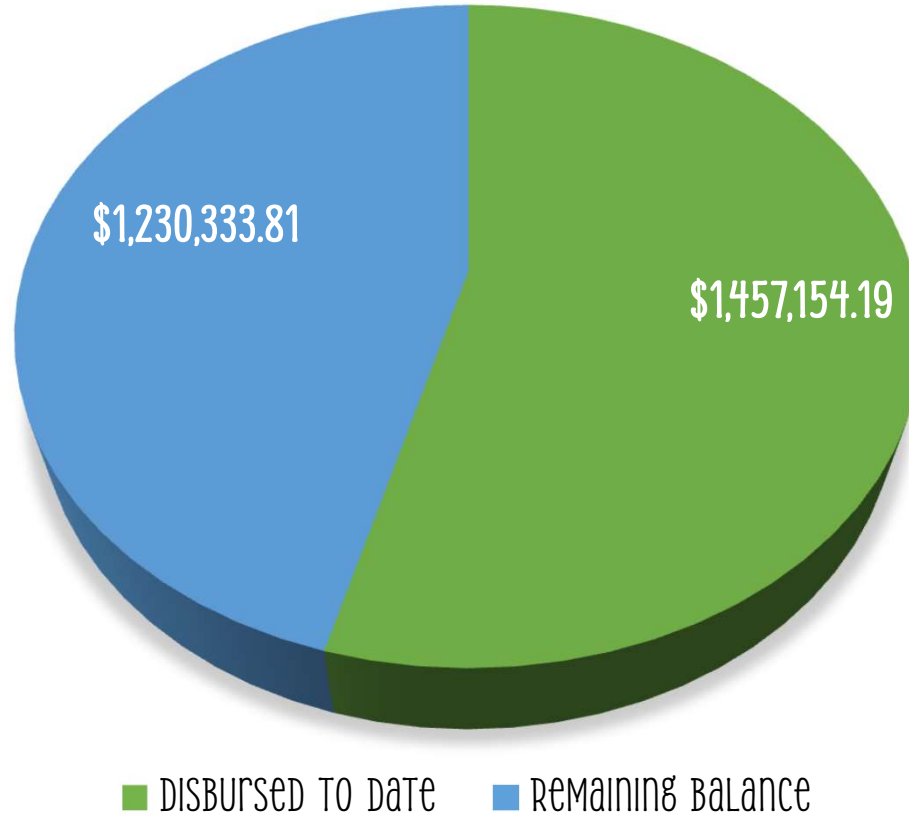
■ DISBURSED TO DATE ■ REMAINING BALANCE

Obligation Start: 03/15/2023

Obligation End : 03/15/2025

Disbursement End: 03/15/2027

CAPITAL FUND Grant Year 2024

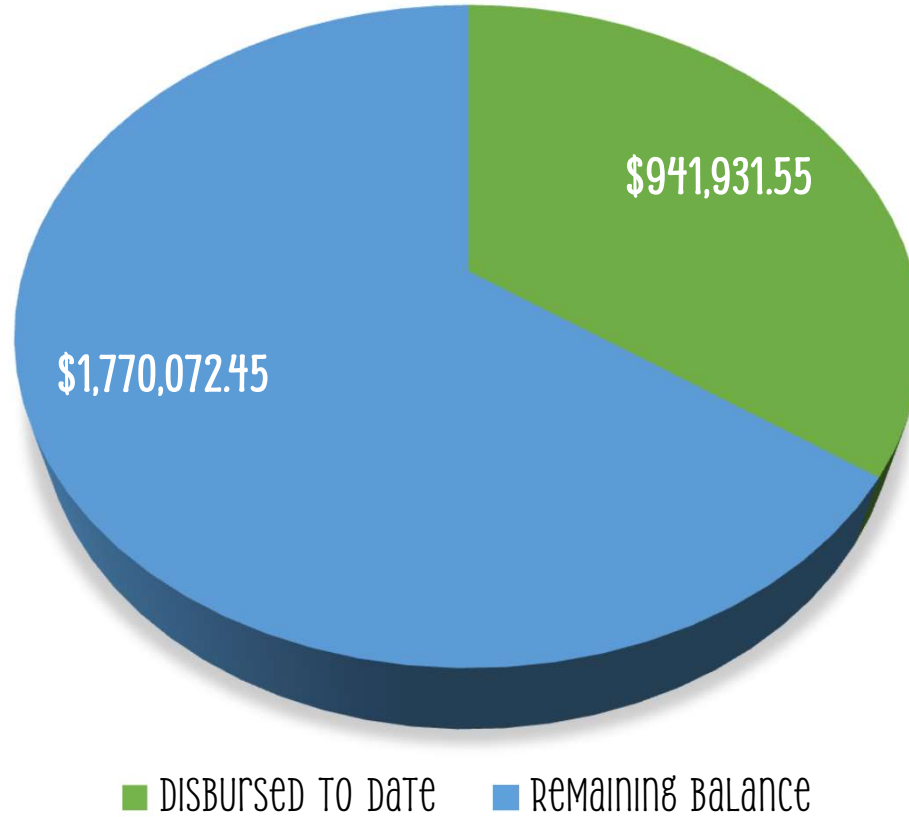


Obligation Start: 05/06/2024

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 March 2026			
	AMP 4	AMP 6	AMP 7
	Heritage Place	John C. Murphy / Riverside Center	John F. Kennedy Terrace
Occupancy Percentage	98%	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

February 28, 2026

Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
		Charges						
4heritag	Heritage Place	25,758.30	10,531.54	4,433.00	2,035.00	8,758.76	-5,198.08	20,560.22
6murphy	John C. Murphy Center	8,804.50	7,956.50	1,887.00	1,340.00	-2,379.00	-1,722.29	7,082.21
7jfk	John F. Kennedy Terrace	41,992.09	13,334.10	8,190.18	3,390.00	17,077.81	-13,784.34	28,207.75
Total		76,554.89	31,822.14	14,510.18	6,765.00	23,457.57	-20,704.71	55,850.18

**HOUSING AUTHORITY OF JOLIET
INVESTMENT REGISTER**

Name	Account Number	2/28/2026	INTEREST PAID	
			EARNINGS	FISCAL YTD
Operating Fund	0014121603	\$2,746,668.78	106.43	923.31
Amp4 Funds	9641689766	1,280,162.08	41.02	362.66
Amp6 Funds	9641689790	4,846,770.01	146.23	1,526.49
Amp7 Funds	9641689824	1,442,545.66	45.74	423.23
Amp8 Funds	9641689840	629,781.55	19.32	161.75
S8Housing Choice Voucher	2000025013	636,710.48	28.09	579.22
Modernization	2000024963	20,308.60	0.22	6.79
S8 FSS Escrow	8100353633	434,957.23	15.14	132.12
Consolidated Monthly Balance		\$12,037,904.39	402.19	4,115.57

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	2/28/2026	INTEREST PAID	
			EARNINGS	FISCAL YTD
WCHDC	8100286643	1,289,979.59	10.09	76.47
WCHDC RESERVE	8100382798	33,517.77	0.77	4.92
WCHDC SECURITY DEPOSIT	8100382780	5,528.69		0.28
		1,329,026.05	10.86	81.67

Housing Authority of Joliet
 Summary of Revenue and Expenses
 as of February 28, 2026

YEAR TO DATE TOTALS

	AMP 4	AMP 6	AMP 7	Total Amps
	HERITAGE PLACE	JOHN C. MURPHY	JOHN F. KENNEDY	
Total Revenues	1,235,784.84	719,252.50	1,107,285.09	3,062,322.43
Total Expenses	1,097,656.87	370,031.71	1,097,424.77	2,565,113.35
Net Income/(Net Loss)	138,127.97	349,220.79	9,860.32	497,209.08

	COCC	HCV - Admin	Total
Total Revenues	1,225,376.58	17,844,487.08	19,069,863.66
Total Expenses	757,366.07	16,726,115.37	17,483,481.44
Net Income/(Net Loss)	468,010.51	1,118,371.71	1,586,382.22

	AMP 3 Repositioning	HCV - HAP	WCHDC		Entity Wide
	Fairview				
Total Revenues	17,689.26	29,436,764.00	1,496,286.53	Total Revenues	53,082,925.88
Total Expenses	11,277.36	31,423,764.82	1,276,204.17	Total Expenses	52,759,841.14
Net Income/(Net Loss)	6,411.90	(1,987,000.82)	220,082.36	Net Income/(Net Loss)	323,084.74

Heritage Place (Heritag)
Budget Comparison
 Period = Feb 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									
31120-0000									
31140-0000									
31190-0000									
31200-0000									
31200-4000									
31200-6000									
31200-7000									
31200-9000									
31290-0000									
31990-0000									
34000-0000	GRANT INCOME								
34010-0000									
34010-1000									
34990-0000									
36000-0000	OTHER INCOME								
36100-0000									
36110-0000									
36500-0000									
36500-1000									
36990-0000									
39990-0000									
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-0000	Administrative Salaries								
41100-0000									
41100-2000									
41100-4000									
41109-0000									
41300-0000	Legal Expense								
41300-3000									
41300-4000									
41310-0000									
41390-0000	Other Admin Expenses								
41710-0000									
41730-0000									
41730-1000									
41890-0000									
41900-0000	Miscellaneous Admin Expenses								
41900-1000									
41900-2000									
41900-4000									
41900-7000									
41900-7500									
41900-8000									
41900-9000									
41901-0000									
41901-3000									
41901-5000									
41901-8000									
41902-0000									
41902-2000									
41910-0000									
41990-0000									
43000-0000	UTILITY EXPENSES								
43100-0000									
43200-0000									
43200-1000									
43300-0000									
43990-0000									
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-0000	General Maint Expense								
44100-0000									
44100-5000									
44110-0000									
44130-0000									
44190-0000									
44200-0000	Materials								
44200-2000									
44200-3000									
44200-4000									
44200-5000									
44200-6000									
44200-7000									
44200-8000									
44200-9000									
44290-0000									
44300-0000	Contract Costs								
44300-1000									
44300-2000									
44300-3000									
44300-6000									
44300-7000									
44300-9000									
44301-0000									
44301-1000									
44301-4000									
44301-7000									
44301-8000									
44302-2000									
44309-0000									
44309-1000									

Heritage Place (4heritag)
Budget Comparison
 Period = Feb 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44309-9000 Contract Costs-Other	0.00	3,000.00	3,000.00	100.00	2,433.32	24,000.00	21,566.68	89.86	36,000.00
44390-0000 Total Contract Costs	11,280.39	15,425.00	4,144.61	26.87	190,010.24	160,400.00	-29,610.24	-18.46	226,300.00
44500-0000 Vacancy Turnover	3,680.00	7,000.00	3,320.00	47.43	29,430.00	56,000.00	26,570.00	47.45	84,000.00
44990-0000 TOTAL MAINTENANCE AND OPERATIONAL EX	30,407.20	33,614.86	3,207.66	9.54	375,446.80	313,890.74	-61,556.06	-19.61	452,550.18
45000-0000 GENERAL EXPENSES									
45101-0000 Property Insurance	2,902.55	1,908.85	-993.70	-52.06	17,258.20	15,270.80	-1,987.40	-13.01	22,906.20
45102-0000 Liability Insurance	2,053.87	1,013.27	-1,040.60	-102.70	10,186.16	8,106.16	-2,080.00	-25.66	12,159.24
45103-0000 Worker's Compensation Insurance	1,801.20	1,461.67	-339.53	-23.23	14,667.17	11,693.36	-2,973.81	-25.43	17,540.04
45200-0000 Payments in Lieu of Taxes	2,016.34	2,545.78	529.44	20.80	23,016.88	20,366.24	-2,650.64	-13.01	30,549.36
45210-0000 Misc. Taxes/Licenses/Insurance	1,669.26	1,261.61	-407.65	-32.31	11,737.47	10,092.88	-1,644.59	-16.29	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	10,443.22	8,191.18	-2,252.04	-27.49	80,665.88	65,529.44	-15,136.44	-23.10	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	140,310.83	108,050.31	-32,260.52	-29.86	1,097,656.87	937,578.96	-160,077.91	-17.07	1,376,980.16
49990-0000 NET OPERATING INCOME	6,672.58	36,394.69	-29,722.11	-81.67	138,127.97	224,828.06	-86,700.09	-38.56	370,137.88

John C. Murphy Center (Smurphy)

Budget Comparison

Period = Feb 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	20,283.00	15,750.00	4,533.00	28.78	136,922.00	126,000.00	10,922.00	8.67	189,000.00
31120-3000	Utility Reimbursement -59 & TC	-24.00	0.00	-24.00	N/A	-77.00	0.00	-77.00	N/A	0.00
31140-0000	Less: Concessions	0.00	-100.00	100.00	100.00	-3,818.00	-800.00	-3,018.00	-377.25	-1,200.00
31190-0000	Total Rental Income	20,259.00	15,650.00	4,609.00	29.45	133,027.00	125,200.00	7,827.00	6.25	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	275.00	75.00	200.00	266.67	625.00	600.00	25.00	4.17	900.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	150.00
31200-7000	Tenant Owed Utilities	127.88	0.00	127.88	N/A	127.88	0.00	127.88	N/A	0.00
31200-9000	Misc.Tenant Income	0.00	100.00	-100.00	-100.00	0.00	800.00	-800.00	-100.00	1,200.00
31290-0000	Total Other Tenant Income	402.88	175.00	227.88	130.22	752.88	2,190.00	-1,437.12	-65.62	2,890.00
31990-0000	TENANT INCOME	20,661.88	15,825.00	4,836.88	30.56	133,779.88	127,390.00	6,389.88	5.02	190,690.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	51,328.00	17,000.00	34,328.00	201.93	494,621.00	136,000.00	358,621.00	263.69	204,000.00
34010-1000	Operating Grants	5,606.74	5,500.00	106.74	1.94	44,853.92	44,000.00	853.92	1.94	66,000.00
34990-0000	TOTAL GRANT INCOME	56,934.74	22,500.00	34,434.74	153.04	539,474.92	180,000.00	359,474.92	199.71	270,000.00
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	0.00	175.00	-175.00	-100.00	1,380.26	1,400.00	-19.74	-1.41	2,100.00
36500-0000	Miscellaneous Other Income	5,577.18	5,200.00	377.18	7.25	44,617.44	41,600.00	3,017.44	7.25	62,400.00
36990-0000	TOTAL OTHER INCOME	5,577.18	5,375.00	202.18	3.76	45,997.70	43,000.00	2,997.70	6.97	64,500.00
39990-0000	TOTAL INCOME	83,173.80	43,700.00	39,473.80	90.33	719,252.50	350,390.00	368,862.50	105.27	525,190.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	10,417.94	2,613.13	-7,804.81	-298.68	87,762.00	23,518.16	-64,243.84	-273.17	33,970.68
41100-2000	Additional Compensation	0.00	3,000.00	3,000.00	100.00	0.00	3,000.00	-3,000.00	100.00	3,000.00
41100-4000	Employee Benefit Contribution-Admin	4,673.80	959.95	-3,713.85	-386.88	35,806.01	8,639.54	-27,166.47	-314.44	12,479.34
41109-9000	Total Administrative Salaries	15,091.74	6,573.08	-8,518.66	-129.60	123,568.01	35,157.70	-88,410.31	-251.47	49,450.02
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	30.00	100.00	0.00	240.00	-240.00	100.00	300.00
41300-4000	General Legal Expense	243.75	300.00	56.25	18.75	2,003.75	2,400.00	396.25	16.51	3,600.00
41310-0000	Total Legal Expense	243.75	330.00	86.25	26.14	2,003.75	2,640.00	636.25	24.10	3,960.00
41390-0000	Other Admin Expenses									
41700-0000	Accounting Fees	0.00	0.00	0.00	N/A	615.00	0.00	-615.00	N/A	0.00
41710-0000	Auditing Fees	0.00	0.00	0.00	N/A	425.90	1,500.00	-1,074.10	71.61	4,500.00
41730-0000	Management Fee	3,218.80	3,200.00	-18.80	-0.59	25,589.46	25,600.00	-10.54	0.04	38,400.00
41730-1000	Bookkeeping Fee	300.00	300.00	0.00	0.00	2,385.00	2,400.00	-15.00	0.62	3,600.00
41890-0000	Total Other Admin Expenses	3,518.80	3,500.00	-18.80	-0.54	29,015.36	29,500.00	-484.64	1.64	46,500.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	367.50	416.67	49.17	11.80	1,216.18	3,333.36	2,117.18	63.51	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	755.86	1,000.00	244.14	24.41	8,110.72	8,000.00	-110.72	-1.38	12,000.00
41900-7500	Answering Service	96.00	55.00	-41.00	-74.55	792.96	440.00	-352.96	-80.22	660.00
41900-8000	Postage	38.25	0.00	-38.25	N/A	44.50	0.00	-44.50	N/A	0.00
41900-9000	Software License Fees	704.54	700.00	-4.54	-0.65	5,748.15	5,600.00	-148.15	-2.65	8,400.00
41901-0000	Copiers	75.30	60.00	-15.30	-25.50	495.24	480.00	-15.24	-3.18	720.00
41901-2000	Software	0.00	50.00	50.00	100.00	0.00	400.00	-400.00	100.00	600.00
41901-3000	Internet	0.00	352.00	352.00	100.00	2,461.76	2,816.00	-354.24	-12.58	4,224.00
41901-5000	Cell Phones/Pagers	71.88	75.00	3.12	4.16	805.02	600.00	-205.02	-34.17	900.00
41901-8000	Small Office Equipment	0.00	32.00	32.00	100.00	234.06	256.00	-21.94	8.57	384.00
41902-0000	Bank Fees	17.00	20.00	3.00	15.00	102.50	160.00	-57.50	-35.94	240.00
41902-2000	Other Misc Admin Expenses	216.46	75.00	-141.46	-188.61	1,493.18	600.00	-893.18	-148.86	900.00
41910-0000	Total Miscellaneous Admin Expenses	2,342.79	2,835.67	492.88	17.38	22,280.77	22,685.36	-404.59	-1.78	34,028.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	21,197.08	13,238.75	-7,958.33	-60.11	176,867.89	89,983.06	-86,884.83	-96.56	133,938.02
43000-0000	UTILITY EXPENSES									
43100-0000	Water	6,045.76	3,500.00	-2,545.76	-72.74	40,337.61	28,000.00	-12,337.61	-44.06	42,000.00
43200-0000	Electricity	102.51	150.00	47.49	31.66	866.69	1,200.00	333.31	27.78	1,800.00
43200-1000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	259.96	0.00	-259.96	N/A	0.00
43300-0000	Gas	4,409.01	4,000.00	-409.01	-10.23	18,699.54	22,400.00	-3,700.46	-16.52	31,200.00
43400-0000	Garbage/Trash Removal	0.00	250.00	250.00	100.00	0.00	2,000.00	-2,000.00	100.00	3,000.00
43950-0000	Tenant Utilities	127.88	0.00	-127.88	N/A	127.88	0.00	-127.88	N/A	0.00
43990-0000	TOTAL UTILITY EXPENSES	10,685.16	7,900.00	-2,785.16	-35.26	60,291.68	53,600.00	-6,691.68	-12.48	78,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	2,376.57	523.32	-1,853.25	-354.13	20,462.35	4,709.88	-15,752.47	-334.46	6,803.16
44100-5000	Employee Benefit Contribution-Maint.	1,120.33	147.20	-973.13	-661.09	9,280.82	1,324.80	-7,956.02	-600.54	1,913.60
44110-0000	Maintenance Uniforms	10.00	0.00	-10.00	N/A	10.00	0.00	-10.00	N/A	0.00
44130-0000	Vehicle Gas, Oil, Grease	322.26	120.00	-202.26	-168.55	1,126.77	960.00	-166.77	-17.37	1,440.00
44190-0000	Total General Maint Expense	3,829.16	790.52	-3,038.64	-384.38	30,879.94	6,994.68	-23,885.26	-341.48	10,156.76
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	600.00	600.00	100.00	2,391.98	4,800.00	2,408.02	50.17	7,200.00
44200-3000	Supplies-Decorating	0.00	150.00	150.00	100.00	93.79	1,200.00	-1,106.21	92.18	1,800.00
44200-4000	Supplies-Electrical	0.00	150.00	150.00	100.00	-31.81	1,200.00	1,231.81	102.65	1,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	560.00	-560.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	100.00	100.00	100.00	0.00	800.00	-800.00	100.00	1,200.00
44200-7000	Supplies-Maint/Repairs	0.00	1,000.00	1,000.00	100.00	1,559.40	8,000.00	6,440.60	80.51	12,000.00
44200-8000	Supplies-Plumbing	0.00	100.00	100.00	100.00	0.00	800.00	-800.00	100.00	1,200.00
44200-9000	Tools and Equipment	0.00	75.00	75.00	100.00	0.00	600.00	-600.00	100.00	900.00
44290-0000	Total Materials	0.00	2,245.00	2,245.00	100.00	4,013.36	17,960.00	-13,946.64	-77.65	26,940.00
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs/Maintenance	0.00	500.00	500.00	100.00	176.00	4,000.00	3,824.00	95.60	6,000.00
44300-7000	Contract-Pest Control	180.00	800.00	620.00	77.50	2,310.00	6,400.00	4,090.00	63.91	9,600.00
44300-9000	Contract-Grounds	2,048.00	0.00	-2,048.00	N/A	4,370.00	5,000.00	630.00	12.60	8,000.00
44301-0000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	0.00	380.00	-380.00	100.00	380.00
44301-1000	Contract-Plumbing	0.00	0.00	0.00	N/A	9,130.56	0.00	-9,130.56	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	420.00	50.00	-370.00	-74.00	555.00	400.00	-155.00	-38.75	600.00
44302-2000	Contract-IT Contracts	547.58	100.00	-447.58	-447.58	4,482.24	800.00	-3,682.24	-460.28	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	75.00	0.00	-75.00	N/A	450.00	0.00	-450.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	400.00	400.00	100.00	2,433.34	3,200.00	766.66	23.96	4,800.00
44390-0000	Total Contract Costs	3,270.58	1,850.00	-1,420.58	-76.79	23,907.14	20,180.00	-3,727.14	-18.47	32,580.00

John C. Murphy Center (Smurphy)

Budget Comparison

Period = Feb 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44500-0000	Vacancy Turnover	0.00	2,000.00	2,000.00	100.00	6,560.00	16,000.00	9,440.00	59.00	24,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	7,099.74	6,885.52	-214.22	-3.11	65,360.44	61,134.68	-4,225.76	-6.91	93,676.76
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	967.52	2,000.00	1,032.48	51.62	8,354.14	16,000.00	7,645.86	47.79	24,000.00
45102-0000	Liability Insurance	513.47	1,100.00	586.53	53.32	7,105.36	8,800.00	1,694.64	19.26	13,200.00
45103-0000	Worker's Compensation Insurance	679.40	250.00	-429.40	-171.76	5,681.70	2,000.00	-3,681.70	-184.08	3,000.00
45200-0000	Payments in Lieu of Taxes	1,930.38	1,200.00	-730.38	-60.86	12,738.71	9,600.00	-3,138.71	-32.69	14,400.00
45210-0000	Misc. Taxes/Licenses/Insurance	1,044.22	1,200.00	155.78	12.98	8,352.08	9,600.00	1,247.92	13.00	14,400.00
45700-0000	Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	-751.00	0.00	751.00	N/A	2,500.00
45800-2000	Employee Benefit Contribution - Security	69.16	0.00	-69.16	N/A	545.48	0.00	-545.48	N/A	1,000.00
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	25,000.00	0.00	-25,000.00	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	5,204.15	5,750.00	545.85	9.49	67,026.47	46,000.00	-21,026.47	-45.71	72,500.00
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1000	URP Expense	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00
48000-0000	FINANCING EXPENSE									
48530-0000	Interest Expense-CFBP	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00
48690-0000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	44,186.13	33,774.27	-10,411.86	-30.83	370,031.71	250,717.74	-119,313.97	-47.59	378,114.78
49990-0000	NET OPERATING INCOME	38,987.67	9,925.73	29,061.94	292.79	349,220.79	99,672.26	249,548.53	250.37	147,075.22

John F. Kennedy Terrace (79R)
Budget Comparison
 Period = Feb 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	56,184.00	55,000.00	1,184.00	2.15	441,903.00	440,000.00	1,903.00	0.43	660,000.00
31120-3000	Utility Reimbursement -59 & TC	-8.00	0.00	-8.00	N/A	-18.00	0.00	-18.00	N/A	0.00
31140-0000	Less: Concessions	0.00	-300.00	300.00	100.00	-3,370.56	-2,400.00	-970.56	-40.44	-3,600.00
31190-0000	Total Rental Income	56,176.00	54,700.00	1,476.00	2.70	438,514.44	437,600.00	914.44	0.21	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	150.00	300.00	-150.00	-50.00	1,600.00	2,400.00	-800.00	-33.33	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	137.86	0.00	137.86	N/A	1,433.48	0.00	1,433.48	N/A	0.00
31200-9000	Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	400.00	-400.00	-100.00	600.00
31290-0000	Total Other Tenant Income	287.86	350.00	-62.14	-17.75	3,653.48	2,800.00	853.48	30.48	4,200.00
31990-0000	TENANT INCOME	56,463.86	55,050.00	1,413.86	2.57	442,167.92	440,400.00	1,767.92	0.40	660,600.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	54,718.60	50,000.00	4,718.60	9.44	461,859.20	400,000.00	61,859.20	15.46	600,000.00
34010-1000	Operating Grants	25,230.31	25,133.30	97.01	0.39	201,842.48	201,066.40	776.08	0.39	301,599.60
34990-0000	TOTAL GRANT INCOME	79,948.91	75,133.30	4,815.61	6.41	663,701.68	601,066.40	62,635.28	10.42	901,599.60
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	0.00	50.00	-50.00	-100.00	377.49	400.00	-22.51	-5.63	600.00
36500-0000	Miscellaneous Other Income	129.75	130.00	-0.25	-0.19	1,038.00	1,040.00	-2.00	-0.19	1,560.00
36500-1500	Laundry Income	0.00	1,000.00	-1,000.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,000.00
36990-0000	TOTAL OTHER INCOME	129.75	1,180.00	-1,050.25	-89.00	1,415.49	2,440.00	-1,024.51	-41.99	3,160.00
39990-0000	TOTAL INCOME	136,542.52	131,363.30	5,179.22	3.94	1,107,285.09	1,043,906.40	63,378.69	6.07	1,565,359.60
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	17,575.86	13,669.84	-3,906.02	-28.57	158,451.91	123,028.54	-35,423.37	-28.79	177,707.90
41100-4000	Employee Benefit Contribution-Admin	7,798.16	4,885.76	-2,912.40	-59.61	64,576.81	43,971.84	-20,604.97	-46.86	63,514.88
41109-9000	Total Administrative Salaries	25,374.02	18,555.60	-6,818.42	-36.75	223,028.72	167,000.38	-56,028.34	-33.55	241,222.78
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	30.00	100.00	64.00	240.00	176.00	73.33	360.00
41300-4000	General Legal Expense	1,042.00	300.00	-742.00	-247.33	8,360.25	2,400.00	-5,960.25	-248.34	3,600.00
41310-0000	Total Legal Expense	1,042.00	330.00	-712.00	-215.76	8,424.25	2,640.00	-5,784.25	-219.10	3,960.00
41390-0000	Other Admin Expenses									
41710-0000	Auditing Fees	0.00	0.00	0.00	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	109,036.85	108,000.00	-1,036.85	-0.96	162,000.00
41730-1000	Bookkeeping Fee	1,275.00	1,300.00	-25.00	1.92	10,162.50	10,400.00	-237.50	-2.28	15,600.00
41890-0000	Total Other Admin Expenses	14,954.90	14,800.00	-154.90	-1.05	121,115.90	119,900.00	-1,215.90	-1.01	182,100.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	1,533.81	500.00	-1,033.81	-206.76	4,590.57	4,000.00	-590.57	-14.76	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	400.00	-120.76	-30.19	600.00
41900-7000	Telephone	257.22	520.00	262.78	50.53	4,379.45	4,160.00	-219.45	-5.28	6,240.00
41900-7500	Answering Service	96.00	55.00	-41.00	-74.55	792.96	440.00	-352.96	-80.22	660.00
41900-8000	Postage	172.10	0.00	-172.10	N/A	200.17	350.00	149.83	42.81	350.00
41900-9000	Software License Fees	1,409.07	1,500.00	90.93	6.06	11,496.11	12,000.00	503.89	4.20	18,000.00
41901-0000	Copiers	199.64	200.00	0.36	0.18	1,459.08	1,600.00	140.92	8.81	2,400.00
41901-2000	Software	0.00	166.67	166.67	100.00	0.00	1,333.36	1,333.36	100.00	2,000.00
41901-3000	Internet	200.36	950.00	749.64	78.91	6,541.72	7,600.00	1,058.28	13.92	11,400.00
41901-5000	Cell Phones/Pagers	243.87	210.00	-33.87	-16.13	2,432.04	1,680.00	-752.04	-44.76	2,520.00
41901-8000	Small Office Equipment	0.00	85.00	85.00	100.00	563.95	680.00	116.05	17.07	1,020.00
41902-0000	Bank Fees	58.50	90.00	31.50	35.00	443.50	720.00	276.50	38.40	1,080.00
41902-2000	Other Misc Admin Expenses	573.88	400.00	-173.88	-43.47	4,933.28	3,200.00	-1,733.28	-54.16	4,800.00
41910-0000	Total Miscellaneous Admin Expenses	4,744.45	4,726.67	-17.78	-0.38	39,130.09	38,163.36	-966.73	-2.53	57,070.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	46,115.37	38,412.27	-7,703.10	-20.05	391,698.96	327,703.74	-63,995.22	-19.53	484,352.78
42000-0000	TENANT SERVICES									
42200-0000	Resident Council	0.00	250.00	250.00	100.00	1,457.46	2,000.00	542.54	27.13	3,000.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	100.00	1,457.46	2,000.00	542.54	27.13	3,000.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	19,996.58	13,000.00	-6,996.58	-53.82	130,829.09	104,000.00	-26,829.09	-25.80	156,000.00
43200-0000	Electricity	1,858.66	2,000.00	141.34	7.07	13,121.29	16,000.00	2,878.71	17.99	24,000.00
43200-1000	Electricity-Vacant Units	-31.68	0.00	31.68	N/A	2,383.03	0.00	-2,383.03	N/A	0.00
43300-0000	Gas	7,947.48	8,000.00	52.52	0.66	31,021.04	44,000.00	12,978.96	29.50	56,000.00
43400-0000	Garbage/Trash Removal	3,275.07	3,000.00	-275.07	-9.17	25,111.60	24,000.00	-1,111.60	-4.63	36,000.00
43950-0000	Tenant Utilities	137.86	0.00	-137.86	N/A	308.86	0.00	-308.86	N/A	0.00
43990-0000	TOTAL UTILITY EXPENSES	33,183.97	26,000.00	-7,183.97	-27.63	202,774.91	188,000.00	-14,774.91	-7.86	272,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	15,507.63	11,195.01	-4,312.62	-38.52	139,166.00	100,755.10	-38,410.90	-38.12	145,535.14
44100-5000	Employee Benefit Contribution-Maint.	9,729.25	3,482.06	-6,247.19	-179.41	56,168.97	31,338.56	-24,830.41	-79.23	45,266.80
44110-0000	Maintenance Uniforms	45.00	0.00	-45.00	N/A	45.00	0.00	-45.00	N/A	0.00
44130-0000	Vehicle Gas, Oil, Grease	556.60	160.00	-396.60	-247.88	2,075.45	1,280.00	-795.45	-62.14	1,920.00
44190-0000	Total General Maint Expense	25,838.48	14,837.07	-11,001.41	-74.15	197,455.42	133,373.66	-64,081.76	-48.05	192,721.94
44200-0000	Materials									
44200-1000	Supplies-Grounds	1,007.04	0.00	-1,007.04	N/A	1,226.96	0.00	-1,226.96	N/A	0.00
44200-2000	Supplies-Appliance	0.00	1,200.00	1,200.00	100.00	1,969.20	9,600.00	7,630.80	79.49	14,400.00
44200-3000	Supplies-Decorating	0.00	150.00	150.00	100.00	5,713.36	1,200.00	-4,513.36	-376.11	1,800.00
44200-4000	Supplies-Electrical	0.00	400.00	400.00	100.00	569.67	3,200.00	2,630.33	82.20	4,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	560.00	560.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	547.92	1,000.00	452.08	45.21	6,938.43	8,000.00	1,061.57	13.27	12,000.00
44200-7000	Supplies-Maint/Repairs	805.61	1,500.00	694.39	46.29	14,143.52	12,000.00	-2,143.52	-17.86	18,000.00
44200-8000	Supplies-Plumbing	0.00	500.00	500.00	100.00	1,729.41	4,000.00	2,270.59	56.76	6,000.00
44200-9000	Tools and Equipment	0.00	75.00	75.00	100.00	90.32	600.00	509.68	84.95	900.00
44290-0000	Total Materials	2,360.57	4,895.00	2,534.43	51.78	32,380.87	39,160.00	6,779.13	17.31	58,740.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	400.00	400.00	100.00	2,427.97	3,200.00	772.03	24.13	4,800.00
44300-3000	Contract-Building Repairs/Maintenance	1,495.00	4,166.67	2,671.67	64.12	9,070.90	33,333.36	24,262.46	72.79	50,000.00
44300-5000	Contract-Decorating/Painting	0.00	0.00	0.00	N/A	27,000.00	0.00	-27,000.00	N/A	0.00
44300-6000	Contract-Electrical	0.00	166.67	166.67	100.00	1,802.50	1,333.36	-469.14	-35.18	2,000.00
44300-7000	Contract-Pest Control	2,730.00	2,500.00	-230.00	-9.20	12,850.00	20,000.00	7,150.00	35.75	30,000.00
44300-9000	Contract-Grounds	474.67	1,250.00	775.33	62.03	5,511.67	10,000.00	4,488.33	44.88	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

John F. Kennedy Terrace (7/9)

Budget Comparison

Period = Feb 2026
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-1000	Contract-Plumbing	3,291.75	2,500.00	-791.75	-31.67	16,027.10	20,000.00	3,972.90	19.86	30,000.00
44301-3000	Contract-HVAC	1,365.00	625.00	-740.00	-118.40	1,365.00	5,000.00	3,635.00	72.70	7,500.00
44301-4000	Contract-Vehicle Maintenance	1,342.75	166.67	-1,176.08	-705.63	1,342.75	1,333.36	-9.39	-0.70	2,000.00
44301-7000	Contract-Elevator Monitoring	0.00	2,200.00	2,200.00	100.00	15,801.65	17,600.00	1,798.35	10.22	26,400.00
44301-8000	Contract-Alarm Monitoring	25.00	100.00	75.00	75.00	622.91	800.00	177.09	22.14	1,200.00
44302-2000	Contract-IT Contracts	1,451.73	600.00	-851.73	-141.96	12,829.44	4,800.00	-8,029.44	-167.28	7,200.00
44309-1000	Snow Removal Service	300.00	0.00	-300.00	N/A	1,650.00	0.00	-1,650.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	400.00	400.00	100.00	2,433.34	3,200.00	766.66	23.96	4,800.00
44390-0000	Total Contract Costs	12,475.90	15,075.01	2,599.11	17.24	140,635.23	120,980.08	-19,655.15	-16.25	181,280.00
44500-0000	Vacancy Turnover	4,610.00	4,500.00	-110.00	-2.44	48,355.00	36,000.00	-12,355.00	-34.32	54,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	45,284.95	39,307.08	-5,977.87	-15.21	418,826.52	329,513.74	-89,312.78	-27.10	486,741.94
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	2,902.55	2,500.00	-402.55	-16.10	17,258.20	20,000.00	2,741.80	13.71	30,000.00
45102-0000	Liability Insurance	2,053.87	1,200.00	-853.87	-71.16	10,186.16	9,600.00	-586.16	-6.11	14,400.00
45103-0000	Worker's Compensation Insurance	1,801.20	2,000.00	198.80	9.94	16,768.33	16,000.00	-768.33	-4.80	24,000.00
45200-0000	Payments in Lieu of Taxes	5,006.32	5,000.00	-6.32	-0.13	27,657.82	40,000.00	12,342.18	30.86	60,000.00
45210-0000	Misc. Taxes/Licenses/Insurance	1,354.67	1,200.00	-154.67	-12.89	10,338.07	9,600.00	-738.07	-7.69	14,400.00
45990-0000	TOTAL GENERAL EXPENSES	13,118.61	11,900.00	-1,218.61	-10.24	82,208.58	95,200.00	12,991.42	13.65	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	137,702.90	115,869.35	-21,833.55	-18.84	1,097,424.77	942,417.48	-155,007.29	-16.45	1,388,894.72
49990-0000	NET OPERATING INCOME	-1,160.38	15,493.95	-16,654.33	-107.49	9,860.32	101,488.92	-91,628.60	-90.28	176,464.88

Will County Housing Development Corp (wchdc)

Budget Comparison

Period = Feb 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		2,154.00	520.00	1,634.00	314.23	1,108.00	4,160.00	-3,052.00	-73.37	0.00
31120-0000		8,446.00	6,800.00	1,646.00	24.21	15,240.00	54,400.00	-39,160.00	-71.99	0.00
31190-0000		10,600.00	7,320.00	3,280.00	44.81	16,348.00	58,560.00	-42,212.00	-72.08	0.00
31990-0000		10,600.00	7,320.00	3,280.00	44.81	16,348.00	58,560.00	-42,212.00	-72.08	0.00
36000-0000	OTHER INCOME									
36100-0000		0.00	9.00	-9.00	-100.00	8.96	72.00	-63.04	-87.56	0.00
36200-0000		20,207.99	22,000.00	-1,792.01	-8.15	41,138.78	176,000.00	-134,861.22	-76.63	0.00
36300-0000		39,745.26	26,525.29	13,219.97	49.84	81,842.27	528,107.30	-446,265.03	-84.50	0.00
36300-1000		22,378.20	22,187.77	190.43	0.86	44,285.32	199,689.92	-155,404.60	-77.82	0.00
36300-3000		2,420.94	3,088.77	-667.83	-21.62	3,900.76	27,798.92	-23,898.16	-85.97	0.00
36500-0000		729.16	2,000.00	-1,270.84	-63.54	1,458.32	16,000.00	-14,541.68	-90.89	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
36500-3500		0.00	0.00	0.00	N/A	234,749.78	0.00	234,749.78	N/A	0.00
36990-0000		85,481.55	75,810.83	9,670.72	12.76	407,384.19	2,876,866.14	-2,469,481.95	-85.84	0.00
39990-0000		96,081.55	83,130.83	12,950.72	15.58	423,732.19	2,935,426.14	-2,511,693.95	-85.56	0.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000		29,271.66	24,339.86	-4,931.80	-20.26	72,673.26	219,058.72	146,385.46	66.82	0.00
41100-2000		0.00	0.00	0.00	N/A	12,069.12	289,379.70	277,310.58	95.83	0.00
41100-4000		18,156.97	10,797.28	-7,359.69	-68.16	41,568.95	97,175.50	55,606.55	57.22	0.00
41109-9000		47,428.63	35,137.14	-12,291.49	-34.98	126,311.33	605,613.92	479,302.59	79.14	0.00
41300-0000	Legal Expense									
41300-4000		457.50	1,200.00	-742.50	61.88	3,405.00	9,600.00	6,195.00	64.53	0.00
41310-0000		457.50	1,200.00	-742.50	61.88	3,405.00	9,600.00	6,195.00	64.53	0.00
41390-0000	Other Admin Expenses									
41400-0000		0.00	2,000.00	-2,000.00	100.00	0.00	16,000.00	16,000.00	100.00	0.00
41500-0000		0.00	5,000.00	-5,000.00	100.00	1,563.63	40,000.00	38,436.37	96.09	0.00
41700-0000		0.00	2,000.00	-2,000.00	100.00	0.00	16,000.00	16,000.00	100.00	0.00
41710-0000		0.00	0.00	0.00	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		0.00	9,000.00	-9,000.00	100.00	5,822.63	250,335.84	244,513.21	97.67	0.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000		0.00	0.00	0.00	N/A	569.76	0.00	-569.76	N/A	0.00
41900-7000		37.27	250.00	-212.73	85.09	226.92	2,000.00	1,773.08	88.65	0.00
41900-9000		3,522.69	3,700.00	-177.31	4.79	7,045.38	29,600.00	22,554.62	76.20	0.00
41901-0000		50.55	150.00	-99.45	66.30	91.52	1,200.00	1,108.48	92.37	0.00
41901-3000		0.00	450.00	-450.00	100.00	78.18	3,600.00	3,521.82	97.83	0.00
41901-5000		279.32	400.00	-120.68	30.17	656.33	3,200.00	2,543.67	79.49	0.00
41902-0000		3.50	0.00	-3.50	N/A	8.00	0.00	-8.00	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		1,352.90	2,500.00	-1,147.10	45.88	5,202.68	20,000.00	14,797.32	73.99	0.00
41910-0000		5,246.23	7,450.00	-2,203.77	29.58	13,878.77	129,600.00	115,721.23	89.29	0.00
41990-0000		53,132.36	52,787.14	-345.22	-0.65	149,417.73	995,149.76	845,732.03	84.99	0.00
43000-0000	UTILITY EXPENSES									
43100-0000		184.22	75.00	-109.22	-145.63	285.06	600.00	314.94	52.49	0.00
43200-0000		634.62	200.00	-434.62	-217.31	1,842.61	1,600.00	-242.61	-15.16	0.00
43300-0000		32.94	80.00	-47.06	58.82	64.42	640.00	575.58	89.93	0.00
43990-0000		851.78	355.00	-496.78	-139.94	2,192.09	2,840.00	647.91	22.81	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000		13,374.46	14,635.21	-1,260.75	8.61	33,085.08	131,716.90	98,631.82	74.88	0.00
44100-5000		9,003.75	7,552.55	-1,451.20	-19.21	23,396.61	67,972.96	44,576.35	65.58	0.00
44130-0000		547.41	300.00	-247.41	-82.47	547.41	2,400.00	1,852.59	77.19	0.00
44190-0000		22,925.62	22,487.76	-437.86	-1.95	57,029.10	202,089.86	145,060.76	71.78	0.00
44200-0000	Materials									
44200-2000		0.00	0.00	0.00	N/A	934.05	0.00	-934.05	N/A	0.00
44200-7000		0.00	200.00	-200.00	100.00	0.00	1,600.00	1,600.00	100.00	0.00
44290-0000		0.00	200.00	-200.00	100.00	934.05	1,600.00	665.95	41.62	0.00
44300-0000	Contract Costs									
44300-3000		5,000.00	200.00	-4,800.00	-2,400.00	6,648.76	1,600.00	-5,048.76	-315.55	0.00
44300-9000		647.75	0.00	-647.75	N/A	647.75	2,000.00	1,352.25	67.61	0.00
44301-1000		0.00	200.00	-200.00	100.00	0.00	1,600.00	1,600.00	100.00	0.00
44301-3000		0.00	200.00	-200.00	100.00	0.00	1,600.00	1,600.00	100.00	0.00
44302-2000		700.56	0.00	-700.56	N/A	1,581.13	0.00	-1,581.13	N/A	0.00
44309-9000		0.00	100.00	-100.00	100.00	0.00	800.00	800.00	100.00	0.00
44390-0000		6,348.31	700.00	-5,648.31	-806.90	8,877.64	7,600.00	-1,277.64	-16.81	0.00
44500-0000		0.00	500.00	-500.00	100.00	0.00	4,000.00	4,000.00	100.00	0.00
44990-0000		29,273.93	23,887.76	-5,386.17	-22.55	66,840.79	215,289.86	148,449.07	68.95	0.00
45000-0000	GENERAL EXPENSES									
45101-0000		498.82	2,500.00	-2,001.18	80.05	997.64	20,000.00	19,002.36	95.01	0.00
45102-0000		1,236.81	1,700.00	-463.19	27.25	2,473.62	13,600.00	11,126.38	81.81	0.00
45103-0000		456.11	1,000.00	-543.89	54.39	900.22	8,000.00	7,099.78	88.75	0.00
45210-0000		1,252.82	1,000.00	-252.82	-25.28	2,505.64	8,000.00	5,494.36	68.68	0.00
45900-0000		0.00	1,000.00	-1,000.00	100.00	1,067.00	8,000.00	6,933.00	86.66	0.00
45990-0000		3,444.56	7,200.00	-3,755.44	52.16	7,944.12	57,600.00	49,655.88	86.21	0.00
48990-0000		86,702.63	84,229.90	-2,472.73	-2.94	226,394.73	1,270,879.62	1,044,484.89	82.19	0.00
49990-0000		9,378.92	-1,099.07	10,477.99	953.35	197,337.46	1,664,546.52	-1,467,209.06	-88.14	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	
							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
47150-2004	Port Out HAP Exp - NED	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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		0.00	0.00	0.00	
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
41720-0004 Port Out Admin Fee Exp - NED	0.00	0.00	0.00	N/A	0.00	0.00	0.00	4.05
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	7,397.88	-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	1,519.99	-915.25
41900-3000 Advertising	0.00	0.00	0.00	N/A	0.00	0.00	0.00	-982.75
41900-4000 Office Supplies	0.00	833.33	833.33	90.70	12,303.51	2,499.99	2,026.03	77.92
41900-7000 Telephone	758.61	433.33	325.28	-107.47	5,091.92	1,299.99	3,791.93	-315.96
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	3,391.95	-4.39	81,610.82	9,500.01	-1,697.04	-0.51
41901-0000 Copiers	543.54	1,083.33	539.79	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	0.00	0.00	-5.83
41901-3000 Internet	312.74	233.33	79.41	-33.32	2,189.18	699.99	-233.22	-24.09
41901-5000 Cell Phones/Pagers	64.18	258.00	193.82	100.00	267.64	774.00	403.89	24.53
41901-7000 Temporary Administrative Labor	0.00	7,400.00	7,400.00	85.45	13,539.17	22,200.00	9,611.18	27.98
41901-8000 Small Office Equipment	171.31	166.67	4.64	100.00	1,361.99	500.01	355.01	-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	0.00	-348.56
41902-2000 Other Misc Admin Expenses	1,635.43	500.00	1,135.43	-1,588.40	11,797.32	1,500.00	-8,483.64	-87.66
41902-1500 Employee Events	0.00	0.00	0.00	N/A	0.00	0.00	0.00	-170.11
41910-0000 Total Miscellaneous Admin Expenses	18,505.72	18,433.96	71.76	-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	14,533.47	N/A	1,859,883.34	1,960,415.55	186,694.56	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

ALL HCV (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
42990-0000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00		N/A	0.00	0.00	N/A
43000-0000 UTILITY EXPENSES								
43100-0000 Water	0.00	0.00	0.00	N/A	0.00	0.00	0.00	75.42
43200-0000 Electricity	315.44	450.00	134.56	N/A	3,680.79	3,150.00	-530.79	63.65
43300-0000 Gas	417.60	200.00	-217.60	N/A	920.08	1,400.00	479.92	71.06
43400-0000 Garbage/Trash Removal	0.00	0.00	0.00	N/A	0.00	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	-50.87	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	0.00	100.00
44130-0000 Vehicle Gas, Oil, Grease	0.00	550.00	550.00	N/A	3,109.32	3,850.00	740.68	-51.89
44190-0000 Total General Maint Expense	0.00	550.00	550.00	N/A	3,109.32	3,850.00	740.68	N/A
44200-0000 Materials								
44200-3000 Supplies-Decorating	304.40	0.00	-304.40	0.00	304.40	0.00	-304.40	0.00
44200-6000 Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44200-7000 Supplies-Maint/Repairs	0.00	0.00	0.00	100.00	53.39	0.00	0.00	100.00
44290-0000 Total Materials	304.40	0.00	0.00	N/A	53.39	0.00	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	0.00	100
44300-4000 Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	101
44300-3000 Contract-Building Repairs/Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	102
44300-7000 Contract-Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44300-9000 Contract-Grounds	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44301-0000 Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44301-2000 Contract-Window Covering	0.00	0.00	0.00	N/A	0.00	0.00	0.00	101.00
44301-3000 Contract-HVAC	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44301-4000 Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	0.00	0.00	0.00	
Contract-Consultants	0.00	0.00	0.00	N/A	0.00	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	-15.07
44309-1000 Snow Removal Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
44302-2100 Contractor-HR Contracts	0.00	0.00	0.00	N/A	0.00	0.00	0.00	101.00
44309-9000 Contract Costs-Other	0.00	0.00	0.00	N/A	0.00	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	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	-1,850.71
44400-0000 Unit Repairs - Damages	0.00	0.00	0.00	N/A	0.00	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	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	N/A
45000-0000 GENERAL EXPENSES								
45102-0000 Liability Insurance	2,100.83	0.00	-2,100.83	N/A	2,100.83	0.00	-2,100.83	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	-9.06
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	-284.19
45220-0000 Lease Interest	0.00	0.00	0.00	N/A	0.00	0.00	0.00	100.00
45800-0000 Security/Law Enforcement	0.00	0.00	0.00	N/A	0	0.00	0.00	100.00
45850-0000 Part-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	-19.71
45850-1000 HCV Non-billables	0.00	25,000.00	25,000.00	N/A	15,385.00	175,000.00	159,615.00	-18.71
45900-0000 Other General Expense	0.00	0.00	0.00	N/A	3,600.00	0.00	-3,600.00	87.61
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	N/A
46000-0000 DEVELOPMENT EXPENSES								
46001-0000 JC Murphy Lofts	0.00	0.00	0.00	N/A	0.00	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	0.00
47150-0001 HAP Expense - EHV	0.00	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	0.00
47150-1000 Tenant Utility Payments-Voucher	0.00	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	0.00
47150-2000 Portable Out HAP Payments	0.00	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	0.00
47150-6001 FSS Escrow Pymt - EHV	0.00	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	0.00
47990-0000 TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	0.00	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	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	0.00	N/A
59990-0000 TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	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	N/A
90000-0000 NET INCOME	145,563.30	-32,727.88	177,997.72	N/A	972,604.55	175,934.45	884,885.84	N/A

Administrative Building (cont)
Budget Comparison
 Period = Feb 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	5,633.60	2,816.80	2,816.80	100.00	25,351.20	22,534.40	2,816.80	12.50	33,801.60
36000-2000	Consulting Revenue	17,118.00	7,666.67	9,451.33	123.28	78,967.69	61,333.36	17,634.33	28.75	92,000.04
36100-0000	Investment Income - Unrestricted	0.00	200.00	-200.00	-100.00	43,401.36	61,600.00	-18,198.64	-29.54	162,200.00
36200-0000	Management Fee Income	30,578.60	30,000.00	578.60	1.93	243,260.81	240,000.00	3,260.81	1.36	360,000.00
36200-0050	Management Fee-FCP	22,426.94	23,000.00	-573.06	-2.49	179,415.52	184,000.00	-4,584.48	-2.49	276,000.00
36200-0100	Management Fee Earned - HCV	48,110.00	51,000.00	-2,890.00	-5.67	431,624.40	408,000.00	23,624.40	5.79	612,000.00
36200-0150	Management Fee Earned - HCV Mainstream	3,981.80	4,000.00	-18.20	-0.46	28,137.60	32,000.00	-3,862.40	-12.07	48,000.00
36200-0160	Management Fee Earned - HCV EHV	1,509.80	1,500.00	9.80	0.65	12,137.20	12,000.00	137.20	1.14	18,000.00
36200-1000	Bookkeeping Fee Income	2,850.00	2,900.00	-50.00	-1.72	22,672.50	23,200.00	-527.50	-2.27	34,800.00
36200-1100	Bookkeeping Fee Earned - HCV	18,067.50	17,000.00	1,067.50	6.28	144,855.00	136,000.00	8,855.00	6.51	204,000.00
36200-1150	Bookkeeping Fee Earned - HCV Mainstream	1,560.00	1,500.00	60.00	4.00	12,007.50	12,000.00	7.50	0.06	18,000.00
36200-1160	Bookkeeping Fee Earned - HCV EHV	420.00	475.00	-55.00	-11.58	3,532.50	3,800.00	-267.50	-7.04	5,700.00
36500-0000	Miscellaneous Other Income	0.00	250.00	-250.00	-100.00	13.30	2,000.00	-1,986.70	-99.34	3,000.00
36990-0000	TOTAL OTHER INCOME	152,256.24	142,308.47	9,947.77	6.99	1,225,376.58	1,198,467.76	26,908.82	2.25	1,867,501.64
39990-0000	TOTAL INCOME	152,256.24	142,308.47	9,947.77	6.99	1,225,376.58	1,198,467.76	26,908.82	2.25	1,867,501.64
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	34,399.78	59,981.56	25,581.78	42.65	284,855.84	539,834.04	254,978.20	47.23	779,760.28
41100-2000	Additional Compensation	0.00	45,000.00	45,000.00	100.00	22,902.16	45,000.00	22,097.84	49.11	45,000.00
41100-4000	Employee Benefit Contribution-Admin	11,913.66	17,776.39	5,862.73	32.98	91,967.05	159,987.52	68,020.47	42.52	231,093.08
41109-9000	Total Administrative Salaries	46,313.44	122,757.95	76,444.51	62.27	399,725.05	744,821.56	345,096.51	46.33	1,055,853.36
41300-0000	Legal Expense									
41300-4000	General Legal Expense	0.00	400.00	400.00	100.00	5,118.75	3,200.00	-1,918.75	-59.96	4,800.00
41310-0000	Total Legal Expense	0.00	400.00	400.00	100.00	5,118.75	3,200.00	-1,918.75	-59.96	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	12,000.00	10,901.00	90.84	18,000.00
41500-0000	Travel	5,892.15	7,000.00	1,107.85	15.83	63,532.41	56,000.00	-7,532.41	-13.45	84,000.00
41710-0000	Auditing Fees	0.00	0.00	0.00	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	20,000.00	8,870.00	44.35	30,000.00
41890-0000	Total Other Admin Expenses	5,892.15	11,000.00	5,107.85	46.44	80,020.41	92,000.00	11,979.59	13.02	144,000.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	2,212.79	2,000.00	212.79	-10.64	13,988.23	16,000.00	2,011.77	12.57	24,000.00
41900-2000	Publications	4,872.00	2,000.00	2,872.00	-143.60	17,441.00	16,000.00	-1,441.00	-9.01	24,000.00
41900-3000	Advertising	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
41900-4000	Office Supplies	3,674.65	2,500.00	1,174.65	-46.99	16,101.61	20,000.00	3,898.39	19.49	30,000.00
41900-7000	Telephone	149.09	600.00	450.91	75.15	5,240.99	4,800.00	-440.99	-9.19	7,200.00
41900-8000	Postage	943.92	200.00	743.92	-371.96	2,128.44	1,600.00	-528.44	-33.03	2,400.00
41900-9000	Software License Fees	3,522.69	3,500.00	22.69	-0.65	28,740.39	28,000.00	-740.39	-2.64	42,000.00
41901-0000	Copiers	135.08	700.00	564.92	80.70	1,262.58	5,600.00	4,337.42	77.45	8,400.00
41901-2000	Software	0.00	416.67	416.67	100.00	1,026.09	3,333.36	2,307.27	69.22	5,000.00
41901-3000	Internet	314.84	375.00	60.16	16.04	3,978.54	3,000.00	-978.54	-32.62	4,500.00
41901-5000	Cell Phones/Pagers	64.56	600.00	535.44	89.24	4,141.06	4,800.00	658.94	13.73	7,200.00
41901-8000	Small Office Equipment	0.00	200.00	200.00	100.00	1,362.02	1,600.00	237.98	14.87	2,400.00
41902-0000	Bank Fees	0.00	200.00	200.00	100.00	1,401.00	1,600.00	199.00	12.44	2,400.00
41902-1500	Employee Events	0.00	500.00	500.00	100.00	9,048.70	4,000.00	-5,048.70	-126.22	6,000.00
41902-2000	Other Misc Admin Expenses	2,560.39	3,500.00	939.61	26.85	25,596.28	28,000.00	2,403.72	8.58	42,000.00
41910-0000	Total Miscellaneous Admin Expenses	18,450.01	17,333.34	1,116.67	-6.44	131,456.93	138,666.72	7,209.79	5.20	208,000.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	70,655.60	151,491.29	80,835.69	53.36	616,321.14	978,688.28	362,367.14	37.03	1,412,653.36
43000-0000	UTILITY EXPENSES									
43100-0000	Water	117.30	300.00	182.70	60.90	4,086.35	2,400.00	-1,686.35	-70.26	3,600.00
43200-0000	Electricity	183.87	250.00	66.13	26.45	1,195.39	2,000.00	804.61	40.23	3,000.00
43300-0000	Gas	88.00	200.00	112.00	56.00	281.50	1,000.00	718.50	71.85	1,350.00
43400-0000	Garbage/Trash Removal	151.52	450.00	298.48	66.33	4,932.40	3,600.00	-1,332.40	-37.01	5,400.00
43990-0000	TOTAL UTILITY EXPENSES	540.69	1,200.00	659.31	54.94	10,495.64	9,000.00	-1,495.64	-16.62	13,350.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44130-0000	Vehicle Gas, Oil, Grease	346.57	1,000.00	653.43	65.34	3,382.54	8,000.00	4,617.46	57.72	12,000.00
44190-0000	Total General Maint Expense	346.57	1,000.00	653.43	65.34	3,382.54	8,000.00	4,617.46	57.72	12,000.00
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	333.33	333.33	100.00	0.00	2,666.64	2,666.64	100.00	4,000.00
44200-3000	Supplies-Decorating	0.00	150.00	150.00	100.00	2,681.25	1,200.00	-1,481.25	-123.44	1,800.00
44200-4000	Supplies-Electrical	0.00	6.25	6.25	100.00	0.00	50.00	50.00	100.00	75.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	500.00	500.00	100.00	2,182.08	4,000.00	1,817.92	45.45	6,000.00
44200-7000	Supplies-Maint/Repairs	0.00	350.00	350.00	100.00	4,839.71	2,800.00	-2,039.71	-72.85	4,200.00
44200-8000	Supplies-Plumbing	0.00	16.67	16.67	100.00	648.16	133.36	-514.80	-386.02	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	0.00	1,356.25	1,356.25	100.00	10,806.19	10,850.00	43.81	0.40	16,275.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	50.00	50.00	100.00	867.94	400.00	-467.94	-116.98	600.00
44300-3000	Contract-Building Repairs/Maintenance	0.00	300.00	300.00	100.00	1,200.00	1,200.00	0.00	50.00	3,600.00
44300-5000	Contract-Decorating/Painting	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00	1,000.00
44300-6000	Contract-Electrical	0.00	100.00	100.00	100.00	631.25	800.00	168.75	21.09	1,200.00
44300-7000	Contract-Pest Control	150.00	60.00	90.00	-15.00	8,950.00	480.00	-8,470.00	-1,764.58	720.00
44300-8000	Contract-Floor Covering	0.00	166.67	166.67	100.00	2,980.00	1,333.36	-1,646.64	-123.50	2,000.00
44300-9000	Contract-Grounds	523.34	0.00	523.34	N/A	4,430.12	6,000.00	1,569.88	26.16	9,600.00
44301-0000	Contract-Janitorial/Cleaning	1,675.00	1,675.00	0.00	0.00	14,018.75	13,400.00	-618.75	-4.62	20,100.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	8,988.00	2,400.00	-6,588.00	-274.50	3,600.00
44301-3000	Contract-HVAC	0.00	41.67	41.67	100.00	7,355.00	333.36	-7,021.64	-2,106.32	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	0.00	100.00	100.00	100.00	760.00	800.00	40.00	5.00	1,200.00
44301-8000	Contract-Alarm Monitoring	151.00	250.00	99.00	39.60	1,806.91	2,000.00	193.09	9.65	3,000.00
44302-2000	Contract-IT Contracts	982.21	2,200.00	1,217.79	55.35	8,096.58	17,600.00	9,503.42	54.00	26,400.00
44309-0000	Contract-Fee For Service	0.00	333.33	333.33	100.00	399.00	2,666.64	2,267.64	85.04	4,000.00
44309-1000	Snow Removal Service	1,170.00	0.00	1,170.00	N/A	4,875.00	0.00	-4,875.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
44390-0000	Total Contract Costs	4,651.55	6,060.00	1,408.45	23.24	68,465.19	54,480.00	-13,985.19	-25.67	82,320.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	4,998.12	8,416.25	3,418.13	40.61	82,653.92	73,330.00	-9,323.92	-12.72	110,595.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	2,902.55	2,500.00	402.55	-16.10	17,258.20	20,000.00	2,741.80	13.71	

Administrative Building (cont)

Budget Comparison

Period = Feb 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
45900-0000	Other General Expense	6,500.00	2,500.00	-4,000.00	-160.00	6,500.00	20,000.00	13,500.00	67.50	30,000.00
45990-0000	TOTAL GENERAL EXPENSES	12,199.58	9,500.00	-2,699.58	-28.42	47,860.92	76,000.00	28,139.08	37.03	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	88,393.99	170,607.54	82,213.55	48.19	757,366.07	1,137,018.28	379,652.21	33.39	1,650,598.36
49990-0000	NET OPERATING INCOME	63,862.25	-28,299.07	92,161.32	325.67	468,010.51	61,449.48	406,561.03	661.62	216,903.28