



WELCOME!

Housing Authority of Joliet

BOARD MEETING

2026

OLD BUSINESS: NONE

DEPARTMENTAL REPORTS

Capital Fund Program

Capital Fund Program (CFP) Obligation Disbursement Summary

Conventional Public Housing Program

Occupancy Report for April, 2026

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Investment Register for March, 2026

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COMMENTS
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Adjourn

HOUSING AUTHORITY OF JOLIET

BOARD MEETING

MARCH 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 March, 2026.

BEFORE:

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

PRESENT:

Shelly Madjouranis-Clumpner,
Administrative Assistant
Tina Pourroy, CCO

* * * * *

1 (WHEREUPON the following proceedings
2 were had.)

3 CHAIRWOMAN McCULLUM: Call to order the
4 monthly Board of Commissioners Meeting for the
5 Housing Authority of Joliet. Today is Wednesday,
6 March 18th, 2026. We'll begin with the Pledge of
7 Allegiance.

8 (Pledge of Allegiance)

9 CHAIRWOMAN McCULLUM: Call the roll.

10 MS. POURROY: Dr. Glenda McCullum?

11 CHAIRWOMAN McCULLUM: Here.

12 MS. POURROY: Roger Powell, Sr.?

13 (no response)

14 MS. POURROY: Kathy Spieler?

15 COMMISSIONER SPIELER: Here.

16 MS. POURROY: Garland Mays?

17 COMMISSIONER MAYS: Present.

18 MS. POURROY: Marge Franchini?

19 COMMISSIONER FRANCHINI: Here.

20 MS. POURROY: Dr. Karen Ward?

21 (no response)

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

24 MR. SIMELTON: Thank you, commissioner.

1 Appreciate you all being here today.
2 The first item on the agenda is the approval of
3 the minutes, approval of the minutes for the month
4 of February 18th, 2026. Request your approval of
5 those minutes.

6 COMMISSIONER MAYS: So moved.

7 COMMISSIONER FRANCHINI: Second.

8 MS. POURROY: Dr. Glenda McCullum?

9 CHAIRWOMAN McCULLUM: Aye.

10 MS. POURROY: Kathy Spieler?

11 COMMISSIONER SPIELER: Aye.

12 MS. POURROY: Garland Mays?

13 COMMISSIONER MAYS: Aye.

14 MS. POURROY: Marge Franchini?

15 COMMISSIONER FRANCHINI: Aye.

16 MR. SIMELTON: Commissioners, the next
17 item on the agenda is the approval of the bills
18 for the month of February 1 through the 28th of
19 2026, \$514,720.01. We request your approval.

20 COMMISSIONER SPIELER: So moved.

21 CHAIRWOMAN McCULLUM: Second.

22 MS. POURROY: Dr. Glenda McCullum?

23 CHAIRWOMAN McCULLUM: Aye.

24 MS. POURROY: Kathy Spieler?

1 COMMISSIONER SPIELER: Aye.

2 MS. POURROY: Garland Mays?

3 COMMISSIONER MAYS: Aye.

4 MS. POURROY: Marge Franchini?

5 COMMISSIONER FRANCHINI: Question, it
6 increased, correct? Is there a reason it
7 increased or is it normal?

8 MS. POURROY: I think there were three
9 things on capital fund page.

10 MR. SIMELTON: Right, yeah.

11 MS. POURROY: And I can't remember what
12 they were.

13 COMMISSIONER FRANCHINI: Okay.

14 MR. SIMELTON: Yeah, so it did go up a
15 little because of those expenses.

16 COMMISSIONER FRANCHINI: Okay. Aye.

17 MR. SIMELTON: You're right, normally
18 it's around 300.

19 COMMISSIONER FRANCHINI: Like 3, yeah.

20 MR. SIMELTON: Um-hum. Anything else?
21 You good?

22 COMMISSIONER FRANCHINI: I said aye.
23 Thank you.

24 MR. SIMELTON: Commissioners, the next

1 item on the agenda is approval of Resolution 26-02
2 and that's approving contract between Filotto
3 (pronunciation) --

4 MR. HANSON: Filotto.

5 MR. SIMELTON: Filotto, that's it,
6 Filotto Roofing, Inc., for roof replacement of 11
7 public housing units at Liberty Meadows Phase II.
8 Some years ago when we were doing our tax credit
9 development, commissioners, the tax credits were
10 only sold at about, what, 68 cents, Tina, back
11 then?

12 MS. POURROY: (nodding head)

13 MR. SIMELTON: 68 cents. So we had to
14 fund that gap so we used capital funds. If you
15 use capital funds on a project, the federal
16 government expects you to develop public housing
17 units equal to the dollar value that capital fund
18 was put in to fund that gap and it came down to 11
19 units. And those 11 units, the roof has outlived
20 its useful life. There's actually 42 units in
21 this -- in that Phase II, but 11 of them we can
22 address through capital fund, which we are going
23 to go ahead and do. They seem to be in worst
24 shape than some of the others, I don't understand

1 that, but we're going to eventually get to these
2 remaining units as well, but we have those
3 resources to go ahead and replace those roofs. So
4 Mike Gentile went to the market. He identified
5 three vendors and Filotto Roofing, Inc., was the
6 lowest responsible bidder and each one of those
7 contractors that submitted quotes were -- are
8 union contractors. So we're requesting your
9 approval of them to perform the work at Liberty
10 Meadows Phase II, the 11 units.

11 COMMISSIONER SPIELER: Can I ask how old
12 those are? Excuse me, Garland.

13 MR. SIMELTON: 16 years. And it is --
14 Mike Gentile explained it as that it did not have
15 the architectural material roofing or shingles
16 which is more like 25 years. This was probably
17 around you get 15 to 20 years.

18 COMMISSIONER SPIELER: Okay.

19 MR. SIMELTON: And so that's the
20 difference, yeah.

21 COMMISSIONER MAYS: Commissioner, that
22 was my exact question.

23 COMMISSIONER SPIELER: Oh, great minds
24 think alike.

1 CHAIRWOMAN McCULLUM: So --

2 MR. SIMELTON: So we're requesting your
3 approval of Filotto Roofing to complete the roof
4 replacement of the 11 units at Liberty Landing.

5 COMMISSIONER MAYS: And out all of the
6 units, these 11, they have to -- those were the
7 worst ones?

8 MR. SIMELTON: That's -- those are the
9 ones that we identified. It was a couple of them
10 in there that were bad in the 11, so we said let's
11 just do them all since the rest of them have to be
12 done as well in that phase, it's 42 in that phase.

13 COMMISSIONER MAYS: Right.

14 MR. SIMELTON: So eventually we have to
15 get to all of them. So there's a capital reserve
16 that will address the other ones.

17 CHAIRWOMAN McCULLUM: So moved.

18 COMMISSIONER SPIELER: Second.

19 MS. POURROY: Dr. Glenda McCullum?

20 CHAIRWOMAN McCULLUM: Aye.

21 MS. POURROY: Kathy Spieler?

22 COMMISSIONER SPIELER: Aye.

23 MS. POURROY: Garland Mays?

24 COMMISSIONER MAYS: Aye.

1 MS. POURROY: Marge Franchini?

2 COMMISSIONER FRANCHINI: Aye.

3 MR. SIMELTON: Commissioners, the next
4 item on your agenda is the notification that we
5 had received, let me get to the amount, we
6 received \$252,100 for our Family Self-Sufficiency
7 Program, and this is for salaries and benefits for
8 the folks that administer the program for us. So
9 just wanted to let you know about that, so just
10 notification.

11 MS. POURROY: I just want to add for the
12 record that the Family Self-Sufficiency Program is
13 a voluntary HUD initiative designed to help
14 residents in subsidized housing increase their
15 income and build financial assets.

16 MR. SIMELTON: So it connects
17 participants to the -- with a coach, with
18 supportive services to reach their employment
19 goals while depositing rent increase caused by
20 higher income into a dedicated interest bearing
21 account and the family will receive that upon
22 completing the program. So I put in front of you
23 the highlights because I know, commissioner, you
24 had asked questions when we had the graduation --

1 COMMISSIONER MAYS: Um-hum.

2 MR. SIMELTON: -- about the program so we
3 kind of wanted to give you like a little quick
4 cheat sheet on it. And we're planning another
5 graduation soon, but something grander that we can
6 bring in the press and stuff like that.

7 COMMISSIONER MAYS: Yeah, because as I
8 told you, I had an agency reach out to me --

9 MR. SIMELTON: Yeah.

10 COMMISSIONER MAYS: -- concerning some
11 vacancies and so I told them this will be --

12 MR. SIMELTON: You have to be on the
13 voucher program.

14 COMMISSIONER MAYS: Yes, exactly.

15 MR. SIMELTON: Yeah, in order to receive
16 the benefits of the Family Self-Sufficiency
17 Program.

18 COMMISSIONER MAYS: Yeah.

19 CHAIRWOMAN McCULLUM: So the 200-some
20 thousand, does that go towards anything in the
21 program towards the --

22 MR. SIMELTON: Salaries and benefits.

23 CHAIRWOMAN McCULLUM: Salaries.

24 MR. SIMELTON: Salaries and benefits.

1 COMMISSIONER MAYS: Salaries and
2 benefits.

3 MR. SIMELTON: Of the staff that's
4 administering the program. And I think we're
5 over, what, 100?

6 MS. POURROY: Yes.

7 MR. SIMELTON: Once you reach 100, you
8 can bring in another one, so that's why we got the
9 dollars for two people and we're trying to get
10 three.

11 MS. POURROY: Right.

12 MR. SIMELTON: At some point.

13 COMMISSIONER SPIELER: There's 100
14 residents already involved?

15 MS. POURROY: Yes.

16 COMMISSIONER SPIELER: Oh, wonderful.

17 MR. SIMELTON: The minimum is 25 for one
18 person, but once you get 50, you get another 50
19 units, you add --

20 COMMISSIONER MAYS: Add another person.

21 CHAIRWOMAN McCULLUM: Are they spread
22 throughout the different sites, the voucher
23 holders?

24 MR. SIMELTON: They are all over Will

1 County and maybe one or two or three at Liberty or
2 Water's Edge.

3 CHAIRWOMAN McCULLUM: Okay.

4 MR. SIMELTON: But we can get that
5 demographic, right?

6 MS. POURROY: Sure.

7 MR. SIMELTON: We'll get you that
8 demographic where are they, are they, Tina, all
9 over Will County or how many of them are at
10 Liberty and -- We're trying to encourage those at
11 Liberty and Water's Edge to get into the program
12 because it's very beneficial.

13 CHAIRWOMAN McCULLUM: What medium of
14 advertising do we use to recruit individuals for
15 the program?

16 MR. SIMELTON: It is done through the
17 clerks upstairs.

18 CHAIRWOMAN McCULLUM: Okay.

19 MR. SIMELTON: So when -- when their
20 annual recertification comes up, they are to --

21 CHAIRWOMAN McCULLUM: Oh, okay.

22 MR. SIMELTON: -- engage in conversation
23 with them about have you considered and then
24 Andrea and her team sends out notices to them as

1 well about the program and then we have pamphlets
2 and stuff up in the lobby.

3 CHAIRWOMAN McCULLUM: Yeah.

4 MR. SIMELTON: It's probably something
5 we're going to add, right, Shelly, to the -- I'm
6 sorry, I caught you. We're probably going to add
7 it to that rolling TV screen upstairs. I think
8 it's -- I think it was one of those -- one of
9 those items, right, that we were working on?

10 MS. MADJOURANIS-CLUMPNER: There's some
11 like new items on that saying what it is, but,
12 yeah, um-hum.

13 MR. SIMELTON: Okay. So, yeah, the
14 biggest benefit or advertising is when they sit in
15 front of the clerks, they bring it up, you know,
16 have you considered the Family Self-Sufficiency
17 Program, especially those that don't have any
18 income, right.

19 CHAIRWOMAN McCULLUM: Yeah.

20 COMMISSIONER MAYS: It's a great program.

21 CHAIRWOMAN McCULLUM: Um-hum, um-hum.

22 MR. SIMELTON: So, commissioners, we have
23 a couple of staff people that have received
24 certification under the -- under the staff

1 development and professional certification. We
2 have a couple staff and yours truly Tina was one
3 of three.

4 (applause)

5 MS. POURROY: Thank you.

6 MR. SIMELTON: So there's three employees
7 that received the certification.

8 MS. POURROY: I think there's one more
9 certification.

10 MR. SIMELTON: Is there one more? Oh,
11 tax credits, okay.

12 COMMISSIONER MAYS: Two certifications.

13 COMMISSIONER SPIELER: Yeah, hey.

14 MR. SIMELTON: She want to toot it a
15 little bit.

16 MS. POURROY: It was hard work.

17 CHAIRWOMAN McCULLUM: Rightfully so.

18 COMMISSIONER SPIELER: School, oh, my
19 goodness.

20 MS. POURROY: Yeah.

21 MR. SIMELTON: Which one did you score 93
22 on?

23 MS. POURROY: The tax credit specialist.

24 CHAIRWOMAN McCULLUM: All right.

1 MS. POURROY: Yeah, that's funny, all
2 these years I never had a class, but I learned a
3 lot of stuff.

4 COMMISSIONER SPIELER: On the job.

5 MS. POURROY: Yeah.

6 COMMISSIONER FRANCHINI: Oh, yeah.

7 MR. SIMELTON: On-the-job training can
8 prepare you for the next step, right.

9 MS. POURROY: Absolutely.

10 COMMISSIONER FRANCHINI: Nice. Good job.

11 COMMISSIONER MAYS: So these classes were
12 through us?

13 MS. POURROY: These are through NCHM, the
14 National Center for Housing Management.

15 COMMISSIONER MAYS: Okay.

16 MS. POURROY: They do a real lot with the
17 tax credit program.

18 MR. SIMELTON: With Public Housing and
19 Section 8, they have certification. I think most
20 of our staff go to either --

21 MS. POURROY: Nan McKay.

22 MR. SIMELTON: Nan McKay.

23 MS. POURROY: Nan McKay really does a lot
24 with the Public Housing.

1 MR. SIMELTON: I think NCHM is more for
2 the higher level.

3 MS. POURROY: Yeah, multifamily -- oh,
4 yeah, it's harder, yeah.

5 MR. SIMELTON: Yeah, it's a higher level
6 management folks that we send to that to get those
7 certifications, certainly they need to be the ones
8 if they're managing people.

9 CHAIRWOMAN McCULLUM: Right.

10 MR. SIMELTON: So with that, that is it
11 unless you have any questions, commissioners.

12 (no response)

13 MR. SIMELTON: Well, I do have one more
14 thing I want to bring up.

15 MR. HANSON: Uh-oh. Just kidding.

16 MR. SIMELTON: One more thing to bring
17 up. I'm sorry, his name is mentioned, but Mike
18 Gentile has 40 years of service with the Housing
19 Authority of Joliet.

20 COMMISSIONER MAYS: Wow.

21 COMMISSIONER SPIELER: Oh, my goodness.

22 CHAIRWOMAN McCULLUM: Wow.

23 MR. SIMELTON: 40 years. So I took the
24 time to write him a little note because I was on

1 the phone with John who worked with him. I said,
2 "John, Mike how long --" I said, "John, I think
3 it's 40 years."

4 CHAIRWOMAN McCULLUM: Wow.

5 MR. SIMELTON: So I took the time to
6 write him a little note to tell him, you know,
7 "Your 40 years of service is more than a career.
8 It's a legacy."

9 COMMISSIONER FRANCHINI: It is.

10 MR. SIMELTON: "You have been a steady
11 hand guiding our facilities and a pillar for the
12 Housing Authority of Joliet. Your impact will be
13 felt for generations." I think that is very
14 admirable because he is such an asset. And the
15 reason why you see Dale Earnhardt on here is our
16 connection was over NASCAR. I was a big Richard
17 Petty fan. I grew up in Montgomery, Alabama, and
18 I was a Richard Petty fan. And, in fact, I told
19 Mike -- I was telling him about it when I saw this
20 image and I said I wore number 43 because Richard
21 Petty's car was 43, so when I played ball, that
22 was my number because he was my -- I liked the
23 guy. I liked the way he talked. I liked the way
24 he dressed, you know, if you can imagine it. So

1 we started exchanging and he said then The
2 Intimidator came on the seen.

3 COMMISSIONER MAYS: The Intimidator.

4 MR. SIMELTON: And that is the opposite
5 of Mike Gentile, but he -- he said to me that Dale
6 Earnhardt put so much pressure on folks just by
7 coming close to them and they would just do
8 something stupid and make a mistake, right. So we
9 talked about all of that. And I said, okay, so I
10 had to add this little blurb at the bottom. "In a
11 way that mirrors Dale Earnhardt's lasting impact
12 on racing, Mike, you have quietly but surely built
13 a legacy dedicated here at the Housing Authority
14 that will inspire us for years to come. We must
15 celebrate this milestone. Again congrats."

16 CHAIRWOMAN McCULLUM: Yeah, that is

17 COMMISSIONER MAYS: Absolutely.

18 MR. SIMELTON: So I tried to get him here
19 so I can do this.

20 COMMISSIONER SPIELER: Oh.

21 MR. SIMELTON: He said, "No, I got --"
22 I said, "You coming to the board meeting?" He
23 said, "Well, I got to go up to --"

24 MS. POURROY: McKenzie Falls.

1 MR. SIMELTON: "McKenzie Falls, we're
2 walking the property. They're going to start
3 reroofing the building and doing all this stuff."
4 And I said, "Well, I'm not going to take you away
5 from what you want to do, Mike, so go for it." So
6 I -- we did talk about his triumphs, some of the
7 failure. What else, Tina? And funny moments --

8 MS. POURROY: Right.

9 MR. SIMELTON: -- here at the Housing
10 Authority over his 40 years.

11 MS. POURROY: Proudest moment.

12 MR. SIMELTON: His proudest moment. And
13 the one thing that he said that has never left
14 him, the funny moment, you know, Mike was the
15 superintendent and he assigned people to work in
16 these vacant units. So there were two people
17 working in one apartment at Poole Garden at the
18 time when it existed. And even though Mike is not
19 that -- I said he's not an intimidating guy, but
20 some guys are like, "Hey, when he shows -- that
21 makes me nervous when Mike shows up." So they
22 were in the unit and this guy, his name will
23 remain But, anyway, this guy opens up the
24 window on the first floor and he's upstairs

1 talking or chatting with the guy painting. So the
2 guy painting went downstairs and saw that the
3 window was open and he closed it. So the guy --
4 they're looking out the window, they say, "Here
5 comes Mike." The guy runs down the steps and dove
6 out the window.

7 COMMISSIONER SPIELER: Oh, my goodness.

8 MR. SIMELTON: Went through the window.

9 CHAIRWOMAN McCULLUM: Oh, the closed
10 window?

11 MR. SIMELTON: The closed window.

12 CHAIRWOMAN McCULLUM: Oh, my.

13 MR. SIMELTON: You only see that on the
14 TV, right. And I said, "Mike, he didn't get cut?"
15 He said didn't get cut, he went right -- he just
16 dove out the window to get out of there because
17 Mike was coming.

18 COMMISSIONER FRANCHINI: Wow.

19 COMMISSIONER SPIELER: Oh, my God.

20 MR. SIMELTON: So that's what I was
21 saying about Dale Earnhardt just getting close and
22 showing up and folks just panic.

23 COMMISSIONER MAYS: Wow.

24 MR. SIMELTON: He said that was his

1 funniest story.

2 COMMISSIONER FRANCHINI: Wow.

3 MR. SIMELTON: So we are going to
4 celebrate him, commissioners, at some point.

5 COMMISSIONER SPIELER: Good.

6 COMMISSIONER FRANCHINI: Congratulations
7 to Mike.

8 COMMISSIONER MAYS: Well deserved.

9 MR. SIMELTON: We'll let you know when
10 the time comes to, you know, show up whether it's
11 here or Cut 158, we're going to do it, right,
12 right.

13 CHAIRWOMAN McCULLUM: Yeah.

14 MR. SIMELTON: All right.

15 CHAIRWOMAN McCULLUM: Love to be a part
16 of it.

17 COMMISSIONER FRANCHINI: That's nice.

18 MR. SIMELTON: So that's all I got.

19 CHAIRWOMAN McCULLUM: So he's the longest
20 standing employee here?

21 MR. SIMELTON: Yeah, yeah, he has long
22 longevity, yeah. Wealth, wealth of knowledge,
23 right.

24 COMMISSIONER FRANCHINI: Oh, yeah.

1 MS. POURROY: And then it would be you.

2 MR. SIMELTON: Hey, hush.

3 COMMISSIONER MAYS: I was going to ask
4 who's the second?

5 MR. HANSON: Goes down on Mike's bumper.

6 MS. POURROY: Has it been 32, 32 years
7 for you?

8 MR. SIMELTON: I got here in '89.

9 COMMISSIONER SPIELER: Oh, my goodness.

10 MR. SIMELTON: I've been the CEO in 2012.

11 MR. HANSON: It doesn't make you younger.

12 MR. SIMELTON: Yes, it does, Eric.

13 MS. POURROY: So you'll be 40 years in
14 three years.

15 MR. SIMELTON: Hey, hey, hey.

16 COMMISSIONER MAYS: Thank you, Tina.

17 MR. SIMELTON: Hey.

18 MS. POURROY: That's a great thing.

19 COMMISSIONER FRANCHINI: Um-hum.

20 COMMISSIONER SPIELER: I feel another
21 party coming on.

22 MR. SIMELTON: No, no.

23 CHAIRWOMAN McCULLUM: I could have
24 been --

1 MR. SIMELTON: Yeah, you could have been
2 in the 30s.

3 CHAIRWOMAN McCULLUM: We won't even go
4 there.

5 MR. SIMELTON: Yeah, yeah. I'm glad Tina
6 doesn't know that story because she'll tell it.

7 CHAIRWOMAN McCULLUM: Right, right.

8 MR. SIMELTON: She will tell it, "I
9 remember when" Easy, Tina.

10 CHAIRWOMAN McCULLUM: She was here
11 though, wasn't she?

12 MS. POURROY: I don't think we got to
13 work together. I think I came -- I came in '99.

14 CHAIRWOMAN McCULLUM: Okay. I was gone
15 by then.

16 MS. POURROY: Yeah.

17 CHAIRWOMAN McCULLUM: What's her name?
18 What was the girl's name down in maintenance,
19 Donna?

20 MR. SIMELTON: Donna Sontag.

21 CHAIRWOMAN McCULLUM: Yeah.

22 Okay. If there's nothing else, we
23 can

24 MR. SIMELTON: Nothing else.

1 MR. HANSON: We'll have a very quick
2 non-for-profit meeting after this.

3 CHAIRWOMAN McCULLUM: Okay. So do we
4 need to adjourn ...?

5 MR. HANSON: Just motion to adjourn is
6 fine.

7 CHAIRWOMAN McCULLUM: Okay. Motion to go
8 adjourn.

9 COMMISSIONER FRANCHINI: So moved.

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 (WHICH were all the proceedings had in
19 the above-entitled matter.)
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21
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 23rd day of March, 2026.

12
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 14 

15 PAULA A. BRUNO
 16 CSR No. 084-004110
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 22
 23
 24



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Payment Summary

Bank=hajoper AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check Date	Post Month	Total Amount
hajoper - Operating Fund	1	v0000352 - AFLAC	3/6/2026	03-2026	244.44
hajoper - Operating Fund	1	v0000366 - QUADIENT FINANCE USA, INC.	3/15/2026	03-2026	1,000.00
hajoper - Operating Fund	1	v0000389 - ComEd	3/6/2026	03-2026	19.48
hajoper - Operating Fund	1	v0000528 - Blue Cross and Blue Shield of Illinois	3/31/2026	03-2026	84,748.98
hajoper - Operating Fund	1	v0002254 - US Department of Housing and Urban Develo	3/31/2026	03-2026	99,978.00
hajoper - Operating Fund	2	v0000398 - Constellation NewEnergy - Gas Division, LLC	3/15/2026	03-2026	13,974.17
hajoper - Operating Fund	3	v0000389 - ComEd	3/15/2026	03-2026	349.75
hajoper - Operating Fund	3	v0000398 - Constellation NewEnergy - Gas Division, LLC	3/15/2026	03-2026	22,308.38
hajoper - Operating Fund	4	v0000402 - Comcast Business	3/15/2026	03-2026	2,868.70
hajoper - Operating Fund	5	v0000389 - ComEd	3/15/2026	03-2026	155.80
hajoper - Operating Fund	5	v0000402 - Comcast Business	3/15/2026	03-2026	2,118.03
hajoper - Operating Fund	6	v0000558 - Bank Card Processing Center	3/15/2026	03-2026	9,416.75
hajoper - Operating Fund	7	v0000402 - Comcast Business	3/15/2026	03-2026	2,081.52
hajoper - Operating Fund	8	v0000534 - Euclid Managers	3/15/2026	03-2026	6,819.31
hajoper - Operating Fund	8	v0000621 - ADP, LLC	3/15/2026	03-2026	3,840.88
hajoper - Operating Fund	216	v0000361 - Family Ties Cleaning	3/6/2026	03-2026	1,216.25
hajoper - Operating Fund	217	v0000397 - HAI Group	3/10/2026	03-2026	19,002.00
hajoper - Operating Fund	218	v0000382 - IUOE Local 399 Health & Welfare Trust	3/10/2026	03-2026	6,140.00
hajoper - Operating Fund	219	24310 - George Realty LLC	3/11/2026	03-2026	1,250.00
hajoper - Operating Fund	220	v0000361 - Family Ties Cleaning	3/12/2026	03-2026	418.75
hajoper - Operating Fund	221	v0000361 - Family Ties Cleaning	3/13/2026	03-2026	225.00
hajoper - Operating Fund	222	v0000397 - HAI Group	3/13/2026	03-2026	14,388.00
hajoper - Operating Fund	223	v0000361 - Family Ties Cleaning	3/20/2026	03-2026	418.75
hajoper - Operating Fund	224	v0000361 - Family Ties Cleaning	3/27/2026	03-2026	500.00
hajoper - Operating Fund	112678	v0000878 - AMS Mechanical Systems, Inc.	3/6/2026	03-2026	628.00
hajoper - Operating Fund	112679	v0000359 - C.R. LEONARD PLUMBING & HEATING, INC.	3/6/2026	03-2026	14,422.28
hajoper - Operating Fund	112680	v0000394 - City of Joliet	3/6/2026	03-2026	44,658.47
hajoper - Operating Fund	112681	v0000402 - Comcast Business	3/6/2026	03-2026	190.36
hajoper - Operating Fund	112682	v0000605 - Culligan of Boilingbrook	3/6/2026	03-2026	149.65
hajoper - Operating Fund	112683	v0001860 - Distinct Visual Solutions	3/6/2026	03-2026	155.00
hajoper - Operating Fund	112684	v0000474 - HD Supply Facilities Maintenance, LTD.	3/6/2026	03-2026	98.69
hajoper - Operating Fund	112685	v0000785 - Illinois Public Risk Fund	3/6/2026	03-2026	12,043.00
hajoper - Operating Fund	112686	v0000375 - JOLIET WATER RECONDITIONING	3/6/2026	03-2026	200.00
hajoper - Operating Fund	112687	v0000505 - Knight Security Alarms Inc	3/6/2026	03-2026	1,325.20
hajoper - Operating Fund	112688	v0000374 - MENARDS	3/6/2026	03-2026	123.48
hajoper - Operating Fund	112689	v0000848 - Nagra Enterprises Inc	3/6/2026	03-2026	810.00
hajoper - Operating Fund	112690	v0000407 - Nicor	3/6/2026	03-2026	588.54
hajoper - Operating Fund	112691	v0000838 - RentGrow, Inc	3/6/2026	03-2026	165.00
hajoper - Operating Fund	112692	v0000396 - Special Interest Answering Service, LLC	3/6/2026	03-2026	288.00

hajoper - Operating Fund	112693	v0000395 - Tire Tracks	3/6/2026	03-2026	1,162.85
hajoper - Operating Fund	112694	v0000356 - Vestis	3/6/2026	03-2026	547.92
hajoper - Operating Fund	112695	v0000389 - ComEd	3/12/2026	03-2026	295.93
hajoper - Operating Fund	112696	v0000472 - Fast Printing of Joliet, Inc.	3/12/2026	03-2026	252.24
hajoper - Operating Fund	112697	v0000375 - JOLIET WATER RECONDITIONING	3/12/2026	03-2026	290.00
hajoper - Operating Fund	112698	v0000522 - LegalShield	3/12/2026	03-2026	28.90
hajoper - Operating Fund	112699	v0000384 - Mahoney, Silverman & Cross, LLC	3/12/2026	03-2026	8,147.00
hajoper - Operating Fund	112700	v0000546 - McCright & Associates LLC	3/12/2026	03-2026	2,141.00
hajoper - Operating Fund	112701	v0000377 - Platinum Pest Solution, Inc.	3/12/2026	03-2026	2,460.00
hajoper - Operating Fund	112702	v0000365 - Quadient Leasing Usa, Inc.	3/12/2026	03-2026	1,272.09
hajoper - Operating Fund	112703	v0001135 - Reno & Cavanaugh	3/12/2026	03-2026	1,642.78
hajoper - Operating Fund	112704	v0001254 - Robinson & Sons Home Remodeling	3/12/2026	03-2026	1,880.00
hajoper - Operating Fund	112705	v0000504 - Yardi Systems, Inc.	3/12/2026	03-2026	261.50
hajoper - Operating Fund	112706	v0001150 - American Hoist & Manlift, Inc.	3/20/2026	03-2026	1,952.00
hajoper - Operating Fund	112707	v0001150 - American Hoist & Manlift, Inc.	3/20/2026	03-2026	10,506.50
hajoper - Operating Fund	112708	v0000357 - Barton Carroll's Inc.	3/20/2026	03-2026	2,476.00
hajoper - Operating Fund	112709	v0000567 - Carlson Brothers, Inc.	3/20/2026	03-2026	129,975.30
hajoper - Operating Fund	112710	v0000394 - City of Joliet	3/20/2026	03-2026	42.35
hajoper - Operating Fund	112711	v0000376 - Gordon Flesch Co., Inc.	3/20/2026	03-2026	11,964.45
hajoper - Operating Fund	112712	v0000502 - Grainger	3/20/2026	03-2026	669.01
hajoper - Operating Fund	112713	v0000703 - Illinois NAHRO	3/20/2026	03-2026	5,400.52
hajoper - Operating Fund	112714	v0000416 - Oestreich Sales & Service, Inc.	3/20/2026	03-2026	14.00
hajoper - Operating Fund	112715	v0000419 - Physicians Immediate Care	3/20/2026	03-2026	486.00
hajoper - Operating Fund	112716	v0000482 - Robert Pierson	3/20/2026	03-2026	1,250.00
hajoper - Operating Fund	112717	v0000417 - Staples Advantage	3/20/2026	03-2026	189.75
hajoper - Operating Fund	112718	v0000903 - ULINE	3/20/2026	03-2026	175.18
hajoper - Operating Fund	112719	v0000356 - Vestis	3/20/2026	03-2026	547.92
hajoper - Operating Fund	112720	v0000506 - Waste Management of Illinois, Inc.	3/20/2026	03-2026	166.26
hajoper - Operating Fund	112721	18010 - AVATAR REAL ESTATE HOLDINGS LLC	3/26/2026	03-2026	2,950.00
hajoper - Operating Fund	112722	v0000940 - CHRIS ADAMS	3/26/2026	03-2026	10,500.00
hajoper - Operating Fund	112723	v0001105 - Jaime Magana	3/26/2026	03-2026	2,266.00
hajoper - Operating Fund	112724	23512 - JJB RENTALS LLC	3/26/2026	03-2026	3,600.00
hajoper - Operating Fund	112725	v0000764 - KHAJA HUSSAIN	3/26/2026	03-2026	3,200.00
hajoper - Operating Fund	112726	v0001750 - Stevenson Crossing LP	3/26/2026	03-2026	3,158.41
hajoper - Operating Fund	112727	v0000989 - Tina Pourroy	3/26/2026	03-2026	334.58

581,535.05

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE HOUSING AUTHORITY OF JOLIET
HONORING LIFE AND SERVICE OF VICE CHAIRMAN, ROGER POWELL, SR.**

WHEREAS, it has pleased Almighty God in His infinite wisdom to call from our midst our colleague and friend, **Roger Powell, Sr.**, who passed away on March 21, 2026; and

WHEREAS, Roger Powell, Sr. served with distinction as Vice Chairman for the Housing Authority of Joliet from February 1, 2013; reappointed on February 1, 2023, and served until the time of his departure, demonstrating steadfast dedication to the residents of Joliet and Will County; and

WHEREAS, during his tenure, Roger Powell, Sr. was instrumental in establishing Housing Authority's Family Self-Sufficiency Program, Move-To-Work, Housing Choice Voucher Homeownership Program and the development of new housing at Liberty Landing, Water's Edge, Stevenson Crossing, and the acquisition of 65 Webster Street; and

WHEREAS, Roger Powell, Sr. was known for his basketball prowess (Roger Powell's Playground). His character was defined not only by leadership, but by his love for God, kindness, integrity, sense of humor, wisdom and unwavering commitment to public service and community development, earning the respect of fellow commissioners, staff, and community members; and

WHEREAS, his passing leaves a void in our community, as well as at the Housing Authority of Joliet that will be difficult to fill, yet his legacy will continue to inspire those who work in public service.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of Joliet's Board of Commissioners and the Hope Bound Development Corporation extends our deepest and most heartfelt condolences to the family, friends, and loved ones of Roger W. Powell, Sr. praying that God's peace, which surpasses all understanding, will guard your hearts and minds during this time of grief; and

BE IT FURTHER RESOLVED, that we honor and celebrate a life well lived, a legacy well built, and a servant who has finished his course with faith and dignity; and

BE IT FURTHER RESOLVED, that this resolution be adopted this 2nd day of April 2026, and that a framed copy be presented to the family of Roger Powell, Sr. as an expression of our love, respect, and heartfelt remembrance.

Respectfully Submitted,

Housing Authority Board of Commissioners, Hope Bound Development Corporation, and Staff

Signature: Chairwoman, Dr. Glenda McCullum

Signature: Secretary, Kathy Spieler

Signature: Treasurer, Garland Mays

Signature: Commissioner, Marge Franchini

Chief Executive Officer, Michael Simelton

RESOLUTION NO. 2026-04
A RESOLUTION OF THE HOUSING AUTHORITY OF JOLIET
OF RESPECT AND SYMPATHY
FOR DR. KAREN WARD (March 14, 2026)

WHEREAS, Dr. Karen Ward was a cherished and invaluable member of Joliet/Will County community, a God-fearing woman whose life was marked by kindness, deep empathy, and unwavering service;

WHEREAS, Dr. Ward turned her own life experiences into a passionate purpose, dedicating herself to uplifting others and advocating for those in need;

WHEREAS, Dr. Ward brought this passion to the Housing Authority of Joliet, where she discovered part of her higher calling and served with distinction on the Board of Commissioners;

WHEREAS, she deeply cherished her relationship with the Housing Authority, its executive team, staff, and fellow board members, leaving an indelible mark of kindness on all who worked with her;

WHEREAS, her passing on March 14, 2026, is a profound loss to our organization, the community, and her loved ones;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of Joliet and Hope Bound Development Corporation Board of Commissioners and staff express our deepest condolences and heartfelt sympathy to the family of Dr. Karen Ward;

BE IT FURTHER RESOLVED, that we honor her legacy by committing ourselves to continuing the work of compassion and service that she so faithfully championed;

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to her family and a copy be included in the official minutes of the Board.

Well done, good and faithful servant enter into the joy of your Lord (Matthew 25:23)

Respectfully Submitted,
Housing Authority Board of Commissioners, Hope Bound Development Corporation, and Staff

Signature: Chairwoman, Dr. Glenda McCullum

Signature: Secretary, Kathy Spieler

Signature: Treasurer, Garland Mays

Signature: Commissioner, Marge Franchini

Chief Executive Officer, Michael Simelton

RESOLUTION NO. 2026-05
APPROVING CONTRACTS BETWEEN THE
HOUSING AUTHORITY OF JOLIET AND CLESIA VENTURES, LLC
FOR RELOCATION SERVICES
RE: HERITAGE PLACE (AMP 4) AND KENNEDY TERRACE (AMP 7)

WHEREAS, the Housing Authority of Joliet has established as an objective the Re-positioning of its remaining Public Housing, including the redevelopment, rehabilitation, and/or conversion of its senior/disabled housing stock (373 dwelling units) into mixed-income housing; and

WHEREAS, developing a feasible path, utilizing the optimal HUD tools and obtaining the financing to achieve the overall objectives of said re-invention are the most critical and essential components within the process; and

WHEREAS, in pursuit of achieving its objective of repositioning its housing stock, the Housing Authority issued a Request for Qualifications from Relocation Consultants for comprehensive relocation services; and

WHEREAS, said Request for Qualifications was issued March 5, 2026 through March 18, 2026, culminating in the receipt of three (3) responses, as evaluated below;

Consulting Firm	Total Point Rating
Clesia Ventures, LLC Ellenwood, GA 30294	390 / 400
McGinn Associates, LLC Reston, VA 20190	147 / 400
TEC Services, Inc. Naperville, IL 60563	154 / 400

WHEREAS, after a thorough evaluation of said responses, Clesia Ventures, LLC is the highest rated and most qualified firm and as such, the evaluation committee recommends a contract for Relocation Services to Clesia Ventures, LLC, in an amount to be negotiated; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners accepts the recommendation of the Evaluation Committee, and as such, approves a contract with Clesia Ventures, LLC.

BE IT FINALLY RESOLVED, the Board of Commissioners directs the Chief Executive Officer to report the project progress at least quarterly to the Board and maintain all requested proposal documents and associated records on file for the IPA Audit and management review purposes by the U.S. Department of Housing and Urban Development.

BY: _____
CHAIRMAN OF THE BOARD OF COMMISSIONERS

I, Kathy Spieler, the duly appointed Secretary of the Board, do hereby certify that the above is a true and accurate copy of the Resolution adopted by the Housing Authority of Joliet on the 14th day of April, 2026.

Secretary

HOUSING AUTHORITY OF JOLIET

MARCH 18, 2026

RFQ Tenant Relocation Assistance Services

Submitted to:

Michael Simelton
Chief Executive Officer

Housing Authority of Joliet

6 S. Broadway Street,
Joliet, Illinois 60436



Submitted by:

Damon E. Duncan
Principal Owner

Clesia Ventures, LLC

4549 Revenue Trail
Ellenwood, GA 30294

(404) 805-4102

damon@clesiaventures.com

www.clesiaventures.com



March 18, 2026

Housing Authority of Joliet
6 S. Broadway Street,
Joliet, Illinois 60436

Subject: RFQ Tenant Relocation Assistance Services

Dear Michael Simelton:

Thank you for the opportunity to respond to the Housing Authority of Joliet's (HAJ or the Authority) Request for Qualifications (RFQ) for Tenant Relocation Assistance Services. Based on the information provided, Clesia Ventures, LLC (Clesia or the Firm) is well positioned to serve as HAJ's Relocation Consultant. Clesia Ventures has reviewed the scope of work under this RFQ and can confidently state that we are capable of proceeding in a timely manner and fully complying with all requirements outlined herein.

Founded in 2008, Clesia Ventures, LLC is a minority-owned real estate development, consulting, and program management firm headquartered in Atlanta, Georgia. The Firm's principal, Damon E. Duncan, brings more than 30 years of public housing experience, having served small, medium, and large public housing authorities (PHAs) as both an employee and consultant. This dual perspective affords us a deep understanding of the operational realities, regulatory environment, and transformational challenges PHAs face.

Our consulting team offers more than 75 years of combined experience in public and affordable housing development. Unlike many firms, our expertise is grounded in direct housing authority leadership and hands-on implementation — enabling us to provide practical, compliant, and results-driven solutions in an increasingly complex housing landscape. The team members proposed for this scope of work are identified herein, with detailed resumes included within this proposal.

We understand the importance of responsible development in strengthening communities. Our approach is collaborative and client-focused: we listen first, align with your strategic goals, develop a clear roadmap for execution, and deploy the appropriate resources to ensure successful outcomes.

HAJ can expect responsiveness, accessibility, and a structured engagement process that includes clearly defined timelines for planning, development, implementation, and transition. We are confident in our ability to deliver the expertise and support necessary to meet the Authority's objectives.

Damon E. Duncan, as the Firm's principal owner, is the authorized offeror to bind this offer. His signature and contact information appear at the end of this letter.

We appreciate your consideration and welcome the opportunity to further discuss how Clesia Ventures can support HAJ's relocation goals.

Sincerely,



Damon E. Duncan
Principal Owner, Clesia Ventures, LLC
4549 Revenue Trail, Ellenwood, GA 30294
(404) 805-4102
damon@clesiaventures.com
www.clesiaventures.com

TAB 3

PROPOSED SERVICES AND APPROACH

PROPOSED SERVICES & TECHNICAL APPROACH

Clesia Ventures understands the scope of work outlined in this RFQ and, with that understanding, will provide a methodical eight-step approach to delivering relocation services for HAJ and, most importantly, its residents. Below is a detailed explanation of each key step and milestone.

This relocation effort will be delivered through a structured, resident-centered approach that fully aligns with the Housing Authority's mission, strategic goals, and all applicable federal requirements. Our work plan integrates early planning, robust stakeholder and resident engagement, and rigorous compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and HUD guidance. From the outset, we will coordinate closely with HUD's Special Applications Center (SAC) to incorporate Tenant Protection Vouchers (TPVs) as a key relocation option, expanding resident choice and supporting long-term housing stability. The following "Approach to the Work" outlines how we will organize, sequence, and execute these activities—from initial assessment through implementation and closeout—to minimize disruption, protect resident rights, and advance the Housing Authority's short- and long-term portfolio objectives.



1. Project Initiation and Discovery

Our approach begins with a structured initiation phase designed to clearly define the purpose, scope, constraints, and regulatory context of the relocation. We will work with the Housing Authority's executive leadership and key stakeholders to confirm the business and programmatic drivers for the transition—such as modernization, repositioning, conversion, redevelopment, or cost optimization—and to identify all in-scope properties, resident households, and critical dates.

During this phase, we will establish a governance structure tailored to the Housing Authority, including a steering committee, a dedicated project management team, and clearly defined decision rights. We will conduct a comprehensive current-state assessment, documenting residents, units, common areas, community facilities, and critical building systems, while reviewing existing ACC contracts, HUD approvals, financing agreements, and local regulatory requirements.

Where federal funding or assistance is involved, we will assess the applicability of the URA and related HUD relocation requirements, ensuring that all displaced residents are treated fairly and consistently—

including through required notices, advisory services, and eligible moving and replacement housing assistance. In parallel, we will confirm alignment with the Housing Authority's strategic goals, such as preserving or expanding affordable housing, improving housing quality, minimizing displacement, and promoting resident choice, embedding these objectives into the project charter. This foundation will inform the development of a detailed project plan and schedule, complete with milestones, responsibilities, and dependencies structured to minimize disruption to residents and operations.

2. Requirements Definition and Relocation Strategy

With the project framework established, we will focus on understanding both operational needs and resident requirements. Through interviews, data analysis, and community engagement, we will identify all potentially impacted households along with their housing preferences, accessibility needs, and service and support requirements. We will also gather internal requirements related to property management, maintenance, resident services, and compliance.

From this foundation, we will define the overarching relocation strategy, ensuring full compliance with URA and HUD policies while aligning with the Housing Authority's goals. This strategy may include on-site temporary relocation, off-site comparable replacement housing, phased rehabilitation to limit displacement, or a combination of approaches.

As part of this effort, we will work closely with HUD's Special Applications Center (SAC) to explore and secure Tenant Protection Vouchers (TPVs) as a relocation and long-term housing option where eligible. This includes supporting the preparation of SAC applications, providing required data and justifications, and integrating the potential issuance and timing of TPVs into the overall relocation plan. The availability of TPVs will be presented to residents as one of several housing choices, consistent with resident choice principles and Housing Authority policy objectives.



3. Risk Management, Compliance, and Resident Protections

Risk management will be integrated throughout the project, with particular attention to resident protections and regulatory compliance. Early in the process, we will identify risks related to schedule, funding, URA and HUD requirements, SAC approvals, availability of comparable housing, and impacts on vulnerable households. Each risk will be assessed for likelihood and impact, with mitigation strategies documented in a living risk register.

We will ensure that URA requirements and HUD relocation guidance are translated into clear procedures and timelines, including the issuance of General Information Notices (GINs), notices of non-displacement or displacement, 90-day notices, eligibility determinations, and thorough documentation of advisory

services and payments. Fair housing and civil rights considerations will also be addressed throughout, ensuring that relocation activities do not result in discrimination, segregation, or disparate impacts.

Our approach emphasizes early and proactive engagement with HUD SAC and other relevant HUD offices, enabling timely resolution of issues related to demolition and disposition, de minimis demolition, voluntary conversion, or other SAC actions. This reduces approval risk and supports the timely availability of TPVs and other HUD resources as part of the resident relocation toolkit.

4. Stakeholder Engagement, Resident Communication, and Change Management

Because relocation directly affects residents' lives, our approach places strong emphasis on transparent, empathetic communication and meaningful engagement. We will develop a comprehensive communication plan that aligns with URA and HUD requirements and reflects the Housing Authority's commitment to resident-centered decision-making.

This plan will include resident meetings, written notices in plain language and multiple languages as needed, individual counseling sessions, and accessible grievance and appeal pathways. Residents will be clearly informed of the reasons for relocation, expected timelines, URA protections, available assistance, and housing options—including the potential use of Tenant Protection Vouchers in partnership with HUD SAC.

Internally, we will support Housing Authority staff through training on URA requirements, documentation standards, and customer service expectations, ensuring consistent messaging and equitable treatment across all properties and resident groups. Through this change management approach, both residents and staff will be guided through each phase of the process, with particular attention given to seniors, persons with disabilities, large families, and other vulnerable households.



5. Detailed Relocation and Move Planning

With strategy confirmed and approvals underway, we will develop a detailed relocation plan at the household level. This will include a relocation matrix identifying each affected household, their current unit characteristics, eligibility status, stated preferences, special needs, and proposed relocation solution—whether an on-site unit, off-site unit, TPV-assisted unit, or other comparable housing option.

Relocations will be sequenced to minimize disruption and avoid unnecessary temporary moves, with careful coordination around construction or disposition schedules. For properties undergoing phased rehabilitation, we will plan building- or stack-level moves that respect URA notice requirements and the Housing Authority's service continuity goals.

Logistics will be meticulously managed, including scheduling moves, arranging professional movers, coordinating utilities and mail changes, and ensuring that accessibility needs and reasonable accommodations are fully addressed. For residents utilizing TPVs, we will integrate housing search assistance, landlord outreach, and inspection scheduling into the move plan to ensure that lease-up and physical moves proceed as smoothly as possible.



6. Coordination with HUD SAC and External Partners

Throughout the project, we will maintain active coordination with HUD's Special Applications Center and other relevant HUD program offices. We will assist the Housing Authority in preparing and updating SAC submissions for demolition and disposition or other special applications, ensuring that the proposed relocation approach—including the use of TPVs—is clearly documented, fully compliant, and aligned with HUD expectations.

We will coordinate the timing of SAC approvals, TPV issuance, and the relocation schedule, adjusting phasing as necessary to ensure that vouchers are available when residents are ready to move. In parallel, we will support the Housing Authority's engagement with local Continuums of Care, service providers, and

landlords to expand the pool of viable relocation destinations and strengthen long-term housing stability for all residents.

7. Implementation, Monitoring, and Quality Control

During implementation, we will manage the day-to-day execution of the relocation plan, closely monitoring progress against milestones, budgets, and compliance requirements. A centralized tracking system will be maintained for each household, documenting notices, counseling sessions, housing offers, payments, and move dates in accordance with URA and HUD recordkeeping standards.

Regular status reports will be provided to Housing Authority leadership, highlighting key metrics such as the number of households relocated, TPVs issued and leased up, outstanding issues, and risk items requiring attention. Quality control reviews will be conducted on a sample basis to verify that eligibility determinations, payments, and documentation meet URA and HUD standards, and that resident concerns are resolved in a timely manner.

8. Post-Relocation Support, Closeout, and Alignment with Long-Term Goals

Following the completion of physical moves, we will support a stabilization period to ensure that residents are safely housed, understand their new rights and responsibilities, and are connected to necessary services. For TPV-assisted households, we will coordinate with Housing Choice Voucher program staff to facilitate a smooth transition into ongoing voucher administration.



We will then conduct a formal project closeout, reconciling relocation costs, confirming that all URA and HUD requirements have been satisfied, and preparing documentation for HUD review or audit as applicable. Lessons learned will be captured and aligned with the Housing Authority's broader strategic goals, including portfolio repositioning, neighborhood revitalization, and the expansion of tenant-based housing options. By grounding this relocation plan in URA compliance, aligning it with the Housing Authority's mission and goals, and working proactively with HUD SAC to secure and deploy Tenant

<p>Certifications of Compliance with PHA Plan and Related Regulations <i>(Standard, Troubled, HCV-Only, and High Performer PHAs)</i></p>	<p align="right">U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027</p>
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PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Joliet

IL024

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2026**

5-Year PHA Plan for Fiscal Years **2026-2030**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR Michael Simelton		Name of Board Chairman: Dr. Glenda McCullum	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *IL024-Housing Authority of Joliet form HUD-50077-ST-HCV-HP (Form ID -2396) for CY 2026 printed by Tina Pourroy in HUD Secure Systems/Public Housing Portal at 04/09/2026 02:00PM EST*

MTW CERTIFICATIONS OF COMPLIANCE***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING*****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (07/01/2026 , hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies for the MTW PHA's jurisdiction and a description of the way the MTW Supplement is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. 24 CFR 5.151. The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

MTW PHA NAME

MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Exploration: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A. 1	<p> PHA Name: Housing <u>Authority of Joliet</u> PHA Code: <u>IL024</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>396</u> Number of Housing Choice Vouchers (HCVs) <u>3000</u> Total Combined Units/Vouchers <u>3096</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans </p>

on their official website. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.

HAJ Annual Plan is available for viewing or download on its website, as well as at the main office and public housing site management offices.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

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B. Plan Elements

B. 1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs

DE concentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Operation and Management.

Grievance Procedures.

Homeownership Programs.

Community Service and Self-Sufficiency Programs.

Safety and Crime Prevention.

Pet Policy.

Asset Management.

Substantiel Déviation.

Signifiant Amendement/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c)

B. New Activities.

2

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

SEE PLANS BELOW

Pending, Planned, and/or In-Progress Mixed-Finance Modernization or New Development:

The Authority will submit/has submitted a Low-Income Tax Credit application to IHDA for funding needed to create the following proposed projects:

- o Development of CAT Units, under RAD – Due to the unit reduction of the Stevenson building, under RAD, the HAJ, in partnership with its non-profit instrumentality, will develop (new construction or acquisition) 56 units to make up the difference of subsidized units. The City of Joliet, Will County and the Chicagoland Metropolitan Region have a substantial deficit of affordable housing units. Affordable housing for low to middle income, working families is currently a priority across the State of Illinois and the nation to support the continuation of economic growth and diversity of local communities.
- o Replacement Housing Plan in partnership with the City of Joliet &/or Will County – The Authority is interested in partnering with the City of Joliet and/or Will County to increase the number of affordable housing units and/or replace demolished units utilizing NSP funds, HOME funds, ARPA Funds, and CPF funds.

- HAJ will receive and administer 177 tenant protection vouchers to relocate families from a privately owned PBRA property in Joliet.
- HAJ is interested in partnering with the City of Joliet and Will County and the Quad County Urban League in the development of a YouthBuild Program. This would be a great way to meet Section 3 requirements.
- HAJ doesn't have plans currently for the vacant land at Fairview Homes and would be willing to work with the city and/or County on re-use. The property could potentially be donated if put toward public use, otherwise it would need to be sold at fair market value.
- HAJ and its non-profit instrumentality have received CPF grant for the purchase of property for the development of additional affordable housing.
- HAJ and its non-profit instrumentality are applying for a second CPF grant for redevelopment of 65 W Webster Street. It will become a mixed-use property, blending HAJ office space with amenities available to the community such as a fitness center, commercial space, and a training center.
- HAJ and its non-profit instrumentality have applied for ARPA funds through Will County to develop additional affordable housing in (3) available locations: Out lots at Liberty Landing; City lots on Desplaines Street; and on HAJ-owned lots in a private subdivision.
- HAJ and its non-profit instrumentality are in the process of converting some of the rental homes at Liberty Landing into homeownership opportunities for the tenants living in them. Current tenants may need housing counseling to get ready for homeownership. HAJ is working with Will County Center for Community Concerns on this.
- The use of HOME funds has been very helpful in assisting low-income clients with security deposits and we hope it can continue.
- HAJ and its non-profit instrumentality are interested in partnering with a local church to develop Permanent Supportive Housing (PSH) on its property. The intended resident population would be foster youth, aging out of the system.
- HAJ and its non-profit instrumentality are interested in partnering with Volunteers of America and Will County to develop a permanent supportive housing property for veterans – potentially on 5 acres located at McDonough and Mission in Joliet.
- HAJ and its non-profit instrumentality have acquired a 105-unit senior affordable housing property within Will County.

Asset Repositioning:

- HAJ is in the process of shifting from the Section 9 model to the Section 8 model. About 75% of our public housing stock is currently under the Section 8 model.
- 2025-2027, HAJ (Co-Applicant) has partnered with the City of Joliet (Lead Applicant) to submit an FY 2024 Choice Neighborhoods Planning Grant Application to HUD for a \$500,000 planning grant for transforming and revitalizing a target neighborhood that would include the Heritage Place public housing campus. The CNI planning grant was awarded to the City of Joliet and HAJ and the a 24-month-long planning and visioning process is in progress with residents, partners, and key stakeholders to determine plans for Heritage Place and the overall target neighborhood. Demolition/Disposition of Heritage Place. HAJ will submit the application to HUD for demo/Dispo of the 170-unit Heritage Place, built in 1968. All eligible residents will receive a tenant protection voucher and relocation and mobility assistance. HAJ proposes revitalizing the property and building new, high quality, less densely affordable housing on this site.
- The Housing Authority of Joliet is committed to the replacement of affordable housing units lost through demolition, either by the acquisition of homes or the development of new homes in the non-impacted areas of the City of Joliet; increasing affordable housing opportunities as financing becomes available.
- 2007-2026, the HAJ has removed 712 functionally obsolete public housing units, developed 339 affordable units in their place. HAJ has partnered with four (4) other developers to develop an additional 238 affordable housing units within the County of Will. We will continue to look for opportunities to replace each public housing unit with newly constructed affordable housing.
- HAJ may partner with a developer to project-base single family homes throughout Will County to increase affordable housing opportunities.
- HAJ is considering various repositioning strategies available to allow us to improve the quality of aging housing while leveraging public and private resources, easing administration, and preserving affordable housing. HAJ's repositioning efforts will provide the community with additional flexibility to better meet the local needs and funding options to achieve long-term viability for affordable housing. Section 18 Demolition/Disposition; Section 18 Disposition; Market Rate Sale; and RAD are all HUD tools being considered for our remaining assets – John O Holmes, Quads, and Kennedy.
- The HAJ plans to reposition all its remaining public housing stock over the next 3-5 years.

Project Based Vouchers:

- In 2006, **23 project based vouchers** were committed to assist the **Liberty Meadow Estates, Phase I** mixed-income housing community. 2009-2040, as extended
- In 2009, HAJ committed **31** project-based vouchers to **Liberty Meadow Estates, Phase II**, Joliet, IL. 2012-2027
- In 2016, the Authority committed **18** project-based vouchers to **Hawthorne Lakes Senior Residences**, Frankfort, IL. 2017-2032
- In 2017, the Authority committed **68** project-based vouchers to **Water's Edge**, Joliet. 2018-2038
- In 2017, the Authority committed **25** project-based vouchers to **St. Ann Senior Residences**, Channahon, IL. 2018-2028
- In 2019, the Authority committed **42** project-based vouchers to **Liberty Meadow Estates, Phase III**, Joliet, IL. 2020-2040
- In 2025, the Authority committed **105** project-based vouchers to **McKenzie Falls Sr Apartments**, Bolingbrook, IL 2025-2045.
- In 2025, the Authority committed **12** project-based vouchers to HOPE Bound for (3) new homes in **Squires Mill** and (9) new homes in **Liberty Landing**. 2025-2045

- *Additionally, HAJ administers RAD:*
 - *176-unit RAD PBV building in University Park, Thornwood House (RAD 2)*
 - *113-unit RAD PBV building in Joliet, Stevenson Crossing (RAD 1)*

Chicago Regional Housing Initiative: The Authority participates in the RHI project-based voucher pool.

- Through Intergovernmental Agreements, agencies will swap knowledge and staffing resources and possibly develop affordable housing together.

Intergovernmental Agreements are in place between the Housing Authority of Joliet and –

- ***Grundy County Housing Authority***
- ***Aurora Housing Authority***
- ***Lake County Housing Authority***
- ***Champaign Housing Authority***
- ***Housing Authority of the City of Freeport***

**B.
3**

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

The mission of the PHA is: Creating Opportunities; Changing Lives

GOAL: Reposition all public housing assets

REPORT:

- 2025 HAJ COMPLETED THE RAD CONVERSION OF AMP 8, STEVENSON GARDENS; NOW STEVENSON CROSSING. ALL UNITS LEASED.
- 2024 REPOSITIONING OF JOHN C MURPHY ALL TENANTS HAVE BEEN RELOCATED AND THE BUILDING WAS SOLD AT FAIR MARKET VALUE.
- 2026 REPOSITIONING OF AMP 4 USING SECTION 18 DEMOLITION/DISPOSITION
- 2026/2027 REPOSITIONING AND RAD CONVERSION FOR AMP 7.

GOAL: Create additional affordable housing

REPORT: HAJ AND ITS NON-PROFIT INSTRUMENTALITY HAVE SUBMITTED APPLICATIONS TO WILL COUNTY AND RECEIVED \$2.3MM ARPA DEVELOPMENT FUNDS FOR THE DEVELOPMENT OF ADDITIONAL AFFORDABLE HOUSING AT LIBERTY LANDING. HAJ WAS AWARDED \$3MM IN A CPF GRANT FOR THE PURCHASE OF PROPERTY FOR ADDITIONAL AFFORDABLE HOUSING. HAJ may acquire existing housing to become affordable.

GOAL: Partner with other PHAs, local government and service agencies

REPORT: HAJ HAS AN ON-GOING, ACTIVE PARTNERSHIP WITH WILL-GRUNDY CONTINUUM OF CARE, AS WELL AS VOLUNTEERS OF AMERICA, CORNERSTONE SERVICES, DISABILITY RESOURCE CENTER, AND GUARDIAN ANGEL. HAJ HAS INTERGOVERNMENTAL AGREEMENTS WITH AURORA HOUSING AUTHORITY, ROCK ISLAND HOUSING AUTHORITY, MUNCIE HOUSING AUTHORITY, LAKE COUNTY HOUSING AUTHORITY, PADUCAH HOUSING AUTHORITY, GRUNDY HOUSING AUTHORITY & HOUSING AUTHORITY OF CITY OF FREEPORT.

GOAL: Partner with developer to project base single-family homes throughout will county

REPORT: HAJ will advertise a competitive RFP to award PBVs to one or more developers.

GOAL: PROVIDE EXCELLENT CUSTOMER SERVICE

REPORT: HAJ presents a training-rich environment to staff and the provision of excellent customer service is emphasized daily.

GOAL: Target the Youth Homelessness in Will County

REPORT: 9/2024 HUD awarded HAJ 11 FYI vouchers to assist youth at risk of homelessness in Will County. We have ongoing partnerships with Will County CoC, IDCFS, Spanish community center to work together on this project.

<p>B. 4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>HAJ's most recently approved 5-year CFP Action plan was approved 5/5/2025.</p>
<p>B. 5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C. 1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>The RAB meeting was held on March 19, 2026 at 2pm.</p> <p>Four (4) RAB members attended. Public Housing residents excited to get their voucher to relocate.</p> <p style="text-align: center;">No written comments.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C. 2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C. 3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C. 4 **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N

If yes, include Challenged Elements.

C. 5 **Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

D. Affirmatively Furthering Fair Housing (AFFH).

D. 1 Affirmatively Furthering Fair Housing (AFFH).
 Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

HAI staff will continue to educate HCV participants regarding opportunity areas and provide information about local schools, service agencies, jobs, and available housing in zip codes with lower concentrations of poverty and additional opportunities.

De-concentration efforts have been very successful as outlined below:

January 2010		March 2024		January 2026	
City of Joliet's East Side	311 (26%)	City of Joliet's East Side	601 (18.5%)	City of Joliet's East Side	455 (15.6%)
City of Joliet's West Side	338 (29%)	City of Joliet's West Side	621 (19.1%)	City of Joliet's West Side	457 (15.7%)
Outside Joliet, but within Will County	503 (42%)	Outside Joliet, but within Will County	1722 (53.1%)	Outside Joliet, but within Will County	1647 (56.7%)
Outside Will County	36 (3%)	Outside Will County	299 (9.2%)	Outside Will County	264 (9.1%)
Total	1188	Total	3243	Total	2900

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

HAI will continue to educate staff and send them to Fair Housing Training.

YEAR TWO MOVE-TO-WORK ACTIVITIES PLANNED FOR FYB 7/1/2026:

Move-To-Work, Cohort 4

The 3 MTW statutory objectives are: (1) to reduce costs and achieve greater cost effectiveness in

federal expenditures: (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining full time employment and becoming economically self-sufficient; and (3) to increase housing choices for low-income families.

1. To reduce costs and achieve greater cost effectiveness in federal expenditures, we are auditing all our processes to streamline procedures and eliminate wasted time and lost funds.
2. To give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, education or other programs that assist in obtaining full time employment and becoming economically self-sufficient, we are evaluating additional incentives that may be provided to participants in the Family Self Sufficiency Program. Additionally, we are evaluating the possibility of eliminating increased income based recertifications for all participants and only performing annual certifications and interim certifications for participants whose income has decreased during the year.
3. To increase housing choices for low-income families, we are determining the benefits of increasing the payment standards above 110% in some or all zip codes, we participate in the HCV Tax Savings Program which reduces the tax liability for landlords housing HCV participants in areas with low poverty concentration, and we are dedicated to developing additional, quality affordable housing throughout Will County.

The Housing Authority of Joliet is dedicated to increasing the quality of life for those clients we serve, improving agency operations, working alongside our landlords as partners, and increasing the quality affordable housing within Will County.

COHORT 4 LANDLORD ACTIVITIES

HAJ will implement the following landlord incentives and waivers:

1. **Damage Claims:** HAJ will reimburse a landlord for tenant-caused damages, after accounting for the security deposit, not to exceed two months contract rent. HAJ will require documentation by the landlord showing regular unit inspections performed by the landlord.
2. **Signing Bonus:** HAJ will provide incentive payments of up to one month contract rent to incentivize new landlords to join the HCV Program. We believe this signing bonus will attract new, quality landlords into the program.
3. **Alternative Inspection Schedule:** HAJ will implement an alternative schedule for conducting HQS inspections that would reduce the frequency to once every three years. This action will both incentivize the landlords to complete their own inspection and to reduce the administrative burden on the program. (Interim inspections will be performed upon request).
4. **Waiver of Mandatory Initial Inspections:** HAJ will eliminate the requirement for an initial inspection under the MTW waiver options. This will expedite the initial lease-up process and administrative burden.

MTW PLAN – USE OF MTW FUNDS:

- HAJ will utilize the flexibility option provided for under MTW. The transition to a block grant approach will better allow HAJ to allocate funds for priorities that best meet the unique needs in our area.
- HAJ chose to delay major budgetary changes in their first year of participation. HAJ will limit its funding flexibility in year one to minor budget adjustments. HAJ will utilize a budget prioritization process that will provide a process that will call for every business unit to make their budget pitch based on a series of seven fungibility questions.

In preparation for next year's utilization of MTW waivers, we will begin reaching out to the residents with newsletters and mailings, as well as invitations to meetings and open forums to discuss the HAJ's desire to increase the minimum rent for HCV households, who are not elderly or disabled.

Mission Statement: Creating Opportunities; Changing Lives.

RESOLUTION NO. 2026-07

**A RESOLUTION AUTHORIZING THE RENEWAL OF AN
INTERGOVERNMENTAL COOPERATION AGREEMENT
BY AND BETWEEN
THE HOUSING AUTHORITY OF JOLIET AND
THE HOUSING AUTHORITY OF THE CITY OF FREEPORT**

WHEREAS, Illinois Housing Authorities may enter into Intergovernmental Cooperation Agreements as provided by the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1, et. seq), the Illinois Housing Authorities Act (310 ILCS 10/8.5), the Code of Federal Regulations (24 CFR 85.36(b)(5)) and the HUD Procurement Handbook 7460.8; and

WHEREAS, this Intergovernmental Cooperation Agreement is extending the current agreement for reasons of economy and efficiency as each Housing Authority has specific property management and development expertise and experience that may be utilized by the other Housing Authority;

WHEREAS, the Housing Authority of Joliet and HOUSING AUTHORITY OF THE CITY OF FREEPORT deem it advantageous to both parties to enter into the attached Intergovernmental Cooperation Agreement whereby the positions of all parties are determined and established.

NOW THEREFORE, BE IT RESOLVED by the Housing Authority of Joliet Board of Commissioners, that the Housing Authority of Joliet extend the current Intergovernmental Cooperation Agreement by and between the Housing Authority of Joliet and the Housing Authority of the City of Freeport, a copy of which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the Chairman is hereby authorized and directed to sign and the Secretary is hereby authorized and directed to attest said Agreement.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage.

APPROVED this 14th day of April, 2026

HOUSING AUTHORITY OF JOLIET

Chairman

I, Kathy Speiler, as Secretary of the Housing Authority of Joliet Board of Commissioner, do hereby certify the above is a true and accurate copy of the Resolution adopted by the Housing Authority of Joliet Board on the 15th day of April, 2026.

ATTEST:

Secretary

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL AND THE HOUSING AUTHORITY OF JOLIET, IL

This Intergovernmental Agreement (hereinafter "Agreement") is made and entered into as of _____, 2026, by and between the Housing Authority of the City of Freeport, 1052 West Galena Avenue, Freeport, IL 61032 and the Housing Authority of Joliet, 6 S. Broadway Street, Joliet, IL 60436.

WHEREAS Illinois Housing Authorities may enter into interagency Agreements with each other as provided by 310 ILCS 8.5, 2 CFR 200.317-326 and HUD Procurement Handbook 7460.8; and,

WHEREAS this interagency Agreement is made for reasons of economy and efficiency and since each Housing Authority has specific expertise and experience required by the other Housing Authority,

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Freeport and the Housing Authority of Joliet hereby agree to the following:

1. The Housing Authority of Joliet may provide services with which it has expertise and experience to the Housing Authority of the City of Freeport on a task order basis.
 - Capital Fund Technical Assistance
 - Procurement Technical Assistance
 - Staff Training
2. The process for issuing a task order is as follows:
 - The Housing Authority of the City of Freeport may issue a request for a possible task order. The request will specify the services required and the timetable for completion.
 - Once the Housing Authority of Joliet accepts the proposed task order, services will be scheduled.
 - Nothing in this agreement shall prevent either Housing Authority from awarding contract(s) for services within the scope of this Agreement to other procured parties.
3. Both Housing Authorities hereby agree to the following clause:

To indemnify and hold harmless either Housing Authority or its employees who provide assistance to the other agency from any and all claims and causes of action arising out of their performance of any of the services provided hereunder.
4. Services will be provided by the Housing Authority of Joliet per the following terms:
 - Only qualified staff will perform services. As required, training certifications are to be provided to the Housing Authority of the City of Freeport prior to providing any services.
 - The actual hourly rate plus travel (if applicable) at that same rate.

Either party may provide services with which it has expertise and experience to the other party on a task order basis. Such services may include, but are not limited to:

- Financial Technical Assistance & Oversight
- Budget Analysis
- Property management
- Property maintenance
- Building renovation
- Property development
- Residence services
- Financial services including but not limited to:
- Contract administration
- Development Activities i.e.: Section 18 Demo/Dispo, RAD, LIHTC new construction
- Section 8 program administration
- Administrative hearings

5. The initial term of this Interagency Agreement is for two years. This Agreement may be extended by mutual written agreement. The term of the contract cannot exceed five (5) years. **Either party may terminate this agreement at any time by giving thirty (30) days written notice.** Any hours provided by The HOUSING AUTHORITY OF JOLIET IL will be billed for payment as listed.
6. Invoices will be issued monthly for services provided; payment will be due within thirty (30) days of the date of the invoice.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed on the date first above written.

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

By:

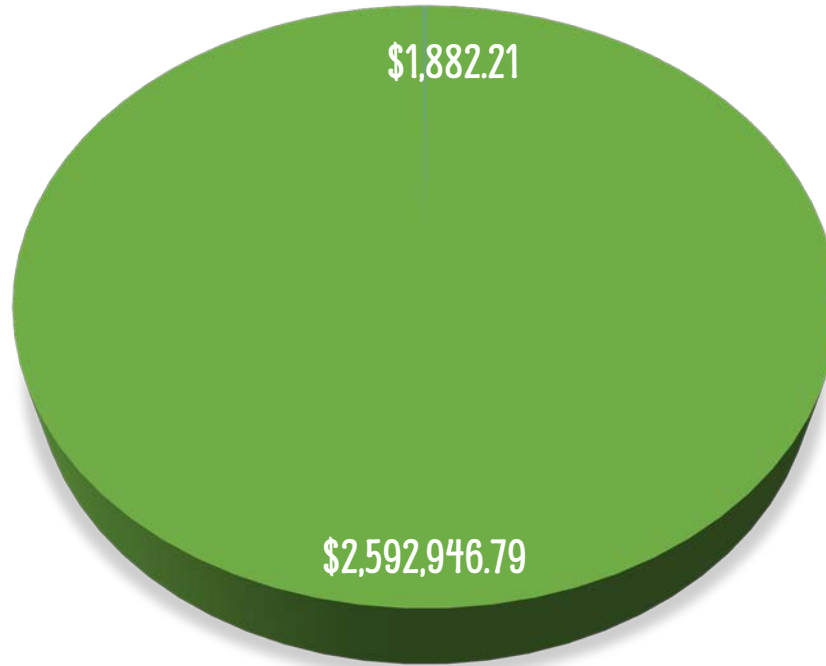
Daniella Schreiber
Executive Office Administrator
Interim CEO/Executive Director & Board Secretary

HOUSING AUTHORITY OF JOLIET, IL

By:

Michael Simelton
Chief Executive Officer

CAPITAL FUND Grant Year 2023



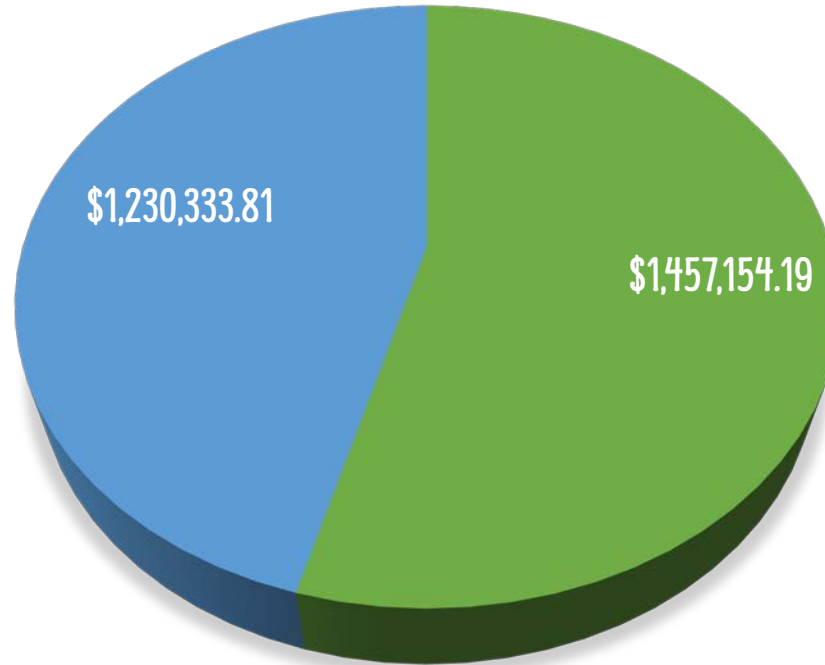
■ DISBURSED TO DATE ■ Remaining Balance

Obligation Start: 03/15/2023

Obligation End : 03/15/2025

Disbursement End: 03/15/2027

CAPITAL FUND Grant Year 2024



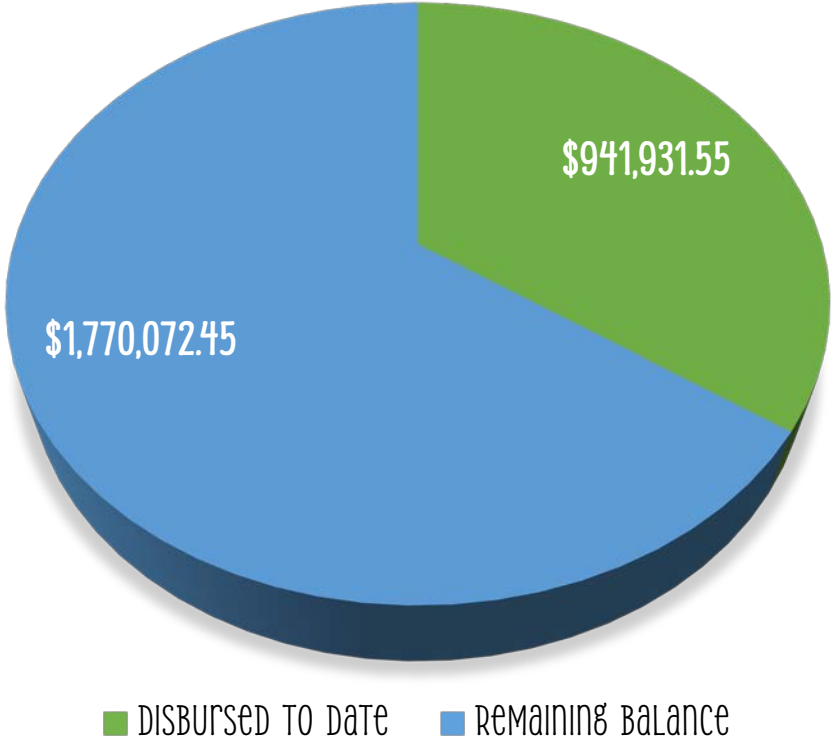
■ DISBURSED TO DATE ■ REMAINING BALANCE

Obligation Start: 05/06/2024

Obligation End : 05/05/2026

Disbursement End: 05/05/2028

CAPITAL FUND Grant Year 2025



Obligation Start: 05/13/2025

Obligation End : 05/12/2027

Disbursement End: 05/12/2029



HOUSING AUTHORITY *of* JOLIET

Public Housing PIC Occupancy Report April, 2026			
	AMP 4	AMP 6	AMP 7
	Heritage Place	Mods & Quads	John F. Kennedy Terrace
Occupancy Percentage	98%	98%	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

March 31, 2026

Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
Charges								
4heritag	Heritage Place	25,015.05	8,246.51	4,304.78	2,382.00	10,081.76	-6,204.08	18,810.97
6murphy	John C. Murphy Center	6,895.63	5,105.75	3,399.88	694.00	-2,304.00	-2,909.67	3,985.96
7jfk	John F. Kennedy Terrace	45,576.31	11,123.89	9,854.90	7,216.18	17,381.34	-14,093.86	31,482.45
Total		77,486.99	24,476.15	17,559.56	10,292.18	25,159.10	-23,207.61	54,279.38

**HOUSING AUTHORITY OF JOLIET
INVESTMENT REGISTER**

Name	Account Number	3/31/2026	EARNINGS	INTEREST PAID	
				FISCAL YTD	
Operating Fund	0014121603	\$2,644,551.23	110.80	1,034.11	
Amp4 Funds	9641689766	1,318,450.91	44.79	407.45	
Amp6 Funds	9641689790	4,959,722.16	133.74	1,660.23	
Amp7 Funds	9641689824	1,467,376.12	50.13	473.36	
Amp8 Funds	9641689840	629,802.94	21.39	183.14	
S8Housing Choice Voucher	2000025013	259,860.73	68.56	647.78	
Modernization	2000024963	68.61	0.01	6.80	
S8 FSS Escrow	8100353633	434,972.01	14.78	146.90	
Consolidated Monthly Balance		\$11,714,804.71	444.20	4,559.77	

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	3/31/2026	EARNINGS	INTEREST PAID	
				FISCAL YTD	
WCHDC	8100286643	1,840,164.67	13.46	89.93	
WCHDC RESERVE	8100382798	33,518.62	0.85	5.77	
WCHDC SECURITY DEPOSIT	8100382780	5,528.83	0.14	0.42	
		1,879,212.12	14.45	96.12	

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

YEAR TO DATE TOTALS

	AMP 4	AMP 6	AMP 7	Total Amps
	HERITAGE PLACE	JOHN C. MURPHY	JOHN F. KENNEDY	
Total Revenues	1,381,869.06	801,730.14	1,237,795.04	3,421,394.24
Total Expenses	1,233,474.21	410,060.50	1,214,462.65	2,857,997.36
Net Income/(Net Loss)	148,394.85	391,669.64	23,332.39	563,396.88

	COCC	HCV - Admin	Total
Total Revenues	1,391,123.58	20,094,246.50	21,485,370.08
Total Expenses	867,338.34	19,060,247.96	19,927,586.30
Net Income/(Net Loss)	523,785.24	1,033,998.54	1,557,783.78

	AMP 3 Repositioning	HCV - HAP	WCHDC		Entity Wide
	Fairview				
Total Revenues	17,689.26	33,305,763.00	2,257,541.91	Total Revenues	60,487,758.49
Total Expenses	11,845.83	35,291,685.62	1,376,766.85	Total Expenses	59,465,881.96
Net Income/(Net Loss)	5,843.43	(1,985,922.62)	880,775.06	Net Income/(Net Loss)	1,021,876.53

Heritage Place (Heritag)
Budget Comparison
 Period = Mar 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										
31110-0000	Tenant Rent	51,475.00	49,174.42	2,300.58	4.68	454,985.00	442,569.78	12,415.22	2.81	590,093.04
31120-0000	Utility Reimbursement -59 & TC	-8.00	0.00	-8.00	N/A	-30.00	0.00	-30.00	N/A	0.00
31140-0000	Less: Concessions	-378.00	-500.00	122.00	24.40	-8,450.80	-4,500.00	-3,950.80	-87.80	-6,000.00
31190-0000	Total Rental Income	51,089.00	48,674.42	2,414.58	4.96	446,504.20	438,069.78	8,434.42	1.93	584,093.04
31200-0000	Other Tenant Income									
31200-4000	Late Charges	125.00	250.00	-125.00	-50.00	2,775.00	2,250.00	525.00	23.33	3,000.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A	0.00
31200-7000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	634.38	0.00	634.38	N/A	0.00
31200-9000	Misc. Tenant Income	0.00	100.00	-100.00	-100.00	465.00	900.00	-435.00	-48.33	1,200.00
31290-0000	Total Other Tenant Income	125.00	350.00	-225.00	-64.29	3,904.38	3,150.00	754.38	23.95	4,200.00
31990-0000	TENANT INCOME	51,214.00	49,024.42	2,189.58	4.47	450,408.58	441,219.78	9,188.80	2.08	588,293.04
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	69,426.60	70,000.00	-573.40	-0.82	694,461.80	630,000.00	64,461.80	10.23	840,000.00
34010-1000	Operating Grants	25,230.31	25,133.30	97.01	0.39	227,072.79	226,199.70	873.09	0.39	301,599.60
34990-0000	TOTAL GRANT INCOME	94,656.91	95,133.30	-476.39	-0.50	921,534.59	856,199.70	65,334.89	7.63	1,141,599.60
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	0.00	0.00	0.00	N/A	7,557.93	7,430.14	127.79	1.72	14,860.28
36110-0000	Investment Income - Restricted	44.79	35.00	9.79	27.97	407.45	315.00	92.45	29.35	420.00
36500-0000	Miscellaneous Other Income	127.50	127.50	0.00	0.00	1,147.50	0.00	1,147.50	0.00	1,530.00
36500-1000	Vending Income	0.00	0.00	0.00	N/A	813.01	415.12	397.89	95.85	415.12
36990-0000	TOTAL OTHER INCOME	172.29	162.50	9.79	6.02	9,925.89	9,307.76	618.13	6.64	17,225.40
39990-0000	TOTAL INCOME	146,043.20	144,320.22	1,722.98	1.19	1,381,869.06	1,306,727.24	75,141.82	5.75	1,747,118.04
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	21,173.90	13,825.11	-7,348.79	-53.16	207,050.74	138,251.11	-68,799.63	-49.76	179,726.44
41100-2000	Additional Compensation	0.00	0.00	0.00	N/A	0.00	6,000.00	6,000.00	100.00	6,000.00
41100-4000	Employee Benefit Contribution-Admin	9,327.61	6,879.49	-2,448.12	-35.59	97,795.70	68,794.91	-29,000.79	-42.16	89,433.38
41109-0000	Total Administrative Salaries	30,501.51	20,704.60	-9,796.91	-47.32	304,846.44	213,046.02	-91,800.42	-43.09	275,159.82
41300-0000	Legal Expense									
41300-3000	Tenant Screening	566.60	950.00	-383.40	40.36	3,811.35	8,550.00	-4,738.65	-55.42	11,400.00
41300-4000	General Legal Expense	1,218.75	1,200.00	-18.75	-1.56	11,156.00	10,800.00	-356.00	-3.30	14,400.00
41310-0000	Total Legal Expense	1,785.35	2,150.00	-364.65	16.96	14,967.35	19,350.00	-4,382.65	-22.65	25,800.00
41390-0000	Other Admin Expenses									
41710-0000	Auditing Fees	0.00	3,000.00	3,000.00	100.00	1,916.55	4,500.00	2,583.45	57.41	4,500.00
41730-0000	Management Fee	13,438.49	13,500.00	61.51	0.46	122,072.99	121,500.00	-572.99	-0.47	162,000.00
41730-1000	Bookkeeping Fee	1,252.50	1,275.00	22.50	1.76	11,377.50	11,475.00	-97.50	0.85	15,300.00
41890-0000	Total Other Admin Expenses	14,690.99	17,775.00	3,084.01	17.35	135,367.04	137,475.00	2,107.96	1.53	181,800.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	0.00	500.00	500.00	100.00	4,590.57	4,500.00	-90.57	-2.01	6,000.00
41900-2000	Publications	0.00	0.00	0.00	N/A	776.50	0.00	-776.50	N/A	0.00
41900-4000	Office Supplies	0.00	100.00	100.00	100.00	496.40	900.00	403.60	44.84	1,200.00
41900-7000	Telephone	979.38	925.00	-54.38	-5.88	9,100.14	8,325.00	-775.14	-9.31	11,100.00
41900-7500	Answering Service	96.00	50.00	-46.00	-92.00	888.96	450.00	-438.96	-97.55	600.00
41900-8000	Postage	0.93	10.00	9.07	90.70	247.14	90.00	-157.14	-174.60	120.00
41900-9000	Software License Fees	1,409.07	1,500.00	90.93	6.06	12,905.18	13,500.00	594.82	4.41	18,000.00
41901-0000	Copiers	176.87	200.00	23.13	11.56	1,474.01	1,800.00	325.99	18.11	2,400.00
41901-3000	Internet	721.68	740.00	18.32	2.48	6,495.12	6,660.00	164.88	2.48	8,880.00
41901-5000	Cell Phones/Pagers	243.87	205.00	-38.87	-18.96	2,470.71	1,845.00	-625.71	-33.91	2,460.00
41901-8000	Small Office Equipment	190.81	83.00	-107.81	-129.89	754.76	747.00	-7.76	-1.04	996.00
41902-0000	Bank Fees	60.00	85.00	25.00	29.41	688.50	765.00	76.50	10.00	1,020.00
41902-2000	Other Misc Admin Expenses	497.57	500.00	2.43	0.49	4,930.24	4,500.00	-430.24	-9.56	6,000.00
41910-0000	Total Miscellaneous Admin Expenses	4,376.18	4,898.00	521.82	10.65	45,818.23	44,082.00	-1,736.23	-3.94	58,776.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	51,354.03	45,527.60	-5,826.43	-12.80	500,999.06	413,953.02	-87,046.04	-21.03	541,535.82
43000-0000	UTILITY EXPENSES									
43100-0000	Water	24,301.42	8,000.00	-16,301.42	-203.77	124,419.09	72,000.00	-52,419.09	-72.80	96,000.00
43200-0000	Electricity	19,941.02	14,166.67	-5,774.35	-40.76	97,785.06	127,500.03	29,714.97	23.31	170,000.00
43200-1000	Electricity-Vacant Units	179.51	50.00	-129.51	-259.02	3,989.19	450.00	-3,539.19	-786.49	600.00
43300-0000	Gas	1,399.20	1,500.00	100.80	6.72	11,031.73	13,500.00	2,468.27	18.28	18,000.00
43990-0000	TOTAL UTILITY EXPENSES	45,821.15	23,716.67	-22,104.48	-93.20	237,225.07	213,450.03	-23,775.04	-11.14	284,600.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000	Maintenance Salaries	9,045.74	5,961.83	-3,083.91	-51.73	85,406.22	59,618.29	-25,787.93	-43.26	77,503.78
44100-5000	Employee Benefit Contribution-Maint.	1,569.58	2,010.03	440.45	21.91	38,208.66	20,100.31	-18,108.35	-90.09	26,130.40
44110-0000	Maintenance Uniforms	0.00	100.00	100.00	100.00	45.00	900.00	855.00	95.00	1,200.00
44130-0000	Vehicle Gas, Oil, Grease	0.00	98.00	98.00	100.00	1,292.67	882.00	-410.67	-46.56	1,176.00
44190-0000	Total General Maint Expense	10,615.32	8,169.86	-2,445.46	-29.93	124,952.55	81,500.60	-43,451.95	-53.31	106,010.18
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	600.00	600.00	100.00	22,803.64	5,400.00	-17,403.64	-322.29	7,200.00
44200-3000	Supplies-Decorating	0.00	400.00	400.00	100.00	2,962.36	3,600.00	637.64	17.71	4,800.00
44200-4000	Supplies-Electrical	0.00	700.00	700.00	100.00	2,971.06	6,300.00	3,328.94	52.84	8,400.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	630.00	630.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	2,567.55	2,700.00	132.45	4.91	3,600.00
44200-7000	Supplies-Maint/Repairs	12.18	500.00	487.82	97.56	6,394.34	4,500.00	-1,894.34	-42.10	6,000.00
44200-8000	Supplies-Plumbing	0.00	300.00	300.00	100.00	2,860.85	2,700.00	-160.85	-5.96	3,600.00
44200-9000	Tools and Equipment	0.00	150.00	150.00	100.00	1,121.71	1,350.00	228.29	16.91	1,800.00
44290-0000	Total Materials	12.18	3,020.00	3,007.82	99.60	41,681.51	27,180.00	-14,501.51	-53.35	36,240.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	1,300.00	1,300.00	100.00	0.00	11,700.00	11,700.00	100.00	15,600.00
44300-2000	Contract-Appliance	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
44300-3000	Contract-Building Repairs/Maintenance	875.00	4,000.00	3,125.00	78.12	61,308.16	66,000.00	4,691.84	7.11	78,000.00
44300-6000	Contract-Electrical	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
44300-7000	Contract-Pest Control	600.00	1,500.00	900.00	60.00	8,485.00	13,500.00	5,015.00	37.15	18,000.00
44300-9000	Contract-Grounds	0.00	0.00	0.00	N/A	23,941.67	7,000.00	-16,941.67	-242.02	11,200.00
44301-0000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	24,425.00	0.00	-24,425.00	N/A	0.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	22,767.32	2,700.00	-20,067.32	-743.23	3,600.00
44301-4000	Contract-Vehicle Maintenance	0.00	120.00	120.00	100.00	2,130.06	1,080.00	-1,050.06	-97.23	1,440.00
44301-7000	Contract-Elevator Monitoring	10,857.00	4,000.00	-6,857.00	-171.42	42,148.50	36,000.00	-6,148.50	-17.08	48,000.00
44301-8000	Contract-Alarm Monitoring	75.00	150.00	75.00	50.00	810.00	1,350.00	540.00	40.00	1,800.00
44302-2000	Contract-IT Contracts	1,454.88	605.00	-849.88	-140.48	13,035.59	5,445.00	-7,590.59	-139.40	7,260.00
44309-0000	Contract-Fee For Service	140.00	0.00	-140.00	N/A	565.00	0.00	-565.00	N/A	0.00
44309-1000	Snow Removal Service	150.00	0.00	-150.00	N/A	3,225.00	0.00	-3,225.00	N/A	0.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44309-0000 Contract Costs-Other	416.66	3,000.00	2,583.34	86.11	2,849.98	27,000.00	24,150.02	89.44	36,000.00
44390-0000 Total Contract Costs	14,568.54	15,425.00	856.46	5.55	205,691.28	175,825.00	-29,866.28	-16.99	226,300.00
44500-0000 Vacancy Turnover	0.00	7,000.00	7,000.00	100.00	29,430.00	63,000.00	33,570.00	53.29	84,000.00
44990-0000 TOTAL MAINTENANCE AND OPERATIONAL EX	25,196.04	33,614.86	8,418.82	25.04	401,755.34	347,505.60	-54,249.74	-15.61	452,550.18
45000-0000 GENERAL EXPENSES									
45101-0000 Property Insurance	2,902.55	1,908.85	-993.70	-52.06	20,160.75	17,179.65	-2,981.10	-17.35	22,906.20
45102-0000 Liability Insurance	2,053.87	1,013.27	-1,040.60	-102.70	12,240.03	9,119.43	-3,120.60	-34.22	12,159.24
45103-0000 Worker's Compensation Insurance	1,801.20	1,461.67	-339.53	-23.23	16,468.37	13,155.03	-3,313.34	-25.19	17,540.04
45200-0000 Payments in Lieu of Taxes	2,876.62	2,545.78	-330.84	-13.00	25,893.50	22,912.02	-2,981.48	-13.01	30,549.36
45210-0000 Misc. Taxes/Licenses/Insurance	1,669.26	1,261.61	-407.65	-32.31	13,406.73	11,354.49	-2,052.24	-18.07	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	11,303.50	8,191.18	-3,112.32	-38.00	91,969.38	73,720.62	-18,248.76	-24.75	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	133,674.72	111,050.31	-22,624.41	-20.37	1,233,474.21	1,048,629.27	-184,844.94	-17.63	1,376,980.16
49990-0000 NET OPERATING INCOME	12,368.48	33,269.91	-20,901.43	-62.82	148,394.85	258,097.97	-109,703.12	-42.50	370,137.88

John C. Murphy Center (Smurphy)
Budget Comparison
 Period = Apr 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	19,281.00	15,750.00	3,531.00	22.42	175,467.00	157,500.00	17,967.00	11.41	189,000.00
31120-3000	Utility Reimbursement -59 & TC	-26.00	0.00	-26.00	N/A	-131.00	0.00	-131.00	N/A	0.00
31140-0000	Less: Concessions	0.00	-100.00	100.00	100.00	-3,818.00	-1,000.00	-2,818.00	-281.80	-1,200.00
31190-0000	Total Rental Income	19,255.00	15,650.00	3,605.00	23.04	171,518.00	156,500.00	15,018.00	9.60	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	0.00	75.00	-75.00	-100.00	725.00	750.00	-25.00	-3.33	900.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	150.00
31200-7000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	477.63	0.00	477.63	N/A	0.00
31200-9000	Misc. Tenant Income	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
31290-0000	Total Other Tenant Income	0.00	175.00	-175.00	-100.00	1,202.63	2,540.00	-1,337.37	-52.65	2,890.00
31990-0000	TENANT INCOME	19,255.00	15,825.00	3,430.00	21.67	172,720.63	159,040.00	13,680.63	8.60	190,690.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	0.00	17,000.00	-17,000.00	-100.00	545,949.00	170,000.00	375,949.00	221.15	204,000.00
34010-1000	Operating Grants	5,606.74	5,500.00	106.74	1.94	56,067.40	55,000.00	1,067.40	1.94	66,000.00
34990-0000	TOTAL GRANT INCOME	5,606.74	22,500.00	-16,893.26	-75.08	602,016.40	225,000.00	377,016.40	167.56	270,000.00
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	0.00	175.00	-175.00	-100.00	1,660.23	1,750.00	-89.77	-5.13	2,100.00
36500-0000	Miscellaneous Other Income	0.00	5,200.00	-5,200.00	-100.00	50,194.62	52,000.00	-1,805.38	-3.47	62,400.00
36990-0000	TOTAL OTHER INCOME	0.00	5,375.00	-5,375.00	-100.00	51,854.85	53,750.00	-1,895.15	-3.53	64,500.00
39990-0000	TOTAL INCOME	24,861.74	43,700.00	-18,838.26	-43.11	826,591.88	437,790.00	388,801.88	88.81	525,190.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	4,728.90	2,613.13	-2,115.77	-80.97	102,077.38	28,744.42	-73,332.96	-255.12	33,970.68
41100-2000	Additional Compensation	0.00	0.00	0.00	N/A	0.00	3,000.00	-3,000.00	100.00	3,000.00
41100-4000	Employee Benefit Contribution-Admin	479.24	959.95	-480.71	50.08	39,570.68	10,559.44	-29,011.24	-274.74	12,479.34
41109-9000	Total Administrative Salaries	5,208.14	3,573.08	-1,635.06	-45.76	141,648.06	42,303.86	-99,344.20	-234.83	49,450.02
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	-30.00	100.00	0.00	300.00	-300.00	100.00	360.00
41300-4000	General Legal Expense	335.00	300.00	-35.00	-11.67	2,750.00	3,000.00	-250.00	8.33	3,600.00
41310-0000	Total Legal Expense	335.00	330.00	-5.00	-1.52	2,750.00	3,300.00	-550.00	16.67	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	638.85	0.00	-638.85	N/A	1,064.75	4,500.00	-3,435.25	76.34	4,500.00
41730-0000	Management Fee	0.00	3,200.00	-3,200.00	100.00	28,808.26	32,000.00	-3,191.74	9.97	38,400.00
41730-1000	Bookkeeping Fee	0.00	300.00	-300.00	100.00	2,685.00	3,000.00	-315.00	10.50	3,600.00
41890-0000	Total Other Admin Expenses	638.85	3,500.00	-2,861.15	81.75	33,173.01	39,500.00	-6,326.99	16.02	46,500.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	0.00	416.67	-416.67	100.00	1,216.18	4,166.70	-2,950.52	70.81	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	0.00	1,000.00	-1,000.00	100.00	9,165.31	10,000.00	-834.69	8.35	12,000.00
41900-7500	Answering Service	0.00	55.00	-55.00	100.00	888.96	550.00	-338.96	-61.63	660.00
41900-8000	Postage	0.00	0.00	0.00	N/A	44.71	0.00	-44.71	N/A	0.00
41900-9000	Software License Fees	0.00	700.00	-700.00	100.00	6,452.69	7,000.00	-547.31	7.82	8,400.00
41901-0000	Copiers	0.00	60.00	-60.00	100.00	561.95	600.00	-38.05	6.34	720.00
41901-2000	Software	0.00	50.00	-50.00	100.00	0.00	500.00	-500.00	100.00	600.00
41901-3000	Internet	0.00	352.00	-352.00	100.00	3,165.12	3,520.00	-354.88	10.08	4,224.00
41901-5000	Cell Phones/Pagers	0.00	75.00	-75.00	100.00	876.90	750.00	-126.90	-16.92	900.00
41901-8000	Small Office Equipment	17.13	32.00	-14.87	46.47	293.59	320.00	-26.41	8.25	384.00
41902-0000	Bank Fees	0.00	20.00	-20.00	100.00	116.00	200.00	-84.00	42.00	240.00
41902-2000	Other Misc Admin Expenses	0.00	75.00	-75.00	100.00	1,680.86	750.00	-930.86	-124.11	900.00
41910-0000	Total Miscellaneous Admin Expenses	17.13	2,835.67	-2,818.54	99.40	25,238.77	28,356.70	-3,117.93	11.00	34,028.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	6,199.12	10,238.75	-4,039.63	39.45	202,809.84	113,460.56	-89,349.28	-78.75	133,938.02
43000-0000	UTILITY EXPENSES									
43100-0000	Water	0.00	3,500.00	-3,500.00	100.00	47,060.29	35,000.00	-12,060.29	-34.46	42,000.00
43200-0000	Electricity	0.00	150.00	-150.00	100.00	1,023.46	1,500.00	-476.54	31.77	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	379.20	1,600.00	-1,220.80	76.30	22,708.61	28,000.00	-5,291.39	18.90	31,200.00
43400-0000	Garbage/Trash Removal	0.00	250.00	-250.00	100.00	0.00	2,500.00	-2,500.00	100.00	3,000.00
43950-0000	Tenant Utilities	0.00	0.00	0.00	N/A	633.43	0.00	-633.43	N/A	0.00
43990-0000	TOTAL UTILITY EXPENSES	379.20	5,500.00	-5,120.80	93.11	71,685.75	67,000.00	-4,685.75	-6.99	78,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	1,171.62	523.32	-648.30	-123.88	23,921.90	5,756.52	-18,165.38	-315.56	6,803.16
44100-5000	Employee Benefit Contribution-Maint.	292.40	147.20	-145.20	-98.64	10,377.45	1,619.20	-8,758.25	-540.90	1,913.60
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
44130-0000	Vehicle Gas, Oil, Grease	0.00	120.00	-120.00	100.00	1,126.77	1,200.00	-73.23	6.10	1,440.00
44190-0000	Total General Maint Expense	1,464.02	790.52	-673.50	-85.20	35,436.12	8,575.72	-26,860.40	-313.21	10,156.76
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	600.00	-600.00	100.00	2,391.98	6,000.00	-3,608.02	60.13	7,200.00
44200-3000	Supplies-Decorating	0.00	150.00	-150.00	100.00	93.79	1,500.00	-1,406.21	93.75	1,800.00
44200-4000	Supplies-Electrical	0.00	150.00	-150.00	100.00	-31.81	1,500.00	-1,531.81	102.12	1,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	-70.00	100.00	0.00	700.00	-700.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	100.00	-100.00	100.00	0.00	1,000.00	-1,000.00	100.00	1,200.00
44200-7000	Supplies-Maint/Repairs	0.00	1,000.00	-1,000.00	100.00	1,559.40	10,000.00	-8,440.60	84.41	12,000.00
44200-8000	Supplies-Plumbing	0.00	100.00	-100.00	100.00	0.00	1,000.00	-1,000.00	100.00	1,200.00
44200-9000	Tools and Equipment	0.00	75.00	-75.00	100.00	0.00	750.00	-750.00	100.00	900.00
44290-0000	Total Materials	0.00	2,245.00	-2,245.00	100.00	4,013.36	22,450.00	-18,436.64	82.12	26,940.00
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs/Maintenance	0.00	500.00	-500.00	100.00	176.00	5,000.00	-4,824.00	96.48	6,000.00
44300-7000	Contract-Pest Control	180.00	800.00	-620.00	77.50	2,670.00	8,000.00	-5,330.00	66.62	9,600.00
44300-9000	Contract-Grounds	0.00	1,000.00	-1,000.00	100.00	4,370.00	6,000.00	-1,630.00	27.17	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	1,000.00	-1,000.00	100.00	0.00	1,000.00	-1,000.00	100.00	1,000.00
44301-8000	Contract-Alarm Monitoring	45.00	50.00	-5.00	10.00	600.00	500.00	-100.00	-20.00	600.00
44302-2000	Contract-IT Contracts	0.00	100.00	-100.00	100.00	5,031.01	1,000.00	-4,031.01	-403.10	1,200.00
44309-0000	Contract-Fee For Service	0.00	1,000.00	-1,000.00	100.00	0.00	1,000.00	-1,000.00	100.00	1,000.00
44309-1000	Snow Removal Service	0.00	0.00	0.00	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	2,850.01	4,000.00	-1,149.99	28.75	4,800.00
44390-0000	Total Contract Costs	225.00	4,850.00	-4,625.00	95.36	25,277.58	26,880.00	-1,602.42	5.96	32,580.00

John C. Murphy Center (6murphy)
Budget Comparison
 Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44500-0000	0.00	2,000.00	2,000.00	100.00	6,560.00	20,000.00	13,440.00	67.20	24,000.00
44990-0000	1,689.02	9,885.52	8,196.50	82.91	71,287.06	77,905.72	6,618.66	8.50	93,676.76
45000-0000									
45101-0000	0.00	2,000.00	2,000.00	100.00	9,321.66	20,000.00	10,678.34	53.39	24,000.00
45102-0000	0.00	1,100.00	1,100.00	100.00	7,618.83	11,000.00	3,381.17	30.74	13,200.00
45103-0000	2,259.36	250.00	-2,009.36	-803.74	8,620.46	2,500.00	-6,120.46	-244.82	3,000.00
45200-0000	0.00	1,200.00	1,200.00	100.00	14,498.43	12,000.00	-2,498.43	-20.82	14,400.00
45210-0000	0.00	1,200.00	1,200.00	100.00	9,396.30	12,000.00	2,603.70	21.70	14,400.00
45700-0000	0.00	2,500.00	2,500.00	100.00	-751.00	2,500.00	3,251.00	130.04	2,500.00
45800-2000	0.00	1,000.00	1,000.00	100.00	614.64	1,000.00	385.36	38.54	1,000.00
45900-0000	0.00	0.00	0.00	N/A	25,000.00	0.00	-25,000.00	N/A	0.00
45990-0000	2,259.36	9,250.00	6,990.64	75.57	74,319.32	61,000.00	-13,319.32	-21.84	72,500.00
47000-0000									
47150-1000	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00
47990-0000	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A	0.00
48000-0000									
48530-0000	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00
48690-0000	0.00	0.00	0.00	N/A	462.23	0.00	-462.23	N/A	0.00
48990-0000	10,526.70	34,874.27	24,347.57	69.82	420,587.20	319,366.28	-101,220.92	-31.69	378,114.78
49990-0000	14,335.04	8,825.73	5,509.31	62.42	406,004.68	118,423.72	287,580.96	242.84	147,075.22

John F. Kennedy Terrace (79R)

Budget Comparison

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	51,306.00	55,000.00	-3,694.00	-6.72	546,676.00	550,000.00	-3,324.00	-0.60	660,000.00
31120-3000	Utility Reimbursement -59 & TC	-14.00	0.00	-14.00	N/A	-40.00	0.00	-40.00	N/A	0.00
31140-0000	Less: Concessions	0.00	-300.00	300.00	100.00	-6,580.91	-3,000.00	-3,580.91	-119.36	-3,600.00
31190-0000	Total Rental Income	51,292.00	54,700.00	-3,408.00	-6.23	540,055.09	547,000.00	-6,944.91	-1.27	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	0.00	300.00	-300.00	-100.00	1,600.00	3,000.00	-1,400.00	-46.67	3,600.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	120.00	0.00	120.00	N/A	0.00
31200-7000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	1,520.25	0.00	1,520.25	N/A	0.00
31200-9000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	500.00	-500.00	-100.00	600.00
31290-0000	Total Other Tenant Income	0.00	350.00	-350.00	-100.00	3,740.25	3,500.00	240.25	6.86	4,200.00
31990-0000	TENANT INCOME	51,292.00	55,050.00	-3,758.00	-6.83	543,795.34	550,500.00	-6,704.66	-1.22	660,600.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	0.00	50,000.00	-50,000.00	-100.00	516,577.80	500,000.00	16,577.80	3.32	600,000.00
34010-1000	Operating Grants	25,230.31	25,133.30	97.01	0.39	252,303.10	251,333.00	970.10	0.39	301,599.60
34990-0000	TOTAL GRANT INCOME	25,230.31	75,133.30	-49,902.99	-66.42	768,880.90	751,333.00	17,547.90	2.34	901,599.60
36000-0000	OTHER INCOME									
36110-0000	Investment Income - Restricted	0.00	50.00	-50.00	-100.00	473.36	500.00	-26.64	-5.33	600.00
36500-0000	Miscellaneous Other Income	0.00	130.00	-130.00	-100.00	1,167.75	1,300.00	-132.25	-10.17	1,560.00
36500-1500	Laundry Income	0.00	0.00	0.00	N/A	0.00	1,000.00	-1,000.00	-100.00	1,000.00
36990-0000	TOTAL OTHER INCOME	0.00	180.00	-180.00	-100.00	1,641.11	2,800.00	-1,158.89	-41.39	3,160.00
39990-0000	TOTAL INCOME	76,522.31	130,363.30	-53,840.99	-41.30	1,314,317.35	1,304,633.00	9,684.35	0.74	1,565,359.60
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-0000	Administrative Salaries									
41100-0000	Administrative Salaries	8,307.86	13,669.84	5,361.98	39.22	183,504.17	150,368.22	-33,135.95	-22.04	177,707.90
41100-4000	Employee Benefit Contribution-Admin	866.17	4,885.76	4,019.59	82.27	71,842.35	53,743.36	-18,098.99	-33.68	63,514.88
41109-9000	Total Administrative Salaries	9,174.03	18,555.60	9,381.57	50.56	255,346.52	204,111.58	-51,234.94	-25.10	241,222.78
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	30.00	30.00	100.00	64.00	300.00	236.00	78.67	360.00
41300-4000	General Legal Expense	438.75	300.00	-138.75	-46.25	10,733.50	3,000.00	-7,733.50	-257.78	3,600.00
41310-0000	Total Legal Expense	438.75	330.00	-108.75	-32.95	10,797.50	3,300.00	-7,497.50	-227.20	3,960.00
41390-0000	Other Admin Expenses									
41710-0000	Auditing Fees	2,874.83	0.00	-2,874.83	N/A	4,791.38	4,500.00	-291.38	-6.48	4,500.00
41730-0000	Management Fee	0.00	13,500.00	13,500.00	100.00	122,797.22	135,000.00	12,202.78	9.04	162,000.00
41730-1000	Bookkeeping Fee	0.00	1,300.00	1,300.00	100.00	11,445.00	13,000.00	1,555.00	11.96	15,600.00
41890-0000	Total Other Admin Expenses	2,874.83	14,800.00	11,925.17	80.58	139,033.60	152,500.00	13,466.40	8.83	182,100.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	1,166.31	500.00	-666.31	-133.26	5,756.88	5,000.00	-756.88	-15.14	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	675.76	500.00	-175.76	-35.15	600.00
41900-7000	Telephone	0.00	520.00	520.00	100.00	5,193.65	5,200.00	6.35	0.12	6,240.00
41900-7500	Answering Service	0.00	55.00	55.00	100.00	888.96	550.00	-338.96	-61.63	660.00
41900-8000	Postage	0.00	0.00	0.00	N/A	221.28	350.00	-128.72	-36.78	350.00
41900-9000	Software License Fees	0.00	1,500.00	1,500.00	100.00	12,905.18	15,000.00	2,094.82	13.97	18,000.00
41901-0000	Copiers	0.00	200.00	200.00	100.00	1,635.95	2,000.00	364.05	18.20	2,400.00
41901-2000	Software	0.00	166.67	166.67	100.00	1,666.70	1,666.70	0.00	100.00	2,000.00
41901-3000	Internet	190.36	950.00	759.64	79.96	8,365.80	9,500.00	1,134.20	11.94	11,400.00
41901-4000	Community Events	1,457.46	0.00	-1,457.46	N/A	1,457.46	0.00	-1,457.46	N/A	0.00
41901-5000	Cell Phones/Pagers	0.00	210.00	210.00	100.00	2,675.91	2,100.00	-575.91	-27.42	2,520.00
41901-8000	Small Office Equipment	77.09	85.00	7.91	9.31	831.85	850.00	18.15	2.14	1,020.00
41902-0000	Bank Fees	0.00	90.00	90.00	100.00	506.50	900.00	393.50	43.72	1,080.00
41902-2000	Other Misc Admin Expenses	0.00	400.00	400.00	100.00	5,430.85	4,000.00	-1,430.85	-35.77	4,800.00
41910-0000	Total Miscellaneous Admin Expenses	2,891.22	4,726.67	1,835.45	38.83	47,322.53	47,616.70	294.17	0.62	57,070.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	15,378.83	38,412.27	23,033.44	59.96	452,500.15	407,528.28	-44,971.87	-11.04	484,352.78
42000-0000	TENANT SERVICES									
42200-0000	Resident Council	-1,457.46	250.00	1,707.46	682.98	0.00	2,500.00	2,500.00	100.00	3,000.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	-1,457.46	250.00	1,707.46	682.98	0.00	2,500.00	2,500.00	100.00	3,000.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	0.00	13,000.00	13,000.00	100.00	146,525.08	130,000.00	-16,525.08	-12.71	156,000.00
43200-0000	Electricity	0.00	2,000.00	2,000.00	100.00	14,605.07	20,000.00	5,394.93	26.97	24,000.00
43200-1000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	2,315.43	0.00	-2,315.43	N/A	0.00
43300-0000	Gas	0.00	3,000.00	3,000.00	100.00	36,337.12	50,000.00	13,662.88	27.33	56,000.00
43400-0000	Garbage/Trash Removal	0.00	3,000.00	3,000.00	100.00	25,111.60	30,000.00	4,888.40	16.29	36,000.00
43950-0000	Tenant Utilities	0.00	0.00	0.00	N/A	395.63	0.00	-395.63	N/A	0.00
43990-0000	TOTAL UTILITY EXPENSES	0.00	21,000.00	21,000.00	100.00	225,289.93	230,000.00	4,710.07	2.05	272,000.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-0000	General Maint Expense									
44100-0000	Maintenance Salaries	7,372.92	11,195.01	3,822.09	34.14	161,884.19	123,145.12	-38,739.07	-31.46	145,535.14
44100-5000	Employee Benefit Contribution-Maint.	4,386.71	3,482.06	-904.65	-25.98	62,745.43	38,302.68	-24,442.75	-63.81	45,266.80
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	45.00	0.00	-45.00	N/A	0.00
44130-0000	Vehicle Gas, Oil, Grease	0.00	160.00	160.00	100.00	2,075.45	1,600.00	-475.45	-29.72	1,920.00
44190-0000	Total General Maint Expense	11,759.63	14,837.07	3,077.44	20.74	226,750.07	163,047.80	-63,702.27	-39.07	192,721.94
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	0.00	0.00	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	4,445.20	12,000.00	7,554.80	62.96	14,400.00
44200-3000	Supplies-Decorating	0.00	150.00	150.00	100.00	5,808.86	1,500.00	-4,308.86	-287.26	1,800.00
44200-4000	Supplies-Electrical	0.00	400.00	400.00	100.00	748.89	4,000.00	3,251.11	81.28	4,800.00
44200-5000	Supplies-Exterminating	0.00	70.00	70.00	100.00	0.00	700.00	700.00	100.00	840.00
44200-6000	Supplies-Janitorial/Cleaning	18.48	1,000.00	981.52	98.15	8,884.07	10,000.00	1,115.93	11.16	12,000.00
44200-7000	Supplies-Maint/Repairs	90.00	1,500.00	1,410.00	94.00	16,088.38	15,000.00	-1,088.38	-7.26	18,000.00
44200-8000	Supplies-Plumbing	0.00	500.00	500.00	100.00	3,332.88	5,000.00	1,667.12	33.34	6,000.00
44200-9000	Tools and Equipment	0.00	75.00	75.00	100.00	274.41	750.00	475.59	63.41	900.00
44290-0000	Total Materials	108.48	4,895.00	4,786.52	97.78	40,809.65	48,950.00	8,140.35	16.63	58,740.00
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	400.00	400.00	100.00	2,427.97	4,000.00	1,572.03	39.30	4,800.00
44300-3000	Contract-Building Repairs/Maintenance	0.00	4,166.67	4,166.67	100.00	9,070.90	41,666.70	32,595.80	78.23	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	1,666.70	-135.80	-8.15	2,000.00
44300-7000	Contract-Pest Control	4,645.00	2,500.00	-2,145.00	-85.80	19,175.00	25,000.00	5,825.00	23.30	30,000.00
44300-9000	Contract-Grounds	0.00	1,250.00	1,250.00	100.00	5,511.67	12,500.00	6,988.33	55.91	15,000.00

John F. Kennedy Terrace (7/9)

Budget Comparison

Period = Apr 2026
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-0000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	29,900.00	380.00	-29,520.00	-7,768.42	380.00
44301-1000	Contract-Plumbing	0.00	2,500.00	2,500.00	100.00	16,027.10	25,000.00	8,972.90	35.89	30,000.00
44301-3000	Contract-HVAC	0.00	625.00	625.00	100.00	1,365.00	6,250.00	4,885.00	78.16	7,500.00
44301-4000	Contract-Vehicle Maintenance	0.00	166.67	166.67	100.00	1,342.75	1,666.70	323.95	19.44	2,000.00
44301-7000	Contract-Elevator Monitoring	0.00	2,200.00	2,200.00	100.00	17,284.95	22,000.00	4,715.05	21.43	26,400.00
44301-8000	Contract-Alarm Monitoring	165.97	100.00	-65.97	-65.97	813.88	1,000.00	186.12	18.61	1,200.00
44302-2000	Contract-IT Contracts	0.00	600.00	600.00	100.00	14,284.32	6,000.00	-8,284.32	-138.07	7,200.00
44309-1000	Snow Removal Service	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	400.00	400.00	100.00	2,850.01	4,000.00	1,149.99	28.75	4,800.00
44390-0000	Total Contract Costs	4,810.97	15,075.01	10,264.04	68.09	150,656.05	151,130.10	474.05	0.31	181,280.00
44500-0000	Vacancy Turnover	0.00	4,500.00	4,500.00	100.00	55,292.50	45,000.00	-10,292.50	-22.87	54,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	16,679.08	39,307.08	22,628.00	57.57	473,508.27	408,127.90	-65,380.37	-16.02	486,741.94
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	0.00	2,500.00	2,500.00	100.00	20,160.75	25,000.00	4,839.25	19.36	30,000.00
45102-0000	Liability Insurance	0.00	1,200.00	1,200.00	100.00	12,240.03	12,000.00	-240.03	-2.00	14,400.00
45103-0000	Worker's Compensation Insurance	5,989.93	2,000.00	-3,989.93	-199.50	24,559.46	20,000.00	-4,559.46	-22.80	24,000.00
45200-0000	Payments in Lieu of Taxes	0.00	5,000.00	5,000.00	100.00	30,643.36	50,000.00	19,356.64	38.71	60,000.00
45210-0000	Misc. Taxes/Licenses/Insurance	0.00	1,200.00	1,200.00	100.00	11,692.74	12,000.00	307.26	2.56	14,400.00
45990-0000	TOTAL GENERAL EXPENSES	5,989.93	11,900.00	5,910.07	49.66	99,296.34	119,000.00	19,703.66	16.56	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	36,590.38	110,869.35	74,278.97	67.00	1,251,053.03	1,167,156.18	-83,896.85	-7.19	1,388,894.72
49990-0000	NET OPERATING INCOME	39,931.93	19,493.95	20,437.98	104.84	63,264.32	137,476.82	-74,212.50	-53.98	176,464.88

Will County Housing Development Corp (wchdc)

Budget Comparison

Period = Apr 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									
31120-1000	554.00	520.00	34.00	6.54	2,277.00	5,200.00	-2,923.00	-56.21	0.00
31190-0000	8,385.00	6,800.00	1,585.00	23.31	32,010.00	68,000.00	-35,990.00	-52.93	0.00
31190-0000	8,939.00	7,320.00	1,619.00	22.12	34,287.00	73,200.00	-38,913.00	-53.16	0.00
31990-0000	8,939.00	7,320.00	1,619.00	22.12	34,287.00	73,200.00	-38,913.00	-53.16	0.00
36000-0000	OTHER INCOME								
36100-0000	0.00	9.00	-9.00	-100.00	33.50	90.00	-56.50	-62.78	0.00
36200-0000	0.00	22,000.00	-22,000.00	-100.00	63,291.29	220,000.00	-156,708.71	-71.23	0.00
36300-0000	0.00	26,525.29	-26,525.29	-100.00	124,388.61	581,157.88	-456,769.27	-78.60	0.00
36300-1000	0.00	22,187.77	-22,187.77	-100.00	68,244.06	244,065.46	-175,821.40	-72.04	0.00
36300-3000	0.00	3,088.77	-3,088.77	-100.00	6,321.70	33,976.46	-27,654.76	-81.39	0.00
36500-0000	0.00	2,000.00	-2,000.00	-100.00	2,187.48	20,000.00	-17,812.52	-89.06	0.00
36500-1000	0.00	0.00	0.00	N/A	136.00	0.00	136.00	N/A	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	815,149.78	0.00	815,149.78	N/A	0.00
36990-0000	0.00	75,810.83	-75,810.83	-100.00	1,079,752.42	3,028,487.80	-1,948,735.38	-64.35	0.00
39990-0000	8,939.00	83,130.83	-74,191.83	-89.25	1,114,039.42	3,101,687.80	-1,987,648.38	-64.08	0.00
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	14,748.73	24,339.86	9,591.13	39.40	117,472.65	267,738.44	150,265.79	56.12	0.00
41100-2000	0.00	0.00	0.00	N/A	24,441.09	289,379.70	264,938.61	91.55	0.00
41100-4000	1,382.26	10,797.28	9,415.02	87.20	64,068.89	118,770.06	54,701.17	46.06	0.00
41109-9000	16,130.99	35,137.14	19,006.15	54.09	205,982.63	675,888.20	469,905.57	69.52	0.00
41300-0000	Legal Expense								
41300-4000	487.50	1,200.00	712.50	59.38	4,282.50	12,000.00	7,717.50	64.31	0.00
41310-0000	487.50	1,200.00	712.50	59.38	4,282.50	12,000.00	7,717.50	64.31	0.00
41390-0000	Other Admin Expenses								
41400-0000	0.00	2,000.00	2,000.00	100.00	0.00	20,000.00	20,000.00	100.00	0.00
41500-0000	0.00	5,000.00	5,000.00	100.00	1,563.63	50,000.00	48,436.37	96.87	0.00
41700-0000	0.00	2,000.00	2,000.00	100.00	0.00	20,000.00	20,000.00	100.00	0.00
41710-0000	6,388.50	0.00	-6,388.50	N/A	10,647.50	40,000.00	29,352.50	73.38	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	6,388.50	9,000.00	2,611.50	29.02	12,211.13	284,335.84	272,124.71	95.71	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	0.00	250.00	250.00	100.00	562.92	2,500.00	1,937.08	77.48	0.00
41900-8000	0.00	0.00	0.00	N/A	3.45	0.00	-3.45	N/A	0.00
41900-9000	0.00	3,700.00	3,700.00	100.00	10,568.07	37,000.00	26,431.93	71.44	0.00
41901-0000	0.00	150.00	150.00	100.00	136.31	1,500.00	1,363.69	90.91	0.00
41901-3000	0.00	450.00	450.00	100.00	234.54	4,500.00	4,265.46	94.79	0.00
41901-5000	0.00	400.00	400.00	100.00	982.00	4,000.00	3,018.00	75.45	0.00
41902-0000	0.00	0.00	0.00	N/A	12.00	0.00	-12.00	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	0.00	2,500.00	2,500.00	100.00	6,456.22	25,000.00	18,543.78	74.18	0.00
41910-0000	0.00	7,450.00	7,450.00	100.00	19,525.27	144,500.00	124,974.73	86.49	0.00
41990-0000	23,006.99	52,787.14	29,780.15	56.42	242,001.53	1,116,724.04	874,722.51	78.33	0.00
43000-0000	UTILITY EXPENSES								
43100-0000	0.00	75.00	75.00	100.00	469.28	750.00	280.72	37.43	0.00
43200-0000	0.00	200.00	200.00	100.00	2,230.46	2,000.00	-230.46	-11.52	0.00
43300-0000	0.00	80.00	80.00	100.00	88.78	800.00	711.22	88.90	0.00
43990-0000	0.00	355.00	355.00	100.00	2,788.52	3,550.00	761.48	21.45	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	6,530.66	14,635.21	8,104.55	55.38	54,743.16	160,987.32	106,244.16	66.00	0.00
44100-5000	679.35	7,552.55	6,873.20	91.00	33,208.71	83,078.06	49,869.35	60.03	0.00
44130-0000	0.00	300.00	300.00	100.00	547.41	3,000.00	2,452.59	81.75	0.00
44190-0000	7,210.01	22,487.76	15,277.75	67.94	88,499.28	247,065.38	158,566.10	64.18	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	2,000.00	2,000.00	100.00	0.00
44290-0000	0.00	200.00	200.00	100.00	934.05	2,000.00	1,065.95	53.30	0.00
44300-0000	Contract Costs								
44300-3000	0.00	200.00	200.00	100.00	7,898.76	2,000.00	-5,898.76	-294.94	0.00
44300-9000	0.00	400.00	400.00	100.00	647.75	2,400.00	1,752.25	73.01	0.00
44301-1000	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	0.00
44301-3000	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	0.00
44302-2000	0.00	0.00	0.00	N/A	2,286.35	0.00	-2,286.35	N/A	0.00
44309-9000	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	0.00
44390-0000	0.00	1,100.00	1,100.00	100.00	10,832.86	9,400.00	-1,432.86	-15.24	0.00
44500-0000	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	0.00
44990-0000	7,210.01	24,287.76	17,077.75	70.31	100,266.19	263,465.38	163,199.19	61.94	0.00
45000-0000	GENERAL EXPENSES								
45101-0000	0.00	2,500.00	2,500.00	100.00	1,496.46	25,000.00	23,503.54	94.01	0.00
45102-0000	0.00	1,700.00	1,700.00	100.00	3,710.43	17,000.00	13,289.57	78.17	0.00
45103-0000	1,516.81	1,000.00	-516.81	-51.68	2,873.14	10,000.00	7,126.86	71.27	0.00
45210-0000	0.00	1,000.00	1,000.00	100.00	3,758.46	10,000.00	6,241.54	62.42	0.00
45900-0000	0.00	1,000.00	1,000.00	100.00	2,867.00	10,000.00	7,133.00	71.33	0.00
45990-0000	1,516.81	7,200.00	5,683.19	78.93	14,705.49	72,000.00	57,294.51	79.58	0.00
48990-0000	31,733.81	84,629.90	52,896.09	62.50	359,761.73	1,455,739.42	1,095,977.69	75.29	0.00
49990-0000	-22,794.81	-1,499.07	-21,295.74	-1,420.60	754,277.69	1,645,948.38	-891,670.69	-54.17	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)	3,443,028.00	3,000,000.00	443,028.00	14.77	29,754,224.00	27,000,000.00	2,754,224.00
34100-1050 Section 8 Mainstream HAP (DV)	326,255.00	281,000.00	45,255.00	16.10	2,642,712.00	2,529,000.00	113,712.00
34100-1060 Section 8 EHV HAP Earned (EH)	99,716.00	105,000.00	-5,284.00	-5.03	908,827.00	945,000.00	-36,173.00
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	3,868,999.00	3,386,000.00	482,999.00	25.84	33,305,763.00	30,474,000.00	2,831,763.00
36000-0000 OTHER INCOME							
39990-0000 TOTAL INCOME	3,868,999.00	3,386,000.00	482,999.00	N/A	33,305,763.00	30,474,000.00	2,832,176.88
40000-0000 EXPENSES							
41000-0000 ADMINISTRATIVE EXPENSES							0
41009-9000 Administrative Salaries							0
47000-0000 HOUSING ASSISTANCE PAYMENTS							
47150-0000 HAP Expense	2,212,679.00	2,300,000.00	87,321.00	3.80	20,808,913.00	20,700,000.00	-108,913.00
47150-0001 HAP Expense - EHV	60,845.00	92,000.00	31,155.00	33.86	827,431.00	828,000.00	569.00
47150-0002 HAP Expense - Mainstream	339,513.00	200,000.00	-139,513.00	-69.76	2,861,770.00	1,800,000.00	-1,061,770.00
47150-0003 HAP Expense - FUP	84,087.00	65,000.00	-19,087.00	-29.36	658,014.00	585,000.00	-73,014.00
47150-0004 HAP Expense - NED	36,369.00	24,000.00	-12,369.00	-51.54	236,522.00	216,000.00	-20,522.00
47150-0006 HAP Expense - VASH	78,553.00	73,000.00	-5,553.00	-7.61	729,762.00	657,000.00	-72,762.00
47150-0008 HAP Expense - Tenant Protection	318,087.00	104,700.00	-213,387.00	-203.81	2,935,489.00	942,300.00	-1,993,189.00
47150-0009 HAP Expense - PBV	627,942.00	330,000.00	-297,942.00	-90.29	4,317,307.00	2,970,000.00	-1,347,307.00
47150-0010 HAP Expense - FYI	11,951.00	0.00	-11,951.00	N/A	70,012.00	0.00	-70,012.00
47150-1000 Tenant Utility Payments-Voucher	47,932.00	55,000.00	7,068.00	12.85	448,061.00	495,000.00	46,939.00
47150-1001 URP Expense - EHV	2,456.00	2,000.00	-456.00	-22.80	21,674.00	18,000.00	-3,674.00
47150-1002 URP Expense - Mainstream	4,422.00	3,800.00	-622.00	-16.37	43,277.00	34,200.00	-9,077.00
47150-1003 URP Expense - FUP	2,463.00	2,500.00	37.00	1.48	22,905.00	22,500.00	-405.00
47150-1004 URP Expense - NED	795.00	150.00	-645.00	-430.00	3,780.00	1,350.00	-2,430.00
47150-1006 URP Expense - VASH	855.00	1,500.00	645.00	43.00	11,110.00	13,500.00	2,390.00
47150-1008 URP Expense - Tenant Protection	9,597.00	10,000.00	403.00	4.03	90,228.00	90,000.00	-228.00
47150-1009 URP Expense - PBV	4,916.00	4,700.00	-216.00	-4.60	47,687.00	42,300.00	-5,387.00
47150-1011 URP Expense - FYI	745.00	0.00	-745.00	N/A	3,116.00	0.00	-3,116.00
47150-2000 Portable Out HAP Payments	60,281.00	90,000.00	29,719.00	33.02	905,775.00	810,000.00	-95,775.00
47150-2002 Port Out HAP Exp - Mainstream	4,820.00	3,500.00	-1,320.00	-37.71	43,380.00	31,500.00	-11,880.00
47150-2004 Port Out HAP Exp - NED	638.00	0.00	-638.00	N/A	1,276.00	0.00	-1,276.00
47150-2008 Port Out HAP Exp - Tenant Protection	5,089.00	5,000.00	-89.00	-1.78	44,514.16	45,000.00	485.84
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	17,197.00	15,000.00	-2,197.00	-14.65	128,261.99	135,000.00	6,738.01
47150-7001 FSS Escrow Exp - Tenant Protection	-808.00	0.00	808.00	N/A	-3,413.15	0.00	3,413.15
47150-6002 FSS Escrow Exp - Mainstream	0.00	1,094.00	1,094.00	100.00	7,501.00	9,846.00	2,345.00
47150-7002 FSS Escrow Exp - PBV	0.00	0.00	0.00	N/A	-0.07	0.00	0.07
47150-7003 FSS Escrow Exp - Portin	3,048.00	2,997.00	-51.00	-1.70	27,192.00	26,973.00	-219.00
47990-0000 TOTAL HOUSING ASSISTANCE PAYMENTS	3,934,472.00	3,385,941.00	-548,531.00	N/A	35,291,685.62	30,473,469.00	-4,818,216.62
48000-0000 FINANCING EXPENSE							
50000-0000 NON-OPERATING ITEMS							
80000-0000 TOTAL EXPENSES	3,934,472.00	3,385,941.00	-548,531.00	N/A	35,291,685.62	30,473,469.00	-4,818,216.62
90000-0000 NET INCOME	-65,473.00	59.00	-65,532.00	N/A	-1,985,922.62	531.00	-1,986,039.74

ALL HCY (allloc)
Budget Comparison
 Period - Jul 2025-Mar 2026
 Book - Cash

	3	4	5	6	7	8	9	10
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
23640-0000	Deferred Developer Fee	0.00	0.00	0.00	N/A	0.00	0.00	N/A
29999-9999	Revenue & Expenses							
30000-0000	INCOME							
31000-0000	TENANT INCOME							
31010-0000	Rental Income							
31100-0000	Rent Income-Gross Potential	0.00	0.00	0.00	N/A	0.00	0.00	N/A
31110-0000	Tenant Rent	0.00	0.00	0.00	N/A	-32.00	0.00	0.00
31120-0000	Utility Reimbursement Recovery -PHA	0.00	0.00	0.00	N/A	0.00	0.00	352.00
31150-0000	Less: Prepaid Rents	0.00				0.00		
31190-0000	Total Rental Income	0.00	0.00	0.00	N/A	0.00	0.00	320.00
31200-0000	Other Tenant Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00
31230-0000	TPA Legal	0.00	0.00	0.00	N/A	0.00	0.00	0.00
31240-0000	TPA Security Deposit	0.00	0.00	0.00	N/A	0.00	0.00	0.00
31990-0000	TENANT INCOME	0.00	0.00	0.00	N/A	0.00	0.00	413.88
34000-0000	GRANT INCOME							
34100-1000	Section 8 HAP Earned (VO)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-1050	Section 8 Mainstream HAP (DV)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-1060	Section 8 EHV HAP Earned (EH)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34100-2000	Section 8 Admin Fee Income (AF)	240,550.00	247,205.00	-6,655.00	N/A	2,398,672.00	2,224,845.00	173,827.00
34100-2050	Section 8 Mainstream Admin Inc (8F)	19,909.00	18,700.00	1,209.00	N/A	160,597.00	168,300.00	-7,703.00
34100-2060	Section 8 EHV Admin Fee Inc (EF)	6,440.00	7,500.00	-1,060.00	N/A	67,126.00	67,500.00	-374.00
34100-3000	Section 8 FSS Grant Income	11,635.24	13,000.00	-1,364.76	N/A	125,377.48	117,000.00	8,377.48
34100-4000	Port-In Admin Fees Earned	58,771.62	55,000.00	3,771.62	N/A	554,950.13	495,000.00	59,950.13
34100-5020	Section 8 EHV Service Fee Inc (ES)	0.00	0.00	0.00	N/A	0.00	0.00	0.00
34100-5030	Section 8 EHV Placement Fee Inc (EI)	0.00	0.00	0.00	N/A	0.00	0.00	0.00
34100-5040	Section 8 EHV Issuance Fee Inc	0.00	0.00	0.00	N/A	0.00	0.00	0.00
34100-6000	Port In HAP Earned	1,912,385.00	1,460,000.00	452,385.00	N/A	16,756,434.00	13,140,000.00	3,616,434.00
34990-0000	TOTAL GRANT INCOME	2,249,690.86	1,801,405.00	448,285.86	N/A	20,063,156.61	16,212,645.00	3,850,511.61
36000-0000	OTHER INCOME							
36100-0000	Investment Income - Unrestricted	68.56	70.00	-1.44	N/A	714.89	630.00	84.89
36300-3000	Admin Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36400-0000	Fraud Recovery	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36400-1000	Fraud Recovery-PHA	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36400-1050	Fraud Recovery-HUD	0.00	0.00	0.00	N/A	0.00	0.00	0.00
36500-0000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	30,375.00	13,425.00	16,950.00
36990-0000	TOTAL OTHER INCOME	68.56	70.00	-1.44	N/A	31,089.89	14,055.00	17,034.89
39990-0000	TOTAL INCOME	2,249,759.42	1,801,475.00	448,284.42	N/A	20,094,246.50	16,226,700.00	3,867,546.50
40000-0000	EXPENSES							
41000-0000	ADMINISTRATIVE EXPENSES							
41009-9000	Administrative Salaries							
41100-0000	Administrative Salaries	82,410.51	86,069.98	3,659.47	N/A	669,668.63	860,699.78	191,031.15
41100-0001	Administrative Salaries - Mainstream	6,820.66	6,510.83	-309.83	N/A	46,993.71	65,108.29	18,114.58
41100-0003	Administrative Salaries - EHV	735.20	2,611.29	1,876.09	N/A	17,942.62	26,112.91	8,170.29
41100-2000	Additional Compensation	0.00	0.00	0.00	N/A	0.00	30,000.00	30,000.00
41100-3000	Comp Abs-Admin	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41100-3001	Comp Abs-Maint	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41100-4000	Employee Benefit Contribution-Admin	41,689.92	30,694.80	-10,995.12	N/A	274,485.46	306,948.00	32,462.54
41100-4001	Emp Benefit Cont-Admin Mainstream	3,450.44	2,321.93	-1,128.51	N/A	19,091.20	23,219.31	4,128.11
41100-4003	Emp Benefit Cont-Admin EHV	371.92	931.26	559.34	N/A	7,071.72	9,312.58	2,240.86
41100-4004	Emp Benefit Cont - WCHDC Dev Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41109-9000	Total Administrative Salaries	135,478.65	129,140.09	-6,338.56	N/A	1,035,253.34	1,321,400.87	286,147.53
41300-0000	Legal Expense							
41300-1000	Unlawful Detainers	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41300-2000	Criminal Background Checks	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41300-3000	Tenant Screening	16,636.50	20,000.00	3,363.50	N/A	212,806.00	180,000.00	-32,806.00
41300-4000	General Legal Expense	2,047.50	1,000.00	-1,047.50	N/A	7,020.00	9,000.00	1,980.00
41310-0000	Total Legal Expense	18,684.00	21,000.00	2,316.00	N/A	219,826.00	189,000.00	-30,826.00
41390-0000	Other Admin Expenses							
41400-0000	Staff Training	1,571.05	2,500.00	928.95	N/A	50,488.95	22,500.00	-27,988.95
41500-0000	Travel	0.00	1,667.00	1,667.00	N/A	0.00	15,003.00	15,003.00
41710-0000	Auditing Fees	0.00	8,000.00	8,000.00	N/A	4,259.00	13,000.00	8,741.00
41720-0000	Port Out Admin Fee Exp	3,534.53	5,200.00	1,665.47	N/A	46,725.19	46,800.00	74.81
41720-0002	Port Out Admin Fee Exp - Mainstream	159.59	100.00	-59.59	N/A	1,436.31	900.00	-536.31
41720-0004	Port Out Admin Fee Exp - NED	68.87	0.00	-68.87	N/A	137.74	0.00	-137.74
41720-0008	Port Out Admin Fee Exp - Tenant Protection	238.35	100.00	-138.35	N/A	2,000.87	900.00	-1,100.87
41730-0100	Management Fee - HCV	48,110.00	51,000.00	2,890.00	N/A	479,734.40	459,000.00	-20,734.40
41730-0150	Management Fee - HCV Mainstream	3,981.80	4,000.00	18.20	N/A	32,119.40	36,000.00	3,880.60
41730-0160	Management Fee - HCV EHV	429.20	1,500.00	1,070.80	N/A	12,566.40	13,500.00	933.60
41730-1100	Bookkeeping Fee - HCV	18,585.00	17,000.00	-1,585.00	N/A	163,440.00	153,000.00	-10,440.00
41730-1150	Bookkeeping Fee - HCV Mainstream	1,537.50	1,500.00	-37.50	N/A	13,545.00	13,500.00	-45.00
41730-1160	Bookkeeping Fee - HCV EHV	420.00	475.00	55.00	N/A	3,952.50	4,275.00	322.50
41740-0000	Marketing	0.00	0.00	0.00	N/A	0.00	0.00	0.00
41800-0000	Office Rent	2,816.80	2,816.80	0.00	N/A	25,351.20	25,351.20	0.00
41810-0000	Compliance Tracking & Reporting	2,141.00	12,000.00	9,859.00	N/A	50,863.50	108,000.00	57,136.50
41820-0000	Consultants	0.00	3,000.00	3,000.00	N/A	31,070.00	27,000.00	-4,070.00
41890-0000	Total Other Admin Expenses	83,593.69	110,858.80	27,265.11	N/A	917,690.46	938,729.20	21,038.74
41900-0000	Miscellaneous Admin Expenses							
41900-1000	Membership and Fees	22.00	183.33	-161.33	-241.55	13,124.76	549.99	-1,250.69
41900-2000	Publications	0.00	583.33	583.33	59.03	3,400.76	1,749.99	1,510.99
41900-3000	Advertising	0.00	0.00	-982.75	N/A	0.00	0.00	-982.75
41900-4000	Office Supplies	433.05	833.33	400.28	90.70	12,926.54	2,499.99	2,026.03
41900-7000	Telephone	749.86	433.33	-316.53	-24.80	6,584.96	1,299.99	-315.96
41900-8000	Postage	975.12	2,500.00	-1,524.88	-13.19	8,098.19	7,500.00	2,907.14
41900-9000	Software License Fees	8,891.97	3,166.67	-5,725.30	-4.39	97,061.41	9,500.01	-18,697.04
41901-0000	Copiers	563.19	1,083.33	520.14	53.65	4,607.72	3,249.99	2,200.27
41901-2000	Software	0.00	1,083.33	1,083.33	100.00	0.00	3,249.99	3,249.99
41901-3000	Internet	312.74	233.33	-79.41	-33.32	2,814.66	699.99	-233.22
41901-5000	Cell Phones/Pagers	64.18	258.00	193.82	100.00	496.00	774.00	403.89
41901-7000	Temporary Administrative Labor	0.00	7,400.00	7,400.00	85.45	13,539.17	22,200.00	9,511.18
41901-8000	Small Office Equipment	424.03	166.67	-257.36	100.00	1,786.02	500.01	355.04
41902-0000	Bank Fees	0.00	9.31	9.31	100.00	0.00	9.31	9.31
41902-1000	Sponsorships	0.00	0.00	0.00	N/A	0.00	0.00	-350.00
41902-2000	Other Misc Admin Expenses	2,070.36	500.00	-1,570.36	-1,588.40	15,857.02	1,500.00	-8,483.64
41902-1500	Employee Events	0.00	0.00	-170.11	N/A	0.00	0.00	-170.11
41910-0000	Total Miscellaneous Admin Expenses	14,506.50	18,433.96	-3,927.46	-1,216.82	180,297.21	55,283.26	-8,209.57
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	252,262.84	279,432.85	27,170.01	N/A	2,353,067.01	2,504,413.33	268,150.70
42000-0000	TENANT SERVICES							
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42100-1000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42200-0000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42200-1000	HCV EHV - Service Fee - Security & Utility Deposit, App Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42300-0000	HCV EHV - Service Fee - Owner Incentive	0.00	0.00	0.00	N/A	0.00	0.00	0.00
42300-1000	HCV EHV - Service Fee - Other Exp	0.00	0.00	0.00	N/A	0.00	0.00	0.00

ALL HCY (allhcyr)
Budget Comparison
 Period - Jul 2025-Mar 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	555.23	450.00	-105.23	N/A	5,053.70	4,050.00	-1,003.70	63.65
43300-0000 Gas	323.21	200.00	-123.21	N/A	1,680.25	1,800.00	119.75	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	878.44	650.00	-228.44	N/A	6,733.95	5,850.00	-883.95	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	4,252.54	4,950.00	697.46	-51.89
44190-0000 Total General Maint Expense	0.00	550.00	550.00	N/A	4,252.54	4,950.00	697.46	N/A
44200-0000 Materials								
44200-3000 Supplies-Decorating	0.00	0.00	0.00	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	0.00	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
44302-3000 Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	0.00	0.00	0.00	
44302-3000 Contract-Consultants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	
44302-2000 Contract-IT Contracts	4,632.62	4,500.00	-132.62	N/A	40,936.14	40,500.00	-436.14	-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	4,632.62	4,500.00	-132.62	N/A	40,936.14	40,500.00	-436.14	-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 CPP - 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	4,632.62	5,050.00	417.38	N/A	45,242.07	45,450.00	261.32	N/A
45000-0000 GENERAL EXPENSES								
45102-0000 Liability Insurance	2,100.83	0.00	-2,100.83	N/A	6,302.49	0.00	-6,302.49	0.00
45103-0000 Worker's Compensation Insurance	5,735.40	6,000.00	264.60	N/A	51,277.33	54,000.00	2,722.67	-9.06
45210-0000 Misc. Taxes/Licenses/Insurance	1,180.27	1,500.00	319.73	N/A	11,385.51	13,500.00	2,114.49	-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 Port-In HAP Expense	1,983,227.00	1,460,000.00	-523,227.00	N/A	16,481,572.00	13,140,000.00	-3,341,572.00	-19.71
45850-1000 HCV Non-billables	3,180.60	25,000.00	21,819.40	N/A	30,107.60	225,000.00	194,892.40	-18.71
45900-0000 Other General Expense	70,960.00	0.00	-70,960.00	N/A	74,560.00	0.00	-74,560.00	87.61
45990-0000 TOTAL GENERAL EXPENSES	2,066,384.10	1,492,500.00	-573,884.10	N/A	16,655,204.93	13,432,500.00	-3,222,704.93	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	2,324,158.00	1,777,632.85	-551,122.23	N/A	19,060,247.96	15,988,213.33	-2,955,176.86	N/A
90000-0000 NET INCOME	-74,398.58	23,842.15	-102,837.81	N/A	1,033,998.54	238,486.67	912,369.64	N/A

Administrative Building (cont)

Budget Comparison

Period = Apr 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								
31120-2000	0.00	0.00	0.00	N/A	25,974.41	0.00	25,974.41	N/A	0.00
31190-0000	0.00	0.00	0.00	N/A	25,974.41	0.00	25,974.41	N/A	0.00
31990-0000	0.00	0.00	0.00	N/A	25,974.41	0.00	25,974.41	N/A	0.00
36000-0000	OTHER INCOME								
36000-1000	0.00	2,816.80	-2,816.80	-100.00	25,351.20	28,168.00	-2,816.80	-10.00	33,801.60
36000-2000	1,500.00	7,666.67	-6,166.67	-80.43	88,469.25	76,666.70	11,802.55	15.39	92,000.04
36100-0000	55,216.85	100,000.00	-44,783.15	-44.78	98,835.44	161,800.00	-62,964.56	-38.92	162,200.00
36200-0000	0.00	30,000.00	-30,000.00	-100.00	273,678.47	300,000.00	-26,321.53	-8.77	360,000.00
36200-0050	22,426.94	23,000.00	-573.06	-2.49	224,269.40	230,000.00	-5,730.60	-2.49	276,000.00
36200-0100	0.00	51,000.00	-51,000.00	-100.00	479,734.40	510,000.00	-30,265.60	-5.93	612,000.00
36200-0150	0.00	4,000.00	-4,000.00	-100.00	32,119.40	40,000.00	-7,880.60	-19.70	48,000.00
36200-0160	0.00	1,500.00	-1,500.00	-100.00	12,566.40	15,000.00	-2,433.60	-16.22	18,000.00
36200-1000	0.00	2,900.00	-2,900.00	-100.00	25,507.50	29,000.00	-3,492.50	-12.04	34,800.00
36200-1100	0.00	17,000.00	-17,000.00	-100.00	163,440.00	170,000.00	-6,560.00	-3.86	204,000.00
36200-1150	0.00	1,500.00	-1,500.00	-100.00	13,545.00	15,000.00	-1,455.00	-9.70	18,000.00
36200-1160	0.00	475.00	-475.00	-100.00	3,952.50	4,750.00	-797.50	-16.79	5,700.00
36500-0000	0.00	250.00	-250.00	-100.00	2,824.00	2,500.00	324.00	12.96	3,000.00
36990-0000	79,143.79	242,108.47	-162,964.68	-67.31	1,444,292.96	1,582,884.70	-138,591.74	-8.76	1,867,501.64
39990-0000	79,143.79	242,108.47	-162,964.68	-67.31	1,470,267.37	1,582,884.70	-112,617.33	-7.11	1,867,501.64
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-0000	Administrative Salaries								
41100-0000	17,824.27	59,981.56	42,157.29	70.28	341,719.97	659,797.16	318,077.19	48.21	779,760.28
41100-2000	0.00	0.00	0.00	N/A	20,918.00	45,000.00	24,082.00	53.52	45,000.00
41100-4000	2,181.13	17,776.39	15,595.26	87.73	106,476.96	195,540.30	89,063.34	45.55	231,093.08
41109-9000	20,005.40	77,757.95	57,752.55	74.27	469,114.93	900,337.46	431,222.53	47.90	1,055,853.36
41300-0000	Legal Expense								
41300-4000	2,730.00	400.00	-2,330.00	-582.50	11,243.75	4,000.00	-7,243.75	-181.09	4,800.00
41310-0000	2,730.00	400.00	-2,330.00	-582.50	11,243.75	4,000.00	-7,243.75	-181.09	4,800.00
41390-0000	Other Admin Expenses								
41400-0000	0.00	1,500.00	-1,500.00	100.00	2,509.35	15,000.00	12,490.65	83.27	18,000.00
41500-0000	0.00	7,000.00	-7,000.00	100.00	67,806.18	70,000.00	2,193.82	3.13	84,000.00
41710-0000	6,388.49	0.00	-6,388.49	N/A	10,647.49	12,000.00	1,352.51	11.27	12,000.00
41754-0000	0.00	0.00	0.00	N/A	25,974.41	0.00	-25,974.41	N/A	0.00
41820-0000	0.00	2,500.00	-2,500.00	100.00	11,130.00	25,000.00	13,870.00	55.48	30,000.00
41890-0000	6,388.49	11,000.00	4,611.51	41.92	118,067.43	122,000.00	3,932.57	3.22	144,000.00
41900-0000	Miscellaneous Admin Expenses								
41900-1000	1,166.32	2,000.00	-833.68	41.68	16,352.50	20,000.00	3,647.50	18.24	24,000.00
41900-2000	0.00	2,000.00	-2,000.00	100.00	17,441.00	20,000.00	2,559.00	12.80	24,000.00
41900-3000	0.00	41.67	-41.67	100.00	0.00	416.70	416.70	100.00	500.00
41900-4000	0.00	2,500.00	-2,500.00	100.00	17,300.38	25,000.00	7,699.62	30.80	30,000.00
41900-7000	0.00	600.00	-600.00	100.00	6,584.92	6,000.00	-584.92	-9.75	7,200.00
41900-8000	0.00	200.00	-200.00	100.00	2,156.74	2,000.00	-156.74	-7.84	2,400.00
41900-9000	0.00	3,500.00	-3,500.00	100.00	32,263.08	35,000.00	2,736.92	7.82	42,000.00
41901-0000	0.00	700.00	-700.00	100.00	1,382.26	7,000.00	5,617.74	80.25	8,400.00
41901-2000	0.00	416.67	-416.67	100.00	1,026.09	4,166.70	3,140.61	75.37	5,000.00
41901-3000	0.00	375.00	-375.00	100.00	4,643.94	3,750.00	-893.94	-23.84	4,500.00
41901-5000	0.00	600.00	-600.00	100.00	4,423.75	6,000.00	1,576.25	26.27	7,200.00
41901-8000	171.31	200.00	-28.69	14.34	1,957.37	2,000.00	42.63	2.13	2,400.00
41902-0000	0.00	200.00	-200.00	100.00	1,801.00	2,000.00	199.00	9.95	2,400.00
41902-1500	0.00	500.00	-500.00	100.00	9,048.70	5,000.00	-4,048.70	-80.97	6,000.00
41902-2000	687.20	3,500.00	2,812.80	80.37	28,750.69	35,000.00	6,249.31	17.86	42,000.00
41910-0000	2,024.83	17,333.34	15,308.51	88.32	145,132.42	173,333.40	28,200.98	16.27	208,000.00
41990-0000	31,148.72	106,491.29	75,342.57	70.75	743,558.53	1,199,670.86	456,112.33	38.02	1,412,653.36
43000-0000	UTILITY EXPENSES								
43100-0000	120.14	300.00	179.86	59.95	4,332.57	3,000.00	-1,332.57	-44.42	3,600.00
43200-0000	0.00	250.00	-250.00	100.00	1,320.24	2,500.00	1,179.76	47.19	3,000.00
43300-0000	0.00	50.00	-50.00	100.00	346.59	1,250.00	903.41	72.27	1,350.00
43400-0000	0.00	450.00	-450.00	100.00	5,098.66	4,500.00	-598.66	-13.30	5,400.00
43990-0000	120.14	1,050.00	929.86	88.56	11,098.06	11,250.00	151.94	1.35	13,350.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44130-0000	0.00	1,000.00	-1,000.00	100.00	3,550.76	10,000.00	6,449.24	64.49	12,000.00
44190-0000	0.00	1,000.00	-1,000.00	100.00	3,550.76	10,000.00	6,449.24	64.49	12,000.00
44200-0000	Materials								
44200-1000	0.00	333.33	-333.33	100.00	0.00	3,333.30	3,333.30	100.00	4,000.00
44200-3000	0.00	150.00	-150.00	100.00	2,681.25	1,500.00	-1,181.25	-78.75	1,800.00
44200-4000	0.00	6.25	-6.25	100.00	0.00	62.50	62.50	100.00	75.00
44200-6000	0.00	500.00	-500.00	100.00	3,117.81	5,000.00	1,882.19	37.64	6,000.00
44200-7000	0.00	350.00	-350.00	100.00	4,839.71	3,500.00	-1,339.71	-38.28	4,200.00
44200-8000	0.00	16.67	-16.67	100.00	648.16	166.70	-481.46	-288.82	200.00
44200-9000	0.00	0.00	0.00	N/A	454.99	0.00	-454.99	N/A	0.00
44290-0000	0.00	1,356.25	-1,356.25	100.00	11,741.92	13,562.50	1,820.58	13.42	16,275.00
44300-0000	Contract Costs								
44300-1000	0.00	50.00	-50.00	100.00	867.94	500.00	-367.94	-73.59	600.00
44300-3000	0.00	300.00	-300.00	100.00	1,200.00	3,000.00	1,800.00	60.00	3,600.00
44300-5000	0.00	83.33	-83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
44300-6000	0.00	100.00	-100.00	100.00	631.25	1,000.00	368.75	36.88	1,200.00
44300-7000	0.00	60.00	-60.00	100.00	8,950.00	600.00	-8,350.00	-1,391.67	720.00
44300-8000	0.00	166.67	-166.67	100.00	2,980.00	1,666.70	-1,313.30	-78.80	2,000.00
44300-9000	0.00	1,200.00	-1,200.00	100.00	4,430.12	7,200.00	2,769.88	38.47	9,600.00
44301-0000	500.00	1,675.00	1,175.00	70.15	16,500.00	16,750.00	250.00	1.49	20,100.00
44301-1000	0.00	300.00	-300.00	100.00	8,988.00	3,000.00	-5,988.00	-199.60	3,600.00
44301-3000	0.00	41.67	-41.67	100.00	7,355.00	416.70	-6,938.30	-1,665.06	500.00
44301-4000	0.00	0.00	0.00	N/A	5,287.96	0.00	-5,287.96	N/A	0.00
44301-7000	0.00	100.00	-100.00	100.00	955.70	1,000.00	44.30	4.43	1,200.00
44301-8000	246.97	250.00	3.03	1.21	2,624.88	2,500.00	-124.88	-5.00	3,000.00
44302-2000	0.00	2,200.00	-2,200.00	100.00	9,255.10	22,000.00	12,744.90	57.93	26,400.00
44309-0000	0.00	333.33	-333.33	100.00	399.00	3,333.30	2,934.30	88.03	4,000.00
44309-1000	810.00	0.00	-810.00	N/A	6,195.00	0.00	-6,195.00	N/A	0.00
44309-9000	0.00	400.00	-400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
44390-0000	1,556.97	7,260.00	5,703.03	78.55	76,619.95	67,800.00	-8,819.95	-13.01	82,320.00
44990-0000	1,556.97	9,616.25	8,059.28	83.81	91,912.63	91,362.50	-550.13	-0.60	110,595.00

Administrative Building (cccc)

Budget Comparison

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
45000-0000	GENERAL EXPENSES								
45101-0000	0.00	2,500.00	2,500.00	100.00	20,160.75	25,000.00	4,839.25	19.36	30,000.00
45103-0000	4,052.77	3,000.00	-1,052.77	-35.09	15,543.30	30,000.00	14,456.70	48.19	36,000.00
45210-0000	0.00	1,500.00	1,500.00	100.00	15,409.22	15,000.00	-409.22	-2.73	18,000.00
45900-0000	0.00	2,500.00	2,500.00	100.00	6,500.00	25,000.00	18,500.00	74.00	30,000.00
45990-0000	4,052.77	9,500.00	5,447.23	57.34	57,613.27	95,000.00	37,386.73	39.35	114,000.00
48000-0000	FINANCING EXPENSE								
48530-0000	0.00	0.00	0.00	N/A	34.45	0.00	-34.45	N/A	0.00
48690-0000	0.00	0.00	0.00	N/A	34.45	0.00	-34.45	N/A	0.00
48990-0000	36,878.60	126,657.54	89,778.94	70.88	904,216.94	1,397,283.36	493,066.42	35.29	1,650,598.36
49990-0000	42,265.19	115,450.93	-73,185.74	-63.39	566,050.43	185,601.34	380,449.09	204.98	216,903.28