

BUDGET FOR CENTRAL OFFICE COST CENTER AND SHA BUSINESS ACTIVITIES							
January 2025- December 2025							
CENTRAL OFFICE COST CENTER	(COCC)		BUSINESS ACTIVITIES	(BA)			
REVENUE			REVENUE				
Rent - Day Care Madison Park Place	\$ 33,785.00	\$ 2,758 / \$ 2,930	HCV Management Fees	\$ 328,320.00	HCV, Mainstream		
			HCV Bookkeeping Fees	\$ 205,200.00	HCV, Mainstream		
		(\$ 74.00 PUM on Occupied)					
Public Housing Management Fees	\$ 634,920.00	\$ 76.86 ('21) \$ 77.24 ('22)	Union Baptist Management Fee	\$ 7,560.00	(630 mo.)		
		\$ 77.29 ('23) \$ 77.99 ('24)	Cook Street Renaissance Manage Fe	\$ 5,916.00	(493 mo)		
Public Housing Bookkeeping Fees	\$ 64,350.00	(\$ 7.50 PUM on Occupied)	Lincolnwood Estates	\$ 16,000.00	(Budget 6%)		
			MPP Management Fee	\$ 70,000.00	(Budget 6%)		
Public Housing Asset Management Fee	\$ 89,640.00	(\$ 10.00 PUM All Units)					
Capital Fund Admin Fee/ A & E Fee	\$ 295,000.00	(1410 - \$ 230,000 1430 - \$ 65,000)	Interest Income	\$ 1,750.00	(Based on current investments and rates)		
			Other Income:	\$ -			
Engineer's Fee for Service Income	\$ 147,250.00						
Engineer's Fee for Service Income (Managed Properties)	\$ 31,000.00	Union Baptist, Villa, LE & MPP	Lincolnwood Estates	\$ 25,000.00			
			Madison Park Place Developer Fee	\$ -	January 2026		
Painter's Fee for Service Income	\$ 114,500.00						
Painter's Fee for Service Income (Managed Properties)	\$ 24,000.00	Union Baptist, Villa, LE & MPP					
Rental Income	\$ 66,000.00	(\$ 5,500 mo.HCV)					
Interest Income	\$ 32,000.00						
Repayment Agreements	\$ 600.00						
Other Income	\$ 2,500.00						
TOTAL REVENUE	\$ 1,535,545.00		TOTAL REVENUE	\$659,746.00			
EXPENSES			EXPENSES				
Administrative Salaries	\$ 1,079,000.00		Administrative Salaries	\$ -			
Administrative Benefits	\$ 402,175.00		Administrative Benefits	\$ -			
Administrative Salaries & Benefits	\$ (640,000.00)		Administrative Salaries & Benefits	\$ 640,000.00	(43%)		
PHA additional Salary	\$ -						
Legal	\$ 15,000.00		Legal	\$ -			
	\$ -		Travel	\$ -			
Training	\$ 55,000.00		Training	\$ -			
Other Administrative Expenses	\$ 146,520.00	(See Attached)	Other Administrative Expenses	\$ -			
			Audit	\$ -			
Total Administrative	\$ 1,057,695.00		Total Administrative	\$ 640,000.00			
Water	\$ 4,500.00	(C.W.L. & P.)	Water	\$ -			
Electricity	\$ 42,000.00	(C.W.L. & P.)	Electricity	\$ -			
Gas	\$ 7,000.00	(Ameren CILCO)	Gas	\$ -			
Sewer	\$ 1,500.00	(C.W.L. & P.)	Sewer	\$ -			
Total Utilities	\$ 55,000.00		Total Utilities	\$ -			
Engineer's Salaries	\$ 101,800.00		Engineer's Salaries	\$ -			
Engineer's Benefits	\$ 49,275.00		Engineer's Benefits	\$ -			
Painter's Salaries	\$ 87,875.00		Painter's Salaries	\$ -			
Painter's Benefits	\$ 45,850.00		Painter's Benefits	\$ -			
Maintenance Materials	\$ 4,000.00		Maintenance Materials	\$ -			
Cameras	\$ -		Maintenance Small Tools	\$ -			
	\$ -		Vehicle Gas/Supplies	\$ -			
Maintenance Small Tools	\$ 1,000.00		Janitorial Supplies	\$ -			
Vehicle Gas/Supplies	\$ 2,000.00		Maintenance Contracts	\$ -			
Janitorial Supplies	\$ 5,000.00		Property / Equipment Insurance	\$ -			
Maintenance Contracts	\$ 91,000.00	(See Attached)	Liability Insurance	\$ -			
Property / Equipment Insurance	\$ 12,500.00		Vehicle Insurance	\$ -			
Liability Insurance	\$ 2,700.00		Other Insurance	\$ -			
Vehicle Insurance	\$ 7,600.00		PILOT	\$ -			
Other Insurance	\$ 500.00		Terminal Leave Payments	\$ -			
PILOT	\$ 1,750.00		Interest on Administrative Notes	\$ -			
Terminal Leave Payments	\$ 2,500.00		Equipment/Vehicle Reserve Services	\$ -			
Interest on Administrative Notes	\$ 9,500.00						
Capital Projects	\$ 155,000.00						
Total General Expenses	\$ 579,850.00		Total General Expenses	\$ -			
TOTAL EXPENSES	\$ 1,692,545.00		TOTAL EXPENSES	\$ 640,000.00			
Net Revenue over Expenses	\$ (157,000.00)		Net Revenue over Expenses	\$ 19,746.00			
Recommended Capital Projects:							
Vehicle Replacement - Truck	(\$50,000)						
Furnace Replacement (200 N 11th)	(\$75,000)						
Bathroom Upgrades (200 and Truman)	(\$20,000)						
Kitchen Upgrade (Truman Road)	(\$10,000)						
Addition (200 N 11th)	\$0						
Reserve	\$1,044,917.00		Reserve	\$ 963,756.00			

Springfield Housing Authority COCC Budget Administrative Other Breakdown January 2025 - December 2025	
	COCC
Advertising Ad for Housing and COCC Vacant Positions	\$3,500
Other Employee Benefits Employee Assistance Program/ Drug Testing	\$1,200
Office Supplies Office supplies for COCC staff	\$12,000
Telephone Comcast/Verizon	\$16,000
Record Storage Contract Hillier	\$1,500
Copier Expense Lease Expense for Americom copiers	\$13,000
Dues & Fees NAHRO, IAHA, PHADA, Bank Charges and Others	\$25,000
Printing Letterhead, Envelopes, Checks, and Business Cards	\$1,000
Misc. Other Expense Décor, Puritan Springs, Retreat, Staff Appreciation	\$15,000
Postage Postage for all COCC mailings	\$2,920
Publications State Journal Register, Springfield Business Journal, BDO Finance	\$300
Service Contracts PHA-Web software support, Novanis, TRUPAY and Comcast internet services	\$45,000
Computer Supplies State Contract	\$7,500
Expendable Office Equipment File Cabinets, Bookshelves, Chairs, etc.	\$2,000
Timeclock Rental Leases on Timeclocks	\$600
Total 2025 Budget	\$146,520

Springfield Housing Authority
COCC Budget
Maintenance Contract Breakdown
January 2025 - December 2025

	COCC
Trash Contract	\$7,000
HVAC Contract	\$0
Landscaping/Beautification	\$1,500
Snow Removal Contract	\$2,000
Mowing Contract	\$15,000
Painting Contract	\$10,000
Electrical Contract	\$1,000
Extermination Contract	\$500
Plumbing Contract	\$2,000
Janitorial Contract	\$31,500
Floor Cleaning / Replacement	\$500
Security Camera Repairs	\$250
Alarm Services	\$5,000
Maintenance Uniforms	\$500
Lock Services	\$250
Tree Removal	\$0
Misc. Maintenance Contract	\$10,000
Vehicle Repair	\$4,000
Total 2025 Budget	\$91,000

**Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates/Madison Park Place Rehab
AMP/Development Budgets
January 2025- December 2025**

Family/Elderly Scattered Site?	
Age	
Recently Renovated?	
Asset Manager	
Units	925
Average Bedroom Size	2.44
% Occupancy as of:	9/30/2024

	AMP 1 190	AMP 2 140	AMP 3 230	AMP 4 22	AMP 6 3	AMP 7 36	AMP 8 2	AMP 9 74	18	28 Lincolnwood Estates	150 Madison Park Place
Totals, Low-Rent	North	South	Hi-Rises	NPP	MPP HO	Genesis Place	Genesis Place HO	Villa's	Villa's, LP		
	Family Yes 12/21/71-1998 YES Vacant	Family Yes 06/16/78-1998 YES Vacant	Elderly No 06/14/68-06/16/78 YES Sontae Massey	Family No 02/28/05 NO Vacant	Family No 12/15/00 NO Vacant	Family No 01/31/12 NO Vacant	Family No 07/31/11 NO Vacant	Elderly No 04/30/17 NO Sontae Massey	Elderly No 04/30/17 NO Sontae Massey	Family No 05/01/20 NO Vacant	Family No 01/01/00 YES Tammera Aper
	200	142	250	22	3	36	2	74	18	28	150
	3.24	2.90	1.05	2.75	3.00	2.67	3.00	1.11	1.11	3	3
	98%	96.0%	83.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100%	97%

REVENUE

Dwelling Rentals	
Project Subsidy Received	
Other Income	
Excess Utilities	
Total Subsidy	
Vending Income	
Proration (10%)	
Transfer From Capital Fund (1406)	
Investment Income	
Other Revenue	
(Vacancy Loss)	
Total Revenue	

\$ 2,927,000	\$ 450,000	\$ 340,000	\$ 721,500	\$ 82,000	\$ 12,000	\$ 90,000	\$ 6,500	\$ 320,000	\$ 106,000	\$ 54,000	\$ 745,000
\$ 846,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ -	\$ 34,000	\$ 210,000	\$ 570,000
\$ 96,500	\$ 30,000	\$ 20,000	\$ 24,000	\$ 3,000	\$ 500	\$ 2,400	\$ 100	\$ 4,000	\$ -	\$ 500	\$ 12,000
\$ 1,200	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,784,253	\$ 1,230,762	\$ 839,275	\$ 1,202,543	\$ 89,358	\$ 4,916	\$ 181,250	\$ 5,879	\$ 230,270	\$ -	\$ -	\$ -
\$ 1,850	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -
\$ (378,425)	\$ (123,076)	\$ (83,928)	\$ (120,254)	\$ (8,936)	\$ (492)	\$ (18,125)	\$ (588)	\$ (23,027)	\$ -	\$ -	\$ -
\$ 180,000	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 18,500	\$ 200	\$ 100	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 6,000	\$ -
\$ 58,300	\$ 1,200	\$ -	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ 600	\$ -	\$ -
\$ (190,250)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,000)	\$ (1,250)	\$ (4,000)	\$ (180,000)
\$ 7,344,928	\$ 1,589,086	\$ 1,115,448	\$ 2,062,439	\$ 165,422	\$ 16,924	\$ 287,525	\$ 11,891	\$ 531,343	\$ 151,350	\$ 266,500	\$ 1,147,000

EXPENSES

Administrative Salaries	
Administrative Benefits	
Audit	
Management Fee \$ 74.00	
Bookkeeping Fee \$ 7.50	
Incentive Management Fee	
Legal	
Travel	
Training (CFP 2022)	
Administrative Other	
Total Administrative	

\$ 657,646	\$ 130,350	\$ 114,925	\$ 170,250	\$ 14,150	\$ 3,086	\$ 29,125	\$ 2,025	\$ 54,685	\$ 13,500	\$ 16,050	\$ 109,500
\$ 276,035	\$ 56,800	\$ 51,950	\$ 83,125	\$ 6,200	\$ 1,325	\$ 13,175	\$ 860	\$ 18,600	\$ 4,600	\$ 7,400	\$ 32,000
\$ 52,400	\$ 6,075	\$ 4,325	\$ 7,625	\$ 650	\$ 90	\$ 1,075	\$ 60	\$ 6,800	\$ 2,950	\$ 8,750	\$ 14,000
\$ 720,920	\$ 168,720	\$ 124,320	\$ 204,240	\$ 19,536	\$ 2,664	\$ 31,968	\$ 1,776	\$ 65,712	\$ 15,984	\$ 16,000	\$ 70,000
\$ 64,350	\$ 17,100	\$ 12,600	\$ 20,700	\$ 1,980	\$ 270	\$ 3,240	\$ 180	\$ 6,660	\$ 1,620	\$ -	\$ -
\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -
\$ 83,250	\$ 25,000	\$ 12,000	\$ 25,000	\$ 3,000	\$ 500	\$ 1,500	\$ 250	\$ 5,000	\$ 500	\$ 500	\$ 10,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
\$ 375,670	\$ 81,150	\$ 52,900	\$ 104,400	\$ 3,675	\$ 2,600	\$ 4,875	\$ 1,525	\$ 32,485	\$ 14,476	\$ 27,184	\$ 50,400
\$ 2,240,271	\$ 485,195	\$ 373,020	\$ 615,340	\$ 49,191	\$ 10,535	\$ 84,958	\$ 6,676	\$ 189,942	\$ 53,630	\$ 80,884	\$ 290,900

Relocation Costs	
Tenant Services/ SHA Funds \$10	
Tenant Services/ HUD Funds \$15	
Father's Day Initiative (PNC Grant)	
Total Tenant Services	

\$ 8,000	\$ 3,000	\$ 2,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 9,740	\$ 2,000	\$ 1,420	\$ 2,450	\$ 220	\$ 30	\$ 360	\$ 20	\$ 740	\$ -	\$ -	\$ 2,500
\$ 10,860	\$ 3,000	\$ 2,130	\$ 3,675	\$ 330	\$ 45	\$ 540	\$ 30	\$ 1,110	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 28,600	\$ 8,000	\$ 5,550	\$ 9,125	\$ 550	\$ 75	\$ 900	\$ 50	\$ 1,850	\$ -	\$ -	\$ 2,500

Electric	
Gas	
Water	
Sewer	
Recycling Fee	
Engineer Services	
Total Utilities	

\$ 537,550	\$ 20,000	\$ 11,000	\$ 345,000	\$ 1,000	\$ 500	\$ 2,000	\$ 100	\$ 107,000	\$ 27,000	\$ 950	\$ 23,000
\$ 71,500	\$ 11,000	\$ 4,000	\$ 38,000	\$ 1,000	\$ 500	\$ 400	\$ 250	\$ 5,000	\$ 1,350	\$ 500	\$ 9,500
\$ 152,200	\$ 35,000	\$ 2,000	\$ 50,000	\$ 2,000	\$ 100	\$ 350	\$ 100	\$ 13,000	\$ 3,400	\$ 250	\$ 46,000
\$ 250,650	\$ 62,000	\$ 2,500	\$ 80,000	\$ 3,000	\$ 100	\$ 200	\$ 100	\$ 22,000	\$ 5,500	\$ 250	\$ 75,000
\$ 2,565	\$ 900	\$ 175	\$ -	\$ 25	\$ 16	\$ 50	\$ 24	\$ -	\$ -	\$ 50	\$ 1,325
\$ 177,250	\$ 45,000	\$ 30,000	\$ 60,000	\$ 5,000	\$ 1,000	\$ 6,000	\$ 250	\$ 12,000	\$ 3,000	\$ 3,000	\$ 12,000
\$ 1,191,715	\$ 173,900	\$ 49,675	\$ 573,000	\$ 12,025	\$ 2,216	\$ 9,000	\$ 824	\$ 159,000	\$ 40,250	\$ 5,000	\$ 166,825

Maintenance Salaries	
Maintenance Benefits	
Painting Services	
Materials	
Vehicle Gas / Supplies	
Maintenance Small Tools & Equip	
Appliance Purchases	
Trash Removal	
Contracts	
Protective Services Contract	
R/R Deposit and Debt Service	
Total Maintenance	

\$ 727,400	\$ 182,625	\$ 127,925	\$ 190,850	\$ 4,925	\$ 1,025	\$ 29,050	\$ 650	\$ 41,225	\$ 10,225	\$ 21,550	\$ 117,350
\$ 372,725	\$ 90,350	\$ 52,050	\$ 115,450	\$ 2,550	\$ 525	\$ 12,625	\$ 350	\$ 25,775	\$ 6,400	\$ 11,025	\$ 55,625
\$ 137,500	\$ 45,000	\$ 15,000	\$ 45,000	\$ 3,500	\$ 2,000	\$ 4,000	\$ -	\$ 12,000	\$ 1,000	\$ -	\$ 10,000
\$ 287,000	\$ 110,000	\$ 60,000	\$ 60,000	\$ 6,000	\$ 2,000	\$ 8,000	\$ 500	\$ 13,000	\$ 2,000	\$ 3,500	\$ 22,000
\$ 35,550	\$ 15,000	\$ 10,000	\$ 8,000	\$ 250	\$ -	\$ 400	\$ -	\$ 750	\$ -	\$ 150	\$ 1,000
\$ 6,250	\$ 2,000	\$ 1,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 1,000
\$ 40,750	\$ 15,000	\$ 10,000	\$ 8,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 2,000	\$ 750	\$ 2,000	\$ 1,000
\$ 173,450	\$ 59,000	\$ 37,000	\$ 26,500	\$ 5,100	\$ -	\$ 7,800	\$ -	\$ 6,900	\$ 1,650	\$ 6,500	\$ 23,000
\$ 777,614	\$ 177,700	\$ 113,950	\$ 168,149	\$ 24,850	\$ 10,100	\$ 44,200	\$ 1,425	\$ 38,900	\$ 12,840	\$ 35,250	\$ 150,250
\$ 238,000	\$ 30,000	\$ 8,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,796,239	\$ 726,675	\$ 434,925	\$ 823,949	\$ 48,175	\$ 15,650	\$ 107,075	\$ 2,925	\$ 140,800	\$ 34,865	\$ 79,975	\$ 381,225

Property/Equipment Insurance	
General Liability Insurance	
Vehicle Insurance	
Public Officials Insurance/Other	
FSS Escrow	
FSS Expenditures of FSS Staff	

\$ 290,865	\$ 50,000	\$ 38,000	\$ 78,000	\$ 8,200	\$ 1,500	\$ 19,000	\$ 1,200	\$ 29,575	\$ 7,390	\$ 13,000	\$ 45,000
\$ 19,725	\$ 4,000	\$ 2,800	\$ 5,000	\$ 450	\$ 100	\$ 1,700	\$ 100	\$ 3,250	\$ 825	\$ 1,500	\$ -
\$ 19,950	\$ 9,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950
\$ 26,575	\$ 6,500	\$ 4,500	\$ 8,000	\$ 675	\$ 150	\$ 1,500	\$ 100	\$ 2,750	\$ 700	\$ 1,700	\$ -
\$ 81,000	\$ 25,000	\$ 40,000	\$ 10,000	\$ 1,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 25,000	\$ 11,750	\$ 7,375	\$ 3,025	\$ -	\$ -	\$ 2,275	\$ -	\$ 575	\$ -	\$ -	\$ -

**Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates/Madison Park Place Rehab
AMP/Development Budgets
January 2025- December 2025**

	Totals, Low-Rent	AMP 1 190 North	AMP 2 140 South	AMP 3 230 Hi-Rises	AMP 4 22 NPP	AMP 6 3 MPP HO	AMP 7 36 Genesis Place	AMP 8 2 Genesis Place HO	AMP 9 74 Villa's	18 Villa's, LP	28 Lincolnwood Estates	150 Madison Park Place
ROSS Salary/Benefits	\$ 67,175	\$ -	\$ -	\$ 67,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Terminal Leave Payments	\$ 4,000	\$ 2,000	\$ 500	\$ 1,000	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PILOT	\$ 51,850	\$ 11,000	\$ 8,000	\$ 11,000	\$ 3,500	\$ 900	\$ 2,500	\$ 500	\$ 8,000	\$ 3,250	\$ 3,200	\$ -
Interest Expense	\$ 15,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,500	\$ -
Collection Loss / Bad Debt	\$ 145,500	\$ 70,000	\$ 20,000	\$ 35,000	\$ 2,000	\$ -	\$ 4,000	\$ -	\$ 2,000	\$ 500	\$ 2,000	\$ 10,000
Total General Expenses	\$ 747,140	\$ 189,250	\$ 126,175	\$ 223,200	\$ 16,325	\$ 2,650	\$ 35,975	\$ 1,900	\$ 46,150	\$ 12,665	\$ 36,900	\$ 55,950
Casualty Losses	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers In/Out	\$ -	\$ 100,000	\$ (225,000)	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses, excl. Asset Management	\$ 7,018,965	\$ 1,588,020	\$ 1,094,345	\$ 2,024,614	\$ 251,266	\$ 31,126	\$ 237,908	\$ 12,375	\$ 537,742	\$ 141,410	\$ 202,759	\$ 897,400
Asset Management \$ 10.00	\$ 89,640	\$ 24,000	\$ 17,040	\$ 30,000	\$ 2,640	\$ 360	\$ 4,320	\$ 240	\$ 8,880	\$ 2,160	\$ -	\$ -
Total Expenses	\$ 7,108,605	\$ 1,612,020	\$ 1,111,385	\$ 2,054,614	\$ 253,906	\$ 31,486	\$ 242,228	\$ 12,615	\$ 546,622	\$ 143,570	\$ 202,759	\$ 897,400
Cash Flow From Operations	\$ 236,323	\$ (22,934)	\$ 4,063	\$ 7,825	\$ (88,484)	\$ (14,562)	\$ 45,297	\$ (724)	\$ (15,279)	\$ 7,780	\$ 63,741	\$ 249,600
Vehicle Replacements - 5	\$ 195,000	\$ 65,000	\$ 90,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amortization	\$ 18,148								\$ -	\$ 10,943	\$ 7,205	
Depreciation	\$ 809,748						\$ 228,500		\$ 9,720	\$ 360,124	\$ 211,404	
Principal	\$ 80,710						\$ 7,000			\$ 15,000	\$ 50,705	\$ 8,005
Administrative Salaries												
Asset Manager	\$ 40,300	\$ 42,044	\$ 43,896	\$ 4,420	\$ 988	\$ 10,643	\$ 625	\$ 12,993	\$ 3,161	\$ 5,668	\$ 58,656	
Director of FSS Programs	\$ -	\$ -	\$ 6,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PH Occupancy Specialist	\$ 24,271	\$ 24,991	\$ 24,461	\$ 2,662	\$ 595	\$ 6,326	\$ 376	\$ 7,240	\$ 1,761	\$ 3,414	\$ 39,000	
Management Associates	\$ 33,832	\$ 26,609	\$ 75,504	\$ 3,711	\$ 829	\$ 6,736	\$ 524	\$ 28,610	\$ 7,153	\$ 4,758	\$ -	
Inspectors	\$ 16,162	\$ 10,078	\$ -	\$ 1,622	\$ 437	\$ 2,558	\$ 343	\$ -	\$ -	\$ -	\$ -	
TAR	\$ 7,720	\$ 5,481	\$ 9,650	\$ 849	\$ 116	\$ 1,390	\$ 77	\$ 2,856	\$ 695	\$ 1,081	\$ 5,790	
Program Integrity Specialist	\$ 8,061	\$ 5,724	\$ 10,077	\$ 887	\$ 121	\$ 1,451	\$ 81	\$ 2,983	\$ 726	\$ 1,129	\$ 6,046	
Total Administrative Salaries	\$ 130,350	\$ 114,925	\$ 170,250	\$ 14,150	\$ 3,086	\$ 29,125	\$ 2,025	\$ 54,685	\$ 13,500	\$ 16,050	\$ 109,500	
Total Per Unit Per Month	\$ 54.31	\$ 67.44	\$ 56.75	\$ 53.60	\$ 85.73	\$ 67.42	\$ 84.39	\$ 61.58	\$ 62.50	\$ 47.77	\$ 60.83	
Maintenance Salaries												
Lead Builder	\$ 36,689	\$ 52,800	\$ 35,883	\$ 4,024	\$ 899	\$ 13,365	\$ 568	\$ 10,621	\$ 2,584	\$ 5,160	\$ 47,694	
Intermediate Building Maintainer	\$ 36,250								\$ 4,435	\$ -	\$ -	
Building Maintainer	\$ -	\$ 29,412				\$ 7,445				\$ -	\$ -	
Production Controller	\$ 8,194	\$ 5,818	\$ 10,243	\$ 901	\$ 123	\$ 1,475	\$ 82	\$ 3,032	\$ 737	\$ 1,147	\$ 6,146	
Caretakers / Preventative Maintenance	\$ 101,490	\$ 39,874	\$ 74,235			\$ 6,752				\$ 10,801	\$ 63,502	
Custodians	\$ -	\$ 70,491						\$ 27,556	\$ 6,889			
Total Maintenance Salaries	\$ 182,625	\$ 127,925	\$ 190,850	\$ 4,925	\$ 1,025	\$ 29,050	\$ 650	\$ 41,225	\$ 10,225	\$ 21,550	\$ 117,350	
Total Per Unit Per Month	\$ 76.09	\$ 75.07	\$ 63.62	\$ 18.66	\$ 28.47	\$ 67.25	\$ 27.08	\$ 46.42	\$ 47.34	\$ 64.14	\$ 65.19	

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates/Madison Park Place Rehab

AMP Budgets

Administrative Other Breakdown

January 2025 - December 2025

EXPENSE	AMP 1	AMP 2	AMP 3	AMP 4	AMP 6	AMP 7	AMP 8	AMP 9	Villa's LP	Lincolnwood	Madison Park Place	TOTAL
Advertising	\$4,500	\$4,500	\$5,000	\$650	\$1,500	\$750	\$1,000	\$2,000	\$500	\$1,000	\$5,000	\$26,400
Other Employee Benefits	\$1,000	\$800	\$1,000	\$0	\$0	\$150	\$0	\$150	\$50	\$0	\$500	\$3,650
Office Supplies	\$2,500	\$2,000	\$5,000	\$100	\$50	\$250	\$0	\$500	\$100	\$200	\$2,500	\$13,200
Telephone	\$5,500	\$3,200	\$6,500	\$50	\$0	\$100	\$0	\$3,000	\$700	\$50	\$3,500	\$22,600
Record Storage Contract	\$750	\$500	\$1,000	\$100	\$50	\$125	\$0	\$250	\$50	\$250	\$400	\$3,475
Copier Expense	\$7,500	\$4,000	\$10,000	\$500	\$0	\$275	\$0	\$2,500	\$500	\$250	\$2,000	\$27,525
Dues & Fees	\$6,500	\$4,000	\$5,000	\$225	\$75	\$800	\$25	\$2,500	\$1,000	\$12,000	\$12,000	\$44,125
Printing	\$1,000	\$500	\$1,500	\$100	\$50	\$75	\$50	\$150	\$50	\$50	\$1,000	\$4,525
Misc. Other Expense	\$300	\$300	\$3,000	\$100	\$0	\$0	\$0	\$750	\$150	\$0	\$1,500	\$6,100
Fingerprinting Costs	\$3,000	\$2,500	\$5,000	\$300	\$100	\$300	\$50	\$500	\$100	\$250	\$1,500	\$13,600
Income Verification	\$16,000	\$8,500	\$18,000	\$350	\$200	\$500	\$50	\$4,700	\$300	\$2,000	\$2,500	\$53,100
Investor Service Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,486	\$2,434	\$0	\$10,920
Court Costs	\$6,500	\$3,000	\$4,500	\$700	\$125	\$750	\$50	\$400	\$100	\$500	\$2,000	\$18,625
Postage	\$4,000	\$2,000	\$1,500	\$200	\$50	\$300	\$50	\$125	\$100	\$200	\$1,500	\$10,025
Service Contracts*	\$19,000	\$14,000	\$32,000	\$300	\$400	\$500	\$250	\$6,500	\$2,000	\$8,000	\$14,000	\$96,950
Computer Supplies	\$2,000	\$2,000	\$2,000	\$0	\$0	\$0	\$0	\$7,500	\$50	\$0	\$250	\$13,800
Expendable Office Equipment	\$500	\$500	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$2,250
Timeclock Rental	\$600	\$600	\$2,400	\$0	\$0	\$0	\$0	\$960	\$240	\$0	\$0	\$4,800
Total 2025 Budget	\$81,150	\$52,900	\$104,400	\$3,675	\$2,600	\$4,875	\$1,525	\$32,485	\$14,476	\$27,184	\$50,400	\$375,670

*Answering Services, MCS Agreement, Postage Machine, Comcast, CTG, Inc of Illinois, The Nelrod Co.

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates/Madison Park Place Rehab

AMP Budgets

Maintenance Contract Breakdown

January 2025 - December 2025

EXPENSE	AMP 1	AMP 2	AMP 3	AMP 4	AMP 6	AMP 7	AMP 8	AMP 9	Villa's LP	Lincolnwood	Madison Park Place	TOTAL
HVAC Contract	\$3,000	\$1,000	\$3,000	\$0	\$0	\$500	\$0	\$0	\$0	\$500	\$2,000	\$10,000
Snow Removal Contract	\$6,000	\$4,500	\$2,000	\$800	\$0	\$500	\$0	\$1,000	\$250	\$0	\$10,000	\$25,050
Elevator Contract	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$5,500	\$1,500	\$0	\$0	\$42,000
Mowing Contract	\$32,000	\$35,000	\$0	\$2,000	\$0	\$5,000	\$0	\$0	\$0	\$19,000	\$40,000	\$133,000
Landscaping	\$3,000	\$2,500	\$5,000	\$1,000	\$1,500	\$7,500	\$1,000	\$1,000	\$500	\$0	\$35,000	\$58,000
Painting Contract	\$50,000	\$30,000	\$20,000	\$8,000	\$3,000	\$12,500	\$0	\$12,500	\$5,000	\$5,000	\$10,000	\$156,000
Electrical Contract	\$2,000	\$500	\$2,000	\$500	\$0	\$0	\$0	\$1,000	\$250	\$0	\$2,500	\$8,750
Plumbing Contract	\$5,000	\$5,000	\$15,000	\$1,000	\$0	\$1,000	\$0	\$2,500	\$500	\$1,000	\$3,000	\$34,000
Extermination Contract	\$8,000	\$6,000	\$30,000	\$1,500	\$0	\$4,750	\$250	\$2,000	\$500	\$4,000	\$8,000	\$65,000
Janitorial Contract	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$15,000
Alarm Services	\$1,700	\$1,200	\$15,000	\$0	\$0	\$2,500	\$0	\$3,200	\$900	\$0	\$2,500	\$27,000
Maintenance Uniforms	\$3,000	\$1,750	\$3,000	\$50	\$0	\$50	\$0	\$500	\$140	\$0	\$1,000	\$9,490
Repair/Replace Roof Services	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Lock Services	\$7,000	\$2,000	\$2,000	\$200	\$100	\$400	\$25	\$200	\$50	\$250	\$1,000	\$13,225
Glass Repair Services	\$2,000	\$2,000	\$649	\$300	\$0	\$500	\$0	\$0	\$0	\$0	\$250	\$5,699
Flooring Repair	\$10,000	\$2,500	\$5,000	\$7,500	\$5,000	\$7,500	\$0	\$0	\$0	\$1,000	\$2,000	\$40,500
Tree Removal	\$3,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$6,000
Security Camera Repairs	\$2,000	\$500	\$2,000	\$0	\$0	\$0	\$0	\$500	\$250	\$0	\$0	\$5,250
Misc. Maintenance Contract	\$30,000	\$10,000	\$25,000	\$2,000	\$500	\$1,500	\$150	\$9,000	\$3,000	\$3,000	\$28,000	\$112,150
Vehicle Repair	\$3,000	\$2,000	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Total 2025 Budget	\$177,700	\$113,950	\$168,149	\$24,850	\$10,100	\$44,200	\$1,425	\$38,900	\$12,840	\$35,250	\$150,250	\$777,614