

BUDGET FOR CENTRAL OFFICE COST CENTER AND SHA BUSINESS ACTIVITIES January 2026 - December 2026						
CENTRAL OFFICE COST CENTER		(COCC)	BUSINESS ACTIVITIES		(BA)	
REVENUE			REVENUE			
Rent - Day Care Madison Park Place	\$	36,100.00	\$ 2,950 / \$ 3,125	HCV Management Fees	\$ 314,640.00	HCV, Mainstream
				HCV Bookkeeping Fees	\$ 198,650.00	HCV, Mainstream
			(\$ 75.00 PUM on Occupied) \$ 77.29 ('23) \$ 77.99 ('24) \$ 80.47 ('25)			
Public Housing Management Fees	\$	651,600.00		Union Baptist Management Fee	\$ 7,400.00	(Budget 5%)
Public Housing Bookkeeping Fees	\$	65,160.00	(\$ 7.50 PUM on Occupied)	Cook Street Renaissance Manage Fe	\$ 4,650.00	(Budget 6%)
Public Housing Asset Management Fee	\$	89,520.00	(\$ 10.00 PUM All Units)	Lincolnwood Estates	\$ 18,500.00	(Budget 6%)
Capital Fund Admin Fee/ A & E Fee	\$	295,000.00	(1410 - \$ 230,000 1430 - \$ 65,000)	MPP Management Fee	\$ 100,600.00	(Budget 6%)
				Interest Income	\$ 3,000.00	(Based on current investments and rates)
				Other Income:	\$ -	
Engineer's Fee for Service Income	\$	158,000.00				
Engineer's Fee for Service Income (Managed Properties)	\$	20,000.00	Union Baptist, Villa, LE & MPP			
				Lincolnwood Estates	\$ 25,000.00	
Painter's Fee for Service Income	\$	129,500.00		Madison Park Place Developer Fee	\$ 112,500.00	January 2026
Painter's Fee for Service Income (Managed Properties)	\$	15,000.00	Union Baptist, Villa, LE & MPP		\$ 131,250.00	April 2026
					\$ 18,750.00	July 2026
Rental Income	\$	66,000.00	(\$ 5,500 mo HCV)			
Interest Income	\$	40,000.00				
Repayment Agreements	\$	600.00				
Other Income	\$	5,000.00	Rebates and fees			
TOTAL REVENUE	\$	1,571,480.00		TOTAL REVENUE	\$932,840.00	
EXPENSES			EXPENSES			
Administrative Salaries	\$	1,144,625.00	Administrative Salaries	\$ -		
Administrative Benefits	\$	435,175.00	Administrative Benefits	\$ -		
Administrative Salaries & Benefits	\$	(790,000.00)	Administrative Salaries & Benefits	\$ 790,000.00	(50%)	
PHA additional Salary	\$	-				
Legal	\$	10,000.00	Legal	\$ -		
	\$	-	Travel	\$ -		
Training	\$	70,000.00	Training	\$ -		
Other Administrative Expenses	\$	163,600.00	(See Attached)	Other Administrative Expenses	\$ -	
				Audit	\$ -	
Total Administrative	\$	1,033,300.00		Total Administrative	\$ 790,000.00	
Water	\$	5,000.00	(C.W.L. & P.)	Water	\$ -	
Electricity	\$	40,000.00	(C.W.L. & P.)	Electricity	\$ -	
Gas	\$	8,000.00	(Ameren CILCO)	Gas	\$ -	
Sewer	\$	1,500.00	(C.W.L. & P.)	Sewer	\$ -	
Total Utilities	\$	54,500.00		Total Utilities	\$ -	
Engineer's Salaries	\$	118,550.00		Engineer's Salaries	\$ -	
Engineer's Benefits	\$	68,775.00		Engineer's Benefits	\$ -	
Painter's Salaries	\$	95,575.00		Painter's Salaries	\$ -	
Painter's Benefits	\$	48,900.00		Painter's Benefits	\$ -	
Maintenance Materials	\$	8,000.00		Maintenance Materials	\$ -	
Cameras	\$	-		Maintenance Small Tools	\$ -	
	\$	-		Vehicle Gas/Supplies	\$ -	
Maintenance Small Tools	\$	2,000.00		Janitorial Supplies	\$ -	
Vehicle Gas/Supplies	\$	4,000.00		Maintenance Contracts	\$ -	
Janitorial Supplies	\$	6,000.00		Property / Equipment Insurance	\$ -	
Maintenance Contracts	\$	85,000.00	(See Attached)	Liability Insurance	\$ -	
Property / Equipment Insurance	\$	12,000.00		Vehicle Insurance	\$ -	
Liability Insurance	\$	2,700.00		Other Insurance	\$ -	
Vehicle Insurance	\$	8,500.00		PILOT	\$ -	
Other Insurance	\$	1,500.00		Terminal Leave Payments	\$ -	
PILOT	\$	1,825.00		Interest on Administrative Notes	\$ -	
Terminal Leave Payments	\$	2,500.00		Equipment/Vehicle Reserve Services	\$ -	
Interest on Administrative Notes	\$	8,700.00				
Capital Projects - CFP funds	\$	-				
Total General Expenses	\$	472,625.00		Total General Expenses	\$ -	
TOTAL EXPENSES	\$	1,580,325.00		TOTAL EXPENSES	\$ 790,000.00	
Net Revenue over Expenses	\$	11,155.00		Net Revenue over Expenses	\$ 142,840.00	
Recommended Capital Projects:						
Reserve	\$1,136,441.00		Reserve	\$ 1,531,698.00		

Springfield Housing Authority COCC Budget Administrative Other Breakdown January 2026 - December 2026	
	<b>COCC</b>
<b>Advertising</b> Ad for Housing and COCC Vacant Positions	<b>\$4,500</b>
<b>Other Employee Benefits</b> Employee Assistance Program/ Drug Testing	<b>\$1,500</b>
<b>Office Supplies</b> Office supplies for COCC staff	<b>\$12,000</b>
<b>Telephone</b> Comcast/Verizon	<b>\$17,000</b>
<b>Record Storage Contract</b> Hillier	<b>\$1,000</b>
<b>Copier Expense</b> Lease Expense for Americom copiers	<b>\$13,000</b>
<b>Dues &amp; Fees</b> NAHRO, IAHA, PHADA, Bank Charges and Others	<b>\$25,000</b>
<b>Printing</b> Letterhead, Envelopes, Checks, and Business Cards	<b>\$1,200</b>
<b>Misc. Other Expense</b> Décor, Puritan Springs, Retreat, Staff Appreciation	<b>\$22,000</b>
<b>Postage</b> Postage for all COCC mailings	<b>\$2,800</b>
<b>Publications</b> State Journal Register, Springfield Business Journal, BDO Finance	<b>\$300</b>
<b>Service Contracts</b> PHA-Web software support, Novanis, TRUPAY and Comcast internet services	<b>\$45,000</b>
<b>Computer Supplies</b> State Contract	<b>\$15,000</b>
<b>Expendable Office Equipment</b> File Cabinets, Bookshelves, Chairs, etc.	<b>\$2,600</b>
<b>Timeclock Rental</b> Leases on Timeclocks	<b>\$600</b>
<b>Total 2026 Budget</b>	<b>\$163,500</b>

Springfield Housing Authority  
COCC Budget  
Maintenance Contract Breakdown  
January 2026 - December 2026

	<b>COCC</b>
<b>Trash Contract</b>	<b>\$4,500</b>
<b>HVAC Contract</b>	<b>\$0</b>
<b>Landscaping/Beautification</b>	<b>\$1,500</b>
<b>Snow Removal Contract</b>	<b>\$2,000</b>
<b>Mowing Contract</b>	<b>\$12,000</b>
<b>Painting Contract</b>	<b>\$10,000</b>
<b>Electrical Contract</b>	<b>\$1,000</b>
<b>Extermination Contract</b>	<b>\$500</b>
<b>Plumbing Contract</b>	<b>\$1,500</b>
<b>Janitorial Contract</b>	<b>\$31,500</b>
<b>Floor Cleaning / Replacement</b>	<b>\$500</b>
<b>Security Camera Repairs</b>	<b>\$250</b>
<b>Alarm Services</b>	<b>\$5,000</b>
<b>Maintenance Uniforms</b>	<b>\$500</b>
<b>Lock Services</b>	<b>\$250</b>
<b>Tree Removal</b>	<b>\$0</b>
<b>Misc. Maintenance Contract</b>	<b>\$10,000</b>
<b>Vehicle Repair</b>	<b>\$4,000</b>
<b>Total 2026 Budget</b>	<b>\$85,000</b>

### AMP/Development Budgets

<b>Total Income</b>	\$ 116,000	\$ 22,000	\$ 25,000	\$ 20,000	\$ 17,000	\$ 10,000	\$ 13,000	\$ 8,000	- \$	2,000	\$ 500	\$ 3,000	\$ 20,000
<b>Collection Loss / Bad Debt</b>	\$ 137,000	\$ -	\$ 23,000	\$ 35,000	\$ 2,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total General Expenses</b>	\$ 1,206,681	\$ 156,800	\$ 147,800	\$ 170,000	\$ 34,575	\$ 11,800	\$ 49,700	\$ 10,050	\$ 50,575	\$ 14,025	\$ 36,950	\$ 523,406	\$ -
<b>Casualty Losses</b>	\$ 11,000	\$ 500	\$ 500	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Non-Routine Expenses</b>	\$ 11,000	\$ 500	\$ 500	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Operating Transfers In/Out</b>	\$ -	\$ -	\$ 75,000	\$ (150,000)	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenses, excl Asset Management</b>	\$ 7,862,796	\$ 1,689,960	\$ 1,163,000	\$ 2,120,170	\$ 221,260	\$ 36,420	\$ 278,565	\$ 22,340	\$ 612,435	\$ 107,985	\$ 212,480	\$ 1,418,181	\$ -
<b>Asset Management</b>	\$ 10,00	\$ 24,000	\$ 17,040	\$ 30,000	\$ 2,640	\$ 240	\$ 4,320	\$ 240	\$ 8,880	\$ 2,160	\$ -	\$ -	\$ -
<b>Total Expenses</b>	\$ 7,952,316	\$ 1,693,960	\$ 1,180,040	\$ 2,150,170	\$ 223,900	\$ 36,660	\$ 282,885	\$ 22,580	\$ 621,315	\$ 110,145	\$ 212,480	\$ 1,418,181	\$ -
<b>Cash Flow From Operations</b>	\$ 571,994	\$ (23,110)	\$ (35,540)	\$ 7,830	\$ (13,950)	\$ 15	\$ 48,285	\$ 6,920	\$ (16,065)	\$ 42,055	\$ 105,320	\$ 449,054	\$ -
<b>Vehicle Replacements - S</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Amortization</b>	\$ 18,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,943	\$ 7,205	\$ -	\$ -
<b>Depreciation</b>	\$ 794,211	\$ -	\$ -	\$ -	\$ -	\$ 229,346	\$ -	\$ 10,222	\$ 354,668	\$ 189,976	\$ -	\$ -	\$ -
<b>Principal</b>	\$ 98,221	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ 16,000	\$ 61,160	\$ 25,071	\$ -	\$ -
<b>Earnings before interest, taxes, depreciation and amortization (EBITDA)</b>	\$ 1,025,000	\$ (\$11,310)	\$ (22,640)	\$ 11,830	\$ (\$9,250)	\$ 566	\$ 52,766	\$ 7,670	\$ (\$8,666)	\$ 446,866	\$ 122,670	\$ 835,610	\$ -

Administrative Salaries																					
	Asset Manager	Assistant Property Manager	Director of FSS Programs	PH Occupancy Specialists	Management Associates	Inspectors	TAR	Program Integrity Specialist	Total Administrative Salaries	Total Pst Unit Pst Month											
\$	44,305	\$	44,898	\$	54,216	\$	4,881	\$	442	\$	11,388	\$	442	\$	16,050	\$	3,320	\$	6,308	\$	60,395
\$	-	\$	-	\$	6,854	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	46,134
\$	-	\$	31,112	\$	39,000	\$	3,378	\$	307	\$	7,888	\$	307	\$	30,935	\$	7,795	\$	4,300	\$	-
\$	30,708	\$	35,410	\$	81,705	\$	3,885	\$	354	\$	7,286	\$	354	\$	3,121	\$	2,945	\$	4,857	\$	-
\$	17,138	\$	12,310	\$	9,951	\$	1,807	\$	173	\$	1,333	\$	80	\$	2,485	\$	750	\$	1,114	\$	5,070
\$	7,880	\$	6,502	\$	11,797	\$	878	\$	86	\$	1,398	\$	54	\$	3,225	\$	1,000	\$	1,800	\$	111,850
\$	9,458	\$	17,754	\$	203,053	\$	18,571	\$	1,450	\$	32,035	\$	1,450	\$	52,755	\$	13,225	\$	18,000	\$	166,426
\$	148,160	\$	75,971	\$	67,841	\$	60,571	\$	60,421	\$	75,958	\$	60,421	\$	60,161	\$	61,231	\$	53,571	\$	66,426

[illegible]



**AMP Budgets**  
**Administrative Other Breakdown**  
**January 2026 - December 2026**

EXPENSE	AMP 1	AMP 2	AMP 3	AMP 4	AMP 6	AMP 7	AMP 8	AMP 9	Vilas LP	Lincolnwood	Madison Park Place	TOTAL
Advertising	\$6,000	\$4,500	\$7,000	\$500	\$1,000	\$750	\$1,000	\$2,000	\$500	\$1,000	\$9,525	\$33,775
Other Employee Benefits	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$250	\$50	\$0	\$500	\$3,800
Office Supplies	\$2,750	\$2,500	\$4,500	\$250	\$0	\$250	\$0	\$500	\$100	\$200	\$2,000	\$13,050
Telephone	\$6,000	\$3,700	\$8,000	\$50	\$0	\$100	\$0	\$3,200	\$800	\$50	\$5,500	\$27,400
Record Storage Contract	\$750	\$500	\$1,000	\$50	\$50	\$125	\$0	\$250	\$50	\$250	\$1,200	\$4,225
Copier Expense	\$9,000	\$5,000	\$10,600	\$250	\$0	\$275	\$0	\$2,150	\$500	\$300	\$3,000	\$31,075
Dues & Fees	\$7,500	\$5,000	\$6,500	\$225	\$75	\$500	\$25	\$2,750	\$1,150	\$9,000	\$9,000	\$41,725
Printing	\$500	\$500	\$1,000	\$25	\$0	\$50	\$25	\$250	\$150	\$90	\$1,000	\$3,590
Misc. Other Expense	\$400	\$300	\$2,000	\$0	\$0	\$0	\$0	\$750	\$150	\$0	\$1,500	\$5,100
Fingerprinting Costs	\$2,500	\$1,400	\$3,500	\$250	\$0	\$300	\$50	\$500	\$100	\$250	\$2,500	\$11,350
Income Verification	\$9,000	\$6,500	\$11,500	\$850	\$100	\$1,500	\$50	\$1,675	\$300	\$2,500	\$2,500	\$36,475
Investor Service Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,740	\$2,510	\$0	\$11,250
Court Costs	\$5,000	\$3,000	\$4,500	\$650	\$125	\$750	\$50	\$500	\$100	\$500	\$1,500	\$16,675
Postage	\$2,000	\$1,000	\$1,500	\$200	\$50	\$300	\$25	\$225	\$120	\$250	\$1,500	\$7,170
Service Contracts*	\$23,000	\$18,500	\$35,000	\$300	\$500	\$500	\$250	\$7,000	\$1,750	\$8,000	\$12,000	\$106,800
Computer Supplies	\$2,000	\$2,000	\$2,500	\$0	\$0	\$0	\$0	\$5,550	\$0	\$0	\$1,000	\$13,050
Expendable Office Equipment	\$1,000	\$500	\$1,000	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$3,000
Timeclock Rental	\$600	\$600	\$2,400	\$0	\$0	\$0	\$0	\$660	\$240	\$0	\$0	\$4,800
<b>Total 2026 Budget</b>	<b>\$79,000</b>	<b>\$66,500</b>	<b>\$103,500</b>	<b>\$3,600</b>	<b>\$1,900</b>	<b>\$6,400</b>	<b>\$1,476</b>	<b>\$29,010</b>	<b>\$14,800</b>	<b>\$24,900</b>	<b>\$64,225</b>	<b>\$374,310</b>

\*Answering Services, MCB Agreement, Postage Machine, Comcast, CTG, Inc of Illinois, The Helrod Co.

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates/Madison Park Place Rehab  
AMP Budgets  
Maintenance Contract Breakdown  
January 2026 - December 2026

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	\$1,500	\$500	\$0	\$0	\$500	\$0	\$0	\$0	\$500	\$3,000	\$9,000
Snow Removal Contract	\$6,000	\$4,500	\$2,000	\$1,000	\$0	\$500	\$0	\$1,000	\$250	\$0	\$0	\$15,250
Elevator Contract	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$6,000	\$2,000	\$0	\$0	\$48,000
Mowing Contract	\$32,000	\$35,000	\$0	\$2,000	\$0	\$5,000	\$0	\$0	\$0	\$17,000	\$42,000	\$133,000
Landscaping	\$3,000	\$2,500	\$4,000	\$1,000	\$1,500	\$7,500	\$1,500	\$1,000	\$500	\$0	\$35,000	\$57,500
Painting Contract	\$50,000	\$25,000	\$15,000	\$9,000	\$2,000	\$17,500	\$0	\$12,500	\$5,000	\$5,000	\$15,000	\$156,000
Electrical Contract	\$2,000	\$500	\$2,000	\$500	\$0	\$0	\$0	\$1,500	\$250	\$0	\$2,500	\$9,250
Plumbing Contract	\$5,000	\$5,000	\$15,000	\$500	\$0	\$1,000	\$0	\$2,500	\$500	\$500	\$4,000	\$34,000
Extermination Contract	\$8,000	\$8,000	\$25,000	\$1,000	\$0	\$5,500	\$250	\$3,000	\$500	\$4,000	\$8,500	\$63,750
Janitorial Contract	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$15,000
Alarm Services	\$2,000	\$1,000	\$15,000	\$0	\$0	\$2,500	\$0	\$3,200	\$900	\$0	\$1,800	\$28,400
Maintenance Uniforms	\$3,000	\$2,000	\$3,000	\$50	\$0	\$50	\$0	\$500	\$150	\$0	\$1,700	\$10,450
Repair/Replace Roof Services	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Lock Services	\$6,000	\$2,000	\$2,000	\$250	\$100	\$750	\$100	\$300	\$50	\$250	\$1,000	\$12,800
Glass Repair Services	\$2,000	\$2,000	\$1,000	\$200	\$0	\$250	\$0	\$0	\$0	\$250	\$250	\$5,950
Flooring Repair	\$5,000	\$5,000	\$2,000	\$5,000	\$5,000	\$15,000	\$0	\$8,000	\$2,000	\$1,000	\$1,000	\$49,000
Tree Removal	\$3,000	\$1,500	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$1,500	\$0	\$9,000
Security Camera Repairs	\$2,000	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$500	\$250	\$0	\$0	\$5,250
Misc. Maintenance Contract	\$30,000	\$15,000	\$25,000	\$2,000	\$1,800	\$1,950	\$1,800	\$9,000	\$1,000	\$4,500	\$20,000	\$112,050
Vehicle Repair	\$3,000	\$3,000	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$8,500
<b>Total 2026 Budget</b>	<b>\$172,000</b>	<b>\$120,500</b>	<b>\$156,000</b>	<b>\$22,500</b>	<b>\$10,400</b>	<b>\$61,000</b>	<b>\$3,650</b>	<b>\$49,000</b>	<b>\$13,350</b>	<b>\$34,500</b>	<b>\$141,250</b>	<b>\$784,150</b>