

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	
			(\$ 75.00 PUM on Occupied) \$ 77.29 ('23) \$ 77.99 ('24) \$ 80.47 ('25)	HCV Bookkeeping Fees	\$ 196,650.00	HCV Mainstream	
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 Management Fee	\$ 4,650.00	(Budget 6%)	
Public Housing Asset Management Fee		\$ 89,620.00	(\$ 10.00 PUM All Units)	Lincolnwood Estates	\$ 18,800.00	(Budget 6%)	
Capital Fund Admin Fee/ A & E Fee		\$ 295,000.00	(1410 - \$ 230,000 1430 - \$ 65,000)	MPP Management Fee	\$ 100,500.00	(Budget 6%)	
Engineer's Fee for Service Income		\$ 168,000.00		Interest Income	\$ 3,000.00	(Based on current investments and rates)	
Engineer's Fee for Service Income (Managed Properties)		\$ 20,000.00	Union Baptist, Villa, LE & MPP	Other Income:	\$ -		
Painter's Fee for Service Income		\$ 129,500.00		Lincolnwood Estates	\$ 25,000.00		
Painter's Fee for Service Income (Managed Properties)		\$ 18,000.00	Union Baptist, Villa, LE & MPP	Madison Park Place Developer Fee	\$ 112,500.00	January 2026	
Rental Income		\$ 66,000.00	(\$ 5,500 mo HCV)		\$ 131,260.00	April 2026	
Interest Income		\$ 40,000.00			\$ 18,750.00	July 2026	
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		\$ 1,144,626.00		Administrative Salaries	\$ -		
Administrative Benefits		\$ 436,178.00		Administrative Benefits	\$ -		
Administrative Salaries & Benefits		\$ (790,000.00)		Administrative Salaries & Benefits	\$ 790,000.00	(50%)	
PHA additional Salary		\$ -		Legal	\$ -		
Legal		\$ 10,000.00		Travel	\$ -		
Training		\$ 70,000.00		Training	\$ -		
Other Administrative Expenses		\$ 163,600.00	(See Attached)	Other Administrative Expenses	\$ -		
Total Administrative		\$ 1,033,300.00		Audit	\$ -		
Water		\$ 5,000.00	(C.W.L & P.)	Total Administrative	\$ 790,000.00		
Electricity		\$ 40,000.00	(C.W.L & P.)	Water	\$ -		
Gas		\$ 8,000.00	(Ameren CILCO)	Electricity	\$ -		
Sewer		\$ 1,500.00	(C.W.L & P.)	Gas	\$ -		
Total Utilities		\$ 64,500.00		Sewer	\$ -		
Engineer's Salaries		\$ 118,550.00		Total Utilities	\$ -		
Engineer's Benefits		\$ 68,775.00		Engineer's Salaries	\$ -		
Painter's Salaries		\$ 96,575.00		Engineer's Benefits	\$ -		
Painter's Benefits		\$ 48,900.00		Painter's Salaries	\$ -		
Maintenance Materials		\$ 8,000.00		Painter's Benefits	\$ -		
Cameras		\$ -		Maintenance Materials	\$ -		
Maintenance Small Tools		\$ 2,000.00		Maintenance Small Tools	\$ -		
Vehicle Gas/Supplies		\$ 4,000.00		Vehicle Gas/Supplies	\$ -		
Janitorial Supplies		\$ 6,000.00		Janitorial Supplies	\$ -		
Maintenance Contracts		\$ 85,000.00	(See Attached)	Maintenance Contracts	\$ -		
Property / Equipment Insurance		\$ 12,000.00		Property / Equipment Insurance	\$ -		
Liability Insurance		\$ 2,700.00		Liability Insurance	\$ -		
Vehicle Insurance		\$ 6,500.00		Vehicle Insurance	\$ -		
Other Insurance		\$ 1,500.00		Other Insurance	\$ -		
Pilot		\$ 1,825.00		Pilot	\$ -		
Terminal Leave Payments		\$ 2,500.00		Terminal Leave Payments	\$ -		
Interest on Administrative Notes		\$ 8,700.00		Interest on Administrative Notes	\$ -		
Capital Projects - CFP funds		\$ -		Equipment/Vehicle Reserve Services	\$ -		
Total General Expenses		\$ 472,625.00		Total General Expenses	\$ -		
TOTAL EXPENSES		\$ 1,560,325.00		TOTAL EXPENSES	\$ 790,000.00		
Net Revenue over Expenses		\$ 11,156.00		Net Revenue over Expenses	\$ 142,840.00		
Recommended Capital Projects:				Reserve	\$ 1,531,698.00		
Reserve		\$ 1,136,441.00					

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

Springfield Housing Authority

COCC Budget

Maintenance Contract Breakdown

January 2026 - December 2026

	COCC
Trash Contract	\$4,500
HVAC Contract	\$0
Landscaping/Beautification	\$1,500
Snow Removal Contract	\$2,000
Mowing Contract	\$12,000
Painting Contract	\$10,000
Electrical Contract	\$1,000
Extermination Contract	\$500
Plumbing Contract	\$1,500
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 2026 Budget	\$85,000

Springfield Housing Authority's at Vinegar Hill, Lincolnwood Estates, Madison Park Place Rehabilitation, and Development Budgets

January 2026–December 2026

January 2026 - December 2026														
	AMP 1 180	AMP 2 140	AMP 3 340	AMP 4 22	AMP 5 2	AMP 6 30	AMP 7 3	AMP 8 19	AMP 9 14	AMP 10 18	AMP 11 28	AMP 12 14	AMP 13 140	
Investment in Real Estate	\$ 115,000	\$ 22,000	\$ 25,000	\$ 20,000	\$ 17,000	\$ 10,000	\$ 13,000	\$ 8,000	\$ 2,000	\$ 500	\$ 3,000	\$ 20,000		
Collection Loss Bad Debt	\$ 137,500	\$ 45,000	\$ 25,000	\$ 35,000	\$ 2,000	\$ 5,000	\$ 19,000	\$ 8,000	\$ 2,000	\$ 500	\$ 3,000	\$ 20,000		
Total General Expenses	\$ 1,205,681	\$ 156,800	\$ 147,800	\$ 170,000	\$ 34,575	\$ 11,800	\$ 49,700	\$ 10,050	\$ 50,575	\$ 14,025	\$ 36,950	\$ 523,406		
Custodial Losses	\$ 11,000	\$ 500	\$ 500	\$ 500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
Total Non Routine Expenses	\$ 11,000	\$ 500	\$ 500	\$ 500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
Operating Transfers In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses, excl. Asset Management	\$ 7,862,796	\$ 1,669,960	\$ 1,163,000	\$ 2,120,170	\$ 221,260	\$ 36,420	\$ 278,565	\$ 22,340	\$ 612,435	\$ 107,985	\$ 212,480	\$ 1,418,181		
Asset Management	\$ 10,000	\$ 89,620	\$ 24,000	\$ 17,040	\$ 30,000	\$ 2,640	\$ 240	\$ 4,320	\$ 240	\$ 8,880	\$ 2,160	\$ -	\$ -	
Total Expenses	\$ 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		
Cash Flow From Operations	\$ 571,394	\$ (23,310)	\$ (35,540)	\$ 7,830	\$ (13,950)	\$ 15	\$ 48,265	\$ 6,920	\$ (16,055)	\$ 42,855	\$ 105,320	\$ 449,054		
Vehicle Requirements - \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Amortization	\$ 18,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,943	\$ 7,205			
Depreciation	\$ 794,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,222	\$ 354,668	\$ 199,975		
Principal	\$ 98,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
EBITDA	\$ 1,025,000	\$ (111,310)	\$ (22,540)	\$ 11,830	\$ (9,250)	\$ 565	\$ 52,765	\$ 7,570	\$ (8,565)	\$ 45,855	\$ 122,570	\$ 355,510		
Interest and Salaries	\$ 60,48	\$ 75,97	\$ 67,84	\$ 60,51	\$ 60,42	\$ 75,98	\$ 60,42	\$ 60,16	\$ 61,23	\$ 53,57	\$ 66,42			
Interest and Salaries	\$ 38,500	\$ 54,513	\$ 37,069	\$ 4,240	\$ 398	\$ 13,832	\$ 399	\$ 10,940	\$ 2,867	\$ 5,850	\$ 49,130			
Land Intermediate Building Maintenance	\$ 37,366	\$ 33,502	\$ 3,766	\$ 1,386	\$ 6,483	\$ 78	\$ 78	\$ 2,809	\$ 693	\$ 1,183	\$ 5,895			
Intermediate Building Maintenance	\$ 7,591	\$ 5,398	\$ 9,488	\$ 835	\$ 78	\$ 7,382	\$ 307	\$ 3,000	\$ 1,000	\$ 12,030	\$ 72,800			
Production Controller	\$ 111,242	\$ 43,118	\$ 78,561	\$ 78,752	\$ 3,895	\$ 354	\$ 7,286	\$ 354	\$ 30,935	\$ 4,300	\$ -			
Preventative Maintenance	\$ 10,000	\$ 7,978	\$ 10,000	\$ 1,977	\$ 1,987	\$ 173	\$ 1,921	\$ 173	\$ 2,945	\$ 720	\$ 1,114	\$ 5,910		
Customer Overtime	\$ 145,160	\$ 128,450	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 7,078		
Total Maintenance Salaries	\$ 85,29	\$ 84,80	\$ 67,28	\$ 19,22	\$ 19,79	\$ 76,56	\$ 19,79	\$ 50,06	\$ 51,04	\$ 70,81	\$ 70,90			
Total Per Unit Per Month	\$ 854,700	\$ 144,500	\$ 201,650	\$ 5,076	\$ 475	\$ 33,075	\$ 475	\$ 44,450	\$ 11,055	\$ 23,725	\$ 127,625			

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

January 2026- December 2027

REVENUE	
Project Subsidy Received	(\$1,000,000)
Other Income	(\$500)
Total Subsidy	(\$1,000,000)
Vending Income	(\$100)
Transfer to CFP 2025/2026	(\$1,000,000)
Investment Income	(\$100)
Other Revenue	(\$100)
(Vacancy Loss)	(\$100)
Total Revenue	(\$1,000,000)

Relocation Costs	
Tenant Security SHA Funds \$10	
Tenant, Service, HUD Funds \$15	
Credit Reporting	
Total Tenant Services	
Electric	
Gas	
Water	
Sewer	
Recycling Fee	
Engineer Services	
Total Utilities	
Maintenance Services	
Maintenance Benefits	
Painting Services	
Materials	
Vehicle Gas / Supplies	
Maintenance Small Tools & Equip	
Appliance Purchases	
Trash Removal	
Contracts	
Protection Services Contract	
R/R Deposit and Debt Service	
Total Maintenance	
Property Insurance	
General Liability Insurance	
Vehicle Insurance	
Public Officials Insurance/Other	
FSS Escrow	
FSS Expenditures of FSS Staff	
ROSS Salary/Benefits	
Terminal Lease Payments	
Pilot	

AMP Budgets										
Administrative - Other Breakdown										
January 2026 - December 2026										
EXPENSE	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	AMP 7	AMP 8	AMP 9	Villa's LP
										Lincolnwood
Advertising	\$6,000	\$4,500	\$7,000	\$500	\$1,000	\$750	\$1,000	\$2,000	\$500	\$1,000
Other Employee Benefits	\$11,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$250	\$50	\$0
Office Supplies	\$2,750	\$2,500	\$4,500	\$250	\$0	\$250	\$0	\$500	\$10	\$200
Telephone	\$6,000	\$3,700	\$8,000	\$50	\$0	\$100	\$0	\$3,200	\$60	\$50
Record Storage Contract	\$750	\$500	\$1,000	\$50	\$50	\$125	\$0	\$250	\$50	\$250
Copier Expense	\$9,000	\$5,000	\$10,600	\$250	\$0	\$275	\$0	\$2,150	\$500	\$300
Dues & Fees	\$7,500	\$5,000	\$6,500	\$225	\$75	\$500	\$25	\$2,750	\$1,150	\$9,000
Printing	\$500	\$500	\$1,000	\$25	\$0	\$50	\$25	\$250	\$150	\$90
Misc. Other Expense	\$400	\$300	\$2,000	\$0	\$0	\$0	\$0	\$750	\$150	\$0
Fingerprinting Costs	\$2,500	\$1,400	\$3,500	\$250	\$0	\$300	\$50	\$500	\$100	\$250
Income Verifications	\$9,000	\$6,500	\$11,500	\$850	\$100	\$1,500	\$50	\$1,675	\$300	\$2,500
Investor Service Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,740	\$2,510
Court Costs	\$5,000	\$3,000	\$4,500	\$650	\$125	\$750	\$50	\$500	\$100	\$500
Postage	\$2,000	\$1,000	\$1,500	\$200	\$50	\$300	\$25	\$225	\$120	\$250
Service Contracts*	\$23,000	\$18,500	\$35,000	\$300	\$500	\$500	\$250	\$7,000	\$1,750	\$8,000
Computer Supplies	\$2,000	\$2,000	\$2,500	\$0	\$0	\$0	\$0	\$5,550	\$0	\$0
Expendable Office Equipment	\$1,000	\$500	\$1,000	\$0	\$0	\$0	\$0	\$500	\$0	\$0
Timeclock Rental	\$600	\$600	\$2,400	\$0	\$0	\$0	\$0	\$960	\$240	\$0
Total 2026 Budget	\$79,000	\$66,500	\$103,600	\$3,600	\$1,900	\$5,400	\$1,475	\$29,010	\$14,300	\$24,900
										\$64,225
										\$374,310

*Answering Services, MCS Agreement, Postage Machine, Comcast, CTG, Inc of Illinois, The Nailed 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	TOTAL
HVAC Contract	\$3,000	\$1,500	\$500	\$0	\$0	\$500	\$0	\$0	\$500	\$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	\$0	\$6,000	\$2,000	\$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	\$54,000
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	\$26,400
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	\$250	\$250	\$250	\$5,950
Flooring Repair	\$5,000	\$5,000	\$2,000	\$5,000	\$15,000	\$0	\$8,000	\$2,000	\$1,000	\$1,000	\$49,000	\$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
Total 2026 Budget	\$172,000	\$120,500	\$156,000	\$22,500	\$10,400	\$61,000	\$3,650	\$49,000	\$13,350	\$34,500	\$141,250	\$784,150