

Springfield Housing Authority
COCC Budget
Maintenance Contract Breakdown
January 2022 - December 2022

	COCC
Trash Contract	\$6,500
HVAC Contract	\$1,000
Landscaping/Beautification	\$2,500
Snow Removal Contract	\$2,000
Mowing Contract	\$7,500
Painting Contract	\$5,000
Electrical Contract	\$1,000
Extermination Contract	\$500
Janitorial Contract	\$33,000
Floor Cleaning / Replacement	\$500
Alarm Services	\$5,800
Maintenance Uniforms	\$100
Lock Services	\$250
Tree Removal	\$0
Misc. Maintenance Contract	\$22,000
Vehicle Repair	\$3,000
Total 2022 Budget	\$90,650

Patch/Restripe 200 North 11th

Springfield Housing Authority COCC Budget Administrative Other Breakdown January 2022 - December 2022	
	COCC
Advertising Ad for Housing and COCC Vacant Positions	\$3,000
Other Employee Benefits Employee Assistance Program/ Drug Testing	\$1,300
Office Supplies Office supplies for COCC staff	\$10,000
Telephone Comcast/Verizon	\$15,000
Record Storage Contract Hillier	\$2,000
Copier Expense Lease Expense for Xerox copiers	\$12,000
Dues & Fees NAHRO, IAHA, PHADA, Bank Charges and Others	\$15,000
Printing Letterhead, Envelopes, Checks, and Business Cards	\$1,500
Misc. Other Expense Décor, Puritan Springs, Retreat, Staff Appreciation	\$8,500
Postage Postage for all COCC mailings	\$1,500
Publications State Journal Register, Springfield Business Journal, BDO Finance	\$750
Service Contracts PHA-Web software support, Novanis, TRUPAY and Comcast internet services	\$56,000
Computer Supplies State Contract	\$9,000
Expendable Office Equipment File Cabinets, Bookshelves, Chairs, etc.	\$15,000
Timeclock Rental Leases on Timeclocks	\$600
Total 2022 Budget	\$151,150

**Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates
AMP Budgets
January 2022 - December 2022**

Totals, Low-Rent	AMP 1 North	AMP 2 South	AMP 3 Hillcrest	AMP 4 MPP	AMP 5 MPP (SO)	AMP 6 MPP HO	AMP 7 Genevieve Place	AMP 8 Genevieve Place HO	AMP 9 VILLA'S	VILLAS LP	LINCOLNWOOD ESTATES
Family/Elderly Scattered Site? Age Recently Renovated? Asset Manager Units Average Bedroom Size % Occupancy as of: 6/31/2021	Family Yes 12/21/71-1998 YES Becky Stehman	Family Yes 06/16/78-1998 YES VACANT	Elderly No 06/14/68-06/18/78 YES Robin Dowis	Family No 02/28/05 NO Becky Stehman	Family No 10/26/00 NO Limited Partner	Family No 12/16/00 NO Becky Stehman	Family No 01/31/12 NO VACANT	Family No 07/31/11 NO Becky Stehman	Elderly No 04/30/17 NO Robin Dowis	Elderly No 04/30/17 NO Robin Dowis	Family No 06/01/20 YES Becky Stehman
	827 2.34 98%	142 2.90 100.0%	260 1.05 98.0%	22 2.75 96.0%	50 1.94 98.0%	5 3.00 100.0%	38 2.87 96.0%	2 3.00 100.0%	74 1.11 99.0%	18 1.11 100.0%	28 3 100%

REVENUE

Dwelling Rentals	\$ 1,863,600	\$ 375,000	\$ 225,000	\$ 710,000	\$ 75,000	\$ -	\$ 36,000	\$ 70,000	\$ 18,500	\$ 292,000	\$ 100,000	\$ 66,000
Project Subsidy Received	\$ 258,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ -	\$ 32,000	\$ 202,000
Other Income	\$ 133,050	\$ 60,000	\$ 20,000	\$ 31,000	\$ 6,000	\$ -	\$ 600	\$ 6,000	\$ 360	\$ 5,000	\$ 1,000	\$ 3,200
Total Subsidy	\$ 3,520,950	\$ 1,045,000	\$ 735,000	\$ 1,040,000	\$ 83,000	\$ 220,000	\$ 7,750	\$ 160,000	\$ 6,200	\$ 224,000	\$ -	\$ -
Vending Income	\$ 1,800	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -
Proration (4%)	\$ (140,835)	\$ (41,800)	\$ (29,400)	\$ (41,600)	\$ (3,320)	\$ (8,600)	\$ (310)	\$ (6,400)	\$ (248)	\$ (8,960)	\$ -	\$ -
Transfer From Capital Fund (1406)	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 107,500	\$ 1,950	\$ 1,900	\$ 1,400	\$ 1,000	\$ 100,000	\$ 400	\$ 250	\$ 600	\$ -	\$ -	\$ -
Other Revenue	\$ 71,500	\$ 1,200	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ 600	\$ -
(Vacancy Loss)	\$ (9,125)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,180)	\$ (3,475)	\$ (2,500)
Total Revenue	\$ 6,096,340	\$ 1,441,350	\$ 952,500	\$ 2,007,300	\$ 161,680	\$ 311,200	\$ 43,340	\$ 253,850	\$ 23,405	\$ 513,890	\$ 130,125	\$ 257,700

EXPENSES

Administrative Salaries	\$ 623,136	\$ 122,346	\$ 107,125	\$ 166,300	\$ 13,300	\$ -	\$ 3,050	\$ 27,125	\$ 1,890	\$ 63,675	\$ 13,225	\$ 16,100
Administrative Benefits	\$ 256,780	\$ 76,475	\$ 63,290	\$ 69,725	\$ 8,200	\$ -	\$ 1,880	\$ 13,600	\$ 1,175	\$ 18,675	\$ 4,590	\$ 9,250
Audit	\$ 34,375	\$ 6,000	\$ 3,500	\$ 7,500	\$ 700	\$ -	\$ 200	\$ 1,000	\$ 100	\$ 6,000	\$ 1,500	\$ 8,875
Management Fee \$ 70.00	\$ 640,080	\$ 162,960	\$ 117,600	\$ 205,800	\$ 16,480	\$ -	\$ 4,200	\$ 29,400	\$ 1,680	\$ 61,320	\$ 16,120	\$ 23,620
Bookkeeping Fee \$ 7.50	\$ 68,660	\$ 17,460	\$ 12,600	\$ 22,050	\$ 1,980	\$ -	\$ 450	\$ 3,150	\$ 180	\$ 6,570	\$ 1,620	\$ 2,620
Legal	\$ 40,000	\$ 12,000	\$ 4,000	\$ 10,000	\$ 500	\$ -	\$ 500	\$ 600	\$ 500	\$ 10,000	\$ 1,000	\$ 1,000
Travel	\$ 285	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training (CFP 2019/2020)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Other	\$ 450,373	\$ 84,760	\$ 39,770	\$ 83,680	\$ 3,000	\$ 204,950	\$ 1,250	\$ 4,995	\$ 400	\$ 19,225	\$ 6,955	\$ 23,498
Total Administrative	\$ 2,012,588	\$ 460,275	\$ 337,885	\$ 564,955	\$ 46,160	\$ 204,950	\$ 11,530	\$ 79,670	\$ 5,925	\$ 174,465	\$ 43,010	\$ 83,763

Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services/ SHA Funds \$10	\$ 7,660	\$ 1,800	\$ 1,390	\$ 2,450	\$ 220	\$ 600	\$ 60	\$ 310	\$ 20	\$ 740	\$ -	\$ 180
Tenant Services/ HUD Funds \$15	\$ 11,220	\$ 2,700	\$ 2,085	\$ 3,675	\$ 330	\$ 750	\$ 75	\$ 465	\$ 30	\$ 1,110	\$ -	\$ -
Father's Day Initiative (PNC Grant)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ 18,880	\$ 4,500	\$ 3,475	\$ 6,125	\$ 550	\$ 1,250	\$ 125	\$ 775	\$ 50	\$ 1,850	\$ 180	\$ -

Electric	\$ 492,660	\$ 14,000	\$ 6,600	\$ 340,000	\$ 800	\$ 1,100	\$ 100	\$ 2,650	\$ -	\$ 100,000	\$ 27,000	\$ 800
Gas	\$ 36,250	\$ 13,600	\$ 1,200	\$ 18,000	\$ 200	\$ -	\$ 25	\$ 200	\$ -	\$ 2,900	\$ 725	\$ 600
Water	\$ 91,100	\$ 30,000	\$ 250	\$ 50,000	\$ 1,800	\$ -	\$ 100	\$ 200	\$ -	\$ 6,500	\$ 2,000	\$ 250
Sewer	\$ 139,750	\$ 46,000	\$ 600	\$ 80,000	\$ 2,000	\$ -	\$ 100	\$ 200	\$ -	\$ 9,000	\$ 2,700	\$ 250
Engineer Services	\$ 143,660	\$ 37,000	\$ 26,000	\$ 60,000	\$ 3,600	\$ -	\$ 2,000	\$ 5,200	\$ 150	\$ 5,000	\$ 1,800	\$ 4,000
Total Utilities	\$ 902,600	\$ 139,500	\$ 33,450	\$ 546,000	\$ 8,300	\$ 1,100	\$ 2,325	\$ 8,350	\$ 150	\$ 123,400	\$ 34,225	\$ 5,800

Maintenance Salaries	\$ 681,655	\$ 173,360	\$ 113,200	\$ 187,650	\$ 5,450	\$ -	\$ 1,225	\$ 26,650	\$ 725	\$ 42,725	\$ 10,500	\$ 28,650
Maintenance Benefits	\$ 321,135	\$ 86,400	\$ 57,225	\$ 116,800	\$ 2,860	\$ -	\$ 600	\$ 14,100	\$ 350	\$ 27,500	\$ 6,800	\$ 10,700
Painting Services	\$ 104,000	\$ 27,000	\$ 15,000	\$ 38,000	\$ 4,000	\$ -	\$ 4,000	\$ 5,000	\$ -	\$ 5,600	\$ 1,400	\$ 4,000
Materials	\$ 236,000	\$ 100,000	\$ 50,000	\$ 65,000	\$ 3,000	\$ -	\$ 3,000	\$ 5,000	\$ 1,000	\$ 6,000	\$ 1,500	\$ 1,600
Vehicle Gas / Supplies	\$ 21,140	\$ 7,600	\$ 7,000	\$ 6,000	\$ 100	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$ 40	\$ -
Maintenance Small Tools & Equip	\$ 9,500	\$ 2,600	\$ 1,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -
Appliance Purchases	\$ 30,700	\$ 10,000	\$ 6,000	\$ 12,000	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 960	\$ -	\$ -
Trash Removal	\$ 63,985	\$ 26,600	\$ 13,500	\$ 13,500	\$ 2,275	\$ -	\$ -	\$ 3,200	\$ -	\$ 2,250	\$ 580	\$ 2,200
Contracts	\$ 615,195	\$ 192,460	\$ 86,700	\$ 173,500	\$ 25,725	\$ 2,000	\$ 8,950	\$ 48,200	\$ 250	\$ 41,640	\$ 10,360	\$ 25,200
Protective Services Contract	\$ 195,000	\$ 35,000	\$ 10,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R/R Deposit and Debt Service	\$ 45,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,690
Total Maintenance	\$ 2,224,400	\$ 659,800	\$ 359,625	\$ 764,650	\$ 43,710	\$ 2,000	\$ 17,775	\$ 103,250	\$ 2,325	\$ 129,095	\$ 31,500	\$ 110,470

**Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates
AMP Budgets
January 2022 - December 2022**

	Totals, Low-Rent	AMP 1 North	AMP 2 South	AMP 3 HI-Rises	AMP 4 NPP	AMP 5 MPP (50)	AMP 6 MPP HO	AMP 7 Geneva Place	AMP 8 Geneva Place HO	AMP 9 VILLA'S	VILLAS LP	LINCOLNWOOD ESTATES
Property/Equipment Insurance	\$ 198,300	\$ 44,000	\$ 33,500	\$ 67,000	\$ 7,100	\$ -	\$ 1,826	\$ 16,500	\$ 1,600	\$ 17,000	\$ 4,226	\$ 6,880
General Liability Insurance	\$ 18,886	\$ 4,000	\$ 3,000	\$ 6,000	\$ 436	\$ -	\$ 100	\$ 1,600	\$ 125	\$ 3,000	\$ 750	\$ 975
Vehicle Insurance	\$ 15,276	\$ 7,125	\$ 4,075	\$ 4,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Officials Insurance/Other	\$ 28,435	\$ 6,500	\$ 4,800	\$ 8,050	\$ 700	\$ -	\$ 160	\$ 2,050	\$ 175	\$ 2,550	\$ 650	\$ 1,000
FSS Escrow	\$ 10,600	\$ 3,000	\$ 5,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -
FSS Expenditures of FSS Staff	\$ 20,500	\$ 10,000	\$ 6,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -
Terminal Leave Payments	\$ 6,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PILOT	\$ 52,442	\$ 9,500	\$ 10,500	\$ 12,000	\$ 3,500	\$ -	\$ 1,600	\$ 2,200	\$ 750	\$ 8,400	\$ 2,200	\$ 1,792
Interest Expense	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000
Collection Loss / Bad Debt	\$ 89,000	\$ 50,000	\$ 5,000	\$ 25,000	\$ 4,000	\$ -	\$ -	\$ 1,600	\$ -	\$ 2,000	\$ 500	\$ 1,000
Total General Expenses	\$ 453,337	\$ 136,125	\$ 71,675	\$ 129,125	\$ 15,735	\$ -	\$ 3,385	\$ 23,750	\$ 2,650	\$ 34,950	\$ 8,325	\$ 27,617
Casualty Losses	\$ 12,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 12,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers In/Out	\$ -	\$ -	\$ 125,000	\$ (125,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses, excl. Asset Management	\$ 5,624,305	\$ 1,405,200	\$ 933,610	\$ 1,891,055	\$ 114,455	\$ 209,300	\$ 35,140	\$ 215,795	\$ 11,100	\$ 463,760	\$ 117,240	\$ 227,650
Asset Management \$ 10.00	\$ 89,880	\$ 24,000	\$ 17,040	\$ 30,000	\$ 2,640	\$ -	\$ 600	\$ 4,320	\$ 240	\$ 8,880	\$ 2,160	\$ -
Total Expenses	\$ 5,714,185	\$ 1,429,200	\$ 950,650	\$ 1,921,055	\$ 117,095	\$ 209,300	\$ 35,740	\$ 220,115	\$ 11,340	\$ 472,640	\$ 119,400	\$ 227,650
Cash Flow From Operations	\$ 382,155	\$ 12,150	\$ 1,850	\$ 86,245	\$ 44,585	\$ 101,900	\$ 7,600	\$ 33,735	\$ 12,065	\$ 41,250	\$ 10,725	\$ 30,050

Administrative Salaries

Asset Manager	\$ 36,648	\$ 35,919	\$ 51,898	\$ 4,019	\$ -	\$ 898	\$ 9,092	\$ 587	\$ 15,382	\$ 3,737	\$ 5,154
PH Occupancy Specialist	\$ 23,424	\$ 24,467	\$ 22,094	\$ 2,569	\$ -	\$ 574	\$ 6,193	\$ 363	\$ 6,540	\$ 1,591	\$ 3,295
Management Associates	\$ 30,609	\$ 25,538	\$ 71,495	\$ 3,357	\$ -	\$ 750	\$ 6,464	\$ 474	\$ 25,600	\$ 6,400	\$ 4,305
Inspectors	\$ 15,020	\$ 9,368	\$ -	\$ 1,508	\$ -	\$ 406	\$ 2,378	\$ 319	\$ -	\$ -	\$ -
TAR	\$ 7,779	\$ 5,524	\$ 9,725	\$ 858	\$ -	\$ 194	\$ 1,400	\$ 78	\$ 2,878	\$ 700	\$ 1,089
Program Integrity Specialist	\$ 8,859	\$ 6,290	\$ 11,074	\$ 975	\$ -	\$ 221	\$ 1,595	\$ 89	\$ 3,278	\$ 797	\$ 1,240
Total Administrative Salaries	\$ 122,350	\$ 107,126	\$ 166,300	\$ 13,300	\$ -	\$ 3,049	\$ 27,128	\$ 1,890	\$ 63,676	\$ 13,226	\$ 16,100
Total Per Unit Per Month	\$ 50.98	\$ 62.87	\$ 55.43	\$ 50.38	\$ -	\$ 50.82	\$ 62.79	\$ 78.75	\$ 60.44	\$ 61.22	\$ 44.94

Maintenance Salaries

Lead Builder	\$ 40,564	\$ 45,768	\$ 32,510	\$ 4,449	\$ -	\$ 994	\$ 11,529	\$ 628	\$ 9,822	\$ 2,341	\$ 5,705
Intermediate Building Maintainer	\$ 32,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,939
Building Maintainer	\$ -	\$ 29,416	\$ -	\$ -	\$ -	\$ -	\$ 7,446	\$ -	\$ -	\$ -	\$ -
Production Controller	\$ 9,068	\$ 6,439	\$ 11,337	\$ 998	\$ -	\$ 227	\$ 1,632	\$ 91	\$ 3,356	\$ 816	\$ 1,270
Caretakers / Preventative Maintenance	\$ 91,412	\$ 31,558	\$ 66,217	\$ -	\$ -	\$ -	\$ 5,882	\$ -	\$ -	\$ -	\$ 10,165
Custodians	\$ -	\$ -	\$ 76,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,729	\$ 7,432	\$ -
Total Maintenance Salaries	\$ 174,267	\$ 113,200	\$ 187,090	\$ 6,450	\$ -	\$ 1,221	\$ 27,060	\$ 720	\$ 42,728	\$ 10,800	\$ 20,980
Total Per Unit Per Month	\$ 72.61	\$ 66.43	\$ 62.35	\$ 20.65	\$ -	\$ 20.41	\$ 62.62	\$ 30.20	\$ 48.11	\$ 49.07	\$ 62.44

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates

AMP Budgets

Administrative Other Breakdown

January 2022 - December 2022

EXPENSE	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	AMP 7	AMP 8	AMP 9	Villa's LP	Lincolnwood	TOTAL
Advertising	\$2,000	\$1,500	\$3,500	\$200	\$0	\$0	\$300	\$0	\$1,500	\$500	\$1,000	\$10,500
Other Employee Benefits	\$750	\$500	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Office Supplies	\$2,500	\$2,345	\$3,730	\$75	\$0	\$0	\$100	\$25	\$500	\$100	\$150	\$9,525
Telephone	\$4,500	\$2,000	\$9,000	\$100	\$0	\$0	\$50	\$0	\$2,500	\$800	\$50	\$18,800
Record Storage Contract	\$900	\$875	\$1,200	\$100	\$0	\$50	\$125	\$0	\$240	\$60	\$250	\$3,600
Copier Expense	\$7,500	\$5,000	\$8,250	\$100	\$0	\$0	\$250	\$0	\$2,850	\$700	\$250	\$24,900
Dues & Fees	\$5,500	\$3,750	\$5,000	\$300	\$0	\$100	\$500	\$25	\$2,000	\$1,200	\$12,000	\$30,375
Printing	\$1,000	\$350	\$500	\$25	\$0	\$0	\$50	\$0	\$125	\$38	\$100	\$2,188
Misc. Other Expense	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$800	\$120	\$0	\$3,220
Fingerprinting Costs	\$12,000	\$2,300	\$6,500	\$400	\$0	\$250	\$370	\$50	\$550	\$275	\$275	\$22,970
Income Verification	\$3,500	\$2,250	\$5,000	\$500	\$0	\$200	\$1,000	\$100	\$1,000	\$250	\$1,000	\$14,800
Court Costs	\$5,000	\$3,000	\$5,000	\$500	\$0	\$500	\$1,500	\$100	\$500	\$220	\$300	\$16,820
Postage	\$2,500	\$2,000	\$1,000	\$150	\$0	\$50	\$250	\$50	\$200	\$102	\$123	\$6,425
Service Contracts*	\$15,000	\$12,000	\$27,000	\$550	\$204,950	\$100	\$500	\$50	\$4,500	\$1,500	\$8,000	\$274,150
Computer Supplies	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$200	\$50	\$0	\$3,250
Expendable Office Equipment	\$500	\$500	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Timeclock Rental	\$800	\$800	\$2,400	\$0	\$0	\$0	\$0	\$0	\$980	\$240	\$0	\$4,800
Total 2022 Budget	\$64,750	\$39,770	\$83,580	\$3,000	\$204,950	\$1,250	\$4,995	\$400	\$18,225	\$5,955	\$23,498	\$450,373

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

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates

AMP Budgets

Maintenance Contract Breakdown

January 2022 - December 2022

EXPENSE	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	AMP 7	AMP 8	AMP 9	Villa's LP	Lincolnwood	TOTAL
HVAC Contract	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Snow Removal Contract	\$2,000	\$1,200	\$1,500	\$500	\$0	\$0	\$350	\$0	\$500	\$150	\$0	\$8,200
Elevator Contract	\$0	\$0	\$24,500	\$0	\$0	\$0	\$0	\$0	\$5,760	\$1,400	\$0	\$31,660
Mowing Contract	\$25,000	\$13,000	\$0	\$500	\$1,500	\$0	\$3,000	\$0	\$0	\$0	\$12,000	\$55,000
Landscaping	\$3,000	\$4,500	\$3,000	\$1,000	\$500	\$500	\$10,000	\$0	\$800	\$200	\$0	\$23,500
Painting Contract	\$75,000	\$20,000	\$40,000	\$15,000	\$0	\$3,500	\$15,000	\$0	\$20,000	\$4,000	\$7,500	\$200,000
Electrical Contract	\$2,000	\$500	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Plumbing Contract	\$2,000	\$3,000	\$8,000	\$0	\$0	\$0	\$500	\$0	\$1,500	\$500	\$0	\$15,500
Extermination Contract	\$12,000	\$5,000	\$30,000	\$1,500	\$0	\$250	\$5,000	\$250	\$2,500	\$1,000	\$1,000	\$58,500
Janitorial Contract	\$4,500	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,500
Alarm Services	\$1,950	\$1,000	\$15,500	\$0	\$0	\$0	\$2,500	\$0	\$3,200	\$800	\$0	\$24,950
Maintenance Uniforms	\$2,000	\$1,000	\$2,500	\$25	\$0	\$0	\$50	\$0	\$200	\$60	\$0	\$5,835
Repair/Replace Roof Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lock Services	\$4,000	\$500	\$1,000	\$200	\$0	\$200	\$300	\$0	\$100	\$50	\$200	\$8,550
Glass Repair Services	\$1,500	\$1,000	\$1,000	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$4,000
Flooring Repair	\$10,000	\$10,000	\$10,000	\$6,000	\$0	\$3,500	\$10,000	\$0	\$0	\$0	\$0	\$49,500
Tree Removal	\$5,000	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$12,000
Security Camera Repairs	\$2,500	\$2,500	\$1,500	\$0	\$0	\$0	\$0	\$0	\$800	\$200	\$0	\$7,500
Misc. Maintenance Contract	\$30,000	\$8,500	\$28,000	\$1,000	\$0	\$1,000	\$1,000	\$0	\$6,500	\$2,000	\$1,500	\$79,500
Vehicle Repair	\$5,000	\$4,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
Total 2022 Budget	\$192,450	\$86,700	\$173,500	\$25,725	\$2,000	\$8,950	\$48,200	\$250	\$41,860	\$10,360	\$25,200	\$615,195

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates

AMP Budgets

January 2022- December 2022

Totals, Low-Rent	AMP 1 North	AMP 2 South	AMP 3 Hi-Rises	AMP 4 NPP	AMP 5 MPP (50)	AMP 6 MPP HO	AMP 7 Genesis Place	AMP 8 Genesis Place HO	AMP 9 VILLA'S	VILLAS LP	LINCOLNWOOD ESTATES
Family/Elderly Scattered Site?	Family Yes	Family Yes	Elderly No	Family No	Family No	Family No	Family No	Family No	Elderly No	Elderly No	Family No
Age	12/21/71-1988	06/16/78-1998	06/14/68-06/16/78	2/28/2005	10/28/2000	12/15/2000	1/31/2012	7/31/2011	4/30/2017	4/30/2017	5/1/2020
Recently Renovated?	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES
Asset Manager	Becky Stehman	VACANT	Robin Dowis	Becky Stehman	Limited Partner	Becky Stehman	VACANT	Becky Stehman	Robin Dowis	Robin Dowis	Becky Stehman
Units	827	200	142	250	50	5	36	2	74	18	28
Average Bedroom Size	2.34	3	3	1	3	2	3	3	1	1	3
% Occupancy as of: 8/31/2021	99%	98%	100%	89%	96%	98%	100%	88%	100%	99%	100%

REVENUE

Dwelling Rentals	\$ 196.85	\$ 158.25	\$ 132.04	\$ 236.67	\$ 284.09	\$ -	\$ 583.33	\$ 162.04	\$ 687.50	\$ 328.83	\$ 482.96	\$ 163.69
Project Subsidy Received	\$ 26.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55.56	\$ -	\$ -	\$ 148.15	\$ 801.19
Other Income	\$ 13.41	\$ 25.00	\$ 11.74	\$ 10.33	\$ 22.73	\$ -	\$ 8.33	\$ 13.89	\$ 14.58	\$ 5.83	\$ 4.63	\$ 9.52
Total Subsidy	\$ 364.79	\$ 435.42	\$ 431.34	\$ 346.67	\$ 314.39	\$ 368.67	\$ 129.17	\$ 370.37	\$ 258.33	\$ 252.25	\$ -	\$ -
Vending Income	\$ 0.18	\$ -	\$ -	\$ 0.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.34	\$ -	\$ -
Proration (4%)	\$ (14.19)	\$ (17.42)	\$ (17.25)	\$ (13.87)	\$ (12.58)	\$ (14.67)	\$ (5.17)	\$ (14.81)	\$ (10.21)	\$ (10.09)	\$ -	\$ -
Transfer From Capital Fund (1406)	\$ 20.15	\$ -	\$ -	\$ 66.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 10.83	\$ 0.81	\$ 1.12	\$ 0.47	\$ 3.79	\$ 168.67	\$ 6.87	\$ 0.58	\$ 25.00	\$ -	\$ -	\$ -
Other Revenue	\$ 7.20	\$ 0.50	\$ -	\$ 21.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.29	\$ 2.78	\$ -
(Vacancy Loss)	\$ (0.92)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3.55)	\$ (16.09)	\$ (7.44)	\$ -
Total Revenue	\$ 614.30	\$ 600.56	\$ 558.98	\$ 669.10	\$ 612.42	\$ 518.67	\$ 722.33	\$ 587.62	\$ 975.21	\$ 578.70	\$ 602.43	\$ 766.96

EXPENSES

Administrative Salaries	\$ 62.71	\$ 50.88	\$ 62.87	\$ 55.43	\$ 50.38	\$ -	\$ 50.83	\$ 62.79	\$ 78.75	\$ 60.44	\$ 81.23	\$ 44.94
Administrative Benefits	\$ 25.77	\$ 31.45	\$ 31.27	\$ 23.24	\$ 31.06	\$ -	\$ 31.33	\$ 31.25	\$ 48.96	\$ 21.03	\$ 21.25	\$ 27.53
Audit	\$ 3.46	\$ 2.08	\$ 2.05	\$ 2.50	\$ 2.65	\$ -	\$ 3.33	\$ 2.31	\$ 4.17	\$ 6.78	\$ 6.94	\$ 26.41
Management Fee \$ 70.00	\$ 84.60	\$ 67.90	\$ 69.01	\$ 66.60	\$ 70.00	\$ -	\$ 70.00	\$ 68.08	\$ 70.00	\$ 69.05	\$ 70.00	\$ 70.00
Bookkeeping Fee \$ 7.50	\$ 6.91	\$ 7.28	\$ 7.39	\$ 7.35	\$ 7.50	\$ -	\$ 7.50	\$ 7.29	\$ 7.50	\$ 7.40	\$ 7.50	\$ 7.50
Legal	\$ 4.03	\$ 5.00	\$ 2.35	\$ 3.33	\$ 1.89	\$ -	\$ 8.33	\$ 1.18	\$ 20.83	\$ 11.26	\$ 4.63	\$ 2.88
Travel	\$ 0.03	\$ 0.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training (CFP 2019/2020)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Other	\$ 45.38	\$ 26.98	\$ 23.34	\$ 27.86	\$ 11.38	\$ 341.58	\$ 20.83	\$ 11.56	\$ 16.67	\$ 20.52	\$ 27.57	\$ 69.83
Total Administrative	\$ 202.80	\$ 191.78	\$ 198.29	\$ 188.32	\$ 174.85	\$ 341.58	\$ 192.17	\$ 184.42	\$ 246.88	\$ 196.47	\$ 199.12	\$ 249.29

Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services/ SHA Funds \$10	\$ 0.77	\$ 0.75	\$ 0.82	\$ 0.82	\$ 0.83	\$ 0.83	\$ 0.83	\$ 0.72	\$ 0.83	\$ 0.83	\$ 0.83	\$ -
Tenant Services/ HUD Funds \$15	\$ 1.13	\$ 1.13	\$ 1.22	\$ 1.23	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.08	\$ 1.25	\$ 1.25	\$ -	\$ -
Father's Day Initiative (PNC Grant)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ 1.90	\$ 1.88	\$ 2.04	\$ 2.04	\$ 2.08	\$ 2.08	\$ 2.08	\$ 1.79	\$ 2.08	\$ 2.08	\$ 0.83	\$ -

Electric	\$ 49.66	\$ 5.83	\$ 3.81	\$ 113.33	\$ 3.03	\$ 1.83	\$ 1.67	\$ 5.90	\$ -	\$ 112.81	\$ 125.00	\$ 2.38
Gas	\$ 3.55	\$ 5.83	\$ 0.70	\$ 5.33	\$ 0.76	\$ -	\$ 0.42	\$ 0.48	\$ -	\$ 3.27	\$ 3.38	\$ 1.49
Water	\$ 9.18	\$ 12.50	\$ 0.15	\$ 16.67	\$ 8.82	\$ -	\$ 1.67	\$ 0.48	\$ -	\$ 7.32	\$ 9.28	\$ 0.74
Sewer	\$ 14.08	\$ 18.75	\$ 0.29	\$ 26.67	\$ 7.58	\$ -	\$ 1.67	\$ 0.46	\$ -	\$ 10.14	\$ 12.50	\$ 0.74
Engineer Services	\$ 14.48	\$ 15.42	\$ 14.67	\$ 20.00	\$ 13.26	\$ -	\$ 33.33	\$ 12.04	\$ 8.25	\$ 5.83	\$ 8.33	\$ 11.90
Total Utilities	\$ 90.95	\$ 58.13	\$ 19.63	\$ 182.00	\$ 31.44	\$ 1.83	\$ 38.75	\$ 19.33	\$ 6.25	\$ 138.96	\$ 158.45	\$ 17.26

Maintenance Salaries	\$ 88.83	\$ 72.23	\$ 66.43	\$ 62.35	\$ 20.64	\$ -	\$ 20.42	\$ 61.48	\$ 30.21	\$ 48.11	\$ 49.07	\$ 62.44
Maintenance Benefits	\$ 32.36	\$ 35.58	\$ 33.58	\$ 36.60	\$ 10.08	\$ -	\$ 10.00	\$ 32.64	\$ 14.58	\$ 30.97	\$ 31.48	\$ 31.85
Painting Services	\$ 10.48	\$ 11.25	\$ 8.80	\$ 12.67	\$ 15.15	\$ -	\$ 66.67	\$ 11.57	\$ -	\$ 6.31	\$ 6.48	\$ 11.90
Materials	\$ 23.78	\$ 41.67	\$ 29.34	\$ 21.67	\$ 11.38	\$ -	\$ 50.00	\$ 11.57	\$ 41.67	\$ 6.76	\$ 6.94	\$ 4.46
Vehicle Gas / Supplies	\$ 2.13	\$ 3.17	\$ 4.11	\$ 2.00	\$ 0.38	\$ -	\$ -	\$ 0.46	\$ -	\$ 0.23	\$ 0.19	\$ -
Maintenance Small Tools & Equip	\$ 0.96	\$ 1.04	\$ 0.59	\$ 1.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.25	\$ -	\$ -
Appliance Purchases	\$ 3.09	\$ 4.17	\$ 3.52	\$ 4.00	\$ 1.89	\$ -	\$ -	\$ 2.31	\$ -	\$ 1.08	\$ 1.11	\$ -
Trash Removal	\$ 6.45	\$ 11.04	\$ 7.92	\$ 4.50	\$ 8.62	\$ -	\$ -	\$ 7.41	\$ -	\$ 2.53	\$ 2.59	\$ 6.55
Contracts	\$ 61.99	\$ 80.19	\$ 50.88	\$ 57.83	\$ 97.44	\$ 3.33	\$ 149.17	\$ 111.57	\$ 10.42	\$ 47.14	\$ 47.96	\$ 75.00
Protective Services Contract	\$ 19.65	\$ 14.58	\$ 5.87	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R/R Deposit and Debt Service	\$ 4.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136.58
Total Maintenance	\$ 224.14	\$ 274.92	\$ 211.05	\$ 254.95	\$ 165.57	\$ 3.33	\$ 296.25	\$ 239.00	\$ 96.88	\$ 145.38	\$ 145.83	\$ 328.78

Springfield Housing Authority/Villa's at Vinegar Hill/Lincolnwood Estates

AMP Budgets

January 2022- December 2022

	Totals, Low-Rent	AMP 1 North	AMP 2 South	AMP 3 HI-Rises	AMP 4 NPP	AMP 5 MPP (50)	AMP 6 MPP HO	AMP 7 Genesis Place	AMP 8 Genesis Place HO	AMP 9 VILLA'S	VILLAS LP	LINCOLNWOOD ESTATES
Property/Equipment Insurance	\$ 19.98	\$ 18.33	\$ 19.68	\$ 22.33	\$ 26.89	\$ -	\$ 25.42	\$ 38.19	\$ 66.67	\$ 19.14	\$ 19.56	\$ 17.41
General Liability Insurance	\$ 1.90	\$ 1.67	\$ 1.78	\$ 1.67	\$ 1.65	\$ -	\$ 1.67	\$ 3.47	\$ 5.21	\$ 3.38	\$ 3.47	\$ 2.90
Vehicle Insurance	\$ 1.64	\$ 2.97	\$ 2.39	\$ 1.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Officials Insurance/Other	\$ 2.66	\$ 2.71	\$ 2.70	\$ 2.66	\$ 2.65	\$ -	\$ 2.67	\$ 4.75	\$ 7.29	\$ 2.67	\$ 3.01	\$ 2.98
FSS Escrow	\$ 1.06	\$ 1.25	\$ 2.93	\$ 0.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.56	\$ -	\$ -
FSS Expenditures of FSS Staff	\$ 2.07	\$ 4.17	\$ 2.93	\$ 1.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.69	\$ -	\$ -
H/O Coordinator	\$ 0.50	\$ 0.83	\$ 0.59	\$ 0.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PILOT	\$ 5.28	\$ 3.98	\$ 6.16	\$ 4.00	\$ 13.26	\$ -	\$ 26.67	\$ 5.09	\$ 31.25	\$ 9.46	\$ 10.19	\$ 5.33
Collection Loss / Bad Debt	\$ 6.97	\$ 20.63	\$ 2.93	\$ 8.33	\$ 15.15	\$ -	\$ -	\$ 3.47	\$ -	\$ 2.25	\$ 2.31	\$ 2.98
Total General Expenses	\$ 43.97	\$ 56.72	\$ 42.06	\$ 43.04	\$ 59.60	\$ -	\$ 56.42	\$ 54.98	\$ 110.42	\$ 39.36	\$ 38.54	\$ 31.60
Casualty Losses	\$ 1.26	\$ 2.08	\$ 1.47	\$ 1.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 1.26	\$ 2.08	\$ 1.47	\$ 1.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers In/Out	\$ -	\$ -	\$ 73.36	\$ (41.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses, excl. Asset Management	\$ 565.02	\$ 585.50	\$ 547.89	\$ 630.35	\$ 433.54	\$ 348.83	\$ 585.67	\$ 499.53	\$ 462.50	\$ 522.25	\$ 542.78	\$ 626.93
Asset Management \$ 10	\$ 9.06	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ -	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ -
Total Expenses	\$ 574.08	\$ 595.50	\$ 557.89	\$ 640.35	\$ 443.54	\$ 348.83	\$ 595.67	\$ 509.53	\$ 472.50	\$ 532.25	\$ 552.78	\$ 626.93
Cash Flow From Operations	\$ 40.22	\$ 5.06	\$ 1.09	\$ 28.75	\$ 168.88	\$ 169.83	\$ 126.67	\$ 78.09	\$ 502.71	\$ 46.45	\$ 49.65	\$ 140.03