

Housing Authority of the City of Columbia, Missouri
Public Housing - AMP 1 Budget
January 1, 2023 - December 31, 2023
FIRST DRAFT 09/15/2022

Description	Downtown
Gross Potential Rent	322,027
Vacancy Loss- Rent	(17,121)
Non-Dwelling Rentals	20,400
Laundry Income	9,953
Other Income-Work Orders	6,509
Total Tenant Revenue	341,768

HUD PHA operating grant	418,487
Capital grants	280,000
Net Operating & Capital Grants	698,487

Investment Income	4,051
Other revenue (Fees for Service)	5,336
Total Other Revenue	9,387
TOTAL REVENUE	1,049,643

Administrative salaries	62,736
FICA/MEDICARE	4,800
Employee-Health Ins.	14,121
Employee-Retirement	3,764
Auditing fees	4,800
Management Fees	66,293
Management Fees CFP	28,000
Book-Keeping Fee	10,260
Advertising and Marketing	-
Office Supplies	1,635
Telephone	3,574
Postage	1,229
Computer/IT Expense	3,089
Memberships & Dues	130
Legal Expense	1,500
Staff Training	4,300
Sundry, Miscellaneous	9,840
Total Operating-Administrative	220,070

Asset Management Fee	14,400
-----------------------------	---------------

Tenant services - salaries	6,247
FICA/MEDICARE	478
Resident Participation Funds	3,000
Tenant Services - Programs	1,200
Total Tenant Services	10,925

Water	31,160
Sewer	29,528
Electricity	17,175
Gas	12,466
Total Utilities	90,329

Housing Authority of the City of Columbia, Missouri
Public Housing - AMP 1 Budget
January 1, 2023 - December 31, 2023
FIRST DRAFT 09/15/2022

Description	Downtown
Maintenance - Labor	212,179
FICA/MEDICARE	16,232
Employee-Health Ins.	43,182
Employee-Retirement	12,731
Maintenance - Materials	61,072
Maint.-Tools & Equipment	1,622
Maint.-Gasoline	6,489
Maint. - Misc Contracts	1,295
Maint.-Trash Removal Contracts	26,905
Maint.-Heating & Cooling Contracts	1,530
Maint.-Landscape/Grounds Contracts	15,606
Maint.- Unit Turnaround / Restoration Contracts	-
Maint.- Electrical Contracts	5,100
Maint.- Plumbing Contracts	5,100
Maint.- Extermination Contracts	14,238
Maint. - Janitorial Contracts	5,814
Maint.-Vehicles & Equipment	5,891
Total Maintenance	434,986
Protective services - Labor	28,396
FICA/MEDICARE	2,173
Employee-Health Ins.	4,193
Employee-Retirement	1,704
Protective services supplies	240
Total Protective Services	36,706
Property Insurance	38,429
Liability Insurance	5,407
Workmen's Compensation	6,192
All other Insurance	3,213
Total Insurance Premiums	53,241
Other General Expenses	22,279
Payments in lieu of taxes	21,460
Bad debt - tenant rents	4,673
Extra Ordinary Maintenance	6,000
Interest Expense	2,717
Total Other General Expenses	57,129
Total Operating Expenses	917,787
Excess Revenue Over Operating Expenditures	131,856
Depreciation expense	166,500
Principal payments on EPC Loan	17,446
Excess (Deficiency) of Revenue Over (Under) Expenditures	114,410

Housing Authority of the City of Columbia, Missouri
Public Housing - AMP 1 Budget
January 1, 2023 - December 31, 2023
FIRST DRAFT 09/15/2022

Description	Downtown
Vehicles & Maint. Equipment	25,000
Total Fixed Asset Additions	25,000
Cash Flow After Debt Service & Reserves	89,410