

Operating Budget
Schedule of All Positions and Salaries

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577-0026 Exp. (10/31/97)

Name of Local Housing Authority		Locality					Fiscal Year End					
TAYLOR HOUSING COMMISSION		TAYLOR MI 48180					3/31/2023					
Position Title and Name By Organizational Unit and Function		Present Salary Rate As of (date) FY 2022	Requested Budget Year			Allocation of Salaries by Program						
			Salary Rate FY 2023	Estimated Payment		Maplewood Manor	Modernization	Service Coordinator	THC Section 8 Programs	Incentive Bonus	Longevity	^Method of Allocation
				INCENTIVE BONUS	Amount							
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
EXECUTIVE DIRECTOR	FT	\$95,000	\$97,850		\$100,680	\$9,464			\$91,216	\$1,400	\$1,430	25%-MM;75%-THC
PUBLIC HOUSING MANAGER - Angel Holbrook	FT	\$49,280	\$50,750	\$0	\$52,150	\$52,150			\$0	\$1,400	\$0	100% MM
SECTION-8 MANAGER	FT	\$59,590	\$65,440	\$0	\$69,380				\$69,380	\$1,400	\$2,540	100% - THC
SECTION-8 COORDINATOR -	FT	\$0	\$0	\$0	\$0				\$0	\$0	\$0	100% - THC
SECTION-8 COORDINATOR - Kristie LaRue	FT	\$43,470	\$44,850	\$0	\$46,920				\$46,920	\$1,400	670	100% - THC
SECTION-8 COORDINATOR - Shyana Mata	FT	\$0	\$38,480	\$0	\$38,480				\$38,480	\$0		100% - THC
Bookkeeper/Office Admin	PT	\$41,290	\$43,620		\$45,020	\$11,255			\$33,765	\$1,400		25% MM; 75% THC
HCV Caseworker	PT	\$20,000	\$31,200		\$31,200	\$0			\$31,200			
Support Staff - Paul Borso			\$35,360		\$35,360	\$14,144			\$21,216			40%MM, 60% THC
MAINTENANCE SUPERVISOR	FT	\$41,290	\$42,560		\$44,610	\$44,610				\$1,400	\$650	100% MM
MAINTENANCE ASSISTANT	FT	\$32,240	\$37,440		\$38,840	\$38,840				\$1,400	0	100% MM
OVERTIME (15HRS@1.5 FOR 12 MTHS)	FT	\$3,000	\$3,000		\$3,000	\$3,000						100% MM
MAINTENANCE ASSISTANT - pt	PT	\$2,500	\$0		\$0	\$0				\$600		
TOTAL		\$387,660	\$490,550	\$0	\$505,640	\$173,463	\$0	\$0	\$332,177	\$10,400	\$5,290	
NOTE: ALL POSITIONS AS IDENTIFIED DO NOT EXCEED 100% OF ANY ONE INDIVIDUALS TIME												

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate
 Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012;31 U.S.C. 3729, 3802)

Executive Director or Designated Official _____ Date **03/23/22**

**TAYLOR HOUSING COMMISSION
EMPLOYEE BENEFITS SCHEDULE - FY 2022 - 2023**

	MMANOR	THC
RETIREMENT		
EXECUTIVE DIRECTOR	\$7,048	\$1,762
PUBLIC HOUSING MANAGER	\$3,651	\$3,651
SECTION-8 MANAGER	\$4,857	\$4,857
SECTION-8 COORDINATOR	\$0	\$0
SECTION-8 COORDINATOR	\$3,284	\$3,284
SECTION-8 COORDINATOR	\$2,694	\$0
HCV Caseworker	\$3,151	\$3,151
BOOKKEEPER/OFFICE ADMIN	\$3,151	\$788
Support Staff - Paul Borso	\$2,475	\$990
MAINTENANCE SUPERVISOR	\$3,123	\$3,123
MAINTENANCE ASSISTANT	\$2,719	\$2,719
TOTAL	\$36,152	\$23,120

	MMANOR	THC	Med	Dental/opti	Life/Dis
MEDICAL INCL. OPTICAL & DENTAL					
EXECUTIVE DIRECTOR	\$19,776	\$4,944	2,060.00	0.00	0.00
PUBLIC HOUSING MANAGER	\$7,680	\$7,680	800.00	0.00	0.00
SECTION-8 MANAGER	\$7,200		750.00	0.00	0.00
SECTION-8 COORDINATOR	\$7,488		780.00	0.00	0.00
SECTION-8 COORDINATOR	\$6,048		630.00	0.00	0.00
SECTION-8 COORDINATOR	\$0	\$0	0.00	0.00	0.00
HCV Caseworker	\$7,680		800.00	0.00	0.00
BOOKKEEPER/OFFICE ADMIN	\$576	\$144	60.00	0.00	0.00
Support Staff - Paul Borso	\$7,680	\$3,072	800.00		
MAINTENANCE SUPERVISOR	\$8,064	\$8,064	840.00	0.00	0.00
MAINTENANCE ASSISTANT	\$5,760	\$5,760	600.00	0.00	0.00
TOTAL	\$77,952	\$29,664	8,120.00	0.00	0.00

	MMANOR	THC	Med	Dental/opti	Life/Dis
LIFE INSURANCE & DISABILITY					
EXECUTIVE DIRECTOR	\$240	\$60	20	12	240
PUBLIC HOUSING MANAGER	\$96	\$96	8	12	96
SECTION-8 MANAGER	\$96		8	12	96
SECTION-8 COORDINATOR	\$96		8	12	96
SECTION-8 COORDINATOR	\$96		8	12	96
SECTION-8 COORDINATOR	\$0	\$0	0	12	0
HCV Caseworker	\$96		8	12	96
BOOKKEEPER/OFFICE ADMIN	\$0		0	12	0
Support Staff - Paul Borso	\$96	\$38	8	12	96

<u>MAINTENANCE SUPERVISOR</u>	\$96	\$96			8	12	96
<u>MAINTENANCE ASSISTANT</u>	\$96	\$96			8	12	96
TOTAL	\$1,008	\$386	\$622				

SOCIAL SECURITY

<u>EXECUTIVE DIRECTOR</u>	\$7,702	\$1,926	\$5,777	\$100,680
<u>PUBLIC HOUSING MANAGER</u>	\$3,989	\$3,989	\$0	\$52,150
<u>SECTION-8 MANAGER</u>	\$5,308		\$5,308	\$69,380
<u>SECTION-8 COORDINATOR</u>	\$0		\$0	\$0
<u>SECTION-8 COORDINATOR</u>	\$3,589		\$3,589	\$46,920
<u>SECTION-8 COORDINATOR</u>	\$2,944	\$736	\$2,208	\$38,480
<u>HCV Caseworker</u>	\$2,387		\$2,387	\$31,200
<u>BOOKKEEPER/OFFICE ADMIN</u>	\$3,444	\$861.01	\$2,583	\$45,020
<u>Support Staff - Paul Borso</u>	\$2,705	\$1,082.02	\$1,623	\$35,360
<u>MAINTENANCE SUPERVISOR</u>	\$3,413	\$3,413		\$44,610
<u>MAINTENANCE ASSISTANT</u>	\$2,971	\$2,971		\$38,840
<u>OVERTIME (15HRS@1.5 FOR 12 MTHS)</u>	\$230	\$230		\$3,000
<u>MAINTENANCE ASSISTANT - pt</u>	\$0	\$0	\$0	\$0
TOTAL	\$38,681	\$15,207	\$23,474	\$505,640

\$58,289.59 \$95,504.07

RETIREMENT	ADMIN	MAINT
	\$7,190.33	\$5,841.50
MEDICAL INCL. OPTICAL & DENTAL	\$15,840.00	\$13,824.00
LIFE INSURANCE & DISABILITY	\$194.40	\$192.00
SOCIAL SECURITY	\$8,593.93	\$6,613.43
	<u>\$31,818.66</u>	<u>\$26,470.93</u>

**TAYLOR HOUSING COMMISSION
EMPLOYEE BENEFITS SCHEDULE - FY 2022 - 2023**

	MMANOR	THC
SUMMARY		
RETIREMENT	\$36,152	13,032
MEDICAL INCL. OPTICAL & DENTAL	\$77,952	29,664
LIFE INSURANCE & DISABILITY	\$1,008	386
SOCIAL SECURITY	\$38,681	15,207
		23,474

RETIREEES

TOTAL BENEFITS	<u>\$153,794</u>	58,290	95,504
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SALARIES - ADMIN	\$87,013	\$332,177
SALARIES - MAINT	\$86,450	
BENEFITS - ADMIN	\$31,819	\$95,504
BENEFITS -MAINT	\$26,471	
PRIOR YR BENEFITS	\$0	\$0
	\$231,753	\$427,681

Operating Budget

Schedule of Administration
Expense Other Than Salary

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0026(Exp.6/30/2001)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority		Locality		Fiscal Year End		
Taylor Housing Commission		Taylor		March 31, 2023		
	(1) Description	(2) Total	(3) MManor	Development	(5) THC	(6) Other
1	Legal Expense (see Special Note in Instructions)	15,000.00	1,500.00		13,500.00	
2	Training (list and provide justification)	6,000.00	600.00		5,400.00	
3	Travel					
	Trips to conventions and Meetings (list and provide justification)	4,800.00	480.00		4,320.00	
4	Other Travel - Outside Area of Jurisdiction					
5	- Within Area of Jursidiction	0.00	0.00		0.00	
6	Total Travel	4,800.00	480.00		4,320.00	
7	Accounting	26,400.00	2,640.00		23,760.00	
8	Auditing	8,500.00	850.00		7,650.00	
9	Sundry					
	- Rental of Office Space					
10	- Publications	2,500.00	250.00		2,250.00	
11	- Membership Dues and Fees(list organization and amount)	3,500.00	350.00		3,150.00	
12	- Telephone, Fax, ElectronicCommunications	18,000.00	1,800.00		16,200.00	
13	- Collection Agent Fees and Court Costs					
14	- Administrative Services Contracts (list and provide justification)	24,000.00	2,400.00		21,600.00	
15	- Forms, Stationery and Office Supplies	42,000.00	4,200.00		37,800.00	
16	- Other Sundry Expense (provide breakdown)	42,000.00	4,200.00		37,800.00	

17	Total Sundry	132,000.00	13,200.00	118,800.00
18	Total Administrative Expense Other Than Salaries	192,700.00	19,270.00	173,430.00

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C 3729, 3802)

Signature of authorized representative & Date

X

March 23, 2022

form HUD-52571(3/95)
ref Handbook 7475.1

Operating Budget

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		b. Fiscal Year Ending 03/31/23	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA-Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA-Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA-Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) TAYLOR HOUSING COMMISSION/MAPLEWOOD MANOR				
f. Address (city, State, zip code) 15270 PLAZA SOUTH DRIVE TAYLOR, MI 48180				
g. ACC Number C-871		h. PAS / LOCCS Project No. MI-089		i. HUD Field Office DETROIT, MI

j. No. of Dwelling Units 102	k. No. of Unit Months Available 1224	m. No. of Projects 1	
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. PUM (2)	[XX] Estimates [] or Actual Current Budget PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Homebuyers Monthly Payments For:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess(Deficit) In Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)						
Operating Receipts								
070	3110	Dwelling Rentals	0.00	0.00	274.51	336,000		
080	3120	Excess Utilities	0.00	0.00		0		
090	3190	Nondwelling Rentals		0.00				
100	Total Rental Income (sum of lines 070, 080, and 090)				274.51	336,000		
110	3610	Interest on Gen Fund Investments	0.00	0.00		0		

120	3690	Other Operating Receipts	0.00	0.00	14.71	18,000		
130	Total (sum of lines 100, 110, and 120)				289.22	354,000		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	0.00	0.00	71.09	87,013		
150	4130	Legal Expense		0.00	1.23	1,500		
160	4140	Staff Training	0.00	0.00	0.49	600		
170	4150	Travel	0.00	0.00	0.39	480		
180	4170	Accounting Fees	0.00	0.00	2.16	2,640		
190	4171	Auditing Fees	0.00	0.00	0.69	850		
200	4190	Other Administrative Expenses	0.00	0.00	10.78	13,200		
210	Total Administrative Expense (sum of line 140 thru line 200)				86.83	106,283		
Tenant Services:								
220	4210	Salaries	0.00	0.00		0		
230	4220	Recreation, Publications and Other services	0.00	0.00	2.08	2,550		
240	4230	Contract Costs, Training and Other	0.00	0.00	0.31	0		
250	Total Tenant Services Expense (sum of lines 220,230, and 240)				2.39	2,550		
Utilities:								
260	4310	Water	0.00	0.00	12.25	14,997		
270	4320	Electricity	0.00	0.00	53.92	66,000		
280	4330	Gas	0.00	0.00	36.76	45,000		
290	4340	Fuel						
300	4350	Labor						
310	4390	Other utilities expense RECYCLING	0.00	0.00		0		
320	Total Utilities Expense (sum of line 260 thru line 310)				102.94	125,997		

form HUD-52564 (3/95)

Previous editions are obsolete

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ref. Handbook 7475.1

Name of PHA / IHA TAYLOR HOUSING COMMISSION/MAPLEWOOD MANOR					Fiscal Year Ending 03/31/23			
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 0 PUM (2)	[XX] Estimates [] or Actual Current Budget 0.00 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation								
330	4410	Labor	0.00	0.00	70.63	86,450		
340	4420	Materials	0.00	0.00	29.41	36,000		
350	4430	Contract Costs	0.00	0.00	108.59	132,920		
360	Total Ordinary Maintenance & Operation Expense (lines 330 to 350)				208.64	255,370		

Protective Services							
370	4460	Labor		0.00			
380	4470	Materials		0.00			
390	4480	Contract Costs	0.00	0.00	0.98	1,200	
400	Total Protective Services Expense (sum of lines 370 to 390)			0.00	0.98	1,200	
General Expense:							
410	4510	Insurance	0.00	0.00	22.88	28,000	
420	4520	Payments in Lieu of Taxes	0.00	0.00		0	
430	4530	Terminal Leave Payments		0.00			
440	4540	Employee Benefit Contributions	0.00	0.00	47.62	58,290	
450	4570	Collection Losses		0.00			
460	4590	Other General Expense		0.00			
470	Total General Expense (sum of lines 410 to 460)			0.00	70.50	86,290	
480	 Total Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		#VALUE!	#VALUE!	472.28	577,690	
Rent for Leased Dwellings:							
490	4710	Rents to Owners of Leased Dwellings		0.00	0.00		
500	Total Operating Expense (sum of lines 480 and 490)		#VALUE!	#VALUE!	472.28	577,690	
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	0.00	0.00	0.00	0	
520	7520	Replacement of Nonexpendable Equipment	0.00	0.00	0.00	0	
530	7540	Property Betterments and Additions	0.00	0.00	0.00	0	
540	Total Nonroutine Expenditures (sum of lines 510, 520, and 530)		0.00	0.00	0.00	0.00	
550	Total Operating Expenditures (sum of lines 500 and 540)		#VALUE!	#VALUE!	472.28	577,690	
Prior Year Adjustments:							
560	6010	Prior Year Adjustments Affecting Residual Receipts	0.00	0.00	0.00	0	
Other Expenditures:							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.		0.00	0.00	0	
580	 Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		#VALUE!	#VALUE!	472.28	577,690	
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	#VALUE!	#VALUE!	(183.06)	(223,690)	
HUD Contributions:							
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year		0.00	0.00		
610	8011	Prior Year Adjustments - (Debit) Credit		0.00	0.00		
620	Total Basic Annual Contribution (line 600 plus or minus line 610)		0.00	0.00	0.00	0	
630	8020	Contributions Earned - Op. Sub: - Cur. Yr.(before year-end adj)	0.00	0.00	284.31	348,000	
640		Mandatory PFS Adjustments (net):		0.00			
650		Other (specify):		0.00			
660		Other (specify):		0.00			
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)	0.00	0.00	0.00		

680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)			284.31	348,000		
690	Total HUD Contributions (sum of lines 620 and 680)		#VALUE!	#VALUE!	284.31	348,000		
700		Residual Receipts (or Deficit)(sum of line 590 plus line 690) Enter here and on line 810	#VALUE!	0.00	101.25	124,310		

Previous editions are obsolete

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form HUD-52564 (3/95)

ref. Handbook 7475.1

Name of PHA / IHA TAYLOR HOUSING COMMISSION/MAPLEWOOD MANOR			Fiscal Year Ending 3/31/2023	
		Operating Reserve	PHA/IHA Estimates	HUD Modifications
		Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821	PHA/IHA - Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564		

		Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	3/31/2015	284,417
790		Provision for Operating Reserve - Current Budget Year (check one) <input type="checkbox"/> Estimated for FYE <input checked="" type="checkbox"/> Actual for FYE		
800		Operating Reserve at end of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE <input type="checkbox"/> Actual for FYE	3/31/2016	30,000 314,417
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700		124,310
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	3/31/2017	438,727
830		Cash Reserve Requirement-_____ % of line 480		

Comments

PHA / IHA Approval

Name
Title
Signature

JOHN CARTER
EXECUTIVE DIRECTOR

Date **03/23/22**

Field Office Approval

Name
Title
Signature

Date _____

**TAYLOR HOUSING COMMISSION
OPERATING BUDGET FY 2022 - 2023
CONSOLIDATED**

			MAPLEWOOD	THC	
			MANOR	VOUCHER	TOTAL
OPERATING INCOME					
Dwelling Rentals			312,000		312,000
Int. on Investments			0		0
Other Income			18,000		18,000
CFP Grant					0
Administrative Fees			0	635,489	635,489
Operating Subsidy			348,000	6,340,000	6,688,000
Total Operating Income			678,000	6,975,489	7,653,489
OPERATING EXPENDITURES					
Administrative Salaries			87,013	332,177	419,190
Employee Benefits			31,819	95,504	127,323
Legal Fees			1,500	13,500	15,000
Staff Training			600	5,400	6,000
Travel			480	4,320	4,800
Accounting Fees			2,640	23,760	26,400
Auditing Fees			850	7,650	8,500
Other Administrative Expense			13,200	118,800	132,000
Management Improvements					0
Fees and Costs					0
Tenant Services-Salaries			0		0
T.S.-Recreation			2,550		2,550
T.S.-Contract Costs			0		0
Utilities - Water			18,000		18,000
Utilities - Electricity			66,000		66,000
Utilities - Gas			45,000		45,000
Recycling			0		0
Maintenance-labor			86,450		86,450
Maint - Employee Benefits			26,471		
Maintenance-Materials			36,000		36,000
Maintenance-Contract Costs			132,920	62,500	195,420

Prot. Services-Contract Costs		1,200		1,200
Insurance		28,000		28,000
Payments In Lieu of Taxes		0		0
Total Routine Expense		580,693	663,611	1,244,304
Extraordinary Maintenance				0
Housing Assistance Payments			6,340,000	6,340,000
Property Betterments and Adds.				0
Capital Improvements				0
Prior Yr Expense		0	0	0
Total Oper. Expenditures		580,693	7,003,611	7,584,304
Surplus or (Deficit)		97,307	(28,122)	69,185
Replacement Reserve		100,000		
Operating Reserve - Beginning of Year		1,183,876	2,413,134	3,597,010
Operating Reserve - End of Year		1,181,183	2,385,012	3,566,195

# of Units - Voucher Program	1,031	91.00%
# of units - Project Based Vouchers	<u>102</u>	9.00%
	1,133	100.00%

Rent	28,000	12	336,000
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Maint - Contract Costs

MManor

Garbage & Trash	7,200.00	7,200
Htg & Cooling	24,000.00	24,000
Snow Removal	5,400.00	5,400
Elevator Maintenance	11,120.00	11,120
Landscape	6,000.00	6,000
Unit Turnaround	18,000.00	18,000
Electrical	6,000.00	6,000
Plumbing	6,000.00	6,000
Extermination	7,200.00	7,200
Janitorial	15,000.00	15,000
Routine Maintenance	15,000.00	15,000
Miscellaneous	12,000.00	12,000
	<u>132,920.00</u>	<u>132,920</u>

PILOT

Rent	26000	12	312,000
Less: Utilities			<u>125,997</u>
			<u>186,003</u>
10% of Balance			<u>18,600</u>

ADMINISTRATIVE FEES

First 600 units per month	600	69.16	41,496
Units over 600 per month	370	64.55	23,884
			<u>65,380</u>
Admin reimbursed at 81% of eligibility			52,957
Annual Admin Fee Earnings			635,489

HQS Inspections	1250	50	62,500
HUD - PBV Revenue			
Subsidy Eligibility	29000	12	348,000
Subsidy for 2018			<u>348,000</u>