

Housing Authority of the City of Columbia, Missouri

AMP 1/Vouchers/Central Office

Fiscal Year January 1, 2026 - December 31, 2026

DRAFT BUDGET

8/29/2025

Description	Downtown Public Housing	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	Central Office Cost Center
Net tenant rental revenue	\$ 201,258						
HAP Assistance	\$ -						
Vacancy Loss- Rent	(21,206)						
Loss to Lease							
Other Income - Cable	-						
Non-Dwelling Rentals	10,800						
Other Income	-						-
Laundry Income	6,201						
Other Income-Work Orders	3,931						
Total tenant revenue	200,985	-	-	-	-	-	-
Housing assistance payments		12,973,428	441,861	240,778	303,356	199,613	
Ongoing administrative fees earned		1,642,401	35,456	23,500	15,863	7,327	
FSS Administrative Fees Earned		-					
Other Federal Grants		213,072					
HUD PHA operating grants	267,190		-				
Capital grants	280,614						
Total Federal Grants	547,804	14,828,901	477,318	264,278	319,220	206,940	-
Capital grants							
Management Fees PHA							29,214
Management Fees CFP							28,061
Management Fees HCV							286,287
Mgmt Fees CHALIS & Component Units							
Asset Management Fee							6,000
Book-Keeping Fees PHA							4,050
Book-Keeping Fees HCV							178,929
Fees for Service	46,160						
Developer Fees							
Total Fee Revenue	46,160	-	-	-	-	-	532,541
Other Grants/Income							
Investment income - unrestricted	40,726	20,000					20,000
Investment income - restricted		-					
Fraud recovery-unrestricted		1,200					
Fraud recovery-restricted		5,948					
Other revenue							
Total Other Revenue	40,726	27,148	-	-	-	-	20,000
Total Revenue	\$ 835,675	\$ 14,856,049	\$ 477,318	\$ 264,278	\$ 319,220	\$ 206,940	\$ 552,541
Administrative salaries	130,556	548,273	4,153	2,953	10,383	5,711	330,948
FICA/MEDICARE	9,988	40,853	318	226	794	437	63,016
Employee-Health Ins.	14,190	97,413	23	525	58	32	42,588
Employee-Retirement	5,400	21,315	125	177	312	171	14,720

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Auditing Fees	5,448	50,143					9,906
Management Fees-COCC	29,214	280,095	6,192		-	-	
Management Fees -Others	28,061						
Accounting/Book-Keeping Fees	4,050	175,059	3,870		-	-	
Advertising and Marketing	-	500					75
Office Supplies	1,706	5,562	-	100	1,000	100	350
Telephone	1,500	1,410	-				1,300
Publications	-	-					65
Postage	867	10,047	586	100	650	100	3,025
Computer/IT Expense	9,384	38,473	-	-	-	160	25,000
Memberships & Dues	-	300					10,000
Office Furniture & Equipment	-	-					250
Legal Expense	1,112	-					7,500
Staff Training	1,000	8,000	-		-	-	7,500
Travel	2,000	2,200	-		-	-	2,000
Sundry, Miscellaneous	6,581	16,575	150	100	500	75	12,388
Port-Out Admin Fees	-	11,285	2,300				
Professional Services (compliance/inspect	-	85,123	2,800	2,700	2,000	450	
Total Operating-Administrative	251,056	1,392,627	20,517	6,881	15,697	7,236	530,630
Asset Management Fee	6,000						
Tenant services - salaries	2,883		-				
FICA/MEDICARE	221		-				
Employee-Health Ins.	-						
Employee-Retirement	-		-				
TV Cable Services & Computer Labs	-						
Resident Participation Funds	1,250						
Tenant Services - Other	500		-				
Total Tenant Services	4,854	-	-	-	-	-	-
Water	20,627	950					316
Electricity	18,116	7,120					2,373
Gas	20,419	1,735					578
Sewer	12,620	362					120
Total Utilities	71,782	10,167	-	-	-	-	3,387
Maintenance - labor	196,893						
FICA/MEDICARE	15,062						
Employee-Health Ins.	2,266						
Employee-Retirement	9,218						
Maintenance - Materials	30,365	100					285
Maintenance - Tools & Equipment	500						
Maintenance - Gasoline	3,809						1,950
Maintenance- Trash Removal Contracts	16,395	-					
Maintenance- Heating & Cooling	12,938						
Maintenance- Snow Removal Contracts	775						
Maintenance- Elevator Maintenance	800						

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Maintenance- Landscape & Grounds	-	352					4,590
Maint.- Unit Turnaround/Restoration	10,000						
Maintenance- Electrical Contracts	2,862						
Maintenance- Plumbing Contracts	2,862						
Maintenance- Extermination Contracts	12,592						
Maintenance - Janitorial Contracts	20,220	5,328					1,776
Maintenance - Misc Contracts	5,430	375					250
Maintenance-Vehicles	3,080						500
Total Maintenance	346,067	6,155	-	-	-	-	9,351
Protective services - labor	42,037						
FICA/MEDICARE	3,216						
Employee-Health Ins.	5,103						
Employee-Retirement	1,310						
Protective services - other	500						
Total Protective Services	52,166	-	-	-	-	-	-
Property Insurance	38,975	6,594					2,198
Liability Insurance	4,740	10,357					
Workmen's Compensation	4,954	8,772	66	47	166	91	626
All other Insurance	2,863	-					4,223
Total Insurance Premiums	51,531	25,723	66	47	166	91	7,047
Other General Expenses	511						750
Payments in lieu of taxes	10,827						
Real Estate Taxes							
Bad debt - tenant rents	2,760						
Extraordinary Maintenance/Other	-						
Interest Expense payable from cash flow							
Interest Expense	-						-
Total Other General Expenses	14,098	-	-	-	-	-	750
Total Operating Expenses	\$ 797,553	\$ 1,434,672	\$ 20,583	\$ 6,928	\$ 15,863	\$ 7,327	551,165
Excess Revenue Over Operating	\$ 38,121	\$ 13,421,378	\$ 456,734	\$ 257,350	\$ 303,356	\$ 199,613	1,376
Housing Assistance Payments	-	12,973,428	441,861	240,778	303,356	199,613	
FSS Escrow Deposits		213,072					
Amortization of Tax Credit Fees							
Depreciation expense	68,774	22,044					1,194
Total Other	68,774	13,208,544	441,861	240,778	303,356	199,613	1,194
Total Expenses	\$ 866,328	\$ 14,643,216	\$ 462,444	\$ 247,706	\$ 319,220	\$ 206,940	552,359
Net Operating Income/(Loss)	\$ (30,653)	\$ 212,834	\$ 14,873	\$ 16,572	\$ -	\$ -	182
Debt Payments	-						

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Replacement Reserve Deposits	-						
Replacement Reserve Withdrawals							
Total other financing sources (uses)	-	-	-	-	-	-	-
Cash Flow After Debt Service & Other Financing Sources (Uses)	\$ 38,121	\$ 234,878	\$ 14,873	\$ 16,572	\$ -	\$ -	1,376