

Jacksonville Housing Authority
Budgeted Income Statement
SUMMARY - ALL
As of March 31, 2026

	Entity Wide			COCC		
	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance
OPERATING ITEMS						
Total Rental Income	5,701,461	5,084,763	616,698	-	-	-
Total Other Tenant Income	407,002	560,456	(153,454)	-	-	-
Total Grant Income	3,947,874	5,766,447	(1,818,573)	-	120,000	(120,000)
Total HAP Income	52,116,246	51,495,726	620,520	-	-	-
Total Admin Fee	3,808,810	3,772,493	36,316	-	-	-
Total Management Fees	2,326,806	2,949,258	(622,452)	2,326,806	2,949,258	(622,452)
Total Other Income	877,353	1,275,020	(397,667)	378,415	694,950	(316,535)
Total Income	69,185,553	70,904,163	(1,718,611)	2,705,221	3,764,208	(1,058,987)
Total Administrative Salaries	2,121,398	3,290,856	(1,169,458)	1,430,447	2,226,408	(795,961)
Total Legal Expense	133,369	105,234	28,135	117,278	67,500	49,778
Total Management Fees	2,126,744	2,888,584	(761,841)	-	-	-
Total Other Admin Expenses	251,746	179,850	71,896	188,639	77,952	110,687
Nan McKay & Associates Inc.	2,992,186	2,695,711	296,475	-	-	-
Total Miscellaneous Admin Expenses	1,491,499	2,115,588	(624,089)	635,057	1,101,834	(466,777)
Total Admin Expenses	9,116,942	11,275,824	(2,158,882)	2,371,421	3,473,694	(1,102,273)
Total Tenant Services Expense	216,190	258,354	(42,164)	123,998	77,508	46,490
Total Utility Expense	906,420	921,665	(15,245)	40,828	37,950	2,878
Total General Maint Expense	879,537	971,494	(91,957)	-	-	-
Total Materials	479,021	577,634	(98,613)	7,725	15,036	(7,311)
Total Contract Costs	2,844,098	2,715,632	128,466	225,474	75,012	150,462
Total Occupancy Expenses	5,325,267	5,444,779	(119,512)	398,024	205,506	192,518
Total Insurance Expense	960,626	811,041	149,585	137,470	75,006	62,464
Total General Expense	810,517	531,414	279,103	321,030	10,002	311,028
Total Housing Assistance Payments	53,869,962	51,605,726	2,264,236	-	-	-
Total Finance Expense	1,064,538	1,233,676	(169,138)	-	-	-
Total Other General Expenses	56,705,643	54,181,857	2,523,786	458,501	85,008	373,493
Total Expenses	71,147,853	70,902,460	245,393	3,227,946	3,764,208	(536,262)
Total Operating Income (Loss)	(1,962,300)	1,704	(1,964,004)	(522,725)	-	(522,725)
NON-OPERATING ITEMS						
Total Non-Operating Expense	13,505	1,704	11,801	13,505	-	13,505
Total Depreciation Expense	-	-	-	-	-	-
Total Non- Operating Items	13,504.77	1,704.00	11,800.77	13,505	-	13,505
Net Income (Loss)	(1,975,805)	(0)	(1,975,804)	(536,230)	-	(536,230)

Jacksonville Housing Authority
Budgeted Income Statement
SUMMARY - ALL
As of March 31, 2026

	AMP's			HCV - ALL		
	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance
OPERATING ITEMS						
Total Rental Income	2,973,186	2,709,765	263,421	-	-	-
Total Other Tenant Income	149,904	275,114	(125,210)	-	-	-
Total Grant Income	3,947,874	5,646,447	(1,698,573)	-	-	-
Total HAP Income	-	-	-	52,116,246	51,495,726	620,520
Total Admin Fee	-	-	-	3,808,810	3,772,493	36,316
Total Management Fees	-	-	-	-	-	-
Total Other Income	172,846	312,338	(139,492)	248,984	193,320	55,664
Total Income	7,243,810	8,943,664	(1,699,854)	56,174,039	55,461,539	712,500
Total Administrative Salaries	622,347	954,000	(331,654)	-	-	-
Total Legal Expense	12,642	25,234	(12,592)	304	5,000	(4,696)
Total Management Fees	1,038,173	1,707,386	(669,213)	1,088,570	1,111,478	(22,908)
Total Other Admin Expenses	5,424	65,054	(59,630)	54,434	25,000	29,434
Nan McKay & Associates Inc.	-	-	-	2,992,186	2,695,711	296,475
Total Miscellaneous Admin Expenses	560,358	873,450	(313,092)	93,908	(0)	93,909
Total Admin Expenses	2,238,945	3,625,125	(1,386,180)	4,229,403	3,837,189	392,214
Total Tenant Services Expense	92,192	180,240	(88,048)	-	-	-
Total Utility Expense	670,895	691,428	(20,533)	17,580	13,625	3,955
Total General Maint Expense	753,824	896,044	(142,220)	-	-	-
Total Materials	382,401	457,826	(75,425)	2,029	-	2,029
Total Contract Costs	2,132,835	2,035,620	97,215	28,490	5,000	23,490
Total Occupancy Expenses	4,032,148	4,261,158	(229,011)	48,098	18,625	29,473
Total Insurance Expense	600,337	603,039	(2,702)	30,417	-	30,417
Total General Expense	293,792	452,638	(158,846)	-	-	-
Total Housing Assistance Payments	-	-	-	53,869,962	51,605,726	2,264,236
Total Finance Expense	-	-	-	-	-	-
Total Other General Expenses	894,129	1,055,677	(161,548)	53,900,379	51,605,726	2,294,653
Total Expenses	7,165,221	8,941,960	(1,776,739)	58,177,880	55,461,540	2,716,341
Total Operating Income (Loss)	78,589	1,704	76,885	(2,003,841)	(0)	(2,003,841)
NON-OPERATING ITEMS						
Total Non-Operating Expense	-	1,704	(1,704)	-	-	-
Total Depreciation Expense	-	-	-	-	-	-
Total Non- Operating Items	-	1,704.00	(1,704.00)	-	-	-
Net Income (Loss)	78,589	(0)	78,589	(2,003,841)	(0)	(2,003,841)

Jacksonville Housing Authority
Budgeted Income Statement
SUMMARY - ALL
As of March 31, 2026

		BA		
		YTD Actual	YTD Budget	Variance
OPERATING ITEMS				
Total Rental Income		2,728,275	2,374,998	353,277
Total Other Tenant Income		257,098	285,342	(28,244)
Total Grant Income		-	-	-
Total HAP Income		-	-	-
Total Admin Fee		-	-	-
Total Management Fees		-	-	-
Total Other Income		77,109	74,412	2,697
Total Income		3,062,483	2,734,752	327,731
Total Administrative Salaries		68,604	110,448	(41,844)
Total Legal Expense		3,145	7,500	(4,355)
Total Management Fees		-	69,720	(69,720)
Total Other Admin Expenses		3,250	11,844	(8,594)
Nan McKay & Associates Inc.		-	-	-
Total Miscellaneous Admin Expenses		202,175	140,304	61,871
Total Admin Expenses		277,174	339,816	(62,642)
Total Tenant Services Expense		-	606	(606)
Total Utility Expense		177,118	178,662	(1,544)
Total General Maint Expense		125,713	75,450	50,263
Total Materials		86,867	104,772	(17,905)
Total Contract Costs		457,299	600,000	(142,701)
Total Occupancy Expenses		846,997	959,490	(112,493)
Total Insurance Expense		192,401	132,996	59,405
Total General Expense		195,695	68,774	126,921
Total Housing Assistance Payments		-	-	-
Total Finance Expense		1,064,538	1,233,676	(169,138)
Total Other General Expenses		1,452,634	1,435,446	17,188
Total Expenses		2,576,806	2,734,752	(157,946)
Total Operating Income (Loss)		485,677	-	485,677
NON-OPERATING ITEMS				
Total Non-Operating Expense		-	-	-
Total Depreciation Expense		-	-	-
Total Non- Operating Items		-	-	-
Net Income (Loss)		485,677	-	485,677

Jacksonville Housing Authority
 Budgeted Income Statement
 SUMMARY - ALL
 As of March 31, 2026

	COCC					
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Monthly Actual</u>	<u>Monthly Budget</u>	<u>Variance</u>
OPERATING ITEMS						
Total Other Tenant Income	-	-	-	-	-	-
Total Grant Income	-	120,000	(120,000)	-	20,000	(20,000)
Total Management Gees	2,326,806	2,949,258	(622,452)	380,878	491,543	(110,665)
Total Other Income	378,415	694,950	(316,535)	473	115,825	(115,352)
Total Income	2,705,221	3,764,208	(1,058,987)	381,352	627,368	(246,016)
Total Rents and Utility Reimbursements	-	-	-	-	-	-
Total Administrative Salaries	1,430,447	2,226,408	(795,961)	216,138	371,068	(154,930)
Total Legal Expense	117,278	67,500	49,778	10,787	11,250	(463)
Total Other Admin Expenses	188,639	77,952	110,687	40,780	12,992	27,788
Total Miscellaneous Admin Expenses	635,057	1,101,834	(466,777)	115,303	183,639	(68,336)
Total Tenant Services Expense	123,998	77,508	46,490	15,299	12,918	2,381
Total Utility Expense	40,828	37,950	2,878	5,744	6,325	(581)
Total Materials	7,725	15,036	(7,311)	3,562	2,506	1,056
Total Contract Costs	225,474	75,012	150,462	(206,770)	12,502	(219,272)
Total Insurance Expense	137,470	75,006	62,464	7,444	12,501	(5,057)
Total General Expense	321,030	10,002	311,028	43,905	1,667	42,238
Total Non-Operating Expense	13,505	-	13,505	(1,292)	-	(1,292)
Total Expenses	3,241,451	3,764,208	(522,757)	250,901	627,368	(376,467)
Net Income (Loss)	(536,230)	-	(536,230)	130,451	-	130,451

Jacksonville Housing Authority
 Budgeted Income Statement
 SUMMARY - ALL
 As of March 31, 2026

AMP - LIPH

	YTD Actual	YTD Budget	Variance	Monthly Actual	Monthly Budget	Variance
OPERATING ITEMS						
Total Rental Income	2,973,186	2,709,765	263,421	549,156	458,872	90,284
Total Other Tenant Income	149,904	275,114	(125,210)	21,348	45,852	(24,505)
Total Grant Income	3,947,874	5,646,447	(1,698,573)	360,235	945,331	(585,096)
Total Other Income	172,846	312,338	(139,492)	13,848	48,998	(35,150)
Total Income	7,243,810	8,943,664	(1,699,854)	944,587	1,499,053	(554,467)
Total Administrative Salaries	622,347	954,000	(331,654)	91,427	159,000	(67,573)
Total Legal Expense	12,642	25,234	(12,592)	1,804	4,206	(2,402)
Total Management Fees	1,038,173	1,707,386	(669,213)	173,297	284,564	(111,267)
Total Other Admin Expenses	5,424	65,054	(59,630)	-	10,842	(10,842)
Total Miscellaneous Admin Expenses	560,358	873,450	(313,092)	86,857	145,575	(58,718)
Total Tenant Services	92,192	180,240	(88,048)	10,646	30,040	(19,394)
Total Utility Expense	670,895	691,428	(20,533)	119,722	115,238	4,484
Total General Maint Expense	753,824	896,044	(142,220)	112,382	149,341	(36,958)
Total Materials	382,401	457,826	(75,425)	66,105	76,304	(10,199)
Total Contract Costs	2,132,835	2,035,620	97,215	566,528	339,270	227,258
Total Insurance Expense	600,337	603,039	(2,702)	106,029	107,778	(1,749)
Total General Expense	293,792	452,638	(158,846)	45,303	76,611	(31,308)
Total Non-Operating Expense	-	1,704	(1,704)	(136)	284	(420)
Total Expenses	7,165,221	8,943,664	(1,778,443)	1,379,964	1,499,054	(119,090)
NON-OPERATING ITEMS						
Total Depreciation Expense	-	-	-	-	-	-
Total Non- Operating Items	-	-	-	-	-	-
Net Income (Loss)	78,589	(0)	78,589	(435,377)	(0)	(435,377)

Jacksonville Housing Authority
 Budgeted Income Statement
 SUMMARY - ALL
 As of March 31, 2026

	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
OPERATING ITEMS			
Total HAP Income	52,116,246	51,495,726	620,520
Total Admin Fee	3,808,810	3,772,493	36,316
Total Other Income	248,984	193,320	55,664
Total Income	56,174,039	55,461,539	712,500
Total Legal Expense	304	5,000	(4,696)
Total Management Fees	1,088,570	1,111,478	(22,908)
Total Other Admin Expenses	54,434	25,000	29,434
Total Miscellaneous Admin Expenses	93,908	(0)	93,909
Nan McKay & Associates Inc.	2,992,186	2,695,711	296,475
Total Utility Expense	17,580	13,625	3,955
Total Materials	2,029	-	2,029
Total Contract Costs	28,490	5,000	23,490
Total Insurance Expense	30,417	-	30,417
Total Housing Assistance Payments	53,869,962	51,605,726	2,264,236
Total Expenses	58,177,880	55,461,540	2,716,341
Net Income (Loss)	(2,003,841)	(0)	(2,003,841)

HCV

	<u>Monthly Actual</u>	<u>Monthly Budget</u>	<u>Variance</u>
	9,128,909	8,582,619	546,290
	619,496	628,749	(9,253)
	37,941	32,222	5,719
	9,786,346	9,243,590	542,756
	304	833	(529)
	177,173	185,246	(8,074)
	13,207	4,167	9,041
	6,115	(0)	6,115
	431,775	449,285	(17,510)
	2,677	2,271	406
	1,612	-	1,612
	2,478	833	1,645
	4,409	-	4,409
	9,058,549	8,600,954	457,595
	9,698,300	9,243,590	454,710
	88,046	0	88,046

Jacksonville Housing Authority
 Budgeted Income Statement
 SUMMARY - ALL
 As of March 31, 2026

				HCV		
	2025	2024		2025	2024	
	YTD Actual	YTD Actual	Variance	Monthly Actual	Monthly Actual	Variance
OPERATING ITEMS						
Total HAP Income	52,116,246	46,975,309	5,140,937	9,128,909	8,134,955	993,954
Total Admin Fee	3,808,810	3,747,048	61,761	619,496	620,490	(994)
Total Other Income	248,984	186,373	62,611	37,941	33,820	4,121
Total Income	56,174,039	50,908,730	5,265,310	9,786,346	8,789,265	997,081
Total Administrative Salaries	-	1,116,874	(1,116,874)	-	169,202	(169,202)
Total Legal Expense	304	3,162	(2,858)	304	-	304
Total Management Fees	1,088,570	1,087,223	1,347	177,173	179,040	(1,867)
Total Other Admin Expenses	54,434	71,740	(17,307)	13,207	38,612	(25,405)
Total Miscellaneous Admin Expenses	93,908	315,242	(221,334)	6,115	60,239	(54,124)
Nan McKay & Associates Inc.	2,992,186	-	2,992,186	431,775	-	431,775
Total Tenant Services	-	33,136	(33,136)	-	5,088	(5,088)
Total Utility Expense	17,580	9,067	8,513	2,677	-	2,677
Total General Maint Expense	-	19,151	(19,151)	-	2,980	(2,980)
Total Materials	2,029	2,498	(469)	1,612	795	818
Total Contract Costs	28,490	38,401	(9,911)	2,478	5,520	(3,042)
Total Insurance Expense	30,417	72,544	(42,127)	4,409	23,731	(19,321)
Total General Expense	-	371,588	(371,588)	-	61,413	(61,413)
Total Housing Assistance Payments	53,869,962	48,310,633	5,559,329	9,058,549	8,285,604	772,945
Total Non-Operating Expense	-	(1,829)	1,829	-	(20)	20
Total Expenses	58,177,880	51,449,430	6,728,450	9,698,300	8,832,202	866,098
Net Income (Loss)	(2,003,841)	(540,700)	(1,463,141)	88,046	(42,937)	130,983

NOTES:

Jacksonville Housing Authority
 Budgeted Income Statement
 SUMMARY - ALL
 As of March 31, 2026

	Business Activities					
	YTD Actual	YTD Budget	Variance	Monthly Actual	Monthly Budget	Variance
OPERATING ITEMS						
Total Rental Income	2,728,275	2,374,998	353,277	441,364	395,833	45,531
Total Other Tenant Income	257,098	285,342	(28,244)	43,671	47,557	(3,886)
TOTAL OTHER INCOME	77,109	74,412	2,697	12,773	12,402	371
Total Income	3,062,483	2,734,752	327,731	497,808	455,792	42,016
Total Administrative Salaries	68,604	110,448	(41,844)	8,070	18,408	
Total Legal Expense	3,145	7,500	(4,355)	-	1,250	(1,250)
Total Management Fees	-	69,720	(69,720)	-	11,620	(11,620)
Total Other Admin Expenses	3,250	11,844	(8,594)	550	1,974	(1,424)
Total Miscellaneous Admin Expenses	202,175	140,304	61,871	26,283	23,384	2,899
Total Tenant Services	-	606	(606)	-	101	(101)
Total Utility Expense	177,118	178,662	(1,544)	45,086	29,777	15,309
Total General Maint Expense	125,713	75,450	50,263	19,180	12,575	6,605
Total Materials	86,867	104,772	(17,905)	24,956	17,462	7,494
Total Contract Costs	457,299	600,000	(142,701)	(157,457)	100,000	(257,457)
Total Insurance Expense	192,401	132,996	59,405	39,052	22,166	16,886
Total General Expense	195,695	68,774	126,921	6,789	11,462	(4,673)
Total Finance Expense	1,064,538	1,233,676	(169,138)	177,134	205,613	(28,479)
Total Expenses	2,576,806	2,734,752	(157,946)	189,643	455,792	(255,812)
Net Income (Loss)	485,677	-	485,677	308,165	-	297,827