



PROGRAM OPERATING BUDGETS

**FISCAL YEAR ENDING:
SEPTEMBER 30, 2021**

“Building Success”

Goals, Performance Measurement & Accountability



Dear Board of Commissioners,

The Lowell Housing Authority's fiscal year 2021 budgets are presented here for your review and approval. At this time, the Massachusetts Department of Housing and Community Development (DHCD), has not released the fiscal year 2021 budget guidelines. This delay does not allow authorities with June and September fiscal years to create state operating budgets before the start of our fiscal year. This is not uncommon, but unfortunately delays the passage of our state operating budgets. Therefore, we are presenting operating budgets for our four HUD funded Asset Management Portfolios (AMPs), our Section 8 Housing Choice Voucher and Mainstream Voucher Programs, and our Central Office Cost Center. We anticipate State budgets to follow in October 2020.

Fiscal year 2020 has proven to be unprecedented and has provided for a lot of uncertainty in an already uncertain public housing industry. Budgeting for FY2021 proved to be even more challenging than in previous years due to the COVID-19 pandemic. Although the public housing capital fund has seen material increases in the previous three years, it is still not sufficient to cover the capital needs of PHA's. The historical underfunding of the capital fund has led to a significant back log of capital improvements in PHA's nationwide. This puts more strain on an already fragile operating budget to cover additional maintenance expenses resulting from aging buildings and infrastructure. This coupled with uncertain operating fund subsidy proration levels makes for a challenging budget preparation. While HUD did provide additional funding in FY2020 through the CARES Act, this funding is set to expire in December 2020. We do anticipate the COVID-19 pandemic will have a lasting financial impact on the Authority throughout fiscal year 2021. Currently, there remains an eviction moratorium in the state of Massachusetts. Once this is lifted, we will see an increase in our legal expenses due to the backlog of cases. The legal budget line item has been increased for this purpose. Our maintenance supplies have been increased for FY2021 to cover any additional costs for janitorial supplies and safety equipment.

As we near the end of fiscal year 2020, we are projecting operating gains across most of our programs. While this is a positive trend for the Authority, the increase to our reserves will be vital in the coming year. The operating gains are mainly due to the deferral of extraordinary maintenance items and equipment purchases that were delayed due to COVID-19. FY 2020 operating fund proration levels have remained in the high 90's and are currently exceeding 100% due to the additional CARES Act funding that was provided. We do anticipate that the proration levels will decrease for CY2021 in the wake of COVID-19, due to the significant amount of funding that has been received by the CARES Act. The budgets presented here are all revenue producing for fiscal year 2021. Our four federal AMPs are budgeted to realize operating gains of \$155K. While the operating gains contribute to the increase in reserve levels, these gains in real dollar amounts are not significant. The budgets for the AMPs include \$959k from our 2020 capital fund for operations. HUD allows agencies to use 25% of its capital funds for

operating expenditures. Without this \$959k the AMPs would be realizing a net loss over \$800k.

The revenue budget of the Authority has increased to a projected \$42 million in fiscal year 2021. This is up from \$41 million budgeted in fiscal year 2020. The major driver of the increase is HAP revenue in our Section 8 program. This revenue is offset by a corresponding increase in HAP expenses. Our major sources of revenue in public housing are resident rent and operating subsidy. Resident rental income decreased for FY2021 due to the sale of scattered site units. The amount of HUD operating fund subsidy received is based on eligibility and proration levels. Our HUD operating fund subsidy eligibility decreased slightly in 2020. This decrease was mainly attributable to the effects of the disposition of scattered site units. It should be noted that a decrease in subsidy eligibility is not cause for concern, but rather an indication that the authority continues to be less subsidy dependent. While eligibility decreased, our proration levels increased. We anticipate our eligibility will increase in 2021, based on the Asset repositioning fee for AMP 2 and our rate reduction incentive for our SNMC contract. Proration levels in FY20 went from a low of 88% to a high of 97%. We have conservatively budgeted a proration level of 94% for FY2021.

In addition to our major funding sources, the Authority has a solar net meter credit contract, which is projected to generate approximately \$1.2 million in revenue for the Authority in the coming year. This revenue is offset by a solar operator cost of approximately 600K. The net revenue may be subject to HUD operating fund subsidy offset for 50% of the savings generated. The net effect to the Authority could be an additional \$300k to \$600k in operating revenue, depending on the amount of the offset. The Authority has seen decreases in its investment income over the last year due to falling interest rates due to the COVID-19 pandemic. The Authority has been very successful in seeking out grant opportunities and will continue to do so. These grants are vital to the Authority's commitment to increase its funding sources. The grants are also part of an ongoing effort to provide additional services and support to our residents, as well as investing in modernization and building improvements. The Section 8 program continues to see low administrative fee funding. Admin Fees make up 96% of the non-HAP revenue for this program. Admin fee proration is currently at 81%. We have projected admin fee proration at 80% for FY2021.

The operating budgets for our public housing portfolio reflects an overall decrease in operating revenues, resulting in lower projected operating gains. The decrease in operating revenues are a result of lower operating fund subsidy eligibility, and lower rental income due to the pending sales of the scattered site units in AMP 2. As the Board is aware, HUD has approved the disposition of 87 scattered sites at AMP 2. Three of these properties closed in FY 2020. The majority of the remaining sites are under Purchase & Sale Agreements and are projected to be sold in FY2021. The FY 2021 budgets have been prepared assuming the sales of these properties. It should be noted that although there is an overall decrease in the rental revenue, there is also a corresponding decrease in operating expenses. Despite an overall decrease in operating revenues, the Authority is benefiting from several cost saving measures in previous years. Savings are being realized in utilities due to our third-party rate lock contracts. Savings are also being realized in employee benefits due to attrition.

The Authority has made major investments in IT, which proved to be critical during the COVID-19 pandemic. The IT infrastructure, which has been an ongoing project, allowed us to keep operations and services to residents ongoing without interruption during the pandemic. It also allowed for our employees to have the ability to work from home, but still stay connected to the executive office. This budget year will include expenses for a new digital filing system, digital signage in our community rooms, as well as

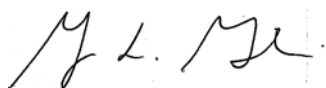
a self-service kiosk for our leasing department. These IT investments will make the agency more efficient and provide a higher level of customer service to our residents.

In FY19 the Authority underwent a comprehensive vehicle inspection analysis. This analysis confirmed that the Authority had a severely aging fleet of vehicles and needed to start phasing in vehicle replacements. Seven vehicles were replaced in FY2019, two of which were replaced with more cost-effective utility vehicles. Two vehicles were replaced in FY2020 and two new transit vans were added for the plumbing and heating department and the electrician. In addition, a new trash truck was budgeted in FY2020, but due to the COVID-19 pandemic it was delayed in production. The budget for this was deferred to FY2021. The Authority has also budgeted for two new vehicles, and a new dump truck in FY2021.

The FY2021 budget puts a lot of focus on resident services. The Authority started community room renovations in FY2020 at South Common Village, Centralville Gardens and City View Towers. These community room renovations will continue into FY2021, with the addition of Francis Gatehouse and Belvidere Heights as well. We have also budgeted for a renovation for the Learning Zone after school program at AMP 1. Currently the Authority has contracted with the City of Lowell to provide protective services to our residents. We currently have one officer assigned to the authority during the day. For fiscal year 2021 we will work with the City to provide an additional officer in the evening for our developments. In addition, we will be contracting with a private security firm to provide security services to our residents at South Common Village. This is part of an ongoing effort at South Common Village that started with a large-scale site improvement project in FY2020. In addition, we have hired an additional resident service coordinator who will work with our residents at South Common Village as well as our state sites. The FY2021 tenant services budget has been increased to allow for accessibility and medical accommodations, which have not been budgeted for in previous years.

The fiscal year 2021 budget was prepared on very conservative estimates. The budgets take into consideration the COVID-19 pandemic and the lingering financial effect it will have in the coming year. We believe that all programs will be able to operate effectively within the budgets presented. This year's budgets were prepared with a strong focus on resident services. Improving the quality of life for all our residents is our top priority. These budgets provide for community room renovations and resident services that will benefit all residents. The budgets reflect our ongoing commitment to reach our goals through performance measurement and accountability. We appreciate the Board's continued support and would like to thank all our staff for their continued commitment to our residents and our properties through these most challenging times. I appreciate your review of the enclosed budgets and welcome any questions. If you would like to discuss the budgets in more detail, please do not hesitate to call or email me to schedule a time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sherry Giblin', with a stylized flourish at the end.

Sherry Giblin
Chief Financial Officer

**CENTRAL OFFICE COST CENTER
OPERATING BUDGET
EXECUTIVE SUMMARY**

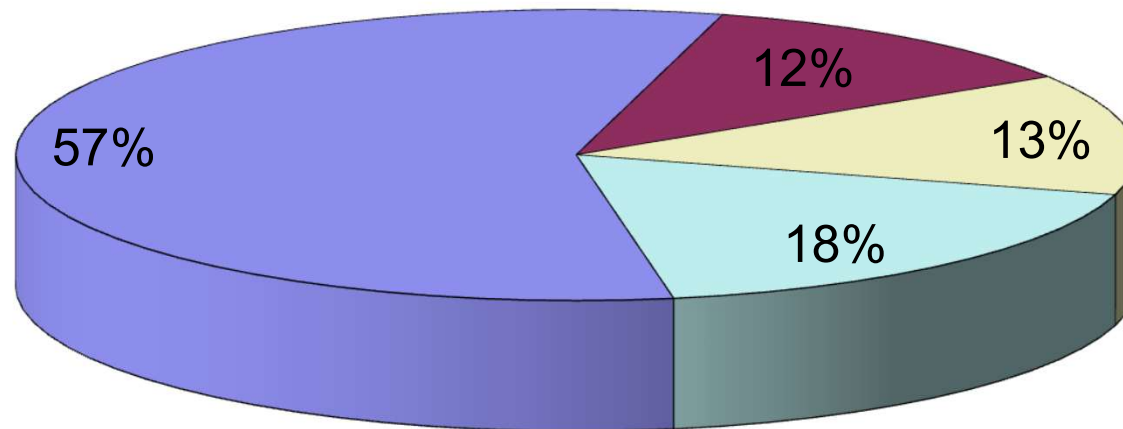
FY 2021

Operating Revenue:	\$ 3,561,951
Operating Expense:	<u>\$ 3,393,668</u>
Operating Gain:	<u>\$ 168,283</u>
Ending Operating Reserve (Estimated):	\$ 3,706,472*

The Central Office Cost Center (COCC) is responsible for oversight of property management, personnel, finance, procurement and strategic planning functions for the Authority. The main revenue source of the COCC is management fee income charged to the Federal AMPs and Section 8 program. The major expense items of the COCC include executive personnel, skilled labor workforce, training, special project consulting, communications and investment in information technology.

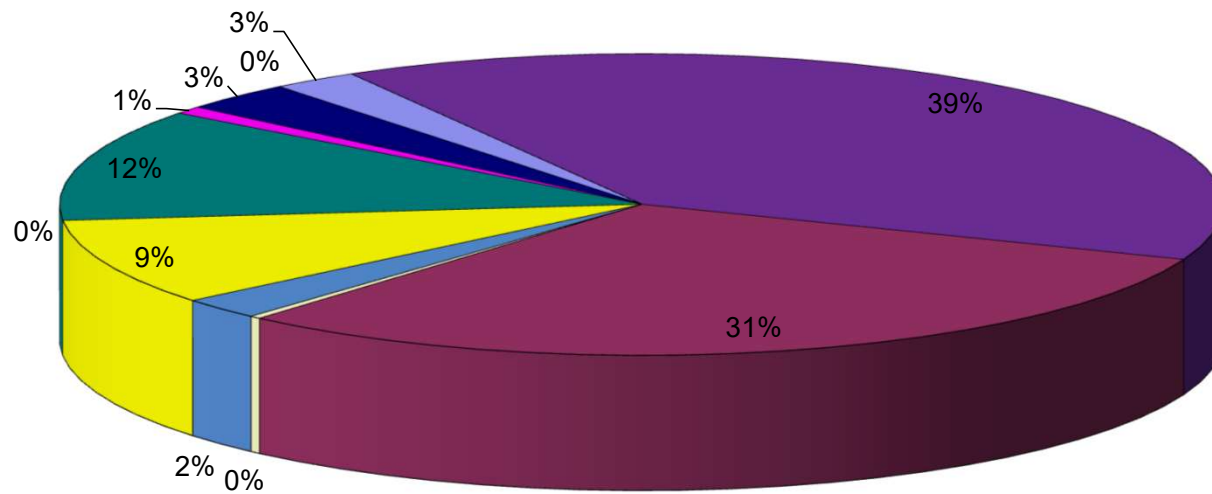
The COCC continues to increase reserve levels. Management fee rates increased last year from \$86.12 to \$88.57 but did not increase for this year's budget. Similar to prior years, the COCC was able budget a potential \$200,000 equity transfer to AMPs, if needed, to restore reserves, cover unforeseen expenditure or maximize Financial Assessment (FASS) scoring in 2021. This amount has not yet been allocated to any program and will most likely not be necessary. Also budgeted for FY2021 is \$100K for pre-development costs for an affordable housing project that the Authority is developing with its non-profit affiliate RENU.

Lowell Housing Authority Central Office Revenue Budget FY 2021



Management Fee MA001	2,030,040
Management Fee HCVP	418,718
Management Fee CFP	479,374
Other Income	633,819

Lowell Housing Authority Central Office Expense Budget FY 2021



Administrative Salary 1,254,882	Employee Benefits 971,532
Legal Fees 10,000	Training & Travel 73,549
Administrative 296,548	Tenant Services -
Maintenance Salary 385,424	Maintenance Repairs 25,700
Replacement of Equipment- Non Capital 100,000	Betterments & Additions -
Insurance 76,033	

	LOWELL HOUSING AUTHORITY CENTRAL OFFICE COST CENTER (COCC) FOR FISCAL YEAR ENDING: 9/30/2021	
ACCOUNT	DESCRIPTION	BUDGETED (\$)
3610	Interest Income	300
3805	Management Fee- AMPs - MA001 (\$88.57 per unit month)	1,695,113
3805	Asset Management Fee - AMPs - MA001 (\$10 per unit month - AMPs)	191,387
3805	Bookkeeping Fee - AMPs - MA001 (\$7.50 per unit month)	143,540
3805	Management Fee - HCVP (20% of estimated annual admin fee)	299,207
3805	Bookkeeping Fee - HCVP (\$7.50 per unit month)	119,511
3805	Management Fee- CFP	479,374
3805	Management Fee - STATE PROGRAMS (N/A - overhead allocation)	
3690	Other Income - Miscellaneous	
3690	Other Income - Intercompany skilled labor billing	633,519
	TOTAL OPERATING RECEIPTS	3,561,951
411001	Administrative Salary	1,254,882
413001	Legal Fees	10,000
414000	Training & Tuition	43,549
415001	Travel	30,000
417001	Accounting Fees	-
417101	Audit Fee	-
419001	Admin - Sundry / Other	10,000
419002	Postage	3,000
419003	Admin - Office Supplies	10,000
419004/419005	Admin - Printing & Publications	4,300
419006	Admin - Advertising	3,000
419007	Admin - Membership Dues	5,000
419008	Admin - Information Technology / Equipment	139,298
419009	Admin - Data Processing / PR	18,000
419014	Admin - Telephone / Internet	34,250
419020	Admin - Medical Services	1,500
419022	Admin - Office Equipment Maintenance	3,000
419025	Admin - Rent	25,200
419050/419060	Admin - Consulting Fees and Special Project	40,000
4210	Tenant Services - Salary	-
4410	Maintenance Salary - Skilled Labor Crew	385,424
4420	Materials and Supplies	18,700
4430	Maintenance Contracts	7,000
4510	Insurance	76,033
4540	Employee Benefits	971,532
7520/7540	Betterments & Additions	-
4611	Extraordinary Maintenance/Replacement of Equipment - Non Capital	100,000
4610	Equity Contribution - out to AMPs	200,000
	(possible use of equity: grant leverage, equipment, large scale repairs, consulting, PHAS)	
	TOTAL OPERATING EXPENDITURES	3,393,668
	BUDGETED NET INCOME / (NET LOSS)	168,283
	OP RESERVE (EXCLUSIVE OF OPEB & PENSION) AT 9/30/2020 - Estimated	3,538,189
	OP RESERVE (EXCLUSIVE OF OPEB & PENSION) AT 9/30/2021 - Estimated	3,706,472

LOWELL HOUSING AUTHORITY
Schedule of Extraordinary Maintenance and Equipment Replacement
September 30, 2021

Cost Center Central Office

Description	Price Per Item	Total	COCC
EXTRAORDINARY MAINTENANCE			
		-	
Pre-Development Construction Costs - Affordable	Various	-	
Housing Development		100,000	100,000
		-	
		-	
		-	
		-	
		-	
TOTAL		100,000	100,000
REPLACEMENT OF EQUIPMENT - NON-CAPITAL			
		-	
	Various	-	
		-	-
	Various	-	-
		-	
	Various	-	-
		-	
	Various	-	-
		-	
	Various	-	-
		-	
		-	
TOTAL		-	-
BETTERMENTS AND ADDITIONS - CAPITAL			
		-	
		-	
		-	
		-	
		-	
		-	
		-	
		-	
		-	
		-	
TOTAL		-	-
GRAND TOTAL		100,000	100,000

LEASING AND OCCUPANCY
(Section 8 Housing Choice Voucher and Mainstream)
OPERATING BUDGET
EXECUTIVE SUMMARY

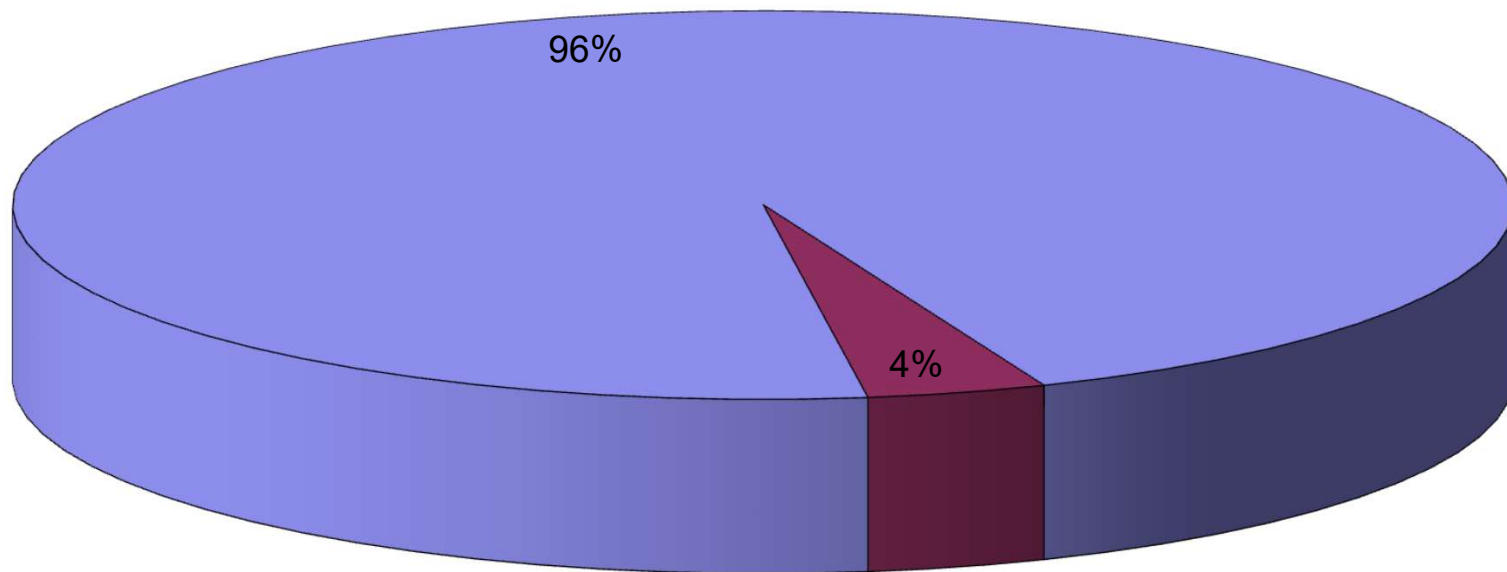
FY 2021

Operating Revenue:	\$ 17,376,233
Operating Expense:	<u>\$ 17,308,750</u>
Operating Gain:	<u>\$ 67,483</u>
Ending Operating Reserve (Estimated):	\$ 1,672,420*
Units Available (Federal):	Units Available (State):
HCVP: 1216	MRVP: 85
MS: <u>139</u>	DMH: 60
	LRAP: <u>50</u>
Total: 1355	Total: 195

The Leasing and Occupancy Department administers the Authority's Federal and Massachusetts leased housing vouchers. The major revenue stream for the program is an administrative fee earned for each voucher under lease. CY 2020 Administrative Fees are estimated to be 81% funded. The program pays an annual management fee to the Central Office in the amount of 20% of actual administrative fees earned plus a \$7.50 per unit bookkeeping fee. This program is beginning to rebound from several years of large admin fee cuts after a reduction in force and outsourcing of HQS inspections. The program has no infrastructure or physical assets and the main expense item is personnel and office overhead. A prior year goal was set for this program to return to revenue producing status. We will meet that goal at the close of the current year and are projected to continue that trend into 2021.

**Reserve level is shown without effect of unfunded pension and post-employment liability*

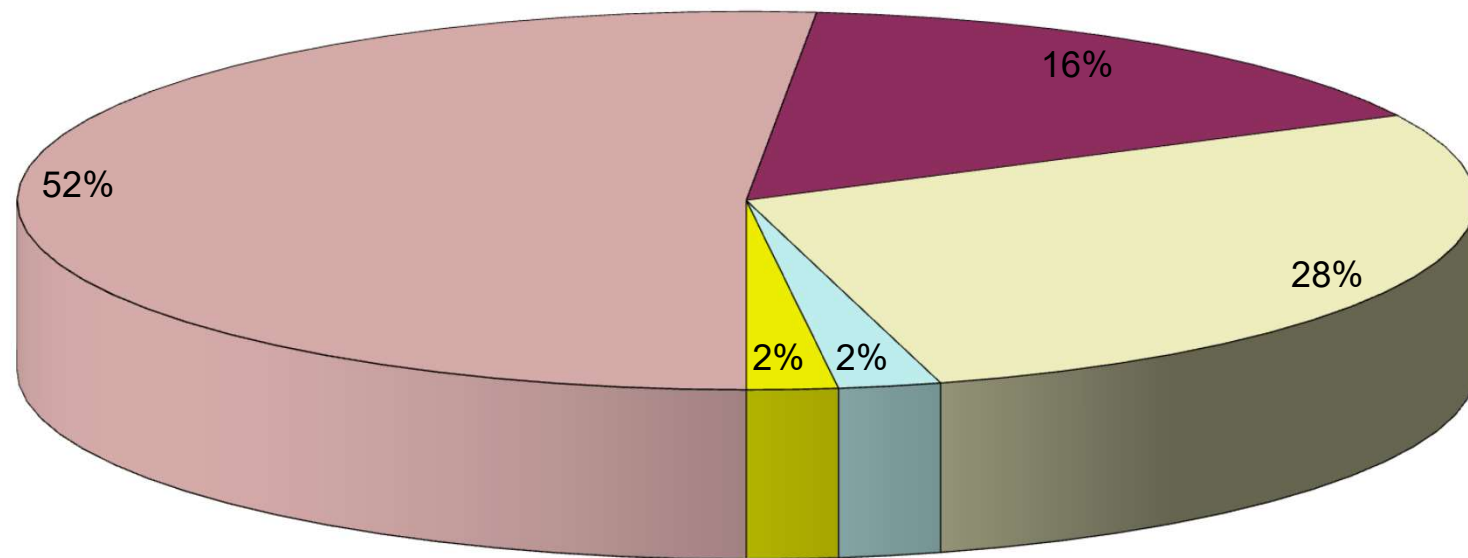
Lowell Housing Authority
HCVP Operating Revenue Budget FY 2021
(w/o H.A.P.)



■ Admin Fees 1,496,033

■ Interest & Other Income 60,200

Lowell Housing Authority HCVP Operating Expense Budget FY 2021 *(w/o H.A.P.)*



Salary and Benefits 767,321

Administrative 238,913

Management Fee 418,718

Insurance 33,798

Outgoing Admin Fee 30,000

	LOWELL HOUSING AUTHORITY BUDGET FOR SECTION 8 HOUSING CHOICE VOUCHER & MAINSTREAM FOR FISCAL YEAR ENDING: 9/30/2021		
	No. of Vouchers (HCVP)		1216
	No. of Vouchers (M.S.)		139
	Total		1355
ACCOUNT	DESCRIPTION	PUM	BUDGET AMT
3610	Interest Income	1.23	20,000
3450	Fraud Recovery (50% of collection)	0.43	7,000
3403	Housing Assistance Subsidy- Mainstream (139 Vouchers)	791.37	1,320,000
3403	Housing Assistance Subsidy- Housing Choice (1216 Vouchers)	993.70	14,500,000
3403	Administrative Fee - Mainstream	94.88	158,259
3403	Administrative Fee - Housing Choice	91.68	1,337,774
3300	Incoming Port Admin Fees	1.78	29,000
3690	Other Income	0.25	4,000
3690	Reserve Contribution In- COCC	-	-
3806	HCVP Homeownership Fees	0.01	200
	TOTAL OPERATING RECEIPTS	1,190.81	17,376,233
411001	Administrative Salary	29.58	481,025
413001	Legal	0.03	500
415001	Travel	0.03	500
414000	Training / Tuition Reimbursement	0.31	5,000
417001	Accounting	-	
417101	Audit	0.71	11,564
419001	Admin - Sundry / Other	0.18	3,000
419002	Admin - Postage	0.52	8,500
419003	Admin - Office Supplies	0.31	5,000
419004-419005	Admin - Publications and Printing	0.15	2,500
419006	Admin - Advertising	0.03	500
419007	Admin - Membership Fees	0.37	6,000
419008	Admin - IT / Computer Equipment	5.00	81,349
419009	Admin - Data Processing / PR	0.46	7,500
419014	Admin - Telephone and Internet	0.67	10,900
419020	Admin - Medical Services	0.01	200
419022	Admin - Equipment Maintenance Agreements	0.09	1,500
419025	Admin - Rent (to AMP 4)	0.89	14,400
419055	Admin- HQS Inspections	3.69	60,000
419060	Admin - Consulting	1.23	20,000
419090	Management Fee	18.40	299,207
419091	Bookkeeping Fee	7.35	119,511
451001	Insurance	2.08	33,798
454001	Employee Benefits	17.61	286,296
459001	Outgoing Mobility Admin Fees	1.85	30,000
461101	Office Equipment / Furniture	-	
471501-825	Housing Assistance Payments - Mainstream (139 vouchers)	791.37	1,320,000
471501-801	Housing Assistance Payments - Housing Choice (1216 vouchers)	993.70	14,500,000
	TOTAL OPERATING EXPENDITURES	1,064.50	17,308,750
	BUDGETED NET INCOME (LOSS)	4.15	67,483
	OP RESERVE AT 9/30/2020 -Estimated (excluding OPEB and Pension Liability)	98.70	1,604,937
	OP RESERVE AT 9/30/2021 - Estimated (excluding OPEB and Pension Liability)	102.85	1,672,420

AMP 1
(North Common Village, Fletcher Street)
OPERATING BUDGET
EXECUTIVE SUMMARY

FY 2021

Operating Revenue:	\$ 5,541,060
Operating Expense:	<u>\$ 5,428,330</u>

Operating Gain:	<u>\$ 112,730</u>
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<i>Ending Operating Reserve (Estimated):</i>	<i>\$ 2,843,000*</i>
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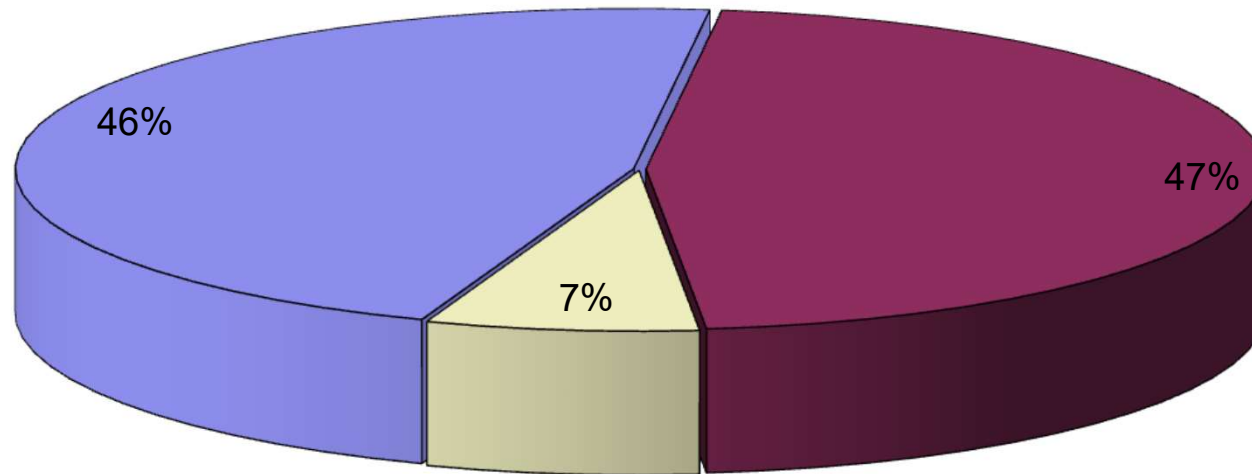
Units Available:

NCV:	506
Fletcher:	<u>18</u>
Total:	524

AMP 1 manages 524 units of family housing at the North Common Village Development and Fletcher Street. The main sources of income include resident rents and HUD funded operating subsidy. Major expense items include maintenance labor, utilities, property maintenance and betterments. HUD operating subsidy eligibility is estimated at 111% in 2020, due to CARES Act funding, and we have projected a decrease to 94% in 2021. As our largest development, it is important that this AMP consistently increase reserves and cash position to maximize HUD's weighted average FASS scoring. AMP 1 is facing some aging infrastructure. The brick buildings are facing many water leaks that are causing damage to units. This issue has been addressed with the FY 2021 budget with \$250K budgeted for brick repointing and repairs. In addition, this AMP is in need of repairs to its AC units at the Mercier Center, which have been included in this budget year. The budget also includes a renovation for the after school Learning Zone program area.

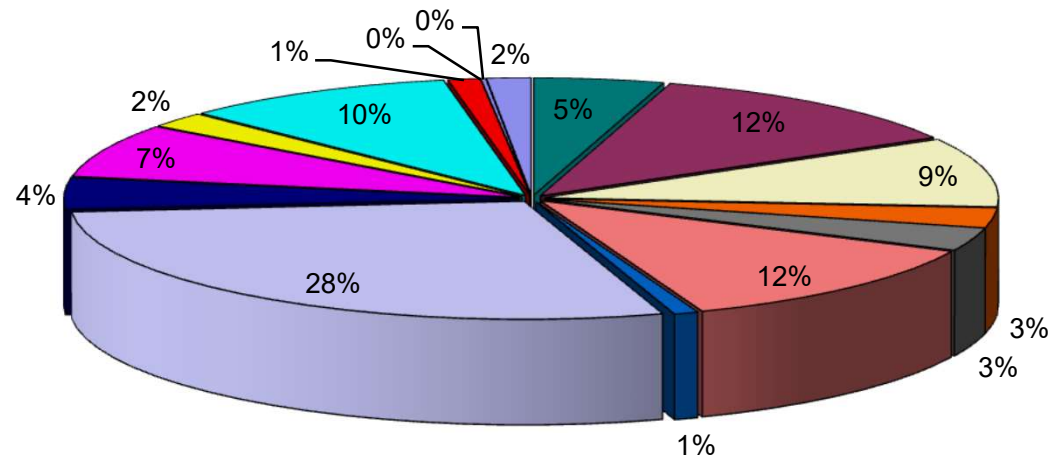
**Reserve level is shown without effect of unfunded pension and post-employment liability*

**Lowell Housing Authority
AMP 1 Revenue Budget FY 2021**



■ Tenant Rent	2,571,400	■ Operating Subsidy	2,575,600	■ Other Income	394,060
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Lowell Housing Authority AMP 1 Expense Budget FY 2021



Admin Salary 251,393	Maint Salary 656,435
Employee Benefits 515,687	Insurance 146,528
Administrative 170,493	Management Fee 660,298
Tenant Services 46,385	Utilities 1,544,241
Maintenance Materials 233,975	Maintenance Contracts 400,830
PILOT 114,970	Extraordinary Maintenance 530,000
Other General 62,173	Operating Transfer Out -
Interest Expense 9,450	Capital Additions 85,472

Direct

Project Level

Lowell Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 524

Total Salaries & Benefits \$ 1,423,515
Total Other \$ 4,004,815

AMP 1

MA 1-1, 1-18

Department

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
REVENUES								
703	3110.00	Dwelling Rental Income	403.41	1,929,820	409.21	397.58	2,500,000	
704	3120.00	Excess Utilities	3.80	26,880	5.70	4.93	31,000	
704	3692.00	Tenant Revenue - Other	5.70	41,612	8.82	6.42	40,400	
704		Total Tenant Revenue Other	9.50	68,492	14.52	11.35	71,400	
705		Total Tenant Revenue	412.91	1,998,312	423.73	408.94	2,571,400	
706	3401.00	Current Year Operating Subsidy	432.01	2,119,191	449.36	409.61	2,575,600	
711	3610.00	Investment Income - Unrestricted	6.09	20,093	4.26	2.23	14,000	
720	3431.00	Investment Income - Restricted	-	-	-	-	-	
715	3190.00	Section 8 Rental Income	-	-	-	-	-	
715	3690.00	Other Revenue	81.72	268,170	56.86	60.44	380,060	
715	3690.15	Admin Fee	-	-	-	-	-	
715	3690.71	Admin Fee	-	-	-	-	-	
715		Total Other Revenue	81.72	2,407,454	56.86	60.44	380,060	
716	6120.00	Gain/(Loss) on Equipment Disposal	-	-	-	-	-	
1001	9110.00	Operating Transfers - In	43.33	0	-	-	-	
		Capital Grant Allocation	-	-	-	-	-	
		Other Grant Allocation	-	-	-	-	-	
		Section 8 Allocation	-	-	-	-	-	
700		Total Revenue	976.07	4,405,766	934.22	881.21	5,541,060	

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Direct Project Level

Total Units 524

Total Salaries & Benefits \$ 1,423,515
Total Other \$ 4,004,815

AMP 1

MA 1-1, 1-18

Department

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
ADMINISTRATIVE EXPENSES								
911	4110.01	Salaries - Reg.	38.23	173,024	36.69	39.98	251,393	
911	4110.01	Salaries - O.T.			-	-	-	
911	4110.01	Total Administrative Salaries	38.23	173,024	36.69	39.98	251,393	
915	4540.01	Employee Benefit Contributions - Admin	19.97	125,579	26.63	22.71	142,803	
916	4130.01	Legal	3.63	19,276	4.09	4.77	30,000	
916	4140.02	Staff Training/ Tuition	0.38	1,176	0.25	0.80	5,000	
916	4150.01	Travel / Parking	0.17	-	-	0.02	100	
916	4170.01	Accounting Fees	0.75	88	0.02	-	-	
912	4171.01	Auditing Fees	-	-	-	0.71	4,472	
916	4190.01	Miscellaneous Sundry	0.95	3,402	0.72	0.95	6,000	
916	4190.03	Stationary / Supplies	0.41	1,043	0.22	0.32	2,000	
916	4190.04	Publications / Postage/ Printing	1.46	6,147	1.30	1.27	8,000	
916	4190.06	Advertisement	0.18	616	0.13	0.21	1,300	
916	4190.07	Membership Dues & Fees	-	0	-	-	-	
916	4190.08	Information Technology / Data Processing	5.14	21,054	4.46	5.62	35,351	
916	4190.14	Telephone / Alarm / Internet	5.68	22,645	4.80	5.48	34,470	
916	4190.15	Eviction Expense	4.57	16,775	3.56	5.57	35,000	
916	4190.20	Drug Testing / Medical Exams	0.04	265	0.06	0.05	300	
916	4190.22	Equipment Maintenance & Repair	0.27	697	0.15	0.32	2,000	
916	4190.60	Consulting Fees	0.99	14,249	3.02	1.03	6,500	
916	4190.00	Sundry Administrative	24.63	107,433	22.78	27.11	170,493	
913		Asset Management Fee	101.64	483,786	102.58	105.01	660,298	\$88.57+ \$7.50 + \$10.00 x UML
		Total Administrative Expense	184.47	889,822	188.68	194.81	1,224,987	

Direct

Project Level

Lowell Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 524

AMP 1

MA 1-1, 1-18

Total Salaries & Benefits \$ 1,423,515

Department

Total Other \$ 4,004,815

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
TENANT SERVICES								
921	4210.01	Salaries - Reg.	-	0	-	-	-	
921	4210.01	Salaries - O.T.	-	-	-	-	-	
921	4210.01	Total Tenant Services Salaries	-	-	-	-	-	
923	4540.00	Employee Benefit Contributions	-	-	-	-	-	
924	4220.00	Recreation & Publications	-	-	-	-	-	
924	4230.00	Contract Costs	4.46	14,289	3.03	7.38	46,385	
924		Total Non-Salary	4.46	14,289	3.03	7.38	46,385	
		Total Tenant Services Expense	4.46	14,289	3.03	7.38	46,385	
UTILITIES								
935	4355.01	Labor - Reg.	-	-	-	-	-	
935	4355.02	Labor - O.T.	-	-	-	-	-	
935	4355.00	Total Utilities Labor	-	-	-	-	-	
937	4540.00	Employee Benefit Contributions	-	-	-	-	-	
931	4310.00	Water (Includes Sewer Charges)	61.37	195,921	41.54	56.91	357,823	
932	4320.00	Electricity	84.25	364,813	77.36	90.69	570,263	
933	4330.00	Gas	71.56	387,606	82.19	67.15	422,211	
938	4390.00	Other - Solar Operator Costs	31.10	122,302	25.93	30.84	193,944	
		Total Utility Expense	248.28	1,070,642	227.02	245.59	1,544,241	
ORDINARY MAINTENANCE & OPERATION								
941	4410.01	Labor - Reg.	104.99	537,369	113.95	98.49	619,278	
941	4410.02	Labor - O.T.	-	-	-	5.91	37,157	6.0%
941	4410.03	Force Account Labor	31.73	-	-	-	-	
941	4410.00	Total Maintenance Labor	136.72	537,369	113.95	104.39	656,435	
942	4420.01	Materials and Other	34.92	146,028	30.96	37.21	233,975	
943	4430.01	Other Contract Costs - Misc	-	530.08	0.11	0.08	500	
943	4430.02	Hazardous Materials	2.05	32,955	6.99	5.57	35,000	
943	4430.03	Pest Control	4.33	14,600	3.10	3.18	20,000	
943	4430.05	Welding and Metal Work	-	-	-	0.08	500	
943	4430.06	Auto Rentals & Repair	0.99	3,037	0.64	0.80	5,000	
943	4430.07	Equipment Repairs & Rentals	1.36	5,052	1.07	1.11	7,000	
943	4430.08	Unit Repairs / Renovations / Remediation	0.08	0	-	0.16	1,000	
943	4430.09	Heating & AC Repairs- Contracted	6.63	27,416	5.81	7.16	45,000	
943	4430.09	Heating & AC repairs- COCC Labor	15.71	83,258	17.65	18.32	115,217	
943	4430.10	Uniforms	-	-	-	-	-	
943	4430.11	Alarm and Security Services	-	4,032.60	0.86	0.72	4,500	
943	4430.12	Electrical Repairs- Contracted	0.02	0	-	0.16	1,000	
943	4430.12	Electrical Repairs- COCC Labor	3.50	18,209	3.86	4.82	30,301	
943	4430.13	Energy Contracts	4.46	5,663	1.20	0.90	5,642	
943	4430.14	Elevator Maintenance	-	-	-	-	-	
943	4430.15	Garbage Collection	10.09	48,403	10.26	10.34	65,000	
943	4430.16	Permit Fees	-	-	-	-	-	
943	4430.16	Licenses & Permits	-	-	-	-	-	
943	4430.17	Roof Repairs	1.37	3,165	0.67	2.23	14,000	
943	4430.18	Fire Prevention	4.30	12,122	2.57	3.53	22,170	
943	4430.19	Locks and Keys	-	-	-	-	-	
943	4430.20	Carpeting and Flooring	0.95	5,387	1.14	0.95	6,000	
943	4430.21	Safety Improvements	0.05	0	-	0.08	500	
943	4430.22	HVAC Services	0.16	-	-	-	-	
943	4430.24	Masonry Services	-	-	-	0.32	2,000	
943	4430.25	Landscaping	0.09	10,370	2.20	3.18	20,000	
943	4430.26	Window, Door, Glass Installations	0.09	-	-	0.08	500	
943	4430.27	Signage	0.72	-	-	-	-	
943		Total Contract Costs	56.95	274,199	58.14	63.75	400,830	
945	4540.00	Employee Benefit Contributions	62.03	390,015	82.70	59.30	372,884	
		Total Ordinary Maintenance & Operation	290.62	1,347,612	285.75	264.65	1,664,124	

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Direct Project Level

Total Units 524

Total Salaries & Benefits \$ 1,423,515
Total Other \$ 4,004,815

AMP 1

MA 1-1 , 1-18

Department

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
PROTECTIVE SERVICES								
951	4465.01	Labor			-	-	-	
951	4465.02	Labor - O.T.			-	-	-	
951	4465.00	Total Protective Services Labor	-		-	-	-	
952	4480.00	Contract Costs	1.76	12,899	2.74	7.50	47,173	
955	4540.00	Employee Benefit Contributions			-	-	-	
		Total Protective Services	1.76	12,899	2.74	7.50	47,173	
GENERAL								
961	4510.01	Insurance - General Coverage	19.21	101,656	21.56	2.92	18,349	
961	4510.02	Workers Compensation			-	5.22	32,798	
961	4510.03	General Liability			-	8.02	50,408	
961	4510.04	Property & Fire			-	7.15	44,973	
961		Total Insurance	19.21	101,656	21.56	23.30	146,528	
963	4520.01	Payments in Lieu of Taxes	19.00	91,080	19.31	18.28	114,970	HUD formula - form 52267
964	4570.00	Collection Losses	1.04	-	-	2.39	15,000	
962	4590.01	Other General Expenses (PSS escrow)	3.04	1,956	0.41	-	-	
967	4580.01	Interest Expense	4.51	9,359	1.98	1.50	9,450	
968	4120.01	Compensated Absences - Terminal Leave	0.53	-	-	-	-	
		Total General Expenses	47.33	204,050	43.27	45.48	285,948	
TOTAL ROUTINE EXPENDITURES								
969		Total Routine Operating Expense	776.92	3,539,314	750.49	765.40	4,812,858	
970		Excess Operating Revenue over Operating Expenses	199.15	866,452	183.73	115.81	728,202	
NON-ROUTINE EXPENDITURES								
971	4610.00	Extraordinary Maintenance & Non-Capital Equip	60.74	64,751	13.73	84.29	530,000	
972	7540.00	Capital Equip / Betterments / Debt Service	70.94	346,484	73.47	13.59	85,472	
973		Excess Working Capital Transfer Out			-	-	-	
		Total Non-Routine Expenses	131.68	411,235	87.20	97.88	615,472	
RESIDUAL RECEIPTS OR DEFICIT								
900		Total Expenses	908.61	3,950,549	837.69	863.28	5,428,330	
		Excess Operating Revenue over Operating Expenses	67.46	455,217	96.53	17.93	112,730	

Lowell Housing Authority
Schedule of Extraordinary Maintenance and Equipment Replacement
September 30, 2021

		<u>AMP</u>	<u>Units</u>	<u>Percent</u>
		1	524	32.53%
		2	213	13.22%
		3	426	26.44%
		4	448	27.81%
		Total	1611	100.00%
Cost Center	HUD MA001-C			

Description	Price Per Item	MA001 TOTAL	AMP 1	AMP 2	AMP 3	AMP 4
EXTRAORDINARY MAINTENANCE						
Extraordinary Maint Contingency		-	50,000			
AC Unit Repairs		100,000	100,000			
Mainline - Utility Pipeline Repairs		-	100,000			
Repointing Bricks/Walks & Drives		250,000	250,000			
Foundation & Interior Painting		30,000			30,000	
Learning Zone Rehab		20,000	20,000			
Landscaping/Site Improvements/Parking Lot Repairs		10,000	10,000			
Community Room Rehabs		30,000				30,000
Hildreth St Flooring		10,000				10,000
		-				
TOTAL		500,000	530,000	-	30,000	40,000
REPLACEMENT OF EQUIPMENT - NON-CAPITAL						
Landscaping & Snow Equipment		-				
Furniture & Equipment (exterior & office)		-				
Trash Compactors		32,000			32,000	
Plumbing Equipment		-				
		-				
		-				
TOTAL		32,000	-	-	32,000	-
BETTERMENTS AND ADDITIONS - CAPITAL						
Ford F-series Pickup		90,000		45,000		45,000
Ford F Series Dump Truck		82,000		82,000		
Utility Vehicle		-				
Ford F-series Compactor Truck		130,000	42,284	17,188	34,376	36,151
		-				
		-				
		-				
Principal payment - energy debt service		551,127	43,188	134,749	228,380	144,810
		-				
		-				
		-				
TOTAL		853,127	85,472	278,937	262,756	225,961
GRAND TOTAL		1,385,127	615,472	278,937	324,756	265,961

AMP 2
(Highland Parkway, H. Harwell, Scattered Sites)
OPERATING BUDGET
EXECUTIVE SUMMARY

FY 2021

Operating Revenue:	\$ 3,296,641
Operating Expense:	<u>\$ 3,265,939</u>

Operating Gain:	<u>\$ 30,702</u>
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Ending Operating Reserve (Estimated): \$ 1,114,000*

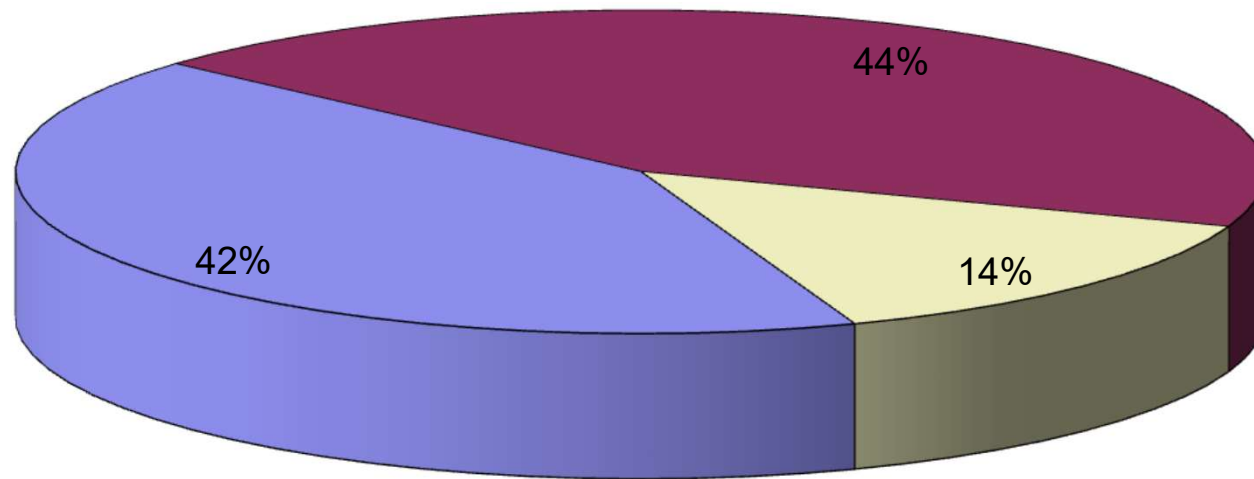
Units Available:

Highland Parkway:	169
H. Harwell:	26
Scattered:	<u>18</u> <i>(After the sale of 87 units)</i>
Total:	213

AMP 2 manages 213 family units located at the Highland Parkway Development, Harold Hartwell Court and Colwell Ave. The main sources of income include tenant rents and HUD funded operating subsidy. Major expense items include maintenance labor, utilities, property maintenance and betterments. HUD operating subsidy eligibility is estimated at 111% in 2020, due to CARES Act funding, and we have budgeted for a decrease to 94% in 2021. AMP 2 has made dramatic financial improvement in the past four years. The AMP continues to receive points towards our HUD financial score. HUD has approved the disposition of 87 scattered units from AMP 2. Sixteen units were sold in FY2020. It is anticipated that the remaining units will be sold in 2021.

**Reserve level is shown without effect of unfunded pension and post-employment liability*

**Lowell Housing Authority
AMP 2 Revenue Budget FY 2021**

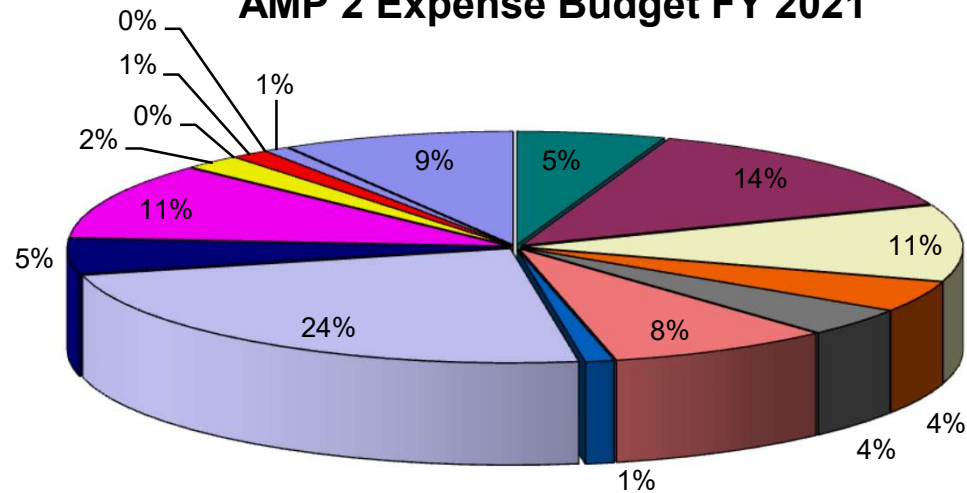


■ Tenant Rent 1,391,000

■ Operating Subsidy 1,446,660

■ Other Income 458,981

Lowell Housing Authority AMP 2 Expense Budget FY 2021



Admin Salary 178,250	Maint Salary 443,917
Employee Benefits 353,619	Insurance 142,552
Administrative 130,585	Management Fee 268,404
Tenant Services 34,679	Utilities 774,424
Maintenance Materials 161,650	Maintenance Contracts 356,299
PILOT 67,825	Extraordinary Maintenance -
Other General 45,315	Operating Transfer Out -
Interest Expense 29,483	Capital Additions 278,937

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 213

Total Salaries & Benefits \$ 975,786
Total Other \$ 2,290,153

AMP 2

MA 1-2, 1-7, 1-12, 1-17

Department

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
REVENUES								
703	3110.00	Dwelling Rental Income	501.92	1,265,807	660.31	528.17	1,350,000	
704	3120.00	Excess Utilities	8.24	13,221	6.90	10.17	26,000	
704	3692.00	Tenant Revenue - Other	5.82	5,420	2.83	5.87	15,000	
704		Total Tenant Revenue Other	14.07	18,641	9.72	16.04	41,000	
705		Total Tenant Revenue	515.99	1,284,448	670.03	544.21	1,391,000	
706	8020.00	Current Year Operating Subsidy	453.24	1,196,140	623.96	565.99	1,446,660	
711	3610.00	Investment Income - Unrestricted	4.90	17,960	9.37	9.00	23,000	
720	3431.00	Investment Income - Restricted	-	-	-	-	-	
715	3190.00	Section 8 Rental Income	-	-	-	-	-	
715	3690.00	Other Revenue	74.89	153,879	80.27	76.80	196,294	
715	3690.15	Admin Fee	-	-	-	-	-	
715		Total Other Revenue	74.89	153,879	80.27	76.80	196,294	
716	6120.00	Gain/(Loss) on Equipment Disposal	-	-	-	-	-	
1001	9110.00	Operating Transfers - In	76.18	186,375	97.22	93.77	239,687	
		Capital Grant Allocation	-	-	-	-	-	
		Other Grant Allocation	-	-	-	-	-	
		Section 8 Allocation	-	-	-	-	-	
700		Total Revenue	1,125.19	2,838,802	1,480.86	1,289.77	3,296,641	

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 213

Total Salaries & Benefits \$ 975,786
Total Other \$ 2,290,153

AMP 2

MA 1-2, 1-7, 1-12, 1-17

Department

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
ADMINISTRATIVE EXPENSES								
911	4110.00	Salaries - Reg.	46.13	121,525	63.39	69.74	178,250	
911	4110.01	Salaries - O.T.	-	-	-	-	-	
911	4110.00	Total Administrative Salaries	46.13	121,525	63.39	69.74	178,250	
915	4540.00	Employee Benefit Contributions - Admin	21.60	77,750	40.56	39.64	101,311	
916	4130.01	Legal	6.43	13,067	6.82	11.74	30,000	
916	4140.02	Staff Training/ Tuition	1.01	446	0.23	1.96	5,000	
916	4150.01	Travel / Parking	0.09	-	-	0.04	100	
916	4170.01	Accounting Fees	0.76	59	0.03	-	-	
912	4171.00	Auditing Fees	-	-	-	0.71	1,818	
916	4190.01	Miscellaneous Sundry	0.93	2,008	1.05	1.37	3,500	
916	4190.03	Stationary / Supplies	0.42	905	0.47	0.59	1,500	
916	4190.04	Publications / Postage/ Printing	1.62	3,151	1.64	1.96	5,000	
916	4190.06	Advertisement	0.63	990	0.52	0.39	1,000	
916	4190.07	Membership Dues & Fees	-	-	-	-	-	
916	4190.08	Information Technology / Data Processing	4.62	11,603	6.05	8.93	22,833	
916	4190.14	Telephone / Alarm / Internet	7.98	16,343	8.53	9.25	23,634	
916	4190.15	Eviction Expense	7.06	6,449	3.36	11.74	30,000	
916	4190.20	Drug Testing / Medical Exams	0.05	-	-	0.08	200	
916	4190.22	Equipment Maintenance & Repair	0.28	379	0.20	0.39	1,000	
916	4190.60	Consulting Fees	4.53	128	0.07	1.96	5,000	
916	4190.00	Sundry Administrative	36.42	55,528	28.97	51.09	130,585	
913		Asset Management Fee	99.26	276,984	144.49	105.01	268,404	\$88.57+ \$7.50 + \$10.00 x UML
		Total Administrative Expense	203.41	531,787	277.41	265.47	678,550	

Direct

Project Level

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 213

AMP 2

MA 1-2, 1-7, 1-12, 1-17

Total Salaries & Benefits \$ 975,786

Department

Total Other \$ 2,290,153

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
TENANT SERVICES								
921	4210.00	Salaries - Reg.	-	-	-	-	-	
921	4210.01	Salaries - O.T.	-	-	-	-	-	
921	4210.00	Total Tenant Services Salaries	-	-	-	-	-	
923	4540.00	Employee Benefit Contributions	-	-	-	-	-	
924	4220.00	Recreation & Publications	-	-	-	-	-	
924	4230.00	Contract Costs	5.42	56,140	29.29	13.57	34,679	
924		Total Non-Salary	5.42	56,140	29.29	13.57	34,679	
		Total Tenant Services Expense	5.42	56,140	29.29	13.57	34,679	
UTILITIES								
935	4355.01	Labor - Reg.	-	-	-	-	-	
935	4355.02	Labor - O.T.	-	-	-	-	-	
935	4355.00	Total Utilities Labor	-	-	-	-	-	
937	4540.00	Employee Benefit Contributions	-	-	-	-	-	
931	4310.00	Water (Includes Sewer Charges)	81.61	206,761	107.86	81.48	208,273	
932	4320.00	Electricity	87.42	211,965	110.57	103.51	264,572	
933	4330.00	Gas	94.61	279,062	145.57	77.82	198,903	
938	4390.00	Other - Solar Operator Costs	28.04	61,934	32.31	40.17	102,676	
		Total Utility Expense	291.68	759,722	396.31	302.98	774,424	
ORDINARY MAINTENANCE & OPERATION								
941	4410.00	Labor - Reg.	142.62	344,140	179.52	163.85	418,790	
941	4410.01	Labor - O.T.	-	-	-	9.83	25,127	6.0%
941	4410.03	Force Account Labor	-	-	-	-	-	
941	4410.00	Total Maintenance Labor	142.62	344,140	179.52	173.68	443,917	
942	4420.01	Materials and Other	38.26	79,998	41.73	63.24	161,650	
943	4430.01	Other Contract Costs - Misc	0.24	1,506	0.79	0.20	500	
	4430.02	Hazardous Materials	7.00	17,172	8.96	11.74	30,000	
943	4430.03	Pest Control	7.56	14,005	7.31	7.82	20,000	
943	4430.05	Welding and Metal Work	-	-	-	0.20	500	
943	4430.06	Auto Rentals & Repair	2.86	8,381	4.37	3.13	8,000	
943	4430.07	Equipment Repairs & Rentals	0.70	836	0.44	1.56	4,000	
943	4430.08	Unit Repairs / Renovations / Remediation	0.10	-	-	0.20	500	
943	4430.09	Heating & AC Repairs- Contracted	4.57	18,657	9.73	11.74	30,000	
943	4430.09	Heating & AC repairs- COCC Labor	34.18	93,758	48.91	48.90	125,000	
943	4430.10	Uniforms	-	-	-	-	-	
943	4430.11	Alarm and Security Services	1.20	339	0.18	1.29	3,300	
943	4430.12	Electrical Repairs- Contracted	2.19	-	-	1.37	3,500	
943	4430.12	Electrical Repairs- COCC Labor	7.69	22,395	11.68	11.74	30,000	
943	4430.13	Energy Contracts	5.51	15,290	7.98	6.89	17,604	
943	4430.14	Elevator Maintenance	-	-	-	-	-	
943	4430.15	Garbage Collection	14.36	38,584	20.13	20.34	52,000	
943	4430.16	Permit Fees	-	50	0.03	-	-	
943	4430.16	Licenses & Permits	-	-	-	-	-	
943	4430.17	Roof Repairs	4.30	10,415	5.43	3.13	8,000	
943	4430.18	Fire Prevention	5.17	1,223	0.64	4.07	10,395	
943	4430.19	Locks and Keys	-	-	-	-	-	
943	4430.20	Carpeting and Flooring	-	-	-	-	-	
943	4430.21	Safety Improvements	0.05	-	-	0.20	500	
943	4430.23	Janitorial Services	-	-	-	-	-	
943	4430.24	Masonry Services	-	-	-	0.78	2,000	
943	4430.25	Landscaping	0.76	8,963	4.68	3.91	10,000	
943	4430.26	Window, Door, Glass Installations	0.05	-	-	0.20	500	
943	4430.27	Signage	0.79	-	-	-	-	
943		Total Contract Costs	99.29	251,574	131.23	139.40	356,299	
945	4540.00	Employee Benefit Contributions	61.16	220,175	114.85	98.71	252,308	
		Total Ordinary Maintenance & Operation	341.33	895,887	467.34	475.03	1,214,174	

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 213

AMP 2

MA 1-2, 1-7, 1-12, 1-17

Total Salaries & Benefits \$ 975,786

Department

Total Other \$ 2,290,153

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
PROTECTIVE SERVICES								
951	4465.01	Labor	-	-	-	-	-	
951	4465.02	Labor - O.T.	-	-	-	-	-	
951	4465.00	Total Protective Services Labor	-	-	-	-	-	
952	4480.00	Contract Costs	1.76	7,383	3.85	7.50	19,175	
955	4540.00	Employee Benefit Contributions	-	-	-	-	-	
		Total Protective Services	1.76	7,383.00	3.85	7.50	19,175	
GENERAL								
961	4510.01	Insurance - General Coverage	34.57	101,703	53.05	4.33	11,076	
961	4510.02	Workers Compensation	-	-	-	8.80	22,490	
961	4510.03	General Liability	-	-	-	11.83	30,245	
961	4510.04	Property & Fire	-	-	-	30.81	78,741	
961		Total Insurance	34.57	101,703	53.05	55.77	142,552	
963	4520.00	Payments in Lieu of Taxes	24.65	57,303	29.89	26.54	67,825	HUD formula - form 52267
964	4570.00	Collection Losses	2.03	-	-	1.96	5,000	
962	4590.01	Other General Expenses (PSS escrow)	8.63	17,157	8.95	8.27	21,140	
967	4580.00	Interest Expense	5.58	6,624	3.46	11.53	29,483	
968	4530.00	Compensated Absences - Terminal Leave	0.94	-	-	-	-	
		Total General Expenses	76.40	182,787	95.35	104.07	266,000	
TOTAL ROUTINE EXPENDITURES								
969		Total Routine Operating Expense	920.00	2,433,706	1,269.54	1,168.62	2,987,002	
970		Excess Operating Revenue over Operating Expenses	205.19	405,096	211.32	121.14	309,639	
NON-ROUTINE EXPENDITURES								
971	4610.00	Extraordinary Maintenance & Non-Capital Equip	2.97	313,283	163.42	-	-	
972	7540.00	Capital Equip / Betterments / Debt Service	87.71	245,256	127.94	109.13	278,937	
973		Excess Working Capital Transfer Out	-	-	-	-	-	
		Total Non-Routine Expenses	90.68	558,539	291.36	109.13	278,937	
RESIDUAL RECEIPTS OR DEFICIT								
900		Total Expenses	1,010.68	2,992,245	1,560.90	1,277.75	3,265,939	
		Excess Operating Revenue over Operating Expenses	114.51	(153,443)	(80.04)	12.01	30,702	

Lowell Housing Authority
Schedule of Extraordinary Maintenance and Equipment Replacement
September 30, 2021

		<u>AMP</u>	<u>Units</u>	<u>Percent</u>
		1	524	32.53%
		2	213	13.22%
		3	426	26.44%
		4	448	27.81%
		Total	1611	100.00%
Cost Center	HUD MA001-C			

Description	Price Per Item	MA001 TOTAL	AMP 1	AMP 2	AMP 3	AMP 4
EXTRAORDINARY MAINTENANCE						
Extraordinary Maint Contingency		-	50,000			
AC Unit Repairs		100,000	100,000			
Mainline - Utility Pipeline Repairs		-	100,000			
Repointing Bricks/Walks & Drives		250,000	250,000			
Foundation & Interior Painting		30,000			30,000	
Learning Zone Rehab		20,000	20,000			
Landscaping/Site Improvements/Parking Lot Repairs		10,000	10,000			
Community Room Rehabs		30,000				30,000
Hildreth St Flooring		10,000				10,000
		-				
TOTAL		500,000	530,000	-	30,000	40,000
REPLACEMENT OF EQUIPMENT - NON-CAPITAL						
Landscaping & Snow Equipment		-				
Furniture & Equipment (exterior & office)		-				
Trash Compactors		32,000			32,000	
Plumbing Equipment		-				
		-				
		-				
TOTAL		32,000	-	-	32,000	-
BETTERMENTS AND ADDITIONS - CAPITAL						
Ford F-series Pickup		90,000		45,000		45,000
Ford F Series Dump Truck		82,000		82,000		
Utility Vehicle		-				
Ford F-series Compactor Truck		130,000	42,284	17,188	34,376	36,151
		-				
		-				
		-				
Principal payment - energy debt service		551,127	43,188	134,749	228,380	144,810
		-				
		-				
		-				
TOTAL		853,127	85,472	278,937	262,756	225,961
GRAND TOTAL		1,385,127	615,472	278,937	324,756	265,961

AMP 3
(South Common Village, Faulkner St.)
OPERATING BUDGET
EXECUTIVE SUMMARY

FY 2021

Operating Revenue:	\$ 4,518,722
Operating Expense:	<u>\$ 4,509,221</u>

Operating Gain:	<u>\$ 9,501</u>
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<i>Ending Operating Reserve (Estimated):</i>	<i>\$ 2,968,000*</i>
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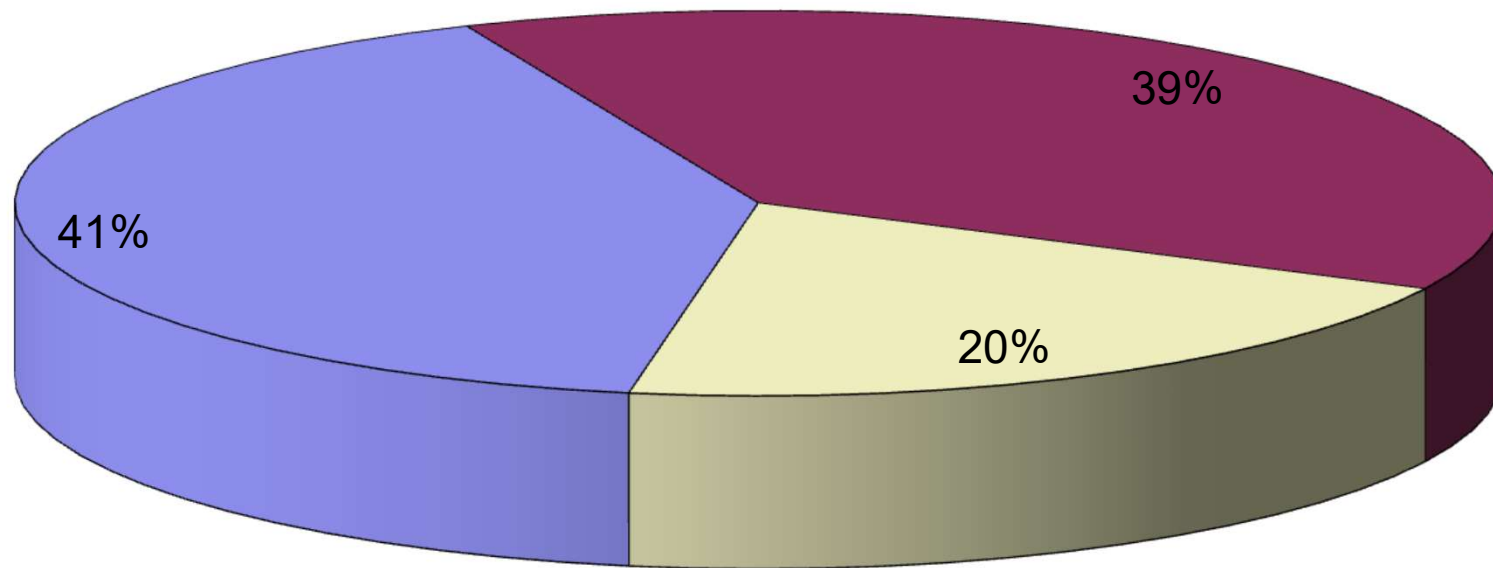
Units Available:

South Common Village:	399
Faulkner Street:	<u>27</u>
Total:	426

AMP 3 manages 426 units of elderly and young disabled housing located at South Common Village and Faulkner Street. The main sources of income include tenant rents and HUD funded operating subsidy. Major expense items include maintenance labor, utilities and property maintenance and betterments. HUD operating subsidy is funded at 111% in CY2020, due to CARES Act funding, and we have projected a decrease to 94% in 2021. AMP 3 is facing building site issues and security problems. A large-scale site improvement project is currently ongoing in FY2020. The FY2021 budget includes a line item for foundation and interior painting. In addition, to address the security issues, additional security has been budgeted in the protective services line. Although the budget for AMP 3 is basically break even for FY 2021, AMP 3 has centralized buildings and economies of scale that have provided decent gains in prior years, which have increased their reserves. These increased reserves have allowed for the additional budget line items in FY 2021.

**Reserve level is shown without effect of unfunded pension and post-employment liability*

**Lowell Housing Authority
AMP 3 Revenue Budget FY 2021**

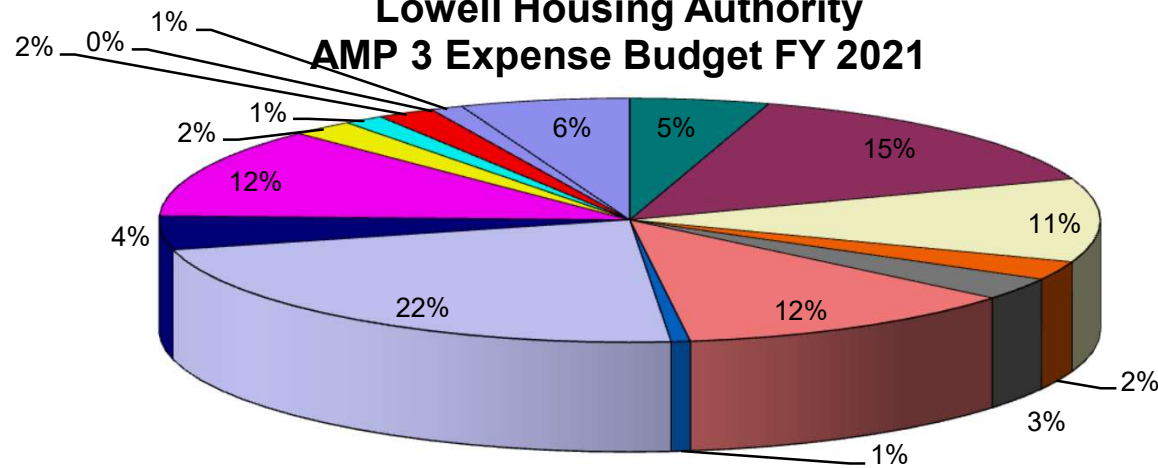


■ Tenant Rent 1,843,500

■ Operating Subsidy 1,752,160

■ Other Income 923,062

Lowell Housing Authority AMP 3 Expense Budget FY 2021



Admin Salary 215,847	Maint Salary 664,577
Employee Benefits 499,184	Insurance 112,428
Administrative 133,093	Management Fee 536,808
Tenant Services 29,598	Utilities 1,011,504
Maintenance Materials 201,675	Maintenance Contracts 543,511
PILOT 97,321	Extraordinary Maintenance 62,000
Other General 88,950	Operating Transfer Out -
Interest Expense 49,969	Capital Additions 262,756

Direct

Project Level

Lowell Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 426

AMP 3

MA 1-3, 1-4

Total Salaries & Benefits \$ 1,392,088

Department

Total Other \$ 3,117,133

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
REVENUES								
703	3110.00	Dwelling Rental Income	358.08	1,409,835	367.72	357.00	1,825,000	
704	3120.00	Excess Utilities	1.04	1,160	0.30	1.27	6,500	
704	3692.00	Tenant Revenue - Other	3.11	6,416	1.67	2.35	12,000	
704		Total Tenant Revenue Other	4.15	7,576	1.98	3.62	18,500	
705		Total Tenant Revenue	362.23	1,417,411	369.70	360.62	1,843,500	
706	8020.00	Current Year Operating Subsidy	354.15	1,443,663	376.54	342.75	1,752,160	
711	3610.00	Investment Income - Unrestricted	8.97	27,965	7.29	4.11	21,000	
720	3431.00	Investment Income - Restricted	-	-	-	-	-	
715	3190.00	Section 8 Rental Income	-	-	-	-	-	
715	3690.00	Other Revenue	90.99	298,783	77.93	82.69	422,688	
715	3690.15	Admin Fee	-	-	-	-	-	
715	3690.71	Admin Fee	-	-	-	-	-	
715		Total Other Revenue	90.99	298,783	77.93	82.69	422,688	
716	6120.00	Gain/(Loss) on Equipment Disposal	-	0	-	-	-	
1001	9110.00	Operating Transfers - In	33.10	241,380	62.96	93.77	479,374	
		Capital Grant Allocation	-	0	-	-	-	
		Other Grant Allocation	-	0	-	-	-	
		Section 8 Allocation	-	0	-	-	-	
700		Total Revenue	849.44	3,429,202	894.42	883.94	4,518,722	

Direct

Project Level

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 426

AMP 3

MA 1-3, 1-4

Total Salaries & Benefits \$ 1,392,088

Department

Total Other \$ 3,117,133

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
ADMINISTRATIVE EXPENSES								
911	4110.00	Salaries - Reg.	37.36	134,745	35.14	42.22	215,847	
911	4110.01	Salaries - O.T.	-	0	-	-	-	
911	4110.00	Total Administrative Salaries	37.36	134,745	35.14	42.22	215,847	
915	4540.00	Employee Benefit Contributions - Admin	14.95	76,439	19.94	23.94	122,381	
916	4130.01	Legal	3.27	14,222	3.71	4.89	25,000	
916	4140.02	Staff Training/ Tuition	0.39	12,347	3.22	0.98	5,000	
916	4150.01	Travel / Parking	0.01	-	-	0.02	100	
916	4170.01	Accounting Fees	0.76	62.00	0.02	-	-	
912	4171.00	Auditing Fees	-	-	-	0.71	3,635	
916	4190.01	Miscellaneous Sundry	0.99	2,489	0.65	0.98	5,000	
916	4190.03	Stationary / Supplies	0.32	2,602	0.68	0.39	2,000	
916	4190.04	Publications / Postage/ Printing	0.91	2,790	0.73	1.08	5,500	
916	4190.06	Advertisement	0.16	1,224	0.32	0.20	1,000	
916	4190.07	Membership Dues & Fees	-	0	-	-	-	
916	4190.08	Information Technology / Data Processing	3.56	15,483	4.04	5.12	26,156	
916	4190.14	Telephone / Alarm / Internet	4.55	16,059	4.19	4.60	23,502	
916	4190.15	Eviction Expense	4.51	5,459	1.42	5.87	30,000	
916	4190.20	Drug Testing / Medical Exams	0.14	100	0.03	0.04	200	
916	4190.22	Equipment Maintenance & Repair	0.18	344	0.09	0.20	1,000	
916	4190.60	Consulting Fees	0.53	4,073	1.06	0.98	5,000	
916	4190.00	Sundry Administrative	20.28	77,254	20.15	26.04	133,093	
913		Asset Management Fee	101.51	393,300	102.58	105.01	536,808	\$88.57+ \$7.50 + \$10.00 x UML
		Total Administrative Expense	174.11	681,738	177.81	197.21	1,008,129	

Direct

Project Level

Lowell Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 426

AMP 3

MA 1-3, 1-4

Total Salaries & Benefits \$ 1,392,088

Department

Total Other \$ 3,117,133

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
TENANT SERVICES								
921	4210.00	Salaries - Reg.	1.57	8,738	2.28	2.44	12,480	
921	4210.01	Salaries - O.T.	-	-	-	-	-	
921	4210.00	Total Tenant Services Salaries	1.57	8,738	2.28	2.44	12,480	
923	4540.00	Employee Benefit Contributions	-	-	-	-	-	
924	4220.00	Recreation & Publications	-	-	-	-	-	
924	4230.00	Contract Costs	1.31	2,676	0.70	3.35	17,118	
924		Total Non-Salary	1.31	2,676	0.70	3.35	17,118	
		Total Tenant Services Expense	2.87	11,414	2.98	5.79	29,598	
UTILITIES								
935	4355.01	Labor - Reg.	-	-	-	-	-	
935	4355.02	Labor - O.T.	-	-	-	-	-	
935	4355.00	Total Utilities Labor	-	-	-	-	-	
937	4540.00	Employee Benefit Contributions	-	-	-	-	-	
931	4310.00	Water (Includes Sewer Charges)	42.65	98,136	25.60	41.69	213,101	
932	4320.00	Electricity	76.80	261,418	68.18	84.15	430,187	
933	4330.00	Gas	48.54	196,881	51.35	40.79	208,498	
938	4390.00	Other - Solar Operator Costs	31.67	101,251	26.41	31.24	159,718	
		Total Utility Expense	199.66	657,686	171.54	197.87	1,011,504	
ORDINARY MAINTENANCE & OPERATION								
941	4410.00	Labor - Reg.	100.95	467,450	121.92	122.64	626,959	
941	4410.01	Labor - O.T.	-	-	-	7.36	37,618	6%
941	4410.03	Force Account Labor	-	-	-	-	-	
941	4410.00	Total Maintenance Labor	100.95	467,450	121.92	130.00	664,577	
942	4420.01	Materials and Other	29.05	119,631	31.20	39.45	201,675	
943	4430.01	Other Contract Costs - Misc	-	69.00	0.02	0.10	500	
943	4430.02	Hazardous Materials	0.48	26,160	6.82	5.87	30,000	
943	4430.03	Pest Control	7.67	27,800	7.25	8.80	45,000	
943	4430.05	Welding and Metal Work	-	-	-	0.10	500	
943	4430.06	Auto Rentals & Repair	0.64	2,225	0.58	0.78	4,000	
943	4430.07	Equipment Repairs & Rentals	1.29	6,155	1.61	1.66	8,500	
943	4430.08	Unit Repairs / Renovations / Remediation	0.35	-	-	0.39	2,000	
943	4430.09	Heating & AC Repairs- Contracted	3.86	20,776	5.42	6.85	35,000	
943	4430.09	Heating & AC repairs- COCC Labor	23.25	92,037	24.01	23.87	122,000	
943	4430.10	Uniforms	-	-	-	-	-	
943	4430.11	Alarm and Security Services	0.08	4,097	1.07	0.73	3,750	
943	4430.12	Electrical Repairs- Contracted	0.12	-	-	0.20	1,000	
943	4430.12	Electrical Repairs- COCC Labor	2.47	9,904	2.58	6.26	32,000	
943	4430.13	Energy Contracts	0.60	20,953	5.47	5.84	29,836	
943	4430.14	Elevator Maintenance	15.88	79,312	20.69	21.52	110,000	
943	4430.15	Garbage Collection	9.14	41,548	10.84	10.76	55,000	
943	4430.16	Permit Fees	-	-	-	-	-	
943	4430.16	Licenses & Permits	-	-	-	-	-	
943	4430.17	Roof Repairs	1.51	1,760	0.46	1.27	6,500	
943	4430.18	Fire Prevention	9.25	8,705	2.27	5.17	26,425	
943	4430.19	Locks and Keys	-	-	-	-	-	
943	4430.20	Carpeting and Flooring	3.13	6,936	1.81	2.93	15,000	
943	4430.21	Safety Improvements	0.05	-	-	0.10	500	
943	4430.23	Janitorial Services	-	-	-	-	-	
943	4430.24	Masonry Services	-	-	-	-	-	
943	4430.25	Landscaping	0.06	4,350	1.13	2.93	15,000	
943	4430.26	Window, Door, Glass Installations	0.40	0	-	0.20	1,000	
943	4430.27	Signage	1.39	-	-	-	-	
943		Total Contract Costs	81.61	352,787	92.02	106.32	543,511	
945	4540.00	Employee Benefit Contributions	51.87	265,179	69.17	73.71	376,803	
		Total Ordinary Maintenance & Operation	263.48	1,205,046	314.31	349.48	1,786,565	

Direct

Project Level

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 426

AMP 3

MA 1-3, 1-4

Total Salaries & Benefits \$ 1,392,088

Department

Total Other \$ 3,117,133

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
PROTECTIVE SERVICES								
951	4465.01	Labor	-	-	-	-	-	
951	4465.02	Labor - O.T.	-	-	-	-	-	
951	4465.00	Total Protective Services Labor	-	-	-	-	-	
952	4480.00	Contract Costs	1.76	11,302	2.95	16.42	83,950	
955	4540.00	Employee Benefit Contributions	-	-	-	-	-	
		Total Protective Services	1.76	11,302	2.95	16.42	83,950	
GENERAL								
961	4510.01	Insurance - General Coverage	18.03	73,880	0.19	1.46	7,440	
961	4510.02	Workers Compensation	-	-	-	6.21	31,748	
961	4510.03	General Liability	-	-	-	6.90	35,285	
961	4510.04	Property & Fire	-	-	-	7.42	37,955	
961		Total Insurance	18.03	73,880	0.19	21.99	112,428	
963	4520.00	Payments in Lieu of Taxes	19.11	73,152	19.08	19.04	97,321	HUD formula - form 52267
964	4570.00	Collection Losses	3.06	-	-	0.98	5,000	
962	4590.01	Other General Expenses (PSS escrow)	-	-	-	-	-	
967	4580.00	Interest Expense	0.61	131	0.03	9.77	49,969	
968	4530.00	Compensated Absences / Terminal Leave	1.94	0	-	-	-	
		Total General Expenses	42.76	147,163	19.31	51.78	264,718	
TOTAL ROUTINE EXPENDITURES								
969		Total Routine Operating Expense	684.64	2,714,350	688.89	818.56	4,184,465	
970		Excess Operating Revenue over Operating Expenses	164.80	714,852	205.53	65.39	334,257	
NON-ROUTINE EXPENDITURES								
971	4610.00	Extraordinary Maintenance & Non-Capital Equip	28.50	28,247	7.37	12.13	62,000	
972	7540.00	Capital Equip / Betterments / Debt Service	9.56	37,977	9.91	51.40	262,756	
973		Excess Working Capital Transfer Out	-	-	-	-	-	
		Total Non-Routine Expenses	38.07	66,224	17.27	63.53	324,756	
RESIDUAL RECEIPTS OR DEFICIT								
900		Total Expenses	722.71	2,780,574	706.16	882.09	4,509,221	
		Excess Operating Revenue over Operating Expenses	126.73	648,628	188.25	1.86	9,501	

Lowell Housing Authority
Schedule of Extraordinary Maintenance and Equipment Replacement
September 30, 2021

		<u>AMP</u>	<u>Units</u>	<u>Percent</u>
		1	524	32.53%
		2	213	13.22%
		3	426	26.44%
		4	448	27.81%
		Total	1611	100.00%
Cost Center	HUD MA001-C			

Description	Price Per Item	MA001 TOTAL	AMP 1	AMP 2	AMP 3	AMP 4
EXTRAORDINARY MAINTENANCE						
Extraordinary Maint Contingency		-	50,000			
AC Unit Repairs		100,000	100,000			
Mainline - Utility Pipeline Repairs		-	100,000			
Repainting Bricks/Walks & Drives		250,000	250,000			
Foundation & Interior Painting		30,000			30,000	
Learning Zone Rehab		20,000	20,000			
Landscaping/Site Improvements/Parking Lot Repairs		10,000	10,000			
Community Room Rehabs		30,000				30,000
Hildreth St Flooring		10,000				10,000
		-				
TOTAL		500,000	530,000	-	30,000	40,000
REPLACEMENT OF EQUIPMENT - NON-CAPITAL						
Landscaping & Snow Equipment		-				
Furniture & Equipment (exterior & office)		-				
Trash Compactors		32,000			32,000	
Plumbing Equipment		-				
		-				
		-				
TOTAL		32,000	-	-	32,000	-
BETTERMENTS AND ADDITIONS - CAPITAL						
Ford F-series Pickup		90,000		45,000		45,000
Ford F Series Dump Truck		82,000		82,000		
Utility Vehicle		-				
Ford F-series Compactor Truck		130,000	42,284	17,188	34,376	36,151
		-				
		-				
		-				
Principal payment - energy debt service		551,127	43,188	134,749	228,380	144,810
		-				
		-				
		-				
TOTAL		853,127	85,472	278,937	262,756	225,961
GRAND TOTAL		1,385,127	615,472	278,937	324,756	265,961

AMP 4
(City View Towers, Belvidere Heights, Francis Gatehouse, Centralville Gardens)
OPERATING BUDGET
EXECUTIVE SUMMARY

FY 2021

Operating Revenue:	\$ 4,048,047
Operating Expense:	<u>\$ 4,046,294</u>

Operating Gain:	<u>\$ 1,753</u>
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<i>Ending Operating Reserve (Estimated):</i>	<i>\$ 1,965,000*</i>
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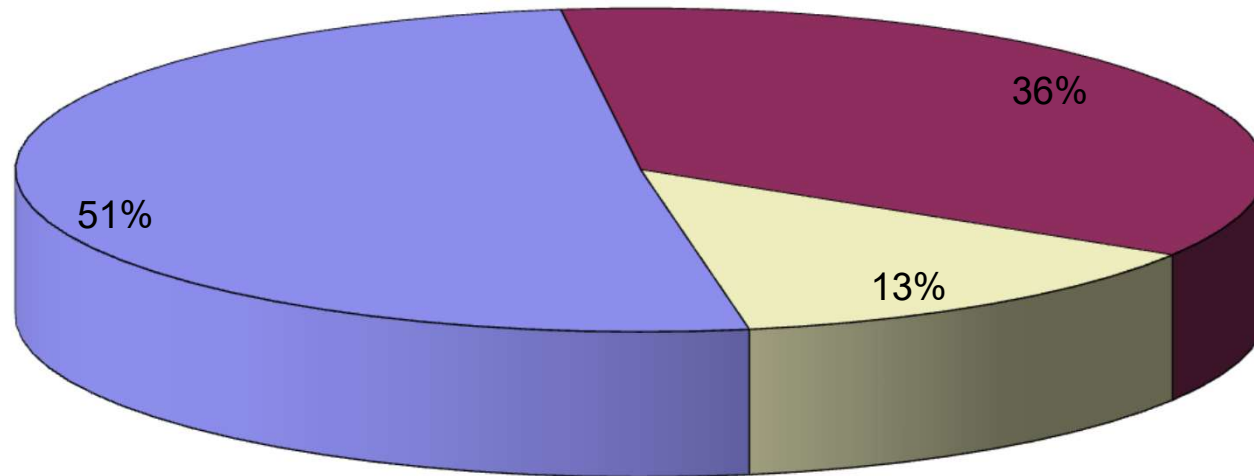
Units Available:

City View Towers	189
Belvidere Heights:	112
Francis Gatehouse:	90
Centralville Gardens:	<u>57</u>
Total:	448

AMP 4 manages 448 units of elderly and young disabled housing located at City View Towers, Belvidere Heights, Francis Gatehouse and Centralville Gardens. The main sources of income include tenant rents and HUD funded operating subsidy. Major expense items include maintenance labor, utilities, property maintenance and betterments. HUD operating subsidy is estimated at 111% in CY2020, due to CARES Act funding, and we have projected a decrease to 94% in 2021. Community room renovations began at City View Towers in FY2020. This renovation will continue into FY2021, as well as renovations to Centralville Gardens and Belvidere Heights. In addition, new flooring will be installed at Centralville Gardens. AMP 4 takes advantage of three additional revenue streams; laundry income, antenna rent and inter-office rent which yield approximately \$99K in additional income.

**Reserve level is shown without effect of unfunded pension and post-employment liability*

**Lowell Housing Authority
AMP 4 Revenue Budget FY 2021**

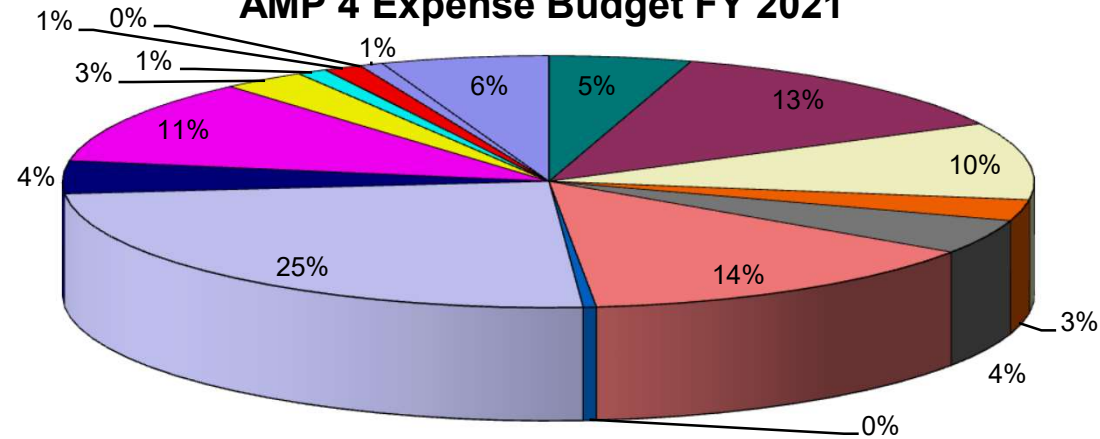


■ Tenant Rent 2,053,600

■ Operating Subsidy 1,452,300

■ Other Income 542,147

Lowell Housing Authority AMP 4 Expense Budget FY 2021



Admin Salary 191,949	Maint Salary 513,779
Employee Benefits 400,769	Insurance 109,973
Administrative 179,208	Management Fee 564,530
Tenant Services 17,640	Utilities 992,371
Maintenance Materials 170,375	Maintenance Contracts 444,553
PILOT 112,171	Extraordinary Maintenance 40,000
Other General 51,331	Operating Transfer Out -
Interest Expense 31,684	Capital Additions 225,961

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Direct Project Level

Total Units 448

Total Salaries & Benefits \$ 1,106,497

Total Other \$ 2,939,797

AMP 4

MA 1-5, 1-6, 1-11, 1-19

Department

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
REVENUES								
703	3110.00	Dwelling Rental Income	364.53	1,528,813	379.17	372.02	2,000,000	
704	3120.00	Excess Utilities	1.21	8,580	2.13	1.49	8,000	
704	3692.00	Tenant Revenue - Other	9.50	41,903	10.39	8.48	45,600	
704		Total Tenant Revenue Other	10.71	50,483	12.52	9.97	53,600	
705		Total Tenant Revenue	375.24	1,579,296	391.69	381.99	2,053,600	
706	8020.00	Current Year Operating Subsidy	270.41	1,176,573	287.97	270.15	1,452,300	
711	3610.00	Investment Income - Unrestricted	6.15	16,070	3.99	1.86	10,000	
720	3431.00	Investment Income - Restricted	-	-	-	-	-	
715	3190.00	Section 8 Rental Income	-	-	-	-	-	
715	3690.00	Other Revenue	64.51	206,955	51.33	54.40	292,460	
715	3690.15	Admin Fee	-	-	-	-	-	
715		Total Other Revenue	64.51	206,955	51.33	54.40	292,460	
716	6120.00	Gain/(Loss) on Equipment Disposal	-	-	-	-	-	
1001	9110.00	Operating Transfers - In	70.71	323,534	80.24	44.58	239,687	
		Capital Grant Allocation	-	-	-	-	-	
		Other Grant Allocation	-	-	-	-	-	
		Section 8 Allocation	-	-	-	-	-	
700		Total Revenue	787.01	3,302,428	815.21	752.98	4,048,047	

Direct

Project Level

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 448

AMP 4

MA 1-5, 1-6, 1-11, 1-19

Total Salaries & Benefits \$ 1,106,497

Department

Total Other \$ 2,939,797

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
ADMINISTRATIVE EXPENSES								
911	4110.00	Salaries - Reg.	39.80	165,735	41.10	35.70	191,949	
911	4110.01	Salaries - O.T.	-	0	-	-	-	
911	4110.00	Total Administrative Salaries	39.80	165,735	41.10	35.70	191,949	
915	4540.00	Employee Benefit Contributions - Admin	18.46	99,249	24.62	20.28	109,004	
916	4130.01	Legal	5.28	24,862	6.17	6.51	35,000	
916	4140.02	Staff Training/ Tuition	0.38	11,787	2.92	5.10	27,436	
916	4150.01	Travel / Parking	0.01	0	-	0.02	100	
916	4170.01	Accounting Fees	0.74	63	0.02	-	-	
912	4171.00	Auditing Fees	-	-	-	0.71	3,823	
916	4190.01	Miscellaneous Sundry	1.02	2,355	0.58	1.02	5,500	
916	4190.03	Stationary / Supplies	0.50	2,376	0.59	0.56	3,000	
916	4190.04	Publications / Postage/ Printing	1.10	3,855	0.96	1.12	6,000	
916	4190.06	Advertisement	0.10	916	0.23	0.22	1,200	
916	4190.07	Membership Dues & Fees	-	0	-	-	-	
916	4190.08	Information Technology / Data Processing	5.40	14,769	3.66	4.93	26,499	
916	4190.14	Telephone / Alarm / Internet	6.36	22,645	5.62	6.39	34,350	
916	4190.15	Eviction Expense	4.70	7,023	1.74	5.58	30,000	
916	4190.20	Drug Testing / Medical Exams	0.03	200.00	0.05	0.06	300	
916	4190.22	Equipment Maintenance & Repair	0.20	230	0.06	0.19	1,000	
916	4190.60	Consulting Fees	-	4,352	1.08	0.93	5,000	
916	4190.00	Sundry Administrative	25.83	95,433	23.67	33.33	179,208	
913		Asset Management Fee	101.06	413,613	102.58	105.01	564,530	\$88.57+ \$7.50 + \$10.00 x UML
		Total Administrative Expense	185.15	774,030	191.97	194.32	1,044,691	

Direct

Project Level

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Total Units 448

AMP 4

MA 1-5, 1-6, 1-11, 1-19

Total Salaries & Benefits \$ 1,106,497

Department

Total Other \$ 2,939,797

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
TENANT SERVICES								
921	4210.00	Salaries - Reg.	-	-	-	-	-	
921	4210.01	Salaries - O.T.	-	-	-	-	-	
921	4210.00	Total Tenant Services Salaries	-	-	-	-	-	
923	4540.00	Employee Benefit Contributions	-	-	-	-	-	
924	4220.00	Recreation & Publications	-	-	-	-	-	
924	4230.00	Contract Costs	2.19	7,018	1.74	3.28	17,640	
924		Total Non-Salary	2.19	7,018	1.74	3.28	17,640	
		Total Tenant Services Expense	2.19	7,018	1.74	3.28	17,640	
UTILITIES								
935	4355.01	Labor - Reg.	-	-	-	-	-	
935	4355.02	Labor - O.T.	-	-	-	-	-	
935	4355.00	Total Utilities Labor	-	-	-	-	-	
937	4540.00	Employee Benefit Contributions	-	-	-	-	-	
931	4310.00	Water (Includes Sewer Charges)	35.99	97,884	24.28	35.08	188,564	
932	4320.00	Electricity	99.28	383,786	95.19	101.69	546,672	
933	4330.00	Gas	30.18	137,120	34.01	26.61	143,051	
938	4390.00	Other - Solar Operator Costs	22.57	73,281.61	18.18	21.22	114,084	
		Total Utility Expense	188.01	692,073	171.64	184.59	992,371	
ORDINARY MAINTENANCE & OPERATION								
941	4410.00	Labor - Reg.	102.76	442,797	109.82	90.16	484,697	
941	4410.01	Labor - O.T.	-	-	-	5.41	29,082	6.0%
941	4410.03	Force Account Labor	-	-	-	-	-	
941	4410.00	Total Maintenance Labor	102.76	442,797	109.82	95.57	513,779	
942	4420.01	Materials and Other	26.64	89,749	22.26	31.69	170,375	
943	4430.01	Other Contract Costs - Misc	-	850	0.21	0.09	500	
943	4430.02	Hazardous Materials	0.28	12,490	3.10	3.72	20,000	
943	4430.03	Pest Control	11.31	33,343	8.27	9.30	50,000	
943	4430.05	Welding and Metal Work	-	2,565	0.64	0.19	1,000	
943	4430.06	Auto Rentals & Repair	1.18	6,116	1.52	1.67	9,000	
943	4430.07	Equipment Repairs & Rentals	1.40	6,057	1.50	1.49	8,000	
943	4430.08	Unit Repairs / Interior Construction	0.64	-	-	0.28	1,500	
943	4430.09	Heating & AC Repairs- Contracted	5.05	10,405	2.58	3.72	20,000	
943	4430.09	Heating & AC repairs- COCC Labor	19.52	77,264	19.16	19.53	105,000	
943	4430.10	Uniforms	-	-	-	-	-	
943	4430.11	Alarm and Security Services	0.49	3,723	0.92	0.74	4,000	
943	4430.12	Electrical Repairs- Contracted	-	-	-	0.28	1,500	
943	4430.12	Electrical Repairs- COCC Labor	2.63	16,337	4.05	4.65	25,000	
943	4430.13	Energy Contracts	0.75	14,724	3.65	3.52	18,918	
943	4430.14	Elevator Maintenance	11.34	38,002	9.43	10.23	55,000	
943	4430.15	Garbage Collection	8.75	30,392	7.54	8.37	45,000	
943	4430.16	Permit Fees	-	-	-	-	-	
943	4430.16	Licenses & Permits	-	-	-	-	-	
943	4430.17	Roof Repairs	0.79	1,785	0.44	0.74	4,000	
943	4430.18	Fire Prevention	14.00	14,216	3.53	4.49	24,135	
943	4430.19	Locks and Keys	0.01	-	-	-	-	
943	4430.20	Carpeting and Flooring	4.35	15,889	3.94	3.72	20,000	
943	4430.21	Safety Improvements	0.05	-	-	0.09	500	
943	4430.23	Janitorial Services	-	-	-	-	-	
943	4430.24	Masonry Services	-	-	-	0.37	2,000	
943	4430.25	Landscaping	0.06	0	-	5.39	29,000	
943	4430.26	Window, Door, Glass Installations	0.10	176	0.04	0.09	500	
943	4430.27	Signage	2.37	-	-	-	-	
943		Total Contract Costs	85.08	284,334	70.52	82.69	444,553	
945	4540.00	Employee Benefit Contributions	49.32	265,166	65.77	54.27	291,765	
		Total Ordinary Maintenance & Operation	263.81	1,082,046	268.36	264.22	1,420,472	

Lowell Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING
September 30, 2021

Direct Project Level

Total Units 448

Total Salaries & Benefits \$ 1,106,497
Total Other \$ 2,939,797

AMP 4
Department

MA 1-5, 1-6, 1-11, 1-19

A FDS Line #	B Acct #	C Account Description	E FY 19 PUM - Actual	9 months of 2020	F FY 20 PUM - Annualized	G FY 21 PUM	H FY 21 Budget	J Remarks
PROTECTIVE SERVICES								
951	4465.01	Labor	-	-	-	-	-	
951	4465.02	Labor - O.T.	-	-	-	-	-	
951	4465.00	Total Protective Services Labor	-	-	-	-	-	
952	4480.00	Contract Costs	1.76	11,261	2.79	7.50	40,331	
955	4540.00	Employee Benefit Contributions	-	0	-	-	-	
		Total Protective Services	1.76	11,261	2.79	7.50	40,331	
GENERAL								
961	4510.01	Insurance - General Coverage	16.48	77,652	19.26	1.38	7,440	
961	4510.02	Workers Compensation	-	-	-	4.74	25,489	
961	4510.03	General Liability	-	-	-	6.88	36,966	
961	4510.04	Property & Fire	-	-	-	7.45	40,078	
961		Total Insurance	16.48	77,652	19.26	20.46	109,973	
963	4520.00	Payments in Lieu of Taxes	20.03	80,667	20.01	20.87	112,171	HUD formula - form 52267
962	4570.01	Collection Losses	0.98	-	-	2.05	11,000	
964	4590.01	Other General Expenses	-	-	-	-	-	
967	4580.00	Interest Expense	0.76	1,341	0.33	5.89	31,684	
968	4530.00	Compensated Absences - Terminal Leave	6.01	-	-	-	-	
		Total General Expenses	44.25	159,660	39.60	49.26	264,828	
TOTAL ROUTINE EXPENDITURES								
969		Total Routine Operating Expense	685.17	2,726,088	676.11	703.19	3,780,333	
970		Excess Operating Revenue over Operating Expenses	101.84	576,340	139.10	49.80	267,714	
NON-ROUTINE EXPENDITURES								
971	4610.00	Extraordinary Maintenance & Non-Capital Equip	61.83	0	-	7.44	40,000	
972	7540.00	Capital Equip / Betterments / Debt Service	11.89	49,663	12.32	42.03	225,961	
973		Excess Working Capital Transfer Out	-	0	-	-	-	
		Total Non-Routine Expenses	73.73	49,663	12.32	49.47	265,961	
RESIDUAL RECEIPTS OR DEFICIT								
900		Total Expenses	758.90	2,775,751	688.43	752.66	4,046,294	
		Excess Operating Revenue over Operating Expenses	28.12	526,677	126.78	0.33	1,753	

Lowell Housing Authority
Schedule of Extraordinary Maintenance and Equipment Replacement
September 30, 2021

		<u>AMP</u>	<u>Units</u>	<u>Percent</u>
		1	524	32.53%
		2	213	13.22%
		3	426	26.44%
		4	448	27.81%
		Total	1611	100.00%
Cost Center	HUD MA001-C			

Description	Price Per Item	MA001 TOTAL	AMP 1	AMP 2	AMP 3	AMP 4
EXTRAORDINARY MAINTENANCE						
Extraordinary Maint Contingency		-	50,000			
AC Unit Repairs		100,000	100,000			
Mainline - Utility Pipeline Repairs		-	100,000			
Repainting Bricks/Walks & Drives		250,000	250,000			
Foundation & Interior Painting		30,000			30,000	
Learning Zone Rehab		20,000	20,000			
Landscaping/Site Improvements/Parking Lot Repairs		10,000	10,000			
Community Room Rehabs		30,000				30,000
Hildreth St Flooring		10,000				10,000
		-				
TOTAL		500,000	530,000	-	30,000	40,000
REPLACEMENT OF EQUIPMENT - NON-CAPITAL						
Landscaping & Snow Equipment		-				
Furniture & Equipment (exterior & office)		-				
Trash Compactors		32,000			32,000	
Plumbing Equipment		-				
		-				
		-				
TOTAL		32,000	-	-	32,000	-
BETTERMENTS AND ADDITIONS - CAPITAL						
Ford F-series Pickup		90,000		45,000		45,000
Ford F Series Dump Truck		82,000		82,000		
Utility Vehicle		-				
Ford F-series Compactor Truck		130,000	42,284	17,188	34,376	36,151
		-				
		-				
		-				
Principal payment - energy debt service		551,127	43,188	134,749	228,380	144,810
		-				
		-				
		-				
TOTAL		853,127	85,472	278,937	262,756	225,961
GRAND TOTAL		1,385,127	615,472	278,937	324,756	265,961

State Programs

OPERATING BUDGET EXECUTIVE SUMMARY

400.01	State Consolidated (667 Elderly 705 Family) – 132 units
667-2B	Concord River Mill – 42 units
689-C	Colonial Ave, East Merrimack St– 16 units
MRVP	95 Mobility Vouchers, 60 DMH Vouchers

FY 2021

	<u>400.01</u>	<u>667-2B</u>	<u>689-C</u>	<u>MRVP</u>
Total Operating Revenue:	1,565,654	537,017	48,648	1,381,480
Less: Operating Expense:	<u>1,643,052</u>	<u>365,142</u>	<u>46,976</u>	<u>1,340,582</u>
Operating Gain/(Loss):	(77,398)	171,875	1,672	40,898
Non-Operating Expenditures	<u>(62,610)</u>	<u>(153,000)</u>	<u>0</u>	<u>0</u>
Excess Revenue/(Expenses)	(140,008)	18,875	1,672	40,998
Ending Operating Reserve (Est)*:	418,900	693,680	53,336	229,878

The State Programs include MA Ch. 667 Elderly, Ch. 705 Family, Ch. 689 Community Residences, HUD funded Section 8 New Construction at Concord River Mill and the Massachusetts Rental Voucher Program (MRVP). The main sources of income include tenant rents and DHCD funded operating subsidy. Major expense items include maintenance labor, utilities, property maintenance and betterments, and landlord payments (MRVP).

400.01: DHCD has decreased subsidy by 4% for FY2021. In real dollars this is a cut in funding of approximately \$31,000. This program has seen increases to its reserve levels for fiscal years 2017-2019 that has allowed the agency to absorb this decrease in subsidy for FY2021 without the need to eliminate positions or reductions in resident services. The program has budgeted for new security cameras for the Lakeview Avenue development. For FY2021, DHCD has also provided a direct cost reimbursement exemption for a resident service coordinator in the amount of \$30,000. In addition, DHCD has provided for an operating cost exemption for COVID 19 related expenses in the amount of \$43,060. DHCD has also mandated that we use \$62,610 of our reserves to cover the cost of a handicap unit as part of our Mod-Phase grant at our Lakeview Avenue development. Although this program is projecting an operating gain of \$62,610, this includes \$140,008 from operating reserves. This \$140,008 represents the net operating loss to the program of \$79,756 plus the \$62,610 in capital expenditures for the MOD-Phase Grant handicap unit.

667-2B: This program will be transitioned out of DHCD by 9/30/2021. This means this program will no longer be under the statutory requirements of DHCD and will be a stand- alone HUD

**Reserve level is shown without effect of unfunded pension and post-employment liability*

multi-family program with a new contract administrator that is yet to be determined by HUD. This program was granted a contract rent increase in FY2020. Contract rents increased \$27/unit. The FY2021 budget projects an increase to its reserve levels, which is imperative because this program does not receive any capital funding from DHCD or HUD. The current reserve level is not sufficient to cover the capital needs of this building, which include a new elevator and new windows which will likely exceed \$1M in costs. The window replacements will be phased, with design budgeted in FY2021 in the amount of \$100,000. The elevator project will likely require some capital lending. A new generator has also been budgeted for in FY2021 in the amount of \$53,000. The generator is obsolete and can no longer be repaired.

689-C: The program will see a slight rent increase in FY2021, due to a Social Security COLA being made available. The program is projected to realize a minimal gain for FY2021.

MRVP: The major revenue stream for this program is administrative fees earned for each voucher leased. DHCD increased administrative fees from \$40/unit to \$50/unit in FY2020. This increase has been reflected in the FY2021 budgeted administrative fees. MRVP vouchers increased in FY2021 from 146 to 155 vouchers. This program does not have any capital assets or infrastructure. The main expenses include personnel and office overhead.

		NO. OF UNITS	132	ORIGINAL		X	
LHA NAME		LOWELL	UNIT MONTHS	1584	REVISION NO.		
FISCAL YEAR ENDING:		9/30/2021					
DEVELOPMENT NO.:		400-1	<1>	<2>	<3>	<4> <5>	
			CURRENT YEAR APPROVED BUDGET PUM	LHA REQUEST		DHCD MODIFICATION	
LINE NO.	ACCT. NO.	CLASSIFICATION		PUM	AMOUNT	PUM	AMOUNT
		REVENUE					
1	3110	Shelter Rent - Tenants	313.13	315.66	500,000		
2	3111	Shelter Rent - Tenants - Fraud/Retroactive	-	-	-		
3	3115	Shelter Rent - Federal Section 8	-	-	-		
4	3190	Nondwelling Rentals	-	-	-		
5	3400	Administrative Fee - MRVP	-	-	-		
6	3610	Interest on Investments - Unrestricted	9.47	6.31	10,000		
7	3611	Interest on Investments - Restricted	-	-	-		
8	3690	Other Revenue	3.06	1.80	2,850		
9	3691	Other Revenue - Retained	43.18	8.40	13,301		
10	3692	Other Revenue - Operating Reserves	-	88.39	140,008		
11	3693	Other Revenue - Net Meter	-	8.40	13,301		
12	3801	Operating Subsidy - DHCD (4001)	654.17	647.85	1,026,202		
13	3802	Operating Subsidy - MRVP Landlords		-			
14	3803	Restricted Grants Received					
15	3920	Gain/Loss From Sale/Disp. of Prop.					
16	3000	TOTAL REVENUE	1,023.01	1,076.82	1,705,662		
		EXPENSES					
17	4110	Administrative Salaries	80.41	128.61	203,715		
18	4120	Compensated Absences					
19	4130	Legal	0.95	3.16	5,000		
20	4140	Members Compensation	-	-			
21	4150	Travel & Related Expenses	0.06	0.06	100		
22	4170	Accounting Services	-	-	-		
23	4171	Audit Costs	0.72	2.02	3,195		
24	4181	Penalties & Interest					
25	4190	Administrative Other	26.10	27.22	43,110		
26	4100	TOTAL ADMINISTRATION	108.24	161.06	255,120		
27	4230	TENANT ORGANIZATION	0.50	11.55	18,292		
28	4310	Water	37.50	36.68	58,105		
29	4320	Electricity	61.29	61.94	98,119		
30	4330	Gas	22.32	21.32	33,767		
31	4340	Fuel	-	-	-		
32	4360	Energy Conservation	-	-	-		
33	4390	Other	-	-	-		
34	4391	Payment to Solar Operator	26.36	26.39	41,799		
35	4392	Net Meter Utility Credit	-	(17.99)	(28,498)		
36	4300	TOTAL UTILITIES	147.47	128.34	203,292		
37	4410	Maintenance Labor	118.48	124.62	197,400		
38	4420	Materials & Supplies (net of appliances 4611)	27.88	32.89	52,105		
39	4430	Contract Costs	62.16	59.13	93,660		
40	4400	TOTAL MAINTENANCE	208.52	216.64	343,165		
41	4510	Insurance	18.38	22.40	35,486		
42	4520	Payment in Lieu of Taxes	11.15	11.11	17,602		
43	4540	Employee Benefits (net of GASB 45 & 68)	92.48	110.58	175,152		
43a	4541	Employee Benefits - GASB 45	-	-	-		
43b	4542	Pension Expense - GASB 68	-	-	-		
44	4570	Collection Loss	4.73	1.26	2,000		
45	4580	Interest Expense	-	-	-		
46	4590	Other General Expense	1.76	7.50	11,883		
47	4500	TOTAL GENERAL EXPENSES	128.50	152.86	242,123		
48	4610	Extraordinary Maintenance	32.77	42.97	68,060		
49	4611	Equipment Purchases-Non-Capitalized	6.31	9.47	15,000		
50	4612	Restricted Reserve Expenditures					
51	4715	Housing Assistance Payments	326.68	314.39	498,000		
52	4801	Depreciation Expense					
53	4600	TOTAL OTHER EXPENSES	365.76	366.83	581,060		
54	4000	TOTAL EXPENSES	958.99	1,037.28	1,643,052		
55	2700	NET INCOME (DEFICIT)	64.02	39.53	62,610		
		CAPITAL EXPENDITURES					
56	7520	Replacements of Equip. - Capitalized		-	-		
57	7540	Betterments & Additions - Capitalized	-	39.53	62,610		
58		Total Nonoperating Expenditures	-	39.53	62,610		
59		EXCESS REVENUE OVER EXPENSES	64.02	(0.00)	(0)		

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

OPERATING SUBSIDY CALCULATION "ANUEL"

(ALLOWABLE NONUTILITY EXPENSE LEVEL)

BUDGET AND ACTUAL (ACTUAL USED AT YEAR END ONLY)

APPENDIX B

(TO 050-1

AND 051-1)

LHA Name: LOWELL
 Fiscal Year Ending 9/30/2021

Program No. 400-1 Budget X Actual

	1ST	2ND	3RD	4TH
Quarter				

	050-1		051-1	
	1	2	3	4
	BUDGETED AMOUNT	DHCD MODIFIC.	ACTUAL AMOUNT	DHCD MODIFIC.
1. REVENUE (050-1/051-1 LINES 1 + 2 + 3 + 5 + 7)	526,151		0	
2. NON-UTILITY COST (ANUEL - PR. YR. APPROV. PER LINE 3 ON APPENDIX B)	769,585			
3. ALLOWABLE INCREASE (LINE 2 LESS 4.0%)	738,802		0	
3A. APPROPRIATE % OF LINE 3 (COLUMN 3 ONLY)				
DHCD APPROVED OPERATING COSTS EXEMPTIONS <u>Supplemental Funding For Coronavirus Response</u>	43,060			
4. TOTAL OPERATING COSTS EXEMPTIONS	43,060		0	
5. UTILITIES (Line 31 050-1 for Budget) (Line 31 051-1 for Actual)	189,991			
6. OPERATING SUBSIDY PRIOR TO APPROVED EXEMPTIONS (1 MINUS 3 MINUS 4 MINUS 5) (IF RESULTS ARE A POSITIVE NUMBER USE ZERO)	(445,702)		0	
7. LINE 6 (IF -0- ENTER -0- OR CONVERT NEGATIVE AMOUNT TO BE POSITIVE)	445,702		0	
DHCD APPROVED EXEMPTIONS DIRECT REIMBURSEMENT				
<u>LOWELL RENTAL ASSISTANCE PROGRAM</u>	498,000			
<u>RESIDENT SERVICE COORDINATOR</u>	30,000			
<u>SELF SUFFICIENCY PROGRAM</u>	52,500			
8. TOTAL DIRECT REIMBURSEMENT	580,500		0	
REDUCE ACTUAL SUBSIDY BY COST OVERRUNS				
	BUDGET	ACTUAL	OVERRUN	
9. 4110		0	0	
10. 4150		0	0	
11. Total			0	
12. TOTAL SUBSIDY (LINE 7 + 8 - 11) (050-1 OR 051-1)	1,026,202		0	
13. REDUCE ACTUAL SUBSIDY BY THE AMOUNT THAT WOULD CAUSE THE OPERATING RESERVE BALANCE TO BE IN EXCESS OF 50% OF LINE 46 ON FORM 050-1 (SEE APPENDIX C LINE 9)			0	
14. ACTUAL OPERATING SUBSIDY EARNED (LINE 12 MINUS 13) (NO LESS THAN LINE 8)			0	
15. ACTUAL OPERATING SUBSIDY RECEIVED			0	
16. DEBIT ACCOUNT 1125 UNDERPAYMENT DUE FROM DHCD				
17. CREDIT ACCOUNT 2118 OVERPAYMENT DUE TO DHCD			0	

RESERVE ANALYSIS

LHA Name: **LOWELL**
 Fiscal Year Ending: **9/30/2021**

Program No.: **400-1**

Rev: (original)

Line #		ACTUAL AMOUNT		DHCD MODIFICATION
(1)	Maximum Reserve (1/2 of Line 54 from Budget)	821,526	(1)	(1)
(2)	Minimum Reserve (35% of Line (1) above)	287,534	(2)	(2)
(3)	Operating Reserve Balance End of Prior Year (FY 9-30-2019)	561,657	(3)	(3)
(4)	Capital Reserve Balance End of Prior Year (FY XXXX) (Sec 8 New/Sub Rehab ONLY)	-	(4)	(4)
(5)	Adjustments - Current Year (FY 2020)			
	Account No. Budget Amount			
(a)	7520 (Line 56 of Budget)	-	(5a)	(5a)
(b)	7540 (Line 57 of Budget)	-	(5b)	(5b)
(6)	Net Income (Loss) Current Year (Estimate 12 mos.)	(2,749)	(6)	(6)
(7)	Operating Reserve Balance End of Current Year (3)-(5)+(6)	558,908	(7)	(7)
(8)	Adjustments - Budget Year (FY 2021)			
	Account No. Budget Amount			
(a)	3691 (Line 9 from Budget)			
(b)	3692 (Line 10 from Budget)	140,008		
(c)	7520 (Line 56 of Budget)	-	(8a)	(8a)
(d)	7540 (Line 57 of Budget)	62,610	(8b)	(8b)
(9)	Net Income (Deficit) Budget Year (Line 59 of Budget)	62,610	(9)	(9)
(10)	Operating Reserve Balance End of Budget Year (7)-(8)+(9)	418,900	(10)	(10)

UTILITY COSTS

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LHA: **LOWELL**

PROGRAM: **400-1**

FISCAL YE: **9/30/2021**

**Explain any substantial variances between actual consumption
and estimated consumption.**

Line No.		4310 WATER	4320 ELECTRICITY	4330 GAS	4340 FUEL	4360 ENERGY CONSERVATION	4390 UTILITY LABOR
1.00	ACTUAL UTILITY COST PER PRIOR YEAR JUNE 30TH SUBMISSION TO (9/30/2020)	73,608	98,054	30,614			
2.00	CONSUMPTION ASSOCIATED WITH COSTS ON LINE 1	9,950	539,383	25,888			
3.00	AVERAGE RATE (LINE 1 / 2)	7.3978	0.1818	1.1826			
4.00	ESTIMATED CONSUMPTION FOR REQUESTED BUDGET YEAR	8,093	540,921	26,908			
5.00	ESTIMATED AVERAGE RATE	7.1797	0.1814	1.2549			
6.00	ESTIMATED COST FOR REQUESTED BUDGET YEAR (LINE 4 X 5)	58,105	98,119	33,767			

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9/30/2021

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ANNUAL BUDGET

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LHA NAME LOWELL NO. OF UNITS 42 ORIGINAL X
 UNIT MONTHS 504 REVISION NO. _____
 FISCAL YEAR ENDING: 9/30/2021
 DEVELOPMENT NO.: 667-2B

LINE NO.	ACCT. NO.	CLASSIFICATION	CURRENT YEAR APPROVED BUDGET PUM	LHA REQUEST		DHCD MODIFICATION	
				PUM	AMOUNT	PUM	AMOUNT
		REVENUE					
1	3110	Shelter Rent - Tenants	331.35	347.22	175,000		
2	3111	Shelter Rent - Tenants - Fraud/Retroactive	-	-			
3	3115	Shelter Rent - Federal Section 8	649.65	660.78	333,032		
4	3190	Nondwelling Rentals	-	-	-		
5	3400	Administrative Fee - MRVP	-	-	-		
6	3610	Interest on Investments - Unrestricted	-	-	-		
7	3611	Interest on Investments - Restricted	-	-	-		
8	3690	Other Revenue	8.59	8.58	4,325		
9	3691	Other Revenue - Retained	48.93	48.93	24,660		
10	3692	Other Revenue - Operating Reserves	-	-	-		
11	3693	Other Revenue - Net Meter	-	-	-		
12	3801	Operating Subsidy - DHCD (4001)	-	-	-		
13	3802	Operating Subsidy - MRVP Landlords	-	-	-		
14	3803	Restricted Grants Received					
15	3920	Gain/Loss From Sale/Disp. of Prop.					
16	3000	TOTAL REVENUE	1,038.52	1,065.51	537,017		
		EXPENSES					
17	4110	Administrative Salaries	80.41	82.88	41,774		
18	4120	Compensated Absences					
19	4130	Legal	0.99	1.98	1,000		
20	4140	Members Compensation	-	-			
21	4150	Travel & Related Expenses	0.20	0.20	100		
22	4170	Accounting Services	-	-	-		
23	4171	Audit Costs	0.72	5.99	3,017		
24	4181	Penalties & Interest					
25	4190	Administrative Other	36.31	37.68	18,993		
26	4100	TOTAL ADMINISTRATION	118.63	128.74	64,884		
27	4230	TENANT ORGANIZATION	0.50	0.50	252		
28	4310	Water	15.80	11.83	5,962		
29	4320	Electricity	56.80	59.24	29,859		
30	4330	Gas	46.19	36.91	18,602		
31	4340	Fuel	-	-	-		
32	4360	Energy Conservation	-	-	-		
33	4390	Other	-	-	-		
34	4391	Solar Operator Costs	29.87	29.97	15,103		
36	4300	TOTAL UTILITIES	148.66	137.95	69,526		
37	4410	Maintenance Labor	118.48	124.62	62,809		
38	4420	Materials & Supplies (net of appliances 4611)	42.23	46.00	23,185		
39	4430	Contract Costs	161.53	151.61	76,410		
40	4400	TOTAL MAINTENANCE	322.24	322.23	162,404		
41	4510	Insurance	19.28	23.23	11,707		
42	4520	Payment in Lieu of Taxes	-	-	-		
43	4540	Employee Benefits (net of GASB 45)	80.35	89.46	45,088		
43a	4541	Employee Benefits GASB 45	-	-	-		
43b	4542	Pension Expense - GASB 68	-	-	-		
44	4570	Collection Loss	0.99	0.99	500		
45	4580	Interest Expense	0.55	-			
46	4590	Other General Expense	52.80	7.50	3,781		
47	4500	TOTAL GENERAL EXPENSES	153.97	121.18	61,076		
48	4610	Extraordinary Maintenance	248.02	13.89	7,000		
49	4611	Equipment Purchases-Non-Capitalized	6.94	-	-		
50	4612	Restricted Reserve Expenditures					
51	4715	Housing Assistance Payments	-	-	-		
52	4801	Depreciation Expense					
53	4600	TOTAL OTHER EXPENSES	254.96	13.89	7,000		
54	4000	TOTAL EXPENSES	998.96	724.49	365,142		
55	2700	NET INCOME (DEFICIT)	39.56	341.02	171,875		
		CAPITAL EXPENDITURES					
56	7520	Replacements of Equip. - Capitalized	-	-	-		
57	7540	Betterments & Additions - Capitalized	-	303.57	153,000		
58		Total Nonoperating Expenditures	-	303.57	153,000		
59		EXCESS REVENUE OVER EXPENSES	39.56	37.45	18,875		

OPERATING RESERVE ANALYSIS

LHA Name: **LOWELL** Program No.: **667-2B** Rev: (original)
 Fiscal Year Ending: **9/30/2021**

9/30/2021

Line #		ACTUAL AMOUNT		DHCD MODIFICATION
(1)	Maximum Reserve (1/2 of Line 54 from Budget)	182,571	(1)	(1)
(2)	Minimum Reserve (20% of Line (1) above)	36,514	(2)	(2)
(3)	Operating Reserve Balance End of Prior Year (FY 9-30-2019)	526,561		(3)
(4)	Capital Reserve Balance End of Prior Year (FY XXXX) (Sec 8 New/Sub Rehab ONLY)	-		(4)
(5)	Adjustments - Current Year (FY 2020)			
	Account No. Budget Amount			
(a)	7520 (Line 56 of Budget)	-	0	(5a)
(b)	7540 (Line 57 of Budget)	-		(5b)
(6)	Net Income (Loss) Current Year (Estimate 12 mos.)	148,244	(6)	(6)
(7)	Operating Reserve Balance End of Current Year (3)-(5)+(6)	674,805	(7)	(7)
(8)	Adjustments - Budget Year (FY 2021)			
	Account No. Budget Amount			
(a)	7520 (Line 56 of Budget)	0	-	(8a)
(b)	7540 (Line 57 of Budget)	153,000	(153,000)	(8b)
(9)	Net Income (Deficit) Budget Year (Line 55 of Budget)	171,875		(9)
(10)	Operating Reserve Balance End of Budget Year (7)-(8)+(9)	693,680		(10)

UTILITY COSTS

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LHA: LOWELL

PROGRAM: 667-2B

FISCAL YE: 9/30/2021

Explain any substantial variances between actual consumption and estimated consumption.

Line No.		4310 WATER	4320 ELECTRICITY	4330 GAS	4340 FUEL	4360 ENERGY CONSERVATION	4390 UTILITY LABOR
1.00	ACTUAL UTILITY COST PER PRIOR YEAR JUNE 30TH SUBMISSION TO (9/30/2020)	7,858	33,549	16,659			
2.00	CONSUMPTION ASSOCIATED WITH COSTS ON LINE 1	1,093	192,560	16,652			
3.00	AVERAGE RATE (LINE 1 / 2)	7.1894	0.1742	1.0004			
4.00	ESTIMATED CONSUMPTION FOR REQUESTED BUDGET YEAR	778	176,979	17,773			
5.00	ESTIMATED AVERAGE RATE	7.6627	0.1687	1.0467			
6.00	ESTIMATED COST FOR REQUESTED BUDGET YEAR (LINE 4 X 5)	5,962	29,859	18,602			

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ANNUAL BUDGET

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			NO. OF UNITS	16	ORIGINAL		X
LHA NAME			UNIT MONTHS	192	REVISION NO.		
FISCAL YEAR ENDING:			9/30/2021				
DEVELOPMENT NO.:			689-C				
			<1>	<2>	<3>	<4>	<5>
			CURRENT YEAR APPROVED BUDGET PUM	LHA REQUEST		DHCD MODIFICATION	
LINE NO.	ACCT. NO.	CLASSIFICATION		PUM	AMOUNT	PUM	AMOUNT
REVENUE							
1	3110	Shelter Rent - Tenants	253.38	253.38	48,648		
2	3111	Shelter Rent - Tenants - Fraud/Retroactive	-	-	-		
3	3115	Shelter Rent - Federal Section 8	-	-	-		
4	3190	Nondwelling Rentals	-	-	-		
5	3400	Administrative Fee - MRVP	-	-	-		
6	3610	Interest on Investments - Unrestricted	-	-	-		
7	3611	Interest on Invetments - Restricted	-	-	-		
8	3690	Other Revenue	-	-	-		
9	3691	Other Revenue - Retained	-	-	-		
10	3692	Other Revenue - Operating Reserves	-	-	-		
11	3693	Other Revenue - Net Meter	-	-	-		
12	3801	Operating Subsidy - DHCD (4001)	16.67	-	-		
13	3802	Operating Subsidy - MRVP Landlords	-	-	-		
14	3803	Restricted Grants Received					
15	3920	Gain/Loss From Sale/Disp. of Prop.					
16	3000	TOTAL REVENUE	270.05	253.38	48,648		
EXPENSES							
17	4110	Administrative Salaries	16.99	17.57	3,373		
18	4120	Compensated Absences					
19	4130	Legal	0.52	2.60	500		
20	4140	Members Compensation	-	-			
21	4150	Travel & Related Expenses	-	-			
22	4170	Accounting Services	-	-			
23	4171	Audit Costs	0.72	2.02	387		
24	4181	Penalties & Interest					
25	4190	Administrative Other	9.14	9.43	1,811		
26	4100	TOTAL ADMINISTRATION	27.38	31.62	6,071		
27	4230	TENANT ORGANIZATION	-	-	-		
28	4310	Water	10.11	27.89	5,354		
29	4320	Electricity	-	-	-		
30	4330	Gas	-	-	-		
31	4340	Fuel	-	-	-		
32	4360	Energy Conservation	-	-	-		
33	4390	Other	-	-	-		
34	4391	Payments to Solar Operator	-	-	-		
35	4300	TOTAL UTILITIES	10.11	27.89	5,354		
36	4410	Maintenance Labor	14.81	15.58	2,991		
37	4420	Materials & Supplies	26.56	26.10	5,011		
38	4430	Contract Costs	74.38	68.65	13,180		
39	4400	TOTAL MAINTENANCE	115.75	110.32	21,182		
40	4510	Insurance	10.71	12.92	2,480		
41	4520	Payment in Lieu of Taxes	8.92	8.89	1,707		
42	4540	Employee Benefits	13.22	14.28	2,742		
42a	4541	Employee Benefits - GASB 45	-	-	-		
42b	4542	Pension Expense - GASB 68	-	-	-		
43	4570	Collection Loss	-	-			
44	4580	Interest Expense	-	-	-		
45	4590	Other General Expense	2.63	7.50	1,440		
46	4500	TOTAL GENERAL EXPENSES	35.48	43.59	8,369		
47	4610	Extraordinary Maintenance	55.73	26.04	5,000		
48	4611	Equipment Purchases-Non-Capitalized	5.21	5.21	1,000		
49	4612	Restricted Reserve Expenditures					
50	4715	Housing Assistance Payments	-	-	-		
51	4801	Depreciation Expense					
52	4600	TOTAL OTHER EXPENSES	60.94	31.25	6,000		
53	4000	TOTAL EXPENSES	249.66	244.67	46,976		
54	2700	NET INCOME (DEFICIT)	20.39	8.71	1,672		
CAPITAL EXPENDITURES							
55	7520	Replacements of Equip. - Capitalized	-	-	-		
56	7540	Betterments & Additions - Capitalized	-	-	-		
57	Total Nonoperating Expenditures		-	-	-		
58	EXCESS REVENUE OVER EXPENSES		20.39	8.71	1,672		

OPERATING RESERVE ANALYSIS

LHA Name: **LOWELL** Program No.: **689-C** Rev: (original)
 Fiscal Year Ending: **9/30/2021**

Line #		ACTUAL AMOUNT		DHCD MODIFICATION
(1)	Maximum Reserve (1/2 of Line 53 from Budget)	23,488 (1)		(1)
(2)	Minimum Reserve (20% of Line (1) above)	4,698 (2)		(2)
(3)	Operating Reserve Balance End of Prior Year (FY 2019)	51,988 (3)		(3)
(4)	Capital Reserve Balance End of Prior Year (FY XXXX) (Sec 8 New/Sub Rehab ONLY)	- (4)		(4)
(5)	Adjustments - Current Year (FY 2020)			
	Account No.	Budget Amount		
(a)	7520 (Line 55 of Budget)		- (5a)	(5a)
(b)	7540 (Line 56 of Budget)		- (5b)	(5b)
(6)	Net Income (Loss) Current Year (Estimate 12 mos.)	(324) (6)		(6)
(7)	Operating Reserve Balance End of Current Year (3)-(5)+(6)	51,664 (7)		(7)
(8)	Adjustments - Budget Year (FY 2021)			
	Account No.	Budget Amount		
(a)	7520 (Line 55 of Budget)	0	- (8a)	(8a)
(b)	7540 (Line 56 of Budget)	0	- (8b)	(8b)
(9)	Net Income (Deficit) Budget Year (Line 54 of Budget)	1,672 (9)		(9)
(10)	Operating Reserve Balance End of Budget Year (7)-(8)+(9)	53,336 (10)		(10)

UTILITY COSTS

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LHA: LOWELL

PROGRAM: 689-C

FISCAL YE: 9/30/2021

Explain any substantial variances between actual consumption and estimated consumption.

Line No.		4310 WATER	4320 ELECTRICITY	4330 GAS	4340 FUEL	4360 ENERGY CONSERVATION	4390 SEPTIC
1	ACTUAL UTILITY COST PER PRIOR YEAR JUNE 30TH SUBMISSION TO DHCD (9/30/2020)	2,691	0	0			
2	CONSUMPTION ASSOCIATED WITH COSTS ON IINE 1	362	0	0			
3	AVERAGE RATE (LINE 1 / 2)	7.43	#DIV/0!	0.00			
4	ESTIMATED CONSUMPTION FOR REQUESTED BUDGET YEAR	699	0	0			
5	ESTIMATED AVERAGE RATE	7.66	0.00	0.00			
6	ESTIMATED COST FOR REQUESTED BUDGET YEAR (LINE 4 X 5)	5,354	0	0			

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OPERATING RESERVE ANALYSIS

LHA Name: **LOWELL** Program No.: **689-C** Rev: (original)
 Fiscal Year Ending: **9/30/2021**

Line #		ACTUAL AMOUNT		DHCD MODIFICATION
(1)	Maximum Reserve (1/2 of Line 53 from Budget)	23,488 (1)		(1)
(2)	Minimum Reserve (20% of Line (1) above)	4,698 (2)		(2)
(3)	Operating Reserve Balance End of Prior Year (FY 2019)	51,988 (3)		(3)
(4)	Capital Reserve Balance End of Prior Year (FY XXXX) (Sec 8 New/Sub Rehab ONLY)	- (4)		(4)
(5)	Adjustments - Current Year (FY 2020)			
	Account No. Budget Amount			
(a)	1520 (Line 55 of Budget)	- (5a)		(5a)
(b)	1540 (Line 56 of Budget)	- (5b)		(5b)
(6)	Net Income (Loss) Current Year (Estimate 12 mos.)	(324) (6)		(6)
(7)	Operating Reserve Balance End of Current Year (3)-(5)+(6)	51,664 (7)		(7)
(8)	Adjustments - Budget Year (FY 2021)			
	Account No. Budget Amount			
(a)	1520 (Line 55 of Budget)	0 (8a)		(8a)
(b)	1540 (Line 56 of Budget)	0 (8b)		(8b)
(9)	Net Income (Deficit) Budget Year (Line 54 of Budget)	1,672 (9)		(9)
(10)	Operating Reserve Balance End of Budget Year (7)-(8)+(9)	53,336 (10)		(10)

ANNUAL BUDGET

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NO. OF UNITS - MRVP 95
DMH 60
UNIT MONTHS 1860

ORIGINAL X
REVISION NO.

LHA NAME LOWELL

FISCAL YEAR ENDING: 9/30/2021

DEVELOPMENT NO.: MRVP

<1>

<2>

<3>

<4>

<5>

LINE NO.	ACCT. NO.	CLASSIFICATION	CURRENT YEAR APPROVED BUDGET PUM	LHA REQUEST		DHCD MODIFICATION	
				PUM	AMOUNT	PUM	AMOUNT
		REVENUE					
1	3110	Shelter Rent - Tenants	-	-	-		
2	3111	Shelter Rent - Tenants - Fraud/Retroactive	-	-	-		
3	3115	Shelter Rent - Federal Section 8	-	-	-		
4	3190	Nondwelling Rentals	-	-	-		
5	3400	Administrative Fee - MRVP	40.00	50.93	50,000		
6	3400	Administrative Fee - DMH	-	-	27,000		
7	3610	Interest on Investments - Unrestricted	1.32	0.11	200		
8	3611	Interest on Investments - Restricted	-	-	-		
9	3690	Other Revenue	-	-	-		
10	3691	Other Revenue - Retained	-	-	-		
11	3692	Other Revenue -Operating Reserves	-	-	-		
12	3801	Operating Subsidy - DHCD (4001)	-	-	-		
13	3802	Operating Subsidy - MRVP Landlords	856.22	701.23	1,304,280		
14	3803	Restricted Grants Received					
15	3920	Gain/Loss From Sale/Disp. of Prop.					
16	3000	TOTAL REVENUE	897.54	742.73	1,381,480		
		EXPENSES					
17	4110	Administrative Salaries	14.88	12.10	22,500		
18	4120	Compensated Absences					
19	4130	Legal	0.13	-			
20	4140	Members Compensation	-	-			
21	4150	Travel & Related Expenses	-	-	-		
22	4170	Accounting Services	-	-	-		
23	4171	Audit Costs	0.57	1.71	3,189		
24	4181	Penalties & Interest					
25	4190	Administrative Other	1.70	0.05	100		
26	4100	TOTAL ADMINISTRATION	17.28	13.87	25,789		
27	4230	TENANT ORGANIZATION	-	-	-		
28	4310	Water	-	-	-		
29	4320	Electricity	-	-	-		
30	4330	Gas	-	-	-		
31	4340	Fuel	-	-	-		
32	4360	Energy Conservation	-	-	-		
33	4390	Other	-	-	-		
34	4391	Payments to Solar Operator					
35	4300	TOTAL UTILITIES	-	-	-		
36	4410	Maintenance Labor	-	-	-		
37	4420	Materials & Supplies	-	-	-		
38	4430	Contract Costs	-	-	-		
39	4400	TOTAL MAINTENANCE	-	-	-		
40	4510	Insurance	0.58	0.46	848		
41	4520	Payment in Lieu of Taxes	-	-	-		
42	4540	Employee Benefits	6.83	5.20	9,665		
42a	4541	Employee Benefits GASB 45	-	-	-		
42b	4542	Pension Expense GASB 68	-	-	-		
43	4570	Collection Loss	-	-	-		
44	4580	Interest Expense	-	-	-		
45	4590	Other General Expense	-	-	-		
46	4500	TOTAL GENERAL EXPENSES	7.41	5.65	10,513		
47	4610	Extraordinary Maintenance	-	-	-		
48	4611	Equipment Purchases-Non-Capitalized	-	-	-		
49	4612	Restricted Reserve Expenditures					
50	4715	Housing Assistance Payments	856.22	701.23	1,304,280		
51	4801	Depreciation Expense					
52	4600	TOTAL OTHER EXPENSES	856.22	701.23	1,304,280		
53	4000	TOTAL EXPENSES	880.91	720.74	1,340,582		
54	2700	NET INCOME (DEFICIT)	16.63	21.99	40,898		
		CAPITAL EXPENDITURES					
55	7520	Replacements of Equip. - Capitalized		-			
56	7540	Betterments & Additions - Capitalized		-			
57		Total Nonoperating Expenditures	-	-	-		
58		EXCESS REVENUE OVER EXPENSES	16.63	21.99	40,898		

OPERATING RESERVE ANALYSIS

LHA Name: **LOWELL** Program No.: **MRVP** Rev: (1)
 Fiscal Year Ending: **9/30/2021**

Line #		ACTUAL AMOUNT		DHCD MODIFICATION
(1)	Maximum Reserve (1/2 of Line 53 from Budget)	N/A (1)		(1)
(2)	Minimum Reserve (20% of Line (1) above)	N/A (2)		(2)
(3)	Operating Reserve Balance End of Prior Year (FY 9-30-2019)	140,774 (3)		(3)
(4)	Capital Reserve Balance End of Prior Year (FY XXXX) (Sec 8 New/Sub Rehab ONLY)	- (4)		(4)
(5)	Adjustments - Current Year (FY 2020)			
	Account No.	Budget Amount		
(a)	7520 (Line 55 of Budget)	-	(5a)	(5a)
(b)	7540 (Line 56 of Budget)	-	(5b)	(5b)
(6)	Net Income (Loss) Current Year (Estimate 12 mos.)	48,206 (6)		(6)
(7)	Operating Reserve Balance End of Current Year (3)-(5)+(6)	188,980 (7)		(7)
(8)	Adjustments - Budget Year (FY 2021)			
	Account No.	Budget Amount		
(a)	7520 (Line 55 of Budget)	0	(8a)	(8a)
(b)	7540 (Line 56 of Budget)	0	(8b)	(8b)
(9)	Net Income (Deficit) Budget Year (Line 54 of Budget)	40,898 (9)		(9)
(10)	Operating Reserve Balance End of Budget Year (7)-(8)+(9)	229,878 (10)		(10)

LHA: LOWELL
FYE: 9/30/2021
3400: ADMINISTRATIVE FEE

			(1)	(2)	(3)	(4)	(5)
TOTAL							
			Mobility	DMH			
No. of Contract Units		155	95	60			
No. of Units Under Lease							
as of <u>10/1/2020</u>		117	74	43			
Estimated Units to be Lease							
	<u>Month</u>	<u>Year</u>					
1	OCTOBER	2020	74	45			
2	NOVEMBER		74	45			
3	DECEMBER		74	45			
4	JANUARY		74	45			
5	FEBRUARY		74	45			
6	MARCH		90	45			
7	APRIL		90	45			
8	MAY		90	45			
9	JUNE		90	45			
10	JULY		90	45			
11	AUGUST		90	45			
12	SEPTEMBER	2020	90	45			
A.	TOTALS						
	(Bring total of columns 1 plus 2, forward to Form 070)		1000	540	0	0	0
B.	Current Published Ongoing Admin fee Rate (Per Unit)						
			50.00	50.00			
C.	Total Estimated Administrative Fee						
	(A X B = C)		50,000	27,000	-	-	-
D.	Total Columns 1, 2, 3, 4, 5. Line c				77,000		

Lowell Housing Authority
Schedule of Revenues
September 30, 2021

Entity Wide

BLI #	Category	Account Description	Source	Latest 12 Month Actual through 9/30/2019	Annualized through Sept 2020	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	Section 8 HCVF / MS	ROSS	MRVP	State Consol	689-C	667-2B	THP	COCC
311001	Tenant Rent	Rental Income	Residents	8,863,939	8,913,759	8,398,648	2,500,000	1,350,000	1,825,000	2,000,000	-			500,000	48,648	175,000		
369003	Tenant Rent	Other Tenant Charges	Residents	50,536	46,033	41,500	11,000	10,000	12,000	6,000	-			2,000	-	500		
369004	Tenant Rent	AC surcharge	Residents	32,431	27,755	36,400	12,000	10,000	5,000	8,000	-			600	-	800		
319001	Other Income	Non-Dwelling Rent	Residents / CTI / Intercompany Rent	44,100	65,641	66,000	26,400	-	-	39,600	-			-	-	-		
345001	Other Income	Fraud Recovery	HCVF and PH Residents	21,434	23,279	15,000	3,000	5,000	-	-	7,000			-	-	-		
369007	Tenant Rent	Washer/Driver Surcharge	Residents	34,520	38,707	36,500	19,000	16,000	1,500	-	-			-	-	-		
361001	Other Income	Investment Income	Cash	190,481	158,192	98,500	14,000	23,000	21,000	10,000	20,000		200	10,000	-	-		300
369005	Other Income	Antenna Rent	Sprint	96,370	98,262	97,000	-	-	68,000	29,000	-			-	-	-		
369006	Other Income	Laundry Income	Residents - via Automated Laundry Inc.	80,531	79,352	78,000	-	-	40,000	35,000	-			-	-	3,000		
369009	Other Income	Towing Fees	Christopher's Towing	3,670	1,600	1,025	200	200	200	200	-			200	-	25		
369002	Other Income	Insurance Dividends	HARRG and HAPI (HAIG)	19,649	-	-	-	-	-	-	-			-	-	-		
369001	Other Income	Surplus Sales, Vendor Rebates	Misc	33,295	1,880	725	200	100	175	200	-			50	-	-		
330001	Other Income	Incoming Port Admin Fees	Outside PHAs	26,907	25,775	29,000					29,000							
340401	Other Govt Grants	Home Ownership Fees	HUD	-	-	200					200							
369300	Other Income	Solar Net Metering Credits	Nautilus (Fed), BlueWave (State)	1,258,732	1,120,323	1,211,087	379,660	195,994	314,313	228,060				68,400		24,660		
311500	Other Govt Grants	667-2B HUD rental assistance	HUD through DHCD	319,987	311,232	333,032										333,032		
340303	Housing Assistance Payments	Housing Assistance Payments (MS)	HUD	1,057,580	803,567	1,320,000					1,320,000							
340301	Housing Assistance Payments	Housing Assistance Payments (HCVF)	HUD	13,084,874	14,865,593	14,500,000					14,500,000							
340302-825	Ongoing Admin Fees Earned	Administrative Fees (MS)	HUD	82,990	84,671	158,259					158,259							
340302	Ongoing Admin Fees Earned	Administrative Fees (HCVF)	HUD	1,240,098	1,372,516	1,337,774					1,337,774							
340403	FSS/PSS	FSS/PSS Coordinator	HUD ROSS	73,032	73,032	73,032						73,032						
340403-ELD	HUD PHA Operating Grants	Elder Services	HUD ROSS	79,750	79,750	79,750						79,750						
340101	HUD PHA Operating Grants	Operating Fund Subsidy	HUD	7,612,304	7,914,089	7,226,720	2,575,600	1,446,660	1,752,160	1,452,300								
380101	Other Govt Grants	DHCD Operating Subsidy	DHCD - formula driven	855,848	928,821	1,026,202								1,026,202	-			
380201	Other Govt Grants	DHCD MRVP Landlord Payments	DHCD	786,632	860,088	848,280							848,280					
380202	Other Govt Grants	DHCD DMH Landlord Payments	DHCD	432,640	492,931	456,000							456,000					
380205-777	Other Govt Grants	DHCD Admin Fees - MRVP	DHCD	19,760	42,907	50,000							50,000					
380205-720	Other Govt Grants	DHCD Admin Fees - DMH	DHCD	36,160	26,320	27,000							27,000					
340401	Other Govt Grants	DHCD Transitional Housing	DHCD	87,965	87,965	87,965											87,965	
140801 (340201)	Operating Grants	Operations	Capital Fund Grant	1,088,695	1,001,719	958,748	-	239,687	479,374	239,687								
380501	Management Fee Revenue	Management Fees	AMPs - HUD Mngt Fee	1,708,611	1,737,228	1,695,113												1,695,113
380503	Management Fee Revenue	Asset Management Fee	AMPs - HUD Mngt Fee	200,030	201,720	191,387												191,387
380502	Management Fee Revenue	Bookkeeping Fee	AMPs	150,023	151,296	143,540												143,540
380501	Management Fee Revenue	Management Fees	HCVF / MS - 20% of AF	264,617	268,608	299,207												299,207
380502	Management Fee Revenue	Bookkeeping Fee	HCVF / MS - 7.50 per UML	110,363	112,812	119,511												119,511
380503	Management Fee Revenue	Management Fees	Capital Fund	435,478	447,492	479,374												479,374
380510	Front Line Service Fees	COCC Skilled Labor Billing	Intercompany	569,991	614,627	633,519												633,519
369011	Other Income	Partner Portal Fees	HCVF Landlords	4,795	4,170	4,000					4,000							
			TOTAL	41,058,818	43,083,710	42,157,998	5,541,060	3,296,641	4,518,722	4,048,047	17,376,233	152,782	1,381,480	1,607,452	48,648	537,017	87,965	3,561,950

Lowell Housing Authority
Schedule of Operating Expenses- Non Salary/Benefit/Extraordinary
9/30/2021

BLI #	Account Description	2020 Active Vendors	2021 Preferred Vendor or Contract #	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVF	MRVP	State Consol	667-2B	689-C	COCC
	ADMINISTRATIVE OVERHEAD													
413001	Legal Fees	Housing Authority Risk Renention Group, KP Law, Kevin Murphy	Murphy, Labor Kopelman, HARRG	137,000	30,000	30,000	25,000	35,000	500	-	5,000	1,000	500	10,000
414000	Training & Continuing Education	various	various	95,985	5,000	5,000	5,000	27,436	5,000	-	3,000	2,000	-	43,549
415001	Travel	Various EEs	Various EEs	31,100	100	100	100	100	500	-	100	100	-	30,000
417101	Audit Fee	Marcum LLP	TBD	33,000	4,472	1,818	3,635	3,823	11,564	3,089	3,195	1,017	387	-
419001	Admin Sundry	Various	Various	36,000	6,000	3,500	5,000	5,500	3,000	-	1,500	1,000	500	10,000
419002	Postage	Neopost; Postmaster, Quadient	Neopost; Postmaster, Quadient	29,150	5,000	3,000	3,500	4,000	8,500	100	1,500	500	50	3,000
419003	Office Supplies (Stationary/Supplies)	WB Mason, Cam Office, Necs, HD Supply, Amazon, K-log, Conway Technology Goup, Ledgeview Printing, CDW	WB Mason, Cam Office, Necs, Conway, Amazon, CDW	29,700	2,000	1,500	2,000	3,000	5,000	-	4,000	2,000	200	10,000
419004	Printing	CCCS, Ledgeview, Omni Digital Printers, Rich Thuillier, Carbon Colors	CCCS, Ledgeview, Omni Digital Printers, Rich Thuillier, Carbon Colors	16,600	3,000	2,000	2,000	2,000	2,500	-	1,000	500	100	3,500
419005	Publications	Lowell Sun Publishing Co., Boston Globe(first Bankcard)	Lowell Sun Publishing Co., Boston Globe(first Bankcard)	800	-	-	-	-	-	-	-	-	-	800
419006	Advertising	Lowell Sun, Projectdog, Houseof Hope, NAHRO, CBA	Lowell Sun	8,500	1,300	1,000	1,000	1,200	500	-	200	200	100	3,000
419007	Membership Fees / Dues	NAHRO, ASPA, MAPPO, Greater MV CVB, MV Housing Ptnrshp, MA Nat'll Assoc of Housing & Redevelopment Officals, LTC, Happy Software, Nan Mckay	NAHRO, ASPA, MAPPO, Greater MV CVB, MV Housing Ptnrshp, MA Nat'll Assoc of Housing & Redevelopment Officals, LTC, Happy Software, Nan Mckay	11,000	-	-	-	-	6,000	-	-	-	-	5,000
419008	Information Systems IT	Amazon, Emphasys, InspectCheck, Planeteria Media, Resolve IT, CDW, P.C. Connection	Amazon, Emphasys, InspectCheck LLC, Planeteria Media LLC, Resolve I.T., CDW, PC Connection	341,276	32,351	20,833	24,156	24,499	81,349	-	10,825	7,913	51	139,298
419009	Data Processing (IT)	Complete Payroll Services	TBD	36,900	3,000	2,000	2,000	2,000	7,500	-	1,500	600	300	18,000
419014	Telephone / Internet	AT&T Mobility, Comcast, Newgate, Prosecur Security, Sprint, T-Mobile, TPX, Verizon, Viewpoint, Earthlink, Windstream, CQ	Comcast Business, TPX Communications, Windstream, , T-Mobile, Verizon, AT&T	175,231	34,470	23,634	23,502	34,350	10,900	-	8,485	5,280	360	34,250
419015	Eviction Expense	419014	Kevin Murphy, Middlesex Sheriff's Office, Triple M Moving & Storage	135,000	35,000	30,000	30,000	30,000	-	-	10,000	-	-	-
419020	Medical Services	Lowell General Hospital	Lowell General Hospital	2,800	300	200	200	300	200	-	100	-	-	1,500
419022	Admin Equipment Maintenance	NECS, Conway Technolgy Group, Shred-It, Quadient (Neopost)	NECS, Conway Technolgy Group, Shred-It, Quadient (Neopost)	10,550	2,000	1,000	1,000	1,000	1,500	-	500	500	50	3,000
419025	Rent Expense	AMP 4 - DAT	AMP 4 - DAT	39,600				-	14,400					25,200
419050-419061	Consulting	Mapplan, Comprehensive Grants Mgmnt, Delmis Sierra, Dennis Connors, Sorenson Comm, RFDC, UTM	Mapplan, Comprehensive Grants Mgmnt	82,600	6,500	5,000	5,000	5,000	20,000	-	500	500	100	40,000
419055	HQS Inspections	Geosite Environmental, CPHI	TBD	60,000					60,000					
		TOTAL ADMINISTRATIVE OVERHEAD		1,312,792	170,493	130,585	133,093	179,208	238,913	3,189	51,405	23,110	2,698	380,097

Lowell Housing Authority
Schedule of Operating Expenses- Non Salary/Benefit/Extraordinary
9/30/2021

BLI #	Account Description	2020 Active Vendors	2021 Preferred Vendor or Contract #	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVP	MRVP	State Consol	667-2B	689-C	COCC
	MANAGEMENT FEES													
419090	Management Fees	2020 HUD rates - 88.57		1,994,319	551,359	224,121	448,242	471,391	299,207					
419090	Asset Management Fees	\$10 UML - AMPs 1, 2, 3, 4 (Asset Mngt)		191,387	62,251	25,304	50,609	53,222	-					
419091	Bookkeeping Fees	\$7.50 UML - AMPs and HCVP (Bookkeeping)		263,051	46,688	18,978	37,957	39,917	119,511					
		TOTAL MANAGEMENT FEES		2,448,757	660,298	268,404	536,808	564,530	418,718	-	-	-	-	-

Lowell Housing Authority
Schedule of Operating Expenses- Non Salary/Benefit/Extraordinary
9/30/2021

BLI #	Account Description	2020 Active Vendors	2021 Preferred Vendor or Contract #	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVP	MRVP	State Consol	667-2B	689-C	COCC
	TENANT SERVICES													
421001	Tenant Services-Salaries	Patricia Trodella	Patricia Trodella	12,480	-	-	12,480	-						
422001	Tenant Services- RSC/SSP Grant Flex Funds			17,500							17,500			
422010	Tenant Participation/ Contract Costs			-										
				-										
423001	Tenants Organizations	\$25 per unit x 95% est. HUD funding		38,261	12,445	5,059	10,118	10,640						
423001	Tenants Organizations	\$6 per unit - State		1,044							792	252		
423002	Tenant Relocation			8,000	2,000	2,000	2,000	2,000						
423004	Youth Services LZ			49,560	26,940	22,620								
423008	Tenant Medical Accomodations			20,000	5,000	5,000	5,000	5,000						
	TOTAL TENANT SERVICES			146,845	46,385	34,679	29,598	17,640	-	-	18,292	252	-	-

Lowell Housing Authority
Schedule of Operating Expenses- Non Salary/Benefit/Extraordinary
9/30/2021

BLI #	Account Description	2020 Active Vendors	2021 Preferred Vendor or Contract #	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVP	MRVP	State Consol	667-2B	689-C	COCC
	UTILITIES													
431001	Water & Sewer	City of Lowell	City of Lowell	1,037,182	357,823	208,273	213,101	188,564			58,105	5,962	5,354	
432001	Electricity	National Grid	National Grid	1,939,672	570,263	264,572	430,187	546,672			98,119	29,859	-	
433001	Gas	National Grid, Direct Energy, Constellation	National Grid, Direct Energy	1,025,032	422,211	198,903	208,498	143,051			33,767	18,602	-	
434001	Fuel													
436001	Utility Conservation													
439001	Other Utility Expenses - SNM Operator Costs	V.H Westbrookfield, Goldman Sachs	V.H Westbrookfield, Goldman Sachs	627,324	193,944	102,676	159,718	114,084			41,799	15,103	-	
		TOTAL UTILITIES		4,629,210	1,544,241	774,424	1,011,504	992,371	-	-	231,790	69,526	5,354	-

Lowell Housing Authority
Schedule of Materials and Contracts
September 30, 2021

BLI #	Account Description	2020 Active Vendors	2021 Preferred Vendor or Contract #	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVF	MRVP	State Consol	667-2B	689-C	COCC
	SUPPLIES													
442001	Materials & Supplies - Miscellaneous	HD Supply, Home Depot, Lowes, AG Hardware	HD Supply, Home Depot, Lowes	19,500	3,000	5,000	2,000	3,000			2,000	1,000	500	3,000
442002	Petty Cash	Various	Various	8,600	1,500	2,500	1,000	1,200			1,200	500	200	500
442003	Lumber	Home Depot, Lowe's, Dana Wallboard	Home Depot, Lowe's	4,500	1,000	1,000	1,000	500			500	500	-	-
442005	Appliances and Parts	GE Appliances, HD Supply, Lowe's, Home Depot, Dracut Appliance Center, P D Q Supply	General Electric	135,500	45,000	22,000	25,000	30,000			10,000	2,500	1,000	-
442006	Gasoline	Mahoney Oil, WEX,	WEX Fuel	32,000	9,000	8,000	4,000	5,000			4,500	1,500	-	-
442007	Shades	Wallpaper City	Wallpaper City	17,000	4,500	3,000	4,500	3,000			1,000	1,000	-	-
442008	Janitorial Supplies & Equipment	HD Supply, Home Depot, Lowe's, Supply Works, Conlon, AG Hardware	Hone Depot Pro	61,000	9,500	6,500	16,000	24,000			2,000	2,000	-	1,000
442009	Windows, Doors, Glass & Screens	Guaranteed Aluminum, Home Depot, Glass & Mirror, Hank & Sons, HD Supply, Koopman Lumber, NE Fiberglass Windows, Lowe's, Siemens, AG Hardware, American Garage Door, In & Out Automatic Doors	Glass & Mirror, Home Depot, Lowe's	33,000	12,000	7,000	4,500	4,000			4,000	1,000	500	-
442010	Painting Supplies	Wallpaper City, HD Supply, Home Depot, Lowe's, AG Hardware,	Wallpaper City	55,000	17,000	12,000	11,000	10,000			3,500	1,000	500	-
442011	Tools & Equipment	HD Supply, Home Depot, Lowe's, Grainger, AG Hardware	TBD	24,500	3,500	5,000	4,000	4,000			1,500	500	-	6,000
442012	Flooring Supplies	Sherwin Williams, HD Supply, Home Depot	TBD	22,500	4,000	4,500	9,000	3,000			1,000	1,000	-	-
442013	HVAC Supplies	Airgas USA, Home Depot, HD Supply, Frank McCartin, Grainger FAC 28, FW Webb	TBD	15,100	5,000	1,000	5,000	2,500			1,000	500	100	-
442014	Uniforms and outerwear - replacements	All Sports	All Sports	26,576	6,975	4,650	5,425	5,425			2,155	685	261	1,000
442015	Plumbing Supplies	FW Webb, Ferguson, Frank P. McCartin, Grainger, HD Supply, Home Depot, C.J. Mulanix, Lowe's, Sun Electric Motors, AG Hardware,	FW Webb	157,000	40,000	35,000	35,000	25,000			15,000	2,000	1,500	3,500
442016	Electrical Supplies	McCartins, HD Supply, Home Depot, Northeast Electrical, Standard Electric, Lowe's, Sun Electric Motors LLC, Hank & Sons, AG Hardware, Amazon	Northeast Electrical	88,500	25,000	17,000	26,000	12,000			4,000	2,000	1,000	1,500
442017	Alarms & Security Supplies	Stanley Security, Home Depot, Amazon,	Stanley Security	9,100	2,000	1,500	2,500	2,000			500	500	100	-
442018	Extermination Supplies	AG Hardware	TBD	-	-	-	-	-			-	-	-	-
442019	Locks & Keys	Hank & Sons, PO Locksmith, HD Supply, Home Depot, PC Connection	TBD	20,100	11,000	2,000	2,000	2,000			2,000	1,000	-	100
442020	Roofing & Siding Supplies	None	TBD	-	-	-	-	-			-	-	-	-
442021	Safety Equipment & Supplies	Home Depot, Lowe's, ADI, HD Supply	TBD	5,100	1,000	1,000	1,000	1,000			500	500	100	-
442022	Signage	Carbon Colors, Rich Thuillier, Home Depot, Lowe's	TBD	11,000	2,000	2,000	2,000	2,000			2,000	1,000	-	-
442024	Masonry Supplies	Lowe's, Home Depot	TBD	2,500	500	500	500	500			250	250		
442025	Landscaping Supplies & Equipment	Almo's, AG Hardware, Home Depot, Lowe's, HD Supply, Conlon Products, Welch Welding, Preferred Precast, New england Cement Block, Amazon	TBD	49,250	10,000	10,000	15,000	10,000			1,000	1,000	250	2,000
442029	Carpentry Supplies	None	TBD	-										
442030	Cabinets	FLKD, MacDonald Cabinet, Home Depot, Lowe's, HD Supply	FLKD	78,000	20,000	10,000	25,000	20,000			2,000	1,000	-	-
442031	Vehicles Supplies	Home Depot, Cap Auto Parts, Gervais	TBD	2,350	500	500	250	250			500	250	-	100
		Total Supplies		877,676	233,975	161,650	201,675	170,375	-	-	62,105	23,185	6,011	18,700

Lowell Housing Authority
Schedule of Materials and Contracts
September 30, 2021

BLI #	Account Description	2020 Active Vendors	2021 Preferred Vendor or Contract #	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVP	MRVP	State Consol	667-2B	689-C	COCC
MAINTENANCE CONTRACTS														
443001	Maintenance Contracts	Various	TBD	3,000	500	500	500	500			500	500	-	-
443002	BioHazard & Environmental Restoration	ACM Group, Restore Pro, Acqua Environmental, Safety Environmental, ASAP Environmental, Grabro, EFI Global	TBD	117,000	35,000	30,000	30,000	20,000			1,000	1,000	-	-
443003	Pest Control	Pest End	Pest End	152,000	20,000	20,000	45,000	50,000			10,000	7,000	-	-
443004	Snow Removal - Rivers Edge	None		4,000	-	-	-	-			-	-	-	4,000
443005	Welding & Metal Work	None	Welch Welding	3,200	500	500	500	1,000			500	200	-	-
443006	Vehicle Repairs	Gulbicki's, Stansfield Tire, L&M Auto Spring, Bobcat of NH, Welch Wleding, Franklin Motors	TBD	33,500	5,000	8,000	4,000	9,000			3,000	2,000	500	2,000
443007	Equipment Repairs	Potvins, Welch Welding, Bobcat, Cason Equipment, Health Training Educational Services, James Rosencratz & Sons	TBD	32,000	7,000	4,000	8,500	8,000			1,000	2,000	500	1,000
443008	Construction- Interior, Plastering, Drywall	None	TBD	6,000	1,000	500	2,000	1,500			500	500	-	-
443009	Heating & Plumbing Services - contracted	Ambient Temperature Corp, Arnei Jorge deSouza, Commonwealth of Mass, David Murphy Plumbing, Sun Electric, Action King, Boiler Equip, Nalco Company	NB Kenney Company	140,000	45,000	30,000	35,000	20,000			5,000	4,000	1,000	-
443009-114114	Heating & Plumbing Services - COCC Labor	COCC Centralized Labor	COCC Centralized Labor	500,217	115,217	125,000	122,000	105,000			20,000	11,000	2,000	-
443011	Alarm & Security Services	BEF Enterprise, Mammoth Fire Alarms, Stanley Security, Siemens, Alarm Control Systems Inc., ENE Systems, Minuteman Security, Northeast Door	Stanley Security	17,550	4,500	3,300	3,750	4,000			-	2,000	-	-
443012	Electrical Repair Services - contracted	Crowe Electric, Gemini Electric	TBD	10,000	1,000	3,500	1,000	1,500			500	2,500	-	-
443012-114114	Electrical Repair Services - COCC Labor	COCC Centralized Labor		133,301	30,301	30,000	32,000	25,000			6,000	8,000	2,000	-
443013	Energy Contracts	Ameresco	Ameresco	72,000	5,642	17,604	29,836	18,918			-	-	-	-
443014	Elevator Service	Associated Elevator, BEF, Embree & White, Gemini Electric	Embree & White	180,000	-	-	110,000	55,000			-	15,000		
443015	Trash Collection	City of Lowell, Republic Services, Kazanjian, Affordable Clean-Outs, Town of North Andover, Wheelabrator, Shred It	City of Lowell, Republic Services, Affordable Cleanouts, Kazanjian's	251,000	65,000	52,000	55,000	45,000			25,000	8,000	1,000	-
443017	Roof Repairs	JB Contracting	JB Contracting	37,000	14,000	8,000	6,500	4,000			3,000	1,000	500	-
443018	Fire Prevention Service	Cogswell Sprinkler, BEF Enterprise	TBD	103,925	22,170	10,395	26,425	24,135			9,160	7,460	4,180	-
443020	Carpet Replacement	Roger LaRochelle	Roger LaRochelle	45,500	6,000	-	15,000	20,000			3,000	1,000	500	-
443021	Safety Improvements	Not Used in FY 2020	TBD	2,750	500	500	500	500			500	250		
443023	Janitorial Services	Not Used in FY 2020	TBD	-	-	-	-	-			-	-	-	-
443024	Masonry Services	Earth Creations	TBD	7,000	2,000	2,000	-	2,000			500	500	-	-
443025	Landscaping Services	M&M Burbank Tree Service, Lakeview Fence, Ryan Gagne Landscaping, , MJS Construction, Welch Welding, RFDC,	TBD	81,000	20,000	10,000	15,000	29,000			4,000	2,000	1,000	-
443026	Door - Window - Glass Installations	In & Out Automatic Door	TBD	3,500	500	500	1,000	500			500	500	-	-
Total Contracts				1,935,443	400,830	356,299	543,511	444,553	-	-	93,660	76,410	13,180	7,000

LOWELL HOUSING AUTHORITY
Schedule of Insurance and Employee Benefits
Fiscal Year Ending: 9/30/2021

				TOTAL	COCC	L&O	AMP 1	AMP 2	AMP 3	AMP 4	400.01	667-2B	689-C	MRVP	TANF	PSS/FSS	ROSS
Insurance Provider	Policy Description	Policy Dates	Allocation Method														
TBD	Commercial Auto	10-1-20 to 9-30-21	No. of Vehicles	60,000	12,727		18,182	10,909	7,273	7,273	1,818	1,818					
MA NAHRO Insurance Group	Workers Compensation FY20 policy	7/1/20-6/30/21	Direct Payroll	217,645	61,789	18,120	32,798	22,490	31,748	25,489	15,133	3,954	240	848	-	2,751	2,286
Hays	State Property Insurance	11-17-20 to 11-17-2021	Direct per unit	26,600							18,480	5,880	2,240				
	Est \$130 per unit (2020 Actual - \$126 per unit)																
Housing Authority Property Insurance (HAPI - HAIG)	Federal Property	10-1-20 to 9-30-21	Direct	201,747	-		44,973	78,741	37,955	40,078							
Housing Authority Risk Retention Group (HARRIG - HAIG)	General Liability	10-1-20 to 9-30-21	Direct	168,375	350	15,122	50,408	30,245	35,285	36,966							
Arbella Protection Insurance Company	Computer and Equipment	10-1-20 to 9-30-21	Admin Personnel	2,500	1,167	556	167	167	167	167	56	56					
TOTAL INSURANCE COSTS				676,867	76,033	33,798	146,527	142,551	112,428	109,972	35,486	11,707	2,480	848	-	2,751	2,286
Benefit Provider																	
Lowell Retirement Board	State Retirement	7/1/20 to 6-30-21	Direct Payroll	1,425,355	404,658	118,667	214,791	147,288	207,918	166,926	99,104	25,892	1,574	5,551	-	18,017	14,969
Group Insurance Commission	Health Insurance	7/1/20 to 6-30-21	Direct Payroll	840,000	238,476	69,934	126,582	86,801	122,531	98,374	58,405	15,259	928	3,271	-	10,618	8,822
Internal Revenue Service	Social Security - medicare only	10/1/20 to 9/30/21	Direct Payroll	110,000	31,229	10,548	16,576	11,367	16,046	12,882	7,648	1,998	122	428	-	-	1,155
	FICA only for forced labor - capital																
MA Division of Unemployment Assistance	State Unemployment UHI	10-1-20 to 9-30-21	Direct Payroll	4,743	1,347	395	715	490	692	555	330	86	5	18	-	60	50
	WFT - .0 EMAC .0051 (First 15K)																
Delta Dental	Dental Insurance	10-1-20 to 9-30-21	Direct Payroll	102,000	28,958	8,492	15,371	10,540	14,879	11,945	7,092	1,853	113	397	-	1,289	1,071
Group Insurance Commission	OPEB Liability	10-1-20 to 9-30-21		940,000	266,866	78,259	141,652	97,134	137,118	110,085	65,358	17,075	1,038	3,661	-	11,882	9,872
TOTAL EMPLOYEE BENEFITS				3,422,098	971,532	286,296	515,687	353,619	499,184	400,769	237,936	62,163	3,780	13,326	-	41,866	35,939

Lowell Housing Authority
Schedule of Operating Expenses- Non Salary/Benefit/Extraordinary
September 30, 2021

BLI #	Account Description	Vendor(s)	2019 Actual	2020 Annualized	2021 Bud Amt	AMP 1	AMP 2	AMP 3	AMP 4	HCVP	MRVP	State Consol	667-2B	689-C	COCC
	OTHER GENERAL														
452001	PILOT	City of Lowell	433,002	422,316	411,596	114,970	67,825	97,321	112,171			17,602		1,707	
457001	Collection Losses		87,622	60,000	38,500	15,000	5,000	5,000	11,000	-	-	2,000	500	-	
458001	Interest Expense		59,072	24,839	120,586	9,450	29,483	49,969	31,684						
459001	Mobility Fees		33,138	28,112	30,000					30,000					
459001	Taxes -- High Street (Sprint Lease Terminated)	City of Lowell	-	-	-										
446002	Protective Services-LPD (MOA thru 1/2024)	City of Lowell	41,208	40,008	207,733	47,173	19,175	83,950	40,331			11,883	3,781	1,440	
471901	Project Self Sufficiency Escrow Payments		50,191	25,484	21,140	-	21,140								
	TOTAL OTHER GENERAL		704,233	600,759	829,555	186,593	142,623	236,240	195,186	30,000	-	31,485	4,281	3,147	-
	EXTRAORDINARY / CAPITAL														
754002	Debt Service Payments	Siemens Capital - EPC w/ Ameresco	949,235	843,558	551,127	43,188	134,749	228,380	144,810						
	TOTAL EXTRAORDINARY / CAPITAL		949,235	843,558	551,127	43,188	134,749	228,380	144,810	-	-	-	-	-	-
	Total Other General / Extraordinary / Capital		1,653,468	1,444,317	1,380,682	229,781	277,372	464,620	339,996	30,000	-	31,485	4,281	3,147	-