

UHS BUDGET	2020 Budget
<b>INCOME</b>	
Contributions & Grants	135,000.00
Annual Operating Grants	537,000.00
Other Operating Income	200,000.00
Developer Fee Income outside projects	992,500.00
Ins Claims & PI Grants	
Rents	6,940,605.00
<b>Total Income</b>	<b>8,805,105.00</b>
<b>EXPENSES</b>	
Payroll	2,364,200.00
Interest	122,000.00
Taxes	344,783.00
Utilities (w/6% inc)	927,500.00
Insurance	325,000.00
Contract labor (w/5/% inc)	765,000.00
Supplies (w/5% inc)	305,000.00
Applications	10,000.00
Evictions	40,000.00
Social programs	35,000.00
Admin	305,000.00
<b>Total Operating Exp</b>	<b>5,543,483.00</b>
<b>Net Operating Profit/Loss</b>	<b>3,261,622.00</b>
Principal payments	777,960.00
Insurance Repairs	0.00
Replacement reserve	490,560.00
<b>Total Non-Op Costs</b>	<b>1,268,520.00</b>
<b>SURPLUS BEFORE DEV FEES</b>	<b>1,993,102.00</b>
<b>Developer fee</b>	
UHS internal - Ph 2	600,000.00
<b>NET SURPLUS</b>	<b>2,593,102.00</b>