

Pinellas County Housing Authority
Summary Budget of all Programs
2025

	PCHA Management Company	Federal Programs	Business Activities	Component Units	Discrete Component Units	PCHA Total Annual Budget
Income						-
Rental Income	\$ -	\$ 1,232,245	\$ 6,128,081	\$ 7,821,235	\$ 4,810,120	\$ 19,991,681
Grant Income	39,487	47,230,250	-	-	44,864	47,314,601
Interest Income	111,830	263,831	134,124	423,390	121,247	1,054,423
Developer Fee	-	-	-	2,421,415	-	2,421,415
Management Fees	3,602,133	-	-	34,300	-	3,636,433
Fraud Income	-	7,940	-	-	-	7,940
Miscellaneous income	15,386	25,521	132,852	2,178,372	60,571	2,412,702
Total Income	3,768,836	48,759,787	6,395,057	12,878,711	5,036,802	76,839,193
Expenses						
Salaries and Benefits	2,350,406	2,700,694	487,443	1,494,889	527,638	7,561,070
Administrative Expenses	1,077,051	1,664,147	1,087,285	1,943,508	627,684	6,399,675
Tenant Services	-	134,677	37,336	145,685	49,773	367,471
Utility Cost	-	501,237	551,113	1,089,284	578,814	2,720,448
Maintenance Salaries and Benefits	12,910	384,425	431,001	873,726	371,901	2,073,963
Maintenance Materials	5,000	153,426	180,367	322,597	230,880	892,270
Maintenance Contract Costs	66,795	674,127	799,322	1,092,068	539,151	3,171,463
General Expenses	82,573	399,776	904,277	1,363,219	835,300	3,585,144
HAP Assistance Payments	-	42,113,451	-	-	-	42,113,451
Total Expenses	3,594,734	48,725,960	4,478,145	8,324,975	3,761,140	68,884,955
Net Income Before Debt services	174,102	33,827	1,916,912	4,553,736	1,275,662	7,954,238
Debt Services						
Principal Payments	-	37,648	974,838	939,520	192,144	2,144,151
Interest Expense	-	39,385	995,159	418,348	359,263	1,812,156
Other Debt Service Cost.	-	-	-	51,600	-	51,600
Total Debt Service	-	77,033	1,969,998	1,409,468	551,408	4,007,907
Non-Operating Items						
Capital Improvements	-	49,000	208,500	629,939	376,500	1,263,939
Replacement Reserves Disbursements	-	-	-	185,244	135,498	320,742
Replacement Reserves Deposits	-	-	(190,000)	(481,546)	(167,000)	(838,546)
Reimbursement of Pre-Development Cost	-	-	-	-	-	-
Transfer -In	-	-	(32,717)	-	-	(32,717)
Transfer Out	-	-	32,717	-	-	32,717
Total Operating Items	-	49,000	18,500	333,637	344,998	746,135
Net Cash Flow	\$ 174,102	\$ (92,206)	\$ (71,586)	\$ 2,810,631	\$ 379,256	\$ 3,200,196

**Pinellas County Housing Authority
Management Company Budget
2025**

	Executive	Finance	Compliance	Human Resource	Property Management	Purchasing	IT	PCHA Management Company Annual Budget
Income								-
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	718,567
Bookkeeping Fees	-	-	-	-	-	-	-	789,057
Assest Management Fees	-	-	-	-	-	-	-	905,963
Non-HUD Management Fees	-	-	-	-	-	-	-	1,228,034
Interest Income								111,830
Miscellaneous income	-	-	-	-	-	-	-	15,386
Total Income	-	-	-	-			-	3,768,836
Expenses								
Salaries and Benefits	809,371	510,256	107,605	287,754	47,645	356,955	230,819	2,350,406
Administrative Expenses	763,304	55,666	26,125	44,121	44,965	60,726	82,148	1,077,055
Tenant Services	-	-	-	-	-	-	-	-
Utility Cost	-	-	-	-	-	-	-	-
Maintenance Salaries and Benfits	-	-	-	-	12,910	-	-	12,910
Maintenance Materials	3,000	500	-	-	1,000	-	500	5,000
Maintech Contract Cost	26,640	6,850	-	-	11,152	18,767	3,386	66,795
General Expenses	46,629	11,534	1,984	5,571	2,256	9,281	5,317	82,573
HAP Assistance Payments	-	-	-	-	-	-	-	-
Total Expenses	1,648,944	584,806	135,715	337,445	119,928	445,730	322,170	3,594,738
Net Income Before Debt services	(1,648,944)	(584,806)	(135,715)	(337,445)	(119,928)	(445,730)	(322,170)	174,098
								-
Debt Services								-
Principal Payments	-	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-	-
Other Debt Service Cost.	-	-	-	-	-	-	-	-
Total Debt Service	-	-	-	-			-	-
Total Debt Service								
Non-Operating Items								
Capital Improvements	-	-	-	-	-	-	-	-
Replacement Reserves Disbursements	-	-	-	-	-	-	-	-
Replacement Reserves Deposits	-	-	-	-	-	-	-	-
Total Operating Items	-	-	-	-			-	-
Net Cash Flow	\$ (1,648,944)	\$(584,806)	\$ (135,715)	\$(337,445)	\$ (119,928)	\$ (445,730)	\$(322,170)	\$ 174,098

**Pinellas County Housing Authority
Federal Program Annual Budgets
2025**

	Rainbow Village	Norton Apartments	HCV	FSS	PCHA Total Annual Budget
Income					-
Rental Income	\$ 526,287	\$ 705,958	\$ -	\$ -	\$ 1,232,245
Grant Income	1,201,930	-	45,827,968	200,351	47,230,250
Interest Income	80,971	3,808	179,052	-	263,831
Developer Fee	-	-	-	-	-
Management Fees	-	-	-	-	-
Fraud Income	-	-	7,940	-	7,940
Miscellaneous income	24,815	707	-	-	25,521
Total Income	1,834,002	710,473	46,014,960	200,351	48,759,787
Expenses					
Salaries and Benefits	193,311	89,024	2,236,483	181,877	2,700,694
Administrative Expenses	320,434	34,073	1,292,540	17,100	1,664,147
Tenant Services	107,588	27,089	-	-	134,677
Utility Cost	396,850	104,387	-	-	501,237
Maintenance Salaries and Benefits	317,554	66,871	-	-	384,425
Maintenance Materials	122,616	30,810	-	-	153,426
Maintech Contract Cost	488,884	166,738	18,506	-	674,127
General Expenses	310,313	58,516	29,573	1,375	399,776
HAP Assistance Payments	-	-	42,113,451	-	42,113,451
Total Expenses	2,257,549	577,507	45,690,553	200,351	48,725,960
Net Income Before Debt services	(423,547)	132,966	324,408	-	33,827
Debt Services	-	-	-	-	-
Principal Payments	-	37,648	-	-	37,648
Interest Expense	-	39,385	-	-	39,385
Other Debt Service Cost.	-	-	-	-	-
Total Debt Service	-	77,033	-	-	77,033
Non-Operating Items					
Capital Improvements	-	49,000	-	-	49,000
Total Operating Items	-	49,000	-	-	49,000
Net Cash Flow	\$ (423,547)	\$ 6,932	\$ 324,408	\$ -	\$ (92,206)

**Pinellas County Housing Authority
Business Activities Annual Budgets
2025**

	Palm of Pinellas	East Lake Club	Owned Land	Redwood	Corporate Building	PCHA Total Annual Budget
Income						-
Rental Income	\$ 1,590,837	\$ 4,192,924	\$ -	\$ 120,000	\$ 224,321	\$ 6,128,081
Grant Income	-	-	-	-	-	\$ -
Interest Income	23,000	81,371	-	2,550	27,202	\$ 134,124
Developer Fee	-	-	-	-	-	\$ -
Management Fees	-	-	-	-	-	\$ -
Fraud Income	-	-	-	-	-	\$ -
Miscellaneous income	5,010	127,842	-	-	-	132,852
Total Income	1,618,847	4,402,136	-	122,550	251,523	6,395,057
Expenses						
Salaries and Benefits	133,820	353,623	-	-	-	487,443
Administrative Expenses	306,210	757,434	-	8,422	-	1,072,066
Tenant Services	20,898	9,049	-	7,389	15,219	52,555
Utility Cost	117,797	341,814	-	17,845	73,658	551,113
Maintenance Salaries and Benefits	81,483	315,751	-	7,766	26,000	431,001
Maintenance Materials	51,146	108,798	-	11,043	9,380	180,367
Maintech Contract Cost	179,288	512,602	6,615	16,356	84,461	799,322
General Expenses	114,282	742,390	22	4,778	42,804	904,276
HAP Assistance Payments	-	-	-	-	-	-
Total Expenses	1,004,925	3,141,461	6,637	73,599	251,522	4,478,144
Net Income Before Debt services	613,922	1,260,675	(6,637)	48,951	1	1,916,913
Debt Services						-
Principal Payments	224,283	742,766	7,789	-	-	974,838
Interest Expense	607,361	385,087	2,711	-	-	995,159
Other Debt Service Cost.	-	-	-	-	-	-
Total Debt Service	831,645	1,127,853	10,500	-	-	1,969,998
Non-Operating Items						
Capital Improvements	10,000	190,000	-	8,500	-	208,500
Replacement Reserves Disbursements	-	-	-	-	-	-
Replacement Reserves Deposits	-	(190,000)	-	-	-	(190,000)
Reimbursement of Pre-Development Cost	-	-	-	-	-	-
Transfer -In	-	(15,580)	(17,137)	-	-	(32,717)
Transfer Out	-	17,137	-	15,580	-	32,717
Total Operating Items	10,000	1,557	(17,137)	24,080	-	18,500
Net Cash Flow	\$ (227,723)	\$ 131,266	\$ (0)	\$ 24,871	\$	(71,585)

Pinellas County Housing Authority
CU Annual Budgets
2025

	Palm Lake Village	Crystal Lakes Manor	Lakeside Terrace LLC	PCHA Development LLC	PCHA Total Annual Budget
Income					-
Rental Income	\$ 4,690,939	\$ 2,171,098	\$ 959,198	\$ -	\$ 7,821,235
Grant Income	-	-	-	-	-
Interest Income	310,094	33,155	14,141	66,000	423,390
Developer Fee	-	-	-	2,421,415	2,421,415
Management Fees	-	-	-	34,300	34,300
Fraud Income	-	-	-	-	-
Miscellaneous income	28,477	-	6,500	2,143,394	2,178,372
Total Income	5,029,510	2,204,253	979,838	4,665,109	12,878,711
Expenses					
Salaries and Benefits	428,480	223,309	112,186	730,915	1,494,889
Administrative Expenses	872,079	384,591	185,764	501,075	1,943,508
Tenant Services	83,534	41,556	20,595	-	145,685
Utility Cost	680,662	291,181	117,441	-	1,089,284
Maintenance Salaries and Benefits	490,941	247,412	135,373	-	873,726
Maintenance Materials	196,143	90,211	35,743	500	322,597
Maintech Contract Cost	687,509	273,333	120,055	11,171	1,092,068
General Expenses	900,620	349,097	98,983	14,519	1,363,219
HAP Assistance Payments	-	-	-	-	-
Total Expenses	4,339,967	1,900,689	826,140	1,258,179	8,324,975
Net Income Before Debt services	689,544	303,564	153,698	3,406,930	4,553,736
					-
Debt Services					-
Principal Payments	684,277	60,566	-	194,677	939,520
Interest Expense	120,649	225,183	-	72,516	418,348
Other Debt Service Cost.	51,600	-	-	-	51,600
Total Debt Service	856,526	285,750	-	267,193	1,409,468
Non-Operating Items					
Capital Improvements	479,939	-	150,000	-	629,939
Replacement Reserves Disbursements	-	-	185,244	-	185,244
Replacement Reserves Deposits	(300,000)	-	(181,546)	-	(481,546)
Total Operating Items	179,939	-	153,698	-	333,637
Net Cash Flow	\$ (346,921)	\$ 17,814	\$ 0	\$ 3,139,737	\$ 2,810,631

Pinellas County Housing Authority
Discrete CU Annual Budgets
2025

	Pinellas Heights		Landings at Cross		PCHA Total
	LLLP	Valor Preserves LLLP	Bayou LLLP	Annual Budget	
Income					-
Rental Income	\$ 2,152,796	\$ 1,017,348	\$ 1,639,976	\$	4,810,120
Grant Income	44,864	-	-		44,864
Interest Income	66,031	5,000	50,216		121,247
Developer Fee	-	-	-		-
Management Fees	-	-	-		-
Fraud Income	-	-	-		-
Miscellaneous income	21,983	16,653	21,935		60,571
Total Income	2,285,675	1,039,001	1,712,127		5,036,802
Expenses					
Salaries and Benefits	191,996	126,621	209,021		527,638
Administrative Expenses	201,669	211,005	215,010		627,684
Tenant Services	21,370	16,435	11,968		49,773
Utility Cost	204,020	103,241	271,553		578,814
Maintenance Salaries and Benefits	155,612	47,905	168,384		371,901
Maintenance Materials	83,342	59,752	87,786		230,880
Maintech Contract Cost	206,957	92,358	239,835		539,151
General Expenses	235,545	159,117	440,638		835,300
HAP Assistance Payments	-	-	-		-
Total Expenses	1,300,512	816,434	1,644,195		3,761,140
Net Income Before Debt services	985,163	222,567	67,932		1,275,662
					-
Debt Services					-
Principal Payments	140,244	-	51,900		192,144
Interest Expense	272,193	-	87,070		359,263
Other Debt Service Cost.	-	-	-		-
Total Debt Service	412,438	-	138,970		551,408
Non-Operating Items					
Capital Improvements	330,000	22,500	24,000		376,500
Replacement Reserves Disbursements	63,536	-	71,962		135,498
Replacement Reserves Deposits	-	-	(167,000)		(167,000)
Total Operating Items	393,536	22,500	(71,038)		344,998
Net Cash Flow	\$ 179,189	\$ 200,067	\$ (0)	\$	379,256