HomeRise Calendar Year 2026 Budget Summary, $Thousands, Approved January 26, 2026

	Corporate Admin	Resident Services	2026 Total Corporate	Housing Operations	Net out Transfers	2026 Total Consolidated
Revenue						
Rent & Project-Based Vouchers				20,498		**20,498**
Other Operating Subsidies & Grants	0	9,510	9,510	10,332	(1,676)	**18,166**
Fundraising/Contributions Income	1,050	0	1,050			**1,050**
Property Management Fees	2,074	105	2,179		(2,179)	**0**
Developer Fees	710	0	710			**710**
Interest & Misc Rev	30	0	30	172		**202**
Total 2026 Budgeted Revenue	**3,864**	**9,615**	**13,479**	**31,002**	**(3,855)**	**40,626**
Expenses						
Personnel (salary + benefits)	2,685	6,024	8,710	11,437		**20,147**
Utilities	incl below	incl below		4,253		**4,253**
Insurance	159	123	282	3,720		**4,002**
Resident Services Program Expenses		863	863			**863**
Property Intercompany Mgmt & Res Svcs Fees Exp				2,260	(2,179)	**81**
Pass-through Operating Subsidies and Grants to Housing Ops		1,676	1,676		(1,676)	**0**
Other Operating Expense	1,948		1,948	5,958		**7,906**
Allocated indirect costs	(929)	929	0			**0**
Total Operating Expenses	**3,864**	**9,615**	**13,479**	**27,628**	**(3,855)**	**37,252**
Net Operating Income	**0**	**0**	**0**	**3,374**	**0**	**3,374**
Debt Service	0	0	0	1,442		**1,442**
Deposit to Reserves	0	0	0	1,270		**1,270**
Net Operating Income after Debt Service/Reserve Deposits	**0**	**0**	**0**	**661**	**0**	**661**