

Number	Category	Title	Description	
			HUD-Insured and HUD-Held Cooperatives	HUD FOR PROFIT Equity
5000	not reporting account	not reporting account	Revenue Accounts. Unless otherwise noted, the balance of all revenue accounts are closed to Profit and Loss at the end of the accounting period.	Not Provided
5120	Rent Revenue - Gross Potential	Rent Revenue - Apartments (Tenant Portion)	Rent Revenue - Apartments or Member Carrying Charges (Coops). Except for Section 236 and 221(d)(3) BMIR projects, this account records gross potential carrying charges less member assistance payments for all residential units (including non-revenue producing units). For section 236 and 221(d)(3) BMIR projects, the account records basic carrying charges due for members as shown on the latest Form HUD-92458, Rental Schedule, less member assistance payments. See Account 5190 for treatment of carrying charges due or collected from members paying amounts greater than the BMIR charge. Offsetting debits to this account are Account 1130, Member Accounts Receivable, Account 5220, Vacancies - Apartments, and Account 6331, Manager or Superintendent Rent Free Unit.	Rent Revenue - Gross Potential. This account reflects the rent/carrying charges approved at 100% occupancy, less tenant/shareholder assistance payments, for all residential units (including non-revenue producing units). Potential rent could be market, contract, or Section 8. For section 236 and 221(d)(3) BMIR projects, this account reflects basic rental/carrying charges due for tenants/shareholders, less tenant/shareholder assistance payments. See account 5191 for treatment of rents due or collected from tenants paying amounts greater than the basic rental/carrying charge.
5121	Rent Revenue - Gross Potential	Rent Revenue - Tenant Assistance Payments/Subsidy	Member Assistance Payments. This account records member assistance payments received or earned by the project. Member assistance payment programs include the Rent Supplement, Rental Assistance Payment (RAP), and Section 8 programs, including vacancy and debt service special claims.	Tenant Assistance Payments. This account reflects tenant assistance payments that are project-based. Tenant assistance payment programs include the Rent Supplement, Rental Assistance Payment (RAP), and Section 8 programs.
5130	Rent Revenue - Gross Potential	Rent Revenue - Furniture and Equipment	Rent Revenue - Furniture and Equipment. This account records the gross rent income expectancy from furniture and equipment when the project provides furnished apartments.	Not Provided
5140	Rent Revenue - Gross Potential	Rent Revenue - Stores and Commercial (HUD)	Rent Revenue - Stores and Commercial. This account records gross rental income expectancy from stores, offices, rented basement space or other commercial facilities.	Rent Revenue - Stores and Commercial. This account reflects gross rental revenue expectancy from stores, offices, or other commercial facilities.
5145	Rent Revenue - Gross Potential	Cell Tower Income	Cell Tower Income (per NYCHA Chart)	Not Provided
5170	Rent Revenue - Gross Potential	Garage and Parking Spaces	Garage and Parking Spaces. This account records the gross potential rental income from all garage and parking spaces.	Garage and Parking Spaces. This account reflects the gross potential rental revenue from all garage and parking spaces.
5180	Rent Revenue - Gross Potential	Flexible Subsidy Revenue	Flexible Subsidy Revenue. This account reflects the amount of Project Improvement Funds transferred from the Project Improvement Account (1380) to reduce mortgage or escrow deficiencies, to cover operating deficits or to meet working capital needs. These amounts are reported on form HUD-9823 A Requisition for Advance of Flexible-Subsidy Funds. The offsetting debit is to the relevant asset or expense account. At the close of the accounting period, agents must adjust the account by journal entry for any project expenses or releases awarded to pay accounts payable from prior fiscal periods.	Flexible Subsidy Revenue. This account reflects the amount of funds transferred from the Management Improvement and Operating Plan account (See account 1381) to reduce mortgage or escrow deficiencies, to cover operating deficits or to meet working capital needs.
5190	Rent Revenue - Gross Potential	Rent Revenue - Miscellaneous	Rent Revenue - Miscellaneous. This account records gross revenue expectancy not otherwise described above. For Section 221(d)(3) BMIR projects, this account records carrying charge collections due from over-income limit members in excess of the BMIR carrying charge. Also see definition of Account 2115, Accounts Payable - HUD.	Miscellaneous Rent Revenue. This account reflects gross rental revenue expectancy not otherwise described above.
5191	Rent Revenue - Gross Potential	Excess Rent	Not Provided	Excess Rent. This account reflects the rental collections due in excess of the basic rental charge for Section 202/811, 221 (d) (3) BMIR, and 236 projects. Excess income retained by Section 236 projects in accordance with HUD Notice H 98-10 should be reported in account 5194, Retained Excess Income.
5192	Rent Revenue - Gross Potential	Rent Revenue - Insurance	Not Provided	Rent Revenue/ Insurance. This account reflects the amount of insurance claims proceeds in connection with lost rental revenue.
5193	Rent Revenue - Gross Potential	Special Claims Revenue	Not Provided	Special Claims Revenue. This account reflects the amount of revenue collected from special claims including vacancy, damages, and debt service.
5194	Rent Revenue - Gross Potential	Retained Excess Income	Not Provided	Retained Excess Income. This account reflects the amount of excess income owners are allowed to retain for the project operating account in Section 236 projects in accordance with HUD Notice H 98-10. Excess income retained by Section 236 projects that is not authorized in accordance with HUD Notice H 98-10 should be reported in account 5191, Excess Rent.
5195	Rent Revenue - Gross Potential	Surcharge Revenue	Not Provided	Not Provided
5200	not reporting account	not reporting account	Vacancies. These accounts (5220-5290) record carrying charge revenue lost through vacancy of an apartment unit or otherwise revenue-producing space or equipment. Agents normally debit the accounts monthly. At the end of the accounting period, the balance of these accounts are closed to Account 3250 Net Income or Loss.	Not Provided
5220	Vacancies	Vacancies - Apartments (Tenant Portion)	Not Provided	Apartments. This account reflects the rental revenue lost through vacancy of an apartment unit.
5221	Vacancies	Vacancies - Tenant Assistance Payments/Subsidy	Vacancies - Tenant Assistance Payments/Subsidy (Per NYCHA Chart)	Not Provided
5230	Vacancies	Vacancies Furniture & Equipment	Vacancies Furniture & Equipment (Per NYCHA Chart)	Not Provided
5240	Vacancies	Vacancies Stores and Commercial (HUD)	Not Provided	Stores and Commercial. This account reflects the rental revenue lost through vacancy of a store or other commercial units.
5250	Vacancies	Vacancies Concessions	Not Provided	Rental Concessions. This account reflects the amount provided as rental concessions (i.e., free rent) in connection with the execution of leases of revenue-producing units.
5270	Vacancies	Vacancies Garage & Parking	Not Provided	Garage and Parking Space. This account reflects the rental revenue lost through vacancy of a garage or parking spaces.

If you require additional guidance, please email GOALSreport@nychdc.com.

All amounts should be reported as year to date

5290	Vacancies	Vacancies Miscellaneous	Not Provided	Miscellaneous. This account reflects the rental revenue lost through vacancy of any revenue-producing space or equipment not otherwise described above.
5300	Elderly and Congregate Services Revenue	Nursing Homes/ Assisted Living/Board & Care/Other Elderly Care/Coop/ and Other Revenues	Elderly and Congregate Services Revenue. These accounts (5300-5390) are used primarily by projects designed for the elderly. The accounts record revenues received other than carrying charges for services provided to members (e.g., meal services or housekeeping services). Service-related expenses are charged to the 6900 services accounts. A schedule shall be attached to the Statement of Income summarizing these accounts.	Nursing Homes/ Assisted Living/Board & Care/Other Elderly Care/Coop/ and Other Revenues. These accounts (5300-5399) are used to record patient/tenant care revenues for Nursing Homes, Assisted Living facilities, Board & Care facilities, service revenue for project housing elderly or disabled, and to record revenues associated with service coordinators and special purpose grants (drug elimination, congregate housing, etc.).
5410	Financial Revenue	Interest Revenue - Project Operations	Interest Revenue - Project Operations. This account is used to record interest earned on funds in project operating accounts. This account will be credited for the interest amount and the appropriate interest generating asset account will be debited.	Financial Revenue - Project Operations. This account is used to record interest and other investment income earned in connection with project operations.
5420	Financial Revenue	Interest Reduction Payments (Section 236 only)	Interest Reduction Payments. This account is used to record interest reduction payments made to the project owner under Section 236 of the National Housing Act. This revenue account will be credited for the amount of the payment and the appropriate interest expense account will be debited.	Not Provided
5430	Financial Revenue	Revenue from Investments - Residual Receipts	Revenue from Investments - Residual Receipts. This account records interest earned from residual receipts investments. The account will be credited for the interest amount and the appropriate interest generating asset account will be debited.	Not Provided
5440	Financial Revenue	Revenue from Investments - Replacement Reserve	Not Provided	Revenue from Investments - Replacement Reserve. This account reflects interest and other investment income earned from replacement reserve investments.
5490	Financial Revenue	Revenue from Investments - Miscellaneous	Revenue from Investments - Miscellaneous. This account records interest earned from other miscellaneous investments. The account will be credited for the interest amount and the appropriate interest generating asset account will be debited.	Revenue from Investments - Miscellaneous. This account reflects interest and other investment income earned in connection with project operations.
5910	Other Revenue	Laundry and Vending Revenue	Not Provided	Laundry and Vending Revenue. This account reflects project revenues received from laundry and vending machines owned or leased by the project.
5911	Other Revenue	Freezer	Not Provided	Not Provided
5912	Other Revenue	Dishwasher	Not Provided	Not Provided
5913	Other Revenue	A/C	Not Provided	Not Provided
5914	Other Revenue	Washing Machines	Not Provided	Not Provided
5915	Other Revenue	Electric Income	Not Provided	Not Provided
5916	Other Revenue	Legal Fee Billed	Not Provided	Not Provided
5920	Other Revenue	Tenant Charges - NSF and Late Charges	Not Provided	Tenant Charges. This account reflects charges assessed to tenants for rent checks returned for insufficient funds, late payment of rents, breaking the lease, and all other extraneous fees that have to do with lease/tenant. This account also includes damage payments received from HUD and forfeited security deposits.
5930	Other Revenue	Damages and Cleaning Fees	Damages and Cleaning Fees	Not Provided
5940	Other Revenue	Forfeited Tenant Security Deposits	Forfeited Tenant Security Deposits	Not Provided
5945	Other Revenue	Interest Reduction Payments Revenue	Not Provided	Interest Reduction Payments Revenue. This account only applies to Section 236 projects and recognizes Interest Reduction Payments (IRP) that have been received by the owner over and above interest due on the mortgage note.
5990	Other Revenue	Miscellaneous Revenue	Not Provided	Miscellaneous Revenue. This account reflects project revenues not otherwise described in the above revenue accounts; it may also include revenue from non-commercial rental space.
5991	Other Revenue	Grant Income	Grant Income	Not Provided
6203	Administrative Expense	Convention/Meeting	Not Provided	Conventions and Meetings. Expenses related to attendance/participation in professional conventions and meetings.
6204	Administrative Expense	Management Consult	Not Provided	Management Consultants. Expenses incurred as a result of utilizing management consultants for administrative related activities, i.e. programming.
6210	Administrative Expense	Advertising/Marketing & Retention Expense	Advertising. This account records the cost of advertising the property. The cost of any unused advertising, if significant, is transferred by journal entry to Account 1260, Prepaid Advertising, at the end of the accounting period.	Advertising and Marketing. This account reflects the cost of advertising and marketing the rental property, both during initial rent-up and after the project reaches normal occupancy levels.
6235	Administrative Expense	Commissions - Apartments	Apartment Resale Expense. This account records repair costs required following the sale of a cooperative unit less any portion of the seller's equity that was applied against repair costs.	Not Provided
6250	Administrative Expense	Other Renting Expenses	Other Sales Expenses. This account records miscellaneous expenses related to the sale of vacant units. For example, charges to this account may include reasonable payments to third parties for referring new members to the project or the cost of new locks after a member moves out. Agents may also charge this account for any allowance given members in lieu of carrying charges (e.g., providing a new member a week's "free" carrying charge in exchange for cleaning and painting the unit).	Other Renting Expenses. This account reflects miscellaneous expenses related to the rent-up of vacant units. Examples are commissions and similar fees charged by third parties for referring new tenants to the project and amounts paid to existing tenants to attract new tenants. Note: Allowances given to tenants in lieu of rent are concessions (refer to account 5250).
6288	Administrative Expense	Resident Participation Expense	Not Provided	Not Provided
6310	Administrative Expense	Office/Administrative Staff Salaries	Office Salaries. This account records salaries paid to office employees (other than the resident manager) responsible for the front-line operation of the project regardless of whether the employee works on site or in the agent's office. Front-line responsibilities include for example, taking applications, verifying income and processing maintenance requests. The account does not include salaries paid to occupancy, maintenance and regional supervisors who carry out the agent's responsibility for overseeing for supervising project operations and personnel. These salaries are paid from the management fee. This account also does not include the project's share of payroll taxes (Account 6711) or other employee benefits (Account 6723) paid by the project.	Office Salaries. This account reflects salaries for office employees (other than the resident manager) responsible for the front-line operation of the project regardless of whether the employee works on site or in the agent's office. Typical front-line responsibilities include taking applications; screening, certifying, and recertifying tenants; maintaining the project; and accounting for project income and expenses. The account should not include salaries paid to occupancy, maintenance and regional supervisors who carry out the agent's duties for supervising project operations and personnel (these salaries are to be paid from the approved management fee). This account also does not include the project's share of payroll taxes (account 6711) or other employee benefits (account 6723) incurred by the project.
6311	Administrative Expense	Office Expenses/Supplies/Equipment	Office Supplies. This account records office expense items such as supplies, postage, stationery and copying.	Office Expenses. This account reflects office and related expense items; examples include office supplies, postage, stationery, copying, Internet charges, telephone and answering services.

6312	Administrative Expense	Office or Model Apartment Rent	Office or Model Apartment Rent. This account records the value of an apartment, otherwise considered potentially revenue-producing, but used as the project office or as a model apartment. The account is normally debited by journal entry.	Office or Model Apartment Rent. This account reflects the rental value of an apartment, otherwise considered potentially rent-producing, but used as the project office or as a model apartment.
6320	Administrative Expense	Management Fee	Management Fee. This account records the cost of management agent service contracted for by the project. This account does not include charges for bookkeeping or accounting services paid directly by the project to either the management agent or another third party (see account 6351).	Management Fee. This account reflects the cost of management agent service contracted for by the project. This account does not include charges for bookkeeping or accounting services performed by either the management agent or another party. The amount reported in this account is sometimes a pure percentage of allowable revenue collected.
6330	Administrative Expense	Management Salaries (Manager, Asst. Manager, etc.)	Manager or Superintendent Salaries. This account records salaries paid to a resident manager or superintendent. It does not include the project's share of payroll taxes or other employee benefits or compensation given a resident manager or superintendent in lieu of salary payments.	Manager or Superintendent Salaries. This account reflects salaries paid to a resident manager or superintendent. It does not include the project's share of payroll taxes or other employee benefits or compensation given a resident manager or superintendent in lieu of salary payments.
6331	Administrative Expense	Administrative Rent Free Unit (Admin/Super Unit)	Manager's or Superintendent's Rent Free Unit. This account records the contract carrying charge of any rent free unit provided a resident manager or superintendent which would otherwise be considered revenue producing.	Not Provided
6340	Administrative Expense	Legal Expense	Legal Expense. This account records legal fees or services incurred on behalf of the project (as distinguished from the mortgagor entity). For example, agents charge legal fees for eviction procedures to this account.	Legal Expense - Project. This account reflects legal fees or services incurred on behalf of the project. For example, fees incurred for eviction procedures should be reflected in this account. In contrast, legal fees or services related to the mortgagor entity should be reflected in account 7120.
6350	Administrative Expense	Audit Expense	Audit Expense - Project. This account records the auditing expenses incurred by the project that are directly related to HUD requirements for reviewed financial statements and reports. This account also includes the auditor's charge for preparing the mortgagor entity's Federal, State and Local tax returns. This account does not include the cost of routine maintenance or review of the project's books and records (see account 6351).	Audit Expense. This account reflects the auditing expense incurred by the project that is directly related to HUD's requirement for audited financial statements. This account also includes the auditor's charge for preparing Schedule K-1 for the mortgagor entity's Federal income tax return. Amounts incurred for the cost of routine maintenance or review of the project's books and records should not be included in this account (see account 6351).
6351	Administrative Expense	Bookkeeping Fees/Accounting Services	Bookkeeping Fees/Accounting Services. This account records the cost of bookkeeping fees or automated accounting services not included in the management fee but paid to either the agent or a third party.	Bookkeeping Fees/Accounting Services. This account reflects the cost of bookkeeping fees or accounting or computing services not included in the management fee but paid to either the management agent or another party.
6360	Administrative Expense	Telephone and Answering Service	Telephone and Answering Service Expenses. This account records the cost of telephone or answering services provided on behalf of the project.	Not Provided
6361	Administrative Expense	Social Services/Recreation Expenses	Not Provided	Not Provided
6370	Administrative Expense	Bad Debts	Bad Debts Expense. This account records by journal entry the amount of member accounts receivable the agent estimates uncollectible at the end of the accounting period. The offsetting credit is to Account 4220, Allowance for Vacancy and Doubtful Member Accounts.	Bad Debts. This account reflects the amount of tenant bad debts for the period under audit.
6371	Administrative Expense	Rental Expense/Commissions	Not Provided	Not Provided
6380	Administrative Expense	Permits & Licenses	Not Provided	Not Provided
6389	Administrative Expense	Uniforms	Not Provided	Not Provided
6390	Administrative Expense	Miscellaneous Administrative Expenses	Miscellaneous Administrative Expenses. This account records administrative expenses not otherwise classified in the 6300 Series. If necessary, agents should subdivide the account into specific accounts numbered 6391 through 6399.	Miscellaneous Administrative Expenses. This account reflects administrative expenses not otherwise classified in the 6200/6300 series. Examples include Neighborhood Networks, bank charges, investment fees, training, travel, membership dues and subscriptions.
6392	Administrative Expense	Internet	Not Provided	Not Provided
6393	Administrative Expense	Tenant Services	Not Provided	Not Provided
6397	Administrative Expense	Computer Equipment & Software	Not Provided	Not Provided
6398	Administrative Expense	Consulting Fees	Not Provided	Not Provided
6399	Administrative Expense	Building Violations/Fees	Not Provided	Not Provided
6420-6453	Problem	Problem	These accounts record the costs of utility charges billed the project. If the amount of fuel oil at year end is significant compared to the total fuel oil expense for the year, agents should credit the account by journal entry for the value of the fuel oil and debit Account 1210, Fuel Inventory.	Not Provided
6420	Utilities Expenses	Fuel Oil	Not Provided	Fuel Oil/Coal. This account reflects the cost of fuel oil/coal charges billed to the project.
6450	Utilities Expenses	Electricity	Not Provided	Electricity. This account reflects the cost of electricity charges billed to the project.
6451	Utilities Expenses	Water	Not Provided	Water. This account reflects the cost of water charges billed to the project.
6452	Utilities Expenses	Gas	Not Provided	Gas. This account reflects the cost of gas charges billed to the project.
6453	Utilities Expenses	Sewer	Not Provided	Sewer. This account reflects the cost of sewer charges billed to the project.
6454	Utilities Expenses	Utility Management Fee to NYCHA	Utility Management Fee to NYCHA (Per NYCHA Chart)	Not Provided
6455	Utilities Expenses	Other Utility Expenses (per NYCHA Chart)	Other Utility Expenses (Per NYCHA Chart)	Not Provided
6510	Operating & Maintenance Expense	Janitor and Cleaning Payroll	Janitor and Cleaning Payroll. This account records the salaries of janitors employed by the project. Agents should also include any compensation given in lieu of salary (such as a rent-free or reduced-rate rental unit) in Account 6510. This account should not include the project's share or payroll taxes (FICA and Unemployment) or other employee benefits paid to the project.	Payroll. This account reflects the salaries of project employees who perform services including but not limited to janitorial/cleaning, exterminating, grounds, repairs, and decorating. This account does not include the project's share of payroll taxes (FICA and Unemployment) or other employee benefits paid by the project. Supporting detail is not required for this account unless requested by HUD.
6515	Operating & Maintenance Expense	Janitor and Cleaning Supplies	Janitor and Cleaning Supplies. This account records all costs of janitor supplies charged to the project.	Supplies. This account reflects all costs of supplies charged to the project for janitorial/cleaning, exterminating, grounds, repairs, and decorating.

6517	Operating & Maintenance Expense	Janitor and Cleaning Contract	Janitor and Cleaning Contract. This account records the cost of janitor or cleaning contracts the owner or agent executes with third parties on behalf of the project.	Not Provided
6519	Operating & Maintenance Expense	Exterminating Contract	Exterminating Payroll/Contract. This account records the charges to a project for labor or costs associated with an exterminating contract executed with a third party by the owner or agent.	Not Provided
6520	Operating & Maintenance Expense	Exterminating Supplies	Exterminating Supplies. This account records the costs charged to the project for materials used in exterminating.	Contracts. This account reflects the cost of contracts the owner or agent executes with third parties on behalf of the project for janitorial/cleaning, exterminating, grounds, repairs, elevator maintenance, swimming pool maintenance, and decorating.
6521	Operating & Maintenance Expense	Maintenance of Rent Free Unit	Not Provided	Not Provided
6523	Operating & Maintenance Expense	Roof Repair Services	Not Provided	Not Provided
6525	Operating & Maintenance Expense	Garbage and Trash Removal	Garbage and Trash Removal. This account records the cost of removing garbage and rubbish from the project. The account does not include salaries paid to janitors who collect the trash.	Garbage and Trash Removal. This account reflects the cost of removing garbage and rubbish from the project. The account does not include salaries paid to janitors who collect the trash.
6528	Operating & Maintenance Expense	Parking/Garage Repair	Not Provided	Not Provided
6530	Operating & Maintenance Expense	Security & Monitoring Contract	Security Payroll/Contract. This account records the project's payroll cost attributable to the protection of the project or the costs of a protection contract that the owner or agent executes on behalf of the project.	Security Payroll/Contract. This account reflects the project's payroll cost attributable to the protection of the project or the cost of a protection contract that the owner or agent executes on behalf of the project.
6531	Operating & Maintenance Expense	Security & Monitoring for Rent Free Unit	Not Provided	Not Provided
6532	Operating & Maintenance Expense	Sprinkler Testing	Not Provided	Not Provided
6533	Operating & Maintenance Expense	Sprinkler Contract	Not Provided	Not Provided
6534	Operating & Maintenance Expense	Violations	Not Provided	Not Provided
6535	Operating & Maintenance Expense	Landscaping/Grounds Payroll	Grounds Payroll. This account records the salaries of project employees whose primary responsibility is caring for project grounds. Project payroll costs related to permanent improvement to project grounds is capitalized and not charged to this account. This account does not include the project's share of payroll taxes or other employee benefits paid by the project.	Not Provided
6536	Operating & Maintenance Expense	Landscaping/Grounds Supplies	Grounds Supplies. This account records the cost of equipment and supplies used in maintaining projects grounds. Charges to this account include the costs of shovels, rakes, seed, sod and shrubbery.	Not Provided
6537	Operating & Maintenance Expense	Landscaping/Grounds Contract	Grounds Contract. This account records charges to the project for grounds service contracts executed by the owner or agent.	Not Provided
6538	Operating & Maintenance Expense	Exterior Locks/Gates Repair	Not Provided	Not Provided
6540	Operating & Maintenance Expense	Repairs & Maintenance Payroll	Repairs Payroll. This account records the salaries of project employees who repair project owned equipment or other assets. This account does not include the project's share of payroll taxes or other employee benefits paid by the project.	Not Provided
6541	Operating & Maintenance Expense	Repairs & Maintenance Supplies/Equipment	Repairs Material. This account records the costs charged to the project for material used in repairs.	Not Provided
6542	Operating & Maintenance Expense	Repairs & Maintenance Contract	Repairs Contract. This account records the cost of repairs to project assets, including project repairs payroll (6540) and material (6541). Agents should capitalize repairs of significant amounts which extend the useful life of the asset.	Not Provided
6543	Operating & Maintenance Expense	Retiring O&M Exp - Various	Not Provided	Not Provided
6544	Operating & Maintenance Expense	Elevator Testing	Not Provided	Not Provided
6545	Operating & Maintenance Expense	Elevator Contract	Elevator Maintenance/Contract. This account records the cost of maintaining or repairing elevators by project employees or charges to the project for an elevator maintenance contract executed by the owner or agent.	Not Provided
6546	Operating & Maintenance Expense	Heating/Cooling Repairs and Maintenance	Heating/Cooling Repairs and Maintenance. This account records the cost of repairing and maintaining heating or air conditioning equipment owned by the project. Agents should capitalize repairs of significant amounts which extend the useful life of the equipment.	Heating/Cooling Repairs and Maintenance. This account reflects the cost of repairing and maintaining heating or air conditioning equipment owned by the project.
6547	Operating & Maintenance Expense	Swimming Pool Maintenance/Contract	Swimming Pool Maintenance/Contract. This account records the costs of maintaining and operating the swimming pool by project employees or the charges to the project for any pool contract executed by the owner or agent.	Not Provided
6548	Operating & Maintenance Expense	Snow Removal	Snow Removal. This account records the cost of removing snow from project sidewalks and parking areas.	Snow Removal. This account reflects the cost of removing snow from project sidewalks and parking areas.

6549	Operating & Maintenance Expense	Compactor Cleaning	Not Provided	Not Provided
6550	Operating & Maintenance Expense	Plumbing Services	Not Provided	Not Provided
6551	Operating & Maintenance Expense	Plumbing Supplies	Not Provided	Not Provided
6552	Operating & Maintenance Expense	Boiler Repairs	Not Provided	Not Provided
6553	Operating & Maintenance Expense	Boiler Contract	Not Provided	Not Provided
6554	Operating & Maintenance Expense	Intercom Repairs	Not Provided	Not Provided
6555	Operating & Maintenance Expense	HVAC Services	Not Provided	Not Provided
6556	Operating & Maintenance Expense	HVAC Supplies	Not Provided	Not Provided
6558	Operating & Maintenance Expense	Appliance Services	Not Provided	Not Provided
6559	Operating & Maintenance Expense	Appliance Supplies	Not Provided	Not Provided
6560	Operating & Maintenance Expense	Decorating Contract	Decorating Payroll/Contract. This account records the salaries of project employees whose responsibility is decorating rental units, common space or the building's exterior.	Not Provided
6561	Operating & Maintenance Expense	Decorating Supplies	Decorating Supplies. This account records the cost of project labor and supplies in decorating rental units, common space or the building's exterior or charges to the project for any decorating contract executed by the owner or agent.	Not Provided
6570	Operating & Maintenance Expense	Vehicle and Maintenance Equipment Operation and Repairs	Vehicle and Maintenance Equipment Operation and Repairs. This account records the cost of operating and repairing project motor vehicles and maintenance equipment.	Vehicle and Maintenance Equipment Operation and Repairs. This account reflects the cost of operating and repairing project motor vehicles and maintenance equipment. Motor vehicle insurance is not included in this account but is charged to account 6720, Property and Liability Insurance (Hazard).
6571	Operating & Maintenance Expense	Doors and Locks Services	Not Provided	Not Provided
6572	Operating & Maintenance Expense	Doors and Locks Supplies	Not Provided	Not Provided
6574	Operating & Maintenance Expense	Windows & Glass Services	Not Provided	Not Provided
6575	Operating & Maintenance Expense	Windows & Glass Supplies	Not Provided	Not Provided
6577	Operating & Maintenance Expense	Floor/Tile/Carpet Services	Not Provided	Not Provided
6578	Operating & Maintenance Expense	Floor/Tile/Carpet Supplies	Not Provided	Not Provided
6579	Operating & Maintenance Expense	Mold Testing / Remediation	Not Provided	Not Provided
6580	Operating & Maintenance Expense	Electrical Services	Not Provided	Not Provided
6581	Operating & Maintenance Expense	Electrical Supplies	Not Provided	Not Provided
6583	Operating & Maintenance Expense	Fire Protection Contract	Not Provided	Not Provided
6584	Operating & Maintenance Expense	Fire Protection Supplies	Not Provided	Not Provided
6586	Operating & Maintenance Expense	Paint/Plaster Services	Not Provided	Not Provided
6587	Operating & Maintenance Expense	Paint/Plaster Supplies	Not Provided	Not Provided

6588	Operating & Maintenance Expense	Apartment Repairs	Not Provided	Not Provided
6589	Operating & Maintenance Expense	Apartment Turnover Costs	Not Provided	Not Provided
6590	Operating & Maintenance Expense	Misc Operating and Maintenance Expenses	Miscellaneous Operating Maintenance Expenses. This account records the cost of maintenance and repairs not otherwise classified in the 6400 and 6500 account Series. If necessary, agents should subdivide the account into specific accounts numbered 6591 through 6599.	Not Provided
6591	Operating & Maintenance Expense	Misc/ Other Payroll Related Expenses	Not Provided	Not Provided
6600-6690	Problem	Problem	Depreciation. HUD does not prescribe the method of depreciation for fixed assets of the project. The method of depreciation, however, must conform to GAAP. These accounts represent depreciation charged for the fixed asset accounts during the accounting period. Agents make the corresponding credit to accounts in the 4100 Series, Accumulated Depreciation.	Not Provided
6600	Depreciation Expenses	Depreciation Expense	Not Provided	Depreciation Expenses. HUD does not prescribe the method of depreciation for fixed assets of the project. The method of depreciation, however, must conform to GAAP. This account represents depreciation charged during the accounting period.
6610	Amortization Expense	Amortization Expense	Not Provided	Amortization Expense. This account reflects amortization expense related to tax credit monitoring fees, organizational costs, organization expenses, and like expenses.
6620	Depreciation Expenses	Depreciation - Buildings	Not Provided	Not Provided
6630	Depreciation Expenses	Depreciation - Fixed Building Equipment	Not Provided	Not Provided
6640	Depreciation Expenses	Depreciation - Building Equipment - Portable	Not Provided	Not Provided
6650	Depreciation Expenses	Depreciation - Furniture for Project and Member Use	Not Provided	Not Provided
6660	Depreciation Expenses	Depreciation - Furnishings	Not Provided	Not Provided
6670	Depreciation Expenses	Depreciation - Maintenance Equipment	Not Provided	Not Provided
6680	Depreciation Expenses	Depreciation - Motor Vehicle	Not Provided	Not Provided
6690	Depreciation Expenses	Depreciation - Miscellaneous	Not Provided	Not Provided
6710	Taxes & Insurance	Real Estate Taxes	Real Estate Taxes. This account records payments made for real estate taxes of the project. At the end of project fiscal year, the account is credited by journal entry for any taxes paid but due in the following year. The corresponding debit is to Account 1270, Prepaid Taxes.	Real Estate Taxes. This account reflects payments made for real estate taxes of the project. This may represent a payment in lieu of taxes (only in certain jurisdictions), which is generally charged as a percentage of income.
6711	Taxes & Insurance	Payroll Taxes	Payroll Taxes (Project's Share). This account records the project's share of FICA and State and Federal Unemployment taxes.	Payroll Taxes (Project's Share). This account reflects the project's share of FICA and State and Federal Unemployment taxes.
6712	Taxes & Insurance	Shelter Rent	Not Provided	Not Provided
6719	Taxes & Insurance	Miscellaneous Taxes, Licenses and Permits	Miscellaneous Taxes, Licenses and Permits. This account records any taxes, licenses or permit fees assessed the project and not otherwise categorized in the 6700 Series.	Not Provided
6720	Taxes & Insurance	Property & Liability Insurance (Hazard)	Property and Liability Insurance (Hazard). This account records the cost of project property and liability insurance. The account is debited through journal entry when funds are not escrowed by a mortgagee or when Section 202 projects deposit funds in a special escrow account.	Property & Liability Insurance (Hazard). This account reflects the cost of project property and liability insurance.
6721	Taxes & Insurance	Fidelity Bond Insurance	Fidelity Bond Insurance. This account records the cost of bonding project employees who handle cash.	Fidelity Bond Insurance. This account reflects the cost of bonding project employees who handle funds.
6722	Taxes & Insurance	Workmen's Compensation	Workmen's Compensation. This account records the cost of workmen's compensation insurance for project employees. The account is debited through journal entry.	Workmen's Compensation. This account reflects the cost of workmen's compensation insurance for project employees.
6723	Taxes & Insurance	Health Insurance and Other Employee Benefits	Health Insurance and Other Employee Benefits. This account records the cost of any health insurance and other employee benefits paid and charged to the project.	Health Insurance and Other Employee Benefits. This account reflects the cost of any health insurance and other employee benefits charged to the project.
6724	Taxes & Insurance	Disability Insurance	Not Provided	Not Provided
6729	Taxes & Insurance	Other Insurance	Other Insurance. This account records the cost of insurance not otherwise classified in the 6700 Series.	Not Provided
6790	Taxes & Insurance	Miscellaneous Taxes, Licenses, Permits and Insurance (HUD for Profit)		Miscellaneous Taxes, Licenses, Permits and Insurance. This account reflects any taxes, licenses, permit fees, or cost of insurance assessed to the project and not otherwise categorized in the 6700 Series.
6810	Financial Expenses	Interest on Bonds Payable	Interest on Bonds Payable. This account records interest paid or accrued on bonds issued to construct or permanently finance the project.	Not Provided
6820	Financial Expenses	Debt Service - 1st Mortgage Principal	Interest on Mortgage Payable. This account records interest paid or accrued on a mortgage issued to construct or permanently finance the project. The account is debited through journal entry.	Interest on First Mortgage (or Bonds) Payable. This account reflects interest incurred on the first mortgage (or bonds), plus the amortization of debt issuance costs, used to construct, permanently finance or refinance the project. This account also includes the 1% owner portion of interest for Section 236 projects; excess Interest Reduction Payments (IRP) should be recorded in account 5945. This account should not include interest incurred on notes which are payable only from surplus cash.
6821	Financial Expenses	Debt Service - 2nd Mortgage Principal	Not Provided	Not Provided
6822	Financial Expenses	Debt Service - 3rd Mortgage Principal	Not Provided	Not Provided

6823	Financial Expenses	Debt Service - 1st Mortgage Interest	Not Provided	Not Provided
6824	Financial Expenses	Debt Service - 2nd Mortgage Interest	Not Provided	Not Provided
6825	Financial Expenses	Debt Service - 3rd Mortgage Interest	Not Provided	Interest on Other Mortgages. This account reflects interest expenses incurred on all other mortgages plus the amortization of debt issuance costs.
6826	Financial Expenses	Land Lease	Not Provided	Not Provided
6827	Financial Expenses	Other	Not Provided	Not Provided
6830	Financial Expenses	Interest on Notes (Long Term/Accrued & Deferred)	Interest on Notes Payable. These accounts and record interest and discounts paid on short term (6840) and long term (6830) notes.	Interest on Notes Payable (Long Term). This account reflects interest and discounts incurred on long term project operating notes plus the amortization of debt issuance costs. This account should not include interest incurred on notes which are payable only from surplus cash (refer to account 7142).
6840	Financial Expenses	Interest on Notes Payable (Short Term)	Interest on Notes Payable. These accounts and record interest and discounts paid on short term (6840) and long term (6830) notes.	Interest on Notes Payable (Short Term). This account reflects interest and discounts incurred on short term project operating notes. This account should not include interest incurred on notes which are payable only from surplus cash (refer to account 7142).
6845	Financial Expenses	Interest on Capital Recovery Payment	Not Provided	Interest on Capital Recovery Payment. This account reflects interest expense associated with the Capital Recovery Payment. This account should only be used for projects participating in the M2M or Demo Deal programs.
6850	Financial Expenses	Mortgage Insurance Premium/Service Charge	Mortgage Insurance Premium/Service Charges. This account records payments to the mortgagee for insurance on the mortgage. In the case of HUD-held mortgages, the payment is in the form a service charge. At the close of the accounting period, agent credits the account for any premiums paid but due the following year. The offsetting debit is to Account 1250, Prepaid Mortgage Insurance.	Not Provided
6870	Financial Expenses	Loc Fees	Not Provided	Not Provided
6889	Financial Expenses	Bank Charges	Not Provided	Not Provided
6890	Financial Expenses	Miscellaneous Financial Expenses	Miscellaneous Financing Expenses. This account records financial expenses not otherwise classified in the 6800 Series. If necessary, agents should subdivide the account into specific financial expense accounts numbered 6891 through 6899.	Miscellaneous Financial Expenses. This account reflects financial expenses not otherwise classified in the 6800 series. This account also includes fees paid to a bond trustee.
6891	Financial Expenses	Land Lease	Not Provided	Not Provided
6900	Elderly and Congregate Services Expenses /1	Elderly and Congregate Services Expenses /1	Elderly and Congregate Service Expenses. Accounts in this Series are used primarily by projects designed for the elderly. The accounts record expenses directly related to special services provided the member (e.g., food, etc.). See Section 6-3 for a detailed listing of service expenses in the 6900 Series. A schedule of accounts in this series shall be attached to the Statement of Income summarizing these expense accounts.	Not Provided
7000	Problem	Problem	Corporate, Mortgagor, Or Cooperative Expenses. These accounts record expenses applicable to the mortgagor entities distinguished from expenses necessary and reasonable to the operation of the project. In addition, these accounts record expenses for community shared facilities. Owners and agents may charge expenses included in the 7000 Series against project operations only with the prior written approval of HUD.	Not Provided
7101-7105	Problem	Problem	Community Facilities. These accounts record expenses related to operating community shared facilities.	Not Provided
7100	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Community Facilities (Or do we use Net Entity Expenses per HUD for Profit)	Community Facilities (Or do we use Net Entity Expenses per HUD for Profit)/Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	
7101	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Administration	Administration Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	
7102	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Physical Properties	Physical Properties Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	
7103	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Medical	Medical Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	
7104	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Recreation	Recreation Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	
7105	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Community Relations	Community Relations Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Entity Revenue. This account reflects revenue for the mortgagor entity, including interest income.
7110	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Officer's Salaries	Officer's Salaries. This account records salaries paid to officers for performing corporate duties. It should also include the value of any services given to an officer in lieu of a salary.	Officer's Salaries. This account reflects salaries paid to owners, officers, and/or partners. It should also include the value of any services given to an owner, officer, and/or partner in lieu of a salary.
7115	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Incentive Performance Fee	Incentive Performance Fee Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Incentive Performance Fee. This account reflects the Incentive Performance Fee earned by owners as part of the M2M or Demo Deal program. This account should only be used for projects participating in the M2M or Demo Deal programs.
7120	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Entity Legal Expenses	Legal Expenses (Entity). This account records legal expenses related solely to the corporation or mortgagor entity.	Legal Expenses. This account reflects legal expenses related solely to the corporation or mortgagor entity.

7130	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Federal Income Tax	Taxes. These accounts record income tax through expense of the mortgagor entity for the tax year.	Federal, State, and Other Income Taxes. This account reflects federal and state income tax and other corporate/entity taxes of the mortgagor entity for the tax year.
7131	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	State Income Tax	Not Provided	Not Provided
7132	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Other Taxes (Entity)	Not Provided	Not Provided
7140	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Entity Interest Income	Not Provided	Not Provided
7141	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Entity Interest on Note Payable	Not Provided	Interest on Notes Payable. This account reflects interest incurred on notes which are payable only from surplus cash plus the amortization of debt issuance costs.
7142	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Entity Interest on Mortgage Payable		Interest on Mortgage Payable. This account reflects interest incurred on mortgages which are payable only from surplus cash or other entity funds plus the amortization of debt issuance costs.
7190	Corporate or Mortgage or Entity Expenses (As per NYCHA Chart)	Other Entity Expenses	Other Expenses (Entity). This account records mortgagor entity expense items not otherwise classified in the 7100 Series. The account includes fees for preparation of federal, state and local income tax returns for individuals or limited partners, fees paid to partners other than from available surplus cash and office rent and supplies used exclusively for mortgagor entity purposes.	Other Expenses. This account records mortgagor entity expense items not otherwise classified in the 7100 Series. The account includes fees for preparation of federal, state and local income tax returns for individuals or limited partners; supervisory, asset management, and other similar fees for services performed by partners or other identities of interest; office rent and supplies used exclusively for mortgagor entity purposes.
7200	Extraordinary Repairs	Casualty Loss	Trustee. This account records expenses paid to an independent third party to manage the affairs of the long term debt and protect both the interests of the lender and the borrower.	Not Provided
7201	Extraordinary Repairs	Insurance Recovery		Not Provided
7202	Extraordinary Repairs	Expense - Partnership		Not Provided
7203	Extraordinary Repairs	Other		Not Provided
7300	Capital Expenditures	Capital - Appliance Replacement		Not Provided
7301	Capital Expenditures	Capital - Boiler Replacement		Not Provided
7302	Capital Expenditures	Capital - Building Exteriors		Not Provided
7303	Capital Expenditures	Capital - Cabinet Replacement		Not Provided
7304	Capital Expenditures	Capital - Carpet/Vinyl Replacement		Not Provided
7305	Capital Expenditures	Capital - Compactor		Not Provided
7306	Capital Expenditures	Capital - Computer/ Software		Not Provided
7307	Capital Expenditures	Capital - Counter Top Resurfacing		Not Provided
7308	Capital Expenditures	Capital - Drape/Blind Replacement		Not Provided
7309	Capital Expenditures	Capital - Elevator		Not Provided
7310	Capital Expenditures	Capital - Electrical		Not Provided
7311	Capital Expenditures	Capital - Exterior Facelift		Not Provided
7312	Capital Expenditures	Capital - Equipment Purchase		Not Provided
7313	Capital Expenditures	Capital - Exterior Upgrades		Not Provided
7314	Capital Expenditures	Capital - Exercise Equipment		Not Provided
7315	Capital Expenditures	Capital - Fencing		Not Provided
7316	Capital Expenditures	Capital - Fire Prevention		Not Provided
7317	Capital Expenditures	Capital - Fire Expense		Not Provided
7318	Capital Expenditures	Capital - Foundation		Not Provided
7319	Capital Expenditures	Capital - Furnace Repair / Replacement		Not Provided
7320	Capital Expenditures	Capital - Furniture - Pools		Not Provided
7321	Capital Expenditures	Capital - Garage/ Carport		Not Provided
7322	Capital Expenditures	Capital - HVAC/Water Heater		Not Provided
7323	Capital Expenditures	Capital - HVAC Replacement		Not Provided
7324	Capital Expenditures	Capital - Interior Upgrades		Not Provided
7325	Capital Expenditures	Capital - Landscape Improvements		Not Provided
7326	Capital Expenditures	Capital - Landscape - Irrigation		Not Provided
7327	Capital Expenditures	Capital - Landscaping		Not Provided
7328	Capital Expenditures	Capital - Lighting - Exterior		Not Provided
7329	Capital Expenditures	Capital - Miscellaneous Expense		Not Provided

7330	Capital Expenditures	Capital - Painting - Exterior	Not Provided
7331	Capital Expenditures	Capital - Parking Lot Repairs	Not Provided
7332	Capital Expenditures	Capital - Plumbing Repairs	Not Provided
7333	Capital Expenditures	Capital - Pool/Spa	Not Provided
7334	Capital Expenditures	Capital - Rehabilitation Expense	Not Provided
7335	Capital Expenditures	Capital - Roof Repairs	Not Provided
7336	Capital Expenditures	Capital - Siding	Not Provided
7337	Capital Expenditures	Capital - Signage/Marketing	Not Provided
7338	Capital Expenditures	Capital - Structural	Not Provided
7339	Capital Expenditures	Capital - Termite Inspection	Not Provided
7340	Capital Expenditures	Capital - Termite Treatment	Not Provided
7341	Capital Expenditures	Capital - Vehicle	Not Provided
7342	Capital Expenditures	Capital - Water Heater Replacement	Not Provided
7343	Capital Expenditures	Capital - Window Replacements	Not Provided
7344	Capital Expenditures	Capital - Other [SPECIFY] (As Per NYCHA Chart)	Not Provided
7345	Capital Expenditures	Capital - Other [SPECIFY] (As per NYCHA Chart)	Not Provided
7346	Capital Expenditures	Capital - Other [SPECIFY] (As per NYCHA Chart)	Not Provided
7347	Capital Expenditures	Capital - Other [SPECIFY] (As per NYCHA Chart)	Not Provided
7380	Capital Expenditures	Renovation	Not Provided
7381	Capital Expenditures	Structural & Building Repairs	Not Provided
7382	Capital Expenditures	Patio Enclosures	Not Provided
7383	Capital Expenditures	Renovation - Construction Fee	Not Provided
7384	Capital Expenditures	Tree Trim	Not Provided
7385	Capital Expenditures	Renovation - Lighting	Not Provided
7386	Capital Expenditures	Miscellaneous Code/Life Safety	Not Provided
7387	Capital Expenditures	Install card security system for common areas	Not Provided
7388	Capital Expenditures	Other	Not Provided
7389	Capital Expenditures	Annual Deposits to Replacement Reserve	Not Provided
7400	Non-Operating Expenses	Social Service Fees (As per NYCHA Chart)	Not Provided
7401	Non-Operating Expenses	Partnership - Accounting	Not Provided
7402	Non-Operating Expenses	Partnership - Legal	Not Provided
7403	Non-Operating Expenses	Partnership - Administrative	Not Provided
7404	Non-Operating Expenses	Partnership - Fee	Not Provided
7405	Non-Operating Expenses	Partnership - Miscellaneous	Not Provided
7406	Non-Operating Expenses	Tax Fees & License	Not Provided
7407	Non-Operating Expenses	Other Income	Not Provided
7408	Non-Operating Expenses	Asset Management Fee	Not Provided
7409	Non-Operating Expenses	Hedge/Swap Expense	Not Provided
7410	Non-Operating Expenses	Interest Rate Cap Amortization	Not Provided
7411	Non-Operating Expenses	Partnership - Expense	Not Provided
7412	Non-Operating Expenses	Other	Not Provided
7413	Other/Miscellaneous Expenses	Prior Year - Expenses	Not Provided
9000	Reserves	RESERVES	Not Provided
9100	Capital Replacement Reserves	Capital Replacement Reserves	Not Provided
9200	Operating Reserves	Operating Reserves	Not Provided