

Regular Meeting of the Board of
Commissioners
Thursday, May 3, 2018 8:30 AM
1805 Harney St, Omaha, Nebraska 68102
1823 Harney Street
Omaha , NE 68102

1. ROLL CALL
2. ANNOUNCEMENT OF OPEN MEETINGS LAW
3. PUBLIC COMMENTS
4. TYSON O'CONNELL, WISHROCK GROUP - RAD LOI
5. REPORT OF CHIEF EXECUTIVE OFFICER
6. CONSENT AGENDA
 - 6.1. Minutes of Previous Regular Board Meeting
 - 6.2. Minutes of Previous Special Board Meeting
 - 6.3. Resolution 2018-35 Vacated Tenant Write-offs
 - 6.4. Resolution 2018-36 Recommendation purchase of 2018 F250 4x4 Pickup truck
 - 6.5. Resolution 2018- 37 Recommendation Van Purchase

Memorandum



To: The Board of Commissioners

From: Steve Schrader, Director of Procurement & Capital Budgets

Date: May 3, 2018

Re: Recommendation for Contract – Purchase of one T-250 Cargo Van

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve the purchase of one (1) 2018 Ford T-250 $\frac{3}{4}$ ton van in an amount not to exceed \$25,679.00 from the Anderson Auto Group of Lincoln Nebraska based on their bid submitted to the State of Nebraska.

PREVIOUS ACTION:

None.

EXPLANATION:

Operations staff has requested a new $\frac{3}{4}$ -ton cargo van for the central office maintenance staff.

Housing Authorities are encouraged to tie their purchasing activities to state and local contracts whenever feasible. The State of Nebraska procured this contract in accordance with 24 CFR 85.36. Staff determined this inter-local agreement (aka, piggy-backed contract) offers the best available current pricing for OHA.

Anderson submitted a bid of \$22,999 for the base $\frac{1}{2}$ -ton vehicle known as a T-150. Upgrading to a $\frac{3}{4}$ ton costs an additional \$2,495 and adding a backup alarm costs an additional \$185.00 as per the state contract. These prices represent the Nebraska State Contract bid pricing for 2018 models.

METHOD OF PROCUREMENT:

This purchase is a piggyback to the State of Nebraska Contract. Anderson Auto Group has agreed to honor the state pricing for OHA.

RESPONSIVE AND RESPONSIBLE:

Anderson Auto Group is a responsive and responsible vendor.

PROJECT COST:

This contract will not exceed \$25,679.00 for each vehicle.

SOURCE OF FUNDS:

Proceeds from the sale of former central maintenance vehicles and equipment will cover most of the cost of this vehicle. The balance will be paid from the central office cost center.

ONGOING FISCAL IMPACT:

The annual depreciation expense for this vehicle is roughly \$3,600 annually.

SPONSOR(S):

Susan Gilroy, Director of Operations _____

Steve Schrader, Procurement Director _____

Rhonda Hodge-Mason, CFO _____

Brian Hansen, General Counsel _____

Gale Sayers-Proby, COO _____

RECOMMENDED BY: _____

(Signature of Judith Carlin, CEO)

6.6. Resolution 2018-38 Recommendation for Contract Renewal - Windows, Glass and Screens Services

6.7. Resolution 2018- 39 Recommendation for Contract Renewal - Elevator Maintenance and Repair Services

6.8. Resolution 2018-40 Recommendation for Contract Renewal YARDI Computer Software

6.9. Resolution 2018-41 Recommendation for Contract Renewal - Pest Control

6.10. Resolution 2018-42 Recommendation for Contract Crown Tower Chiller

7. BUDGET AND FINANCES

7.1. Program Financials

Central Office

	March 2017	March 2018	Budget March 2018	YTD 2018	YTD Budget 2,018	YTD Budget Variance
Revenues	\$274,427	\$291,108	\$325,702	\$865,467	\$977,106	(\$111,639)
Expenses	\$265,058	\$281,088	\$289,131	\$822,394	\$867,394	\$45,000
Net Transfers Between Programs	\$0	\$0	\$28,333	\$0	\$85,000	(\$85,000)
Net Income Before Non Cash Items	\$9,368	\$10,021	\$64,904	\$43,072	\$194,712	(\$151,640)

Major YTD Budget Variances

Maintenance Salaries	60k Favorable	
Fee Revenue	105k Unfavorable	(Fee for Service - HVAC and Plumbing)
Net Transfers Between Programs	85k Unfavorable	(10% Mgmt Imp portion of capital funds - 56% of YTD Var)
Admin Salaries	57k Unfavorable	

HIO, Inc.

	March 2017	March 2018	Budget March 2018	YTD 2018	YTD Budget 2,018	YTD Budget Variance
Revenues	\$92,610	\$362,559	\$121,404	\$547,899	\$364,212	\$183,687
Expenses	\$185,677	\$196,012	\$169,057	\$553,089	\$503,539	(\$49,550)
Net Transfers Between Programs	\$34,230	\$30,618	\$33,713	\$91,852	\$101,139	(\$9,287)
Net Income Before Non Cash Items	(\$58,837)	\$197,164	(\$13,940)	\$86,662	(\$38,188)	\$124,850

Major YTD Budget Variances

See HIO breakout on last page

Property Tax Information

Total to be paid in 2018 - Housing \$102,512

Total to be paid in 2018 - Commercial and lots \$24,871

Expense booked to date - \$31,846

HIO Major Budget Variance Breakout

	Budget Variance
Tenant Rents	10k U
Subsidy (HIO 56 Vouchers Submitted)	173k F
Maintenance Salaries	22k U
HAP Expenses (HIO Utility Allowance Vouchers Submitted)	17k U
Other Admin Expenses - 18k U	
MHEG Monitoring Fee	10k U
Audit Expense	9k U
Net of All Other	<2k F
Total Other Admin Expenses	<u>18k U</u>

Actual Training Expenses - YTD

	Sec 8	HIO	Public Housing	COCC	Pd by Grant	Agency
Training	0	850	1,276	6,461	0	8,587
Travel	0	192	1,344	5,544	0	7,080
TOTAL	0	1,042	2,620	12,005	0	15,667
	0%	7%	17%	77%	0%	100%

Public Housing (7pubhsg)
Statement of Activities
For the Period Ended: March 31, 2018

	Mar 2017	Mar 2018	YTD 2018	YTD Budget 2018	YTD Budget Variance
REVENUES					
Tenant Revenues	\$476,560	\$502,455	\$1,525,547	\$1,501,003	\$24,544
Hud Grants And Subsidy	\$541,818	\$584,133	\$1,752,396	\$1,814,233	-\$61,837
Other Fees (Fee For Service)	\$0	\$0	\$0	\$0	\$0
Investment Income	\$35	\$38	\$108	\$99	\$9
Other Income	\$29,952	\$18,485	\$64,766	\$78,395	-\$13,629
TOTAL REVENUES	\$1,048,365	\$1,105,110	\$3,342,817	\$3,393,730	-\$50,913
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES					
Administrative Salaries	\$83,019	\$72,276	\$218,119	\$232,559	-\$14,440.00
Other Administrative Expenses	\$200,854	\$172,663	\$549,460	\$568,412	-\$18,952.00
Front Line Service Fees	\$0	\$12,695	\$29,953	\$21,495	\$8,458.00
Fee For Service	\$5,038	\$5,034	\$15,102	\$15,114	-\$12.00
TOTAL ADMINISTRATIVE EXPENSES	\$288,912	\$262,668	\$812,634	\$837,579	-\$24,945.00
RESIDENT SERVICE EXPENSES					
Resident Services Salaries	\$0	\$0	\$0	\$0	\$0
Other Resident Services	\$51,287	\$32,768	\$112,653	\$151,973	-\$39,320
TOTAL RESIDENT SERVICE EXPENSES	\$51,287	\$32,768	\$112,653	\$151,973	-\$39,320
UTILITY EXPENSES					
	\$169,350	\$197,000	\$787,392	\$782,218	\$5,174
MAINTENANCE EXPENSES					
Maintenance Salaries	\$184,804	\$204,368	\$589,008	\$543,173	\$45,835
Maintenance Materials	\$61,135	\$43,452	\$141,616	\$203,283	-\$61,667
Maintenance Services And Contracts	\$143,460	\$125,777	\$405,666	\$446,651	-\$40,985
Maintenance Employee Benefits	\$69,994	\$73,894	\$233,321	\$215,851	\$17,470
TOTAL MAINTENANCE EXPENSES	\$459,394	\$447,491	\$1,369,612	\$1,408,958	-\$39,346
PROTECTIVE SERVICE EXPENSES					
Front Line Service Fees	\$23,487	\$22,744	\$68,642	\$68,243	\$399
Guards - Contracted Security	\$0	\$0	\$0	\$0	\$0
Security & Monitoring	\$5,648	\$3,932	\$9,622	\$17,925	-\$8,303
Security Equipment & Materials	\$1,428	\$805	\$2,727	\$3,727	-\$1,000
Security Employee Benefits	\$0	\$0	\$0	\$0	\$0
TOTAL PROTECT SERVICE EXPENSES	\$30,563	\$27,480	\$80,991	\$89,895	-\$8,904
GENERAL EXPENSES					
Insurance Expenses	\$63,243	\$66,825	\$202,552	\$206,375	-\$3,823
Other General	\$0	\$0	\$0	\$584	-\$584
Bad Debt Expense	\$15,126	\$15,035	\$45,506	\$45,030	\$476
TOTAL GENERAL EXPENSES	\$78,368	\$81,860	\$248,059	\$251,990	-\$3,931
OTHER EXPENSES					
Casualty Loss	-\$18,375	\$0	\$3,100	\$0	\$3,100
TOTAL OPERATING EXPENSES	\$1,059,500	\$1,049,267	\$3,414,441	\$3,522,613	-\$108,172
NON-OPERATING EXPENSES					
HAP Expenses	\$17,574	\$22,557	\$61,535	\$54,196	\$7,339
TOTAL NON-OPERATING EXPENSES	\$17,574	\$22,557	\$61,535	\$54,196	\$7,339
TOTAL EXPENSES	\$1,077,074	\$1,071,823	\$3,475,976	\$3,576,810	-\$100,834
Transfers Bet Programs & Projects - In	\$0	\$0	\$0	\$170,003	-\$170,003
Transfers Bet Programs & Projects - Out	\$34,230	\$30,618	\$91,852	\$101,139	-\$9,287
NET INCOME BEFORE NON-CASH ITEMS	-\$62,939	\$2,669	-\$225,011	-\$114,216	-\$110,795
PLUS NON-CASH REVENUES					
Investment Income (Interest on HIO Loans)	\$33,173	\$34,664	\$103,993		
LESS NON-CASH EXPENSES/LOSSES					
Depreciation and Amortization	\$0	\$0	\$0		
NET INCOME AFTER NON-CASH ITEMS	-\$29,766	\$37,333	-\$121,018		

**Section 8 Operating
Statement of Activities
For the Period Ended: March 31, 2018**

	Mar 2017	Mar 2018	YTD 2018	YTD Budget 2018	YTD Budget Variance
REVENUES					
TENANT REVENUES	\$811	\$145	\$762	\$1,488	-\$726
HUD GRANTS AND SUBSIDY	\$2,404,406	\$2,989,750	\$7,868,206	\$7,778,788	\$89,418
Other Government Grants	\$27,318	\$22,983	\$69,400	\$72,288	-\$2,888
OTHER INCOME	\$28	\$32	-\$574	\$91	-\$665
TOTAL REVENUES	\$2,432,563	\$3,012,910	\$7,937,793	\$7,852,655	\$85,138
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES					
Administrative Salaries	\$0	\$0	\$0	\$0	\$0
Other Administrative Expenses	\$3,203	\$3,058	\$7,810	\$8,772	-\$962
Fee For Service	\$0	\$0	\$0	\$0	\$0
TOTAL ADMINISTRATIVE EXPENSES	\$3,203	\$3,058	\$7,810	\$8,772	-\$962
GENERAL EXPENSES					
Insurance Expenses	\$0	\$0	\$0	\$0	\$0
Other General	\$0	\$0	\$0	\$0	\$0
TOTAL GENERAL EXPENSES	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES	\$3,203	\$3,058	\$7,810	\$8,772	-\$962
NON-OPERATING EXPENSES					
HAP Expenses	\$2,535,713	\$2,731,316	\$8,212,288	\$7,842,304	\$369,984
TOTAL EXPENSES	\$2,538,916	\$2,734,374	\$8,220,098	\$7,851,076	\$369,022
NET OPERATING INCOME (LOSS)	-\$106,353	\$278,536	-\$282,305	\$1,578	-\$283,883

Section 8 Admin (7fin8adm)
Statement of Activities
For the Period Ended: March 31, 2018

	Mar 2017	Mar 2018	YTD 2018	YTD Budget 2018	YTD Budget Variance
REVENUES					
Tenant Revenues	\$811	\$145	\$762	\$1,488	-\$726
HUD Grants And Subsidy	\$208,638	\$221,304	\$675,271	\$662,385	\$12,886
Other Government Grants	\$0	\$0	\$0	\$0	\$0
Other Fees (Fee For Service)	\$0	\$0	\$0	\$0	\$0
Investment Income	\$0	\$0	\$0	\$0	\$0
Other Income (Admin Fees)	\$3,428	\$2,324	\$7,154	\$5,703	\$1,451
TOTAL REVENUES	\$212,877	\$223,773	\$683,187	\$669,576	\$13,611
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES					
Administrative Salaries	\$78,153	\$72,145	\$212,360	\$210,280	\$2,080
Other Administrative Expenses	\$116,626	\$114,490	\$352,917	\$382,582	-\$29,665
Front Line Service Fees	\$0	\$0	\$0	\$0	\$0
Fee For Service	\$0	\$0	\$0	\$0	\$0
TOTAL ADMINISTRATIVE EXPENSES	\$194,779	\$186,634	\$565,277	\$592,862	-\$27,585
RESIDENT SERVICE EXPENSES					
Resident Services Salaries	\$0	\$0	\$0	\$0	\$0
Other Resident Services	\$102	\$77	\$246	\$141	\$105
TOTAL RESIDENT SERVICE EXPENSES	\$102	\$77	\$246	\$141	\$105
UTILITY EXPENSES					
	\$1,017	\$832	\$2,730	\$0	\$2,730
TOTAL MAINTENANCE					
Maintenance Salaries	\$15,998	\$15,155	\$44,777	\$46,012	-\$1,235
Maintenance Materials	\$88	-\$8	\$143	\$218	-\$75
Maintenance Services And Contracts	\$126	\$215	\$882	\$1,056	-\$174
Maintenance Employee Benefits	\$3,403	\$5,538	\$19,385	\$16,755	\$2,630
TOTAL MAINTENANCE EXPENSES	\$19,615	\$20,900	\$65,186	\$64,040	\$1,146
PROTECTIVE SERVICE EXPENSES					
Front Line Service Fees	\$0	\$0	\$0	\$0	\$0
Security & Monitoring	\$0	\$72	\$216	\$87	\$129
TOTAL PROTECT SERVICE EXPENSES	\$0	\$72	\$216	\$87	\$129
GENERAL EXPENSES					
Insurance Expenses	\$4,946	\$4,999	\$12,371	\$12,505	-\$134
Other General	\$0	\$0	\$0	\$0	\$0
TOTAL GENERAL EXPENSES	\$4,946	\$4,999	\$12,371	\$12,505	-\$134
TOTAL OPERATING EXPENSES	\$220,460	\$213,514	\$646,025	\$669,635	-\$23,610
NON OPERATING EXPENSES					
Depreciation	\$0	\$0	\$0		
NET OPERATING INCOME (LOSS)	-\$7,583	\$10,259	\$37,162	-\$59	\$37,221

COCC (Cocc/Foundation)
Statement of Activities
For the Period Ended: March 31, 2018

	Mar 2017	Mar 2018	YTD 2018	YTD Budget 2018	YTD Budget Variance
REVENUES					
Tenant Revenues	\$1,125	\$375	\$1,618	\$816	\$802
Fee Revenue	\$294,600	\$281,065	\$850,284	\$955,714	-\$105,430
Other Government Grants/Donations	-\$21,478	\$0	\$0	\$0	\$0
Investment Income	\$0	\$0	\$0	\$3	-\$3
Other Income	\$180	\$9,668	\$13,565	\$20,572	-\$7,007
TOTAL REVENUES	\$274,427	\$291,108	\$865,467	\$977,106	-\$111,639
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES					
Administrative Salaries	\$141,032	\$133,763	\$395,679	\$338,614	\$57,065
Other Administrative Expenses	\$76,842	\$102,855	\$267,487	\$306,593	-\$39,106
TOTAL ADMINISTRATIVE EXPENSES	\$217,874	\$236,618	\$663,166	\$645,207	\$17,959
RESIDENT SERVICE EXPENSES					
Resident Services Salaries	-\$6,502	\$3,816	\$10,816	\$10,235	\$581
Other Resident Services	\$6,528	\$4,275	\$23,784	\$15,741	\$8,043
TOTAL RESIDENT SERVICE EXPENSES	\$26	\$8,091	\$34,601	\$25,976	\$8,625
UTILITY EXPENSES					
	\$9,268	\$7,483	\$24,175	\$16,173	\$8,002
MAINTENANCE EXPENSES					
Maintenance Salaries	\$37	\$34	\$99	\$60,462	-\$60,363
Maintenance Materials	\$1,338	-\$107	\$1,769	\$2,393	-\$624
Maintenance Services And Contracts	\$8,067	\$5,130	\$12,039	\$19,203	-\$7,164
Maintenance Employee Benefits	\$111	\$118	\$367	\$20,209	-\$19,842
TOTAL MAINTENANCE EXPENSES	\$9,553	\$5,174	\$14,273	\$102,267	-\$87,994
PROTECTIVE SERVICE EXPENSES					
Protective Service Salaries	\$8,910	\$9,301	\$26,496	\$25,347	\$1,149
Guards - Contracted Security	\$0	\$0	\$0	\$0	\$0
Security & Monitoring	\$1,097	\$246	\$904	\$1,483	-\$579
Security Equipment & Materials	\$0	\$0	\$0	\$12	-\$12
Security Employee Benefits	\$774	\$808	\$2,437	\$2,144	\$293
TOTAL PROTECT SERVICE EXPENSES	\$10,780	\$10,355	\$29,837	\$28,986	\$851
GENERAL EXPENSES					
Insurance Expenses	\$10,830	\$8,180	\$26,622	\$30,357	-\$3,735
Mortgage Interest	\$6,727	\$4,612	\$15,737	\$18,428	-\$2,691
Other General	\$0	\$0	\$0	\$0	\$0
TOTAL GENERAL EXPENSES	\$17,558	\$12,792	\$42,359	\$48,785	-\$6,426
NET CASUALTY LOSS	\$0	\$574	\$13,984	\$0	\$13,984
TOTAL OPERATING EXPENSES	\$265,058	\$281,088	\$822,394	\$867,394	-\$45,000
Transfers Bet Programs & Projects - In	\$0	\$0	\$0	\$85,000	-\$85,000
NET TRANSFERS	\$0	\$0	\$0	\$85,000	-\$85,000
NET OPERATING INCOME (LOSS) BEFORE NON-CASH ITEMS	\$9,368	\$10,021	\$43,072	\$194,712	-\$151,640
HIO Management/Bookkeeping Fees	\$0	\$9,834	\$29,850		
Depreciation Expense	\$0	\$0	\$0		
NET OPERATING INCOME (LOSS)	\$9,369	\$19,853	\$72,923		

HIO, Inc. (7hioinc)
Statement of Activities
For the Period Ended: March 31, 2018

	Mar 2017	Mar 2018	YTD 2018	YTD Budget 2018	YTD Budget Variance
REVENUES					
Tenant Revenues	\$73,823	\$118,239	\$274,950	\$264,021	\$10,929
Hud Grants And Subsidy	\$17,461	\$243,736	\$271,027	\$98,262	\$172,765
Interest Income - Restricted Funds	\$375	\$583	\$1,186	\$830	\$356
Other Income	\$950	\$0	\$737	\$1,100	-\$363
TOTAL REVENUES	\$92,610	\$362,559	\$547,899	\$364,212	\$183,687
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES					
Administrative Salaries	\$17,735	\$16,953	\$50,881	\$51,353	-\$472
Other Administrative Expenses	\$38,932	\$41,745	\$113,848	\$95,937	\$17,911
Front Line Service Fees	\$0	\$966	\$2,278	\$1,633	\$645
Fee For Service	\$376	\$376	\$1,128	\$1,128	\$0
TOTAL ADMINISTRATIVE EXPENSES	\$57,043	\$60,040	\$168,136	\$150,051	\$18,084
RESIDENT SERVICE EXPENSES					
Resident Services	\$0	\$0	\$0	\$0	\$0
Front Line Service Fee	\$3,782	\$1,768	\$7,070	\$10,446	-\$3,376
TOTAL RESIDENT SERVICE EXPENSES	\$3,782	\$1,768	\$7,070	\$10,446	-\$3,376
UTILITY EXPENSES					
	\$17,219	\$16,071	\$45,976	\$44,064	\$1,912
MAINTENANCE EXPENSES					
Maintenance Salaries	\$35,841	\$39,035	\$107,743	\$85,429	\$22,314
Maintenance Materials	\$10,653	\$15,043	\$35,382	\$31,557	\$3,825
Maintenance Services And Contracts	\$22,090	\$13,582	\$61,120	\$78,090	-\$16,970
Maintenance Employee Benefits	\$11,231	\$12,918	\$37,538	\$35,714	\$1,824
TOTAL MAINTENANCE EXPENSES	\$79,814	\$80,578	\$241,783	\$230,791	\$10,993
PROTECTIVE SERVICE EXPENSES					
Front Line Service Fees	\$0	\$0	\$0	\$0	\$0
Security & Monitoring	\$191	\$191	\$778	\$2,171	-\$1,393
Security Equipment & Materials	\$165	\$0	\$742	\$322	\$420
TOTAL PROTECT SERVICE EXPENSES	\$356	\$191	\$1,520	\$2,493	-\$973
GENERAL EXPENSES					
Insurance Expenses	\$12,683	\$14,729	\$43,079	\$41,867	\$1,212
Mortgage Interest	\$0	\$0	\$0	\$0	\$0
Interest Exp-TIF Loan	\$0	\$0	\$0	\$0	\$0
Other General	\$0	\$0	\$0	\$0	\$0
Bad Debt Expense	\$7,377	\$2,640	\$7,921	\$7,921	\$0
TOTAL GENERAL EXPENSES	\$20,060	\$17,370	\$50,999	\$49,787	\$1,212
OTHER EXPENSES					
Casualty Loss Proceeds	\$0	\$0	\$5,000	\$0	\$5,000
TOTAL OPERATING EXPENSES	\$178,275	\$176,017	\$520,482	\$487,631	\$32,851
NON-OPERATING EXPENSES					
Hap Expenses	\$7,402	\$19,995	\$32,607	\$15,908	\$16,699
TOTAL NON-OPERATING EXPENSES	\$7,402	\$19,995	\$32,607	\$15,908	\$16,699
TOTAL EXPENSES	\$185,677	\$196,012	\$553,089	\$503,539	\$49,550
Transfers Bet Programs & Projects - In	\$34,230	\$30,618	\$91,852	\$101,139	-\$9,287
NET OPERATING INCOME (LOSS) BEFORE NON-CASH ITEMS	-\$58,837	\$197,164	\$86,662	-\$38,188	\$124,850
NON-CASH REVENUES					
Investment Income (Interest on Taxop Loans)	\$3,991	\$4,175	\$12,526		
NON-CASH EXPENSES					
Interest Exp-Bridge X	\$0	\$0	\$0		
Interest Exp-Bridge XI	\$0	\$0	\$0		
Interest Exp-H.I.O.	\$3,991	\$4,175	\$12,526		
Interest Exp-OHA Loan	\$33,173	\$34,664	\$103,993		
Interest Exp - CDBG	\$1,338	\$1,378	\$4,135		
Management/Bookkeeping Fee	\$0	\$9,834	\$29,850		
Depreciation Expense	\$64,221	\$0	\$0		
Amortization Expense	\$0	\$0	\$0		
TOTAL NON-CASH EXPENSES	\$102,723	\$50,051	\$150,504		
NET OPERATING INCOME (LOSS) AFTER NON-CASH EXPENSES	-\$157,569	\$151,288	-\$51,316		

7.2. Agency Wide Balance Sheet

New Agency Structure after FMR (7agency2)				
Balance Sheet (With Period Change)				
Period = Mar 2018				
Book = Accrual ; Tree = ysi_bs				
		Balance	Beginning	Net
		Current Period	Balance	Change
100-0000	ASSETS			
101-0000	CURRENT ASSETS			
101-0900	CASH AND EQUIV			
111-0100	CASH - OPERATING	4,384,709.46	4,346,223.75	38,485.71
111-0200	CASH - PAYROLL	16,462.20	267,353.75	-250,891.55
111-0305	FSA Cash	2,675.21	2,946.84	-271.63
111-0400	PETTY CASH	500.00	500.00	0.00
111-0450	LEGAL FILINGS FUND	267.75	267.75	0.00
111-1000	CASH - VENDOR PAYMENTS	-124,088.15	-195,720.73	71,632.58
112-0000	CASH - RESTRICTED	15,111.47	20,153.10	-5,041.63
112-0100	CASH - RESTRICTED MODERNIZATION AND	37,378.38	37,375.21	3.17
112-3000	REPLACEMENT RESERVE	85,528.79	85,444.61	84.18
113-0000	CASH - FSS ESCROW	411,907.35	421,765.98	-9,858.63
113-3000	OPERATING RESERVE	360,160.68	359,920.57	240.11
113-3500	OHA HUD OPERATING RESERVE	291,191.23	290,934.16	257.07
114-0000	CASH - SECURITY DEPOSIT	649,804.15	650,483.70	-679.55
115-0000	HOMEOWNERSHIP FUNDS	357,251.54	357,221.20	30.34
119-0000	TOTAL CASH AND CASH EQUIVALENTS	6,488,860.06	6,644,869.89	-156,009.83
121-9999	OTHER ACCOUNTS RECEIVABLE			
122-0000	A/R HUD	87,640.41	103,420.53	-15,780.12
122-0100	A/R - PHA Projects	-23,200.00	-23,200.00	0.00
123-0000	A/R OTHER GOVERNMENTS	50,324.34	109,086.30	-58,761.96
125-0000	A/R OTHER	3,570,136.14	3,620,735.18	-50,599.04
125-0400	A/R NON DWELLING RENT	40,197.43	39,680.43	517.00
125-0500	A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00
125-0501	ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00
125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	-2,518,843.00	-2,518,843.00	0.00
125-5000	A/R - LIMITED PARTNER	-728.62	-728.62	0.00
125-5001	A/R INTER-PROPERTY	884,093.73	874,259.61	9,834.12
125-9900	TOTAL ACCOUNTS RECEIVABLE	2,089,620.43	2,204,410.43	-114,790.00
125-9999	ACCOUNTS RECEIVABLE - TENANT			
126-0000	A/R TENANTS	1,194,559.19	935,811.81	258,747.38
126-0100	ALLOWANCE FOR A/R TENANTS	-615,502.52	-606,132.47	-9,370.05
126-9999	NET ACCOUNTS RECEIVABLE - TENANT	579,056.67	329,679.34	249,377.33
127-0000	A/R PROMISSORY NOTES - CURRENT			
127-0100	P-NOTES OUTSTANDING	335,756.05	335,876.05	-120.00
127-0120	Allowance for P-Notes	-111,651.23	-111,651.23	0.00
127-0200	A/R Bayview	258,448.23	258,448.23	0.00
127-0201	A/R Farnam	916,807.94	916,807.94	0.00
127-0202	A/R Securities	1,030,468.40	1,030,468.40	0.00
127-0203	A/R Crown I	151,808.92	151,808.92	0.00
127-0204	A/R Crown II	26,207.92	26,207.92	0.00
127-0205	A/R Keystone Crown	24,249.65	24,249.65	0.00
127-0206	A/R Strehlow	409,148.00	409,148.00	0.00
127-0207	A/R North Omaha Afford Homes	43,828.79	43,828.79	0.00

New Agency Structure after FMR (7agency2)				
Balance Sheet (With Period Change)				
Period = Mar 2018				
Book = Accrual ; Tree = ysi_bs				
		Balance	Beginning	Net
		Current Period	Balance	Change
127-9999	NET A/R PROMISSORY NOTES - CURREN	3,085,072.67	3,085,192.67	-120.00
129-0100	ACCRUED INTEREST RECEIVABLE	228,439.52	228,439.52	0.00
140-0000	OTHER CURRENT ASSETS			
142-0000	PREPAID INSURANCE	118,590.68	103,854.69	14,735.99
142-0100	PREPAID OTHER	81,768.09	91,981.64	-10,213.55
142-9999	TOTAL OTHER CURRENT ASSETS	200,358.77	195,836.33	4,522.44
144-0000	INTERFUND BALANCE	0.19	0.19	0.00
150-0000	TOTAL CURRENT ASSETS	12,671,408.31	12,688,428.37	-17,020.06
160-0000	NON-CURRENT ASSETS			
160-5000	FIXED ASSETS			
161-0000	LAND	8,299,153.81	8,299,153.81	0.00
162-0000	BUILDINGS	163,296,371.18	163,296,371.18	0.00
162-0025	BUILDINGS - COMMERCIAL	671,475.00	671,475.00	0.00
162-0030	BUILDINGS - ACQUISITION	450,000.00	450,000.00	0.00
162-0050	BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00
162-0100	BUILDING IMPROVEMENTS	34,390,515.77	34,372,029.27	18,486.50
162-0200	CONTRACT WORK IN PROCESS	462,957.86	462,957.86	0.00
163-0000	DWELLING EQUIPMENT	1,364,827.54	1,349,740.74	15,086.80
164-0000	SITE IMPROVEMENTS	4,373,507.42	4,373,507.42	0.00
164-0100	OFFICE EQUIPMENT	216,669.08	216,669.08	0.00
164-0200	MAINTENANCE EQUIPMENT	282,557.87	282,557.87	0.00
164-0300	COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00
164-0400	COMPUTER EQUIPMENT	494,028.70	494,028.70	0.00
164-0500	AUTOMOTIVE EQUIPMENT	1,693,360.70	1,668,741.70	24,619.00
166-0000	ACCUMULATED DEPRECIATION	-151,296,070.65	-151,296,070.65	0.00
166-0025	ACCUM DEPR - COMMERCIAL	-514,509.67	-514,509.67	0.00
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00
166-0050	ACCUM. DEPR. INELIGIBLE BLDG	-57,978.81	-57,978.81	0.00
166-0100	Accum Amort Exp	-294,000.00	-294,000.00	0.00
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-25,754,711.06	-25,754,711.06	0.00
166-1000	ACCUM.DEPR.FURN	-1,014,531.59	-1,014,531.59	0.00
166-2000	ACCUM.DEPR.SITE IMPROVE	-1,418,796.22	-1,418,796.22	0.00
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-210,281.58	-210,281.58	0.00
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-260,883.29	-260,883.29	0.00
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPM	-75,003.53	-75,003.53	0.00
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-478,214.01	-478,214.01	0.00
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,393,647.20	-1,393,647.20	0.00
169-9999	TOTAL FIXED ASSETS	32,939,912.85	32,881,720.55	58,192.30
171-0000	Notes - Non Current	1,438,317.17	1,438,317.17	0.00
171-0200	N/R Bayview	258,561.91	257,634.71	927.20
171-0201	N/R Farnam	777,702.00	774,672.38	3,029.62
171-0202	N/R Securities	358,213.19	356,817.73	1,395.46
171-0203	N/R Crown I	420,759.20	419,175.42	1,583.78
171-0204	N/R Crown II	268,707.02	267,695.58	1,011.44
171-0205	N/R NOAH	1,474,694.02	1,469,228.86	5,465.16

New Agency Structure after FMR (7agency2)				
Balance Sheet (With Period Change)				
Period = Mar 2018				
Book = Accrual ; Tree = ysi_bs				
		Balance	Beginning	Net
		Current Period	Balance	Change
171-0206	N/R Strehlow	3,370,539.91	3,358,430.97	12,108.94
171-0207	N/R Keystone Crown	3,674,349.08	3,661,031.02	13,318.06
174-0100	TAX CREDIT FEES	71,654.90	71,654.90	0.00
174-0200	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
174-1000	ACCUMULATED AMORTIZATION	-4,396,134.59	-4,396,134.59	0.00
176-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
180-0000	TOTAL NON-CURRENT ASSETS	47,593,911.33	47,496,879.37	97,031.96
190-9999	TOTAL ASSETS	60,265,319.64	60,185,307.74	80,011.90
300-0000	LIABILITIES AND EQUITY			
300-0100	LIABILITIES			
301-0000	CURRENT LIABILITIES			
312-0000	ACCOUNTS PAYABLE	491,867.39	499,352.66	-7,485.27
312-0200	A/P OTHER	1,323,160.97	1,371,161.01	-48,000.04
312-1000	A/P GENERAL PARTNER	3,041,329.05	3,041,329.05	0.00
312-2000	ACCRUED MGMT FEE	913,484.77	903,650.65	9,834.12
315-0000	ACCRUED R/E TAXES	-31,845.63	21,230.44	-53,076.07
320-0000	ACCRUED WAGES AND WITHHOLDINGS			
321-0000	COURT ORDERED WITHHOLDING	-1,060.56	-1,060.56	0.00
321-1100	ACCRUED PAYROLL	130,582.78	341,910.14	-211,327.36
321-1200	ACCRUED PAYROLL TAXES	9,402.05	27,596.51	-18,194.46
321-9999	TOTAL ACCRUED WAGES AND WITHHO	138,924.27	368,446.09	-229,521.82
322-0000	COMPENSATED ABSENCES - CURRENT	45,023.42	45,023.42	0.00
331-0000	A/P PHA PROJECTS	1,538,580.17	1,538,580.17	0.00
341-0000	TENANT SECURITY DEPOSIT	732,582.28	737,079.28	-4,497.00
341-0001	Pet Deposit	8,772.00	8,672.00	100.00
341-0100	DEPOSIT REFUND ACCOUNT	14,508.98	14,508.98	0.00
342-0200	TENANT PREPAID RENT	267,012.91	266,634.67	378.24
342-0300	No Unit Holding Acct	6,150.62	6,150.62	0.00
343-0000	MORTGAGE PAYABLE - CURRENT	56,223.83	57,468.14	-1,244.31
343-0001	ACCRUED INTEREST GP	36,597.36	36,597.36	0.00
343-0003	ACCRUED INTEREST BRIDGE	47,991.98	47,991.98	0.00
345-0000	OTHER CURRENT LIABILITIES	76,588.15	76,588.15	0.00
345-0100	CONTRACT RETAINAGE	35,664.27	35,664.27	0.00
346-0000	ACCRUED LIABILITIES	0.00	96,263.85	-96,263.85
349-9999	TOTAL CURRENT LIABILITIES	8,742,616.79	9,172,392.79	-429,776.00
350-0000	NON-CURRENT LIABILITIES			
351-0000	MORTGAGE PAYABLE	1,607,475.92	1,612,652.16	-5,176.24
351-0001	LOAN PAYABLE CDBG	1,192,000.00	1,192,000.00	0.00
351-0002	LOAN PAYABLE OHA	8,852,266.68	8,819,246.95	33,019.73
351-0006	MORTGAGE AHP BANK OF THE WEST	20,250.00	20,250.00	0.00
351-0007	ACCRUED INTEREST LONG TERM	20,285.94	20,285.94	0.00
351-0009	ACCR INT L-T CDBG LOAN	78,758.59	78,758.59	0.00
351-0010	NOTE - DED TRUST	555,649.52	554,271.33	1,378.19

New Agency Structure after FMR (7agency2)				
Balance Sheet (With Period Change)				
Period = Mar 2018				
Book = Accrual ; Tree = ysi_bs				
		Balance	Beginning	Net
		Current Period	Balance	Change
351-0011	LOAN HOME FUNDS	352,500.00	352,500.00	0.00
351-0102	MORTGAGE-HIO	1,136,950.47	1,132,775.17	4,175.30
351-0202	MORTGAGE-OHA # 2	456,363.15	454,718.52	1,644.63
353-0000	NONCURRENT LIABILITIES - OTHER	700,000.00	750,000.00	-50,000.00
353-0100	FSS ESCROW	588,395.77	563,868.77	24,527.00
354-0000	COMPENSATED ABSENCES	358,163.87	358,163.87	0.00
359-9999	TOTAL NON-CURRENT LIABILITIES	15,919,059.91	15,909,491.30	9,568.61
399-9999	TOTAL LIABILITIES	24,661,676.70	25,081,884.09	-420,207.39
500-0000	EQUITY			
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	738,669.35	738,669.35	0.00
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	821,208.16	821,208.16	0.00
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNE	60.00	60.00	0.00
507-0500	CAPITAL Investing Member	82,471.96	82,471.96	0.00
508-0100	NET INVESTED IN CAPITAL ASSETS	60,511,289.42	60,511,289.42	0.00
512-0000	RETAINED EARNINGS	-40,574,664.10	-41,074,883.39	500,219.29
512-0100	UNRESTRICTED NET ASSETS	12,525,008.15	12,525,008.15	0.00
512-0200	RE - Equity Transfers	1,499,600.00	1,499,600.00	0.00
599-9999	TOTAL EQUITY	35,603,642.94	35,103,423.65	500,219.29
600-9999	TOTAL LIABILITIES AND EQUITY	60,265,319.64	60,185,307.74	80,011.90
999-9999	TOTAL OF ALL	0.00	0.00	0.00

7.3. Vendor Payables

VENDOR PAYABLE AGING REPORT

As of March 31, 2018

VENDOR	Current Owed	0-30 Owed	30 - 60 Owed	60 - 90 Owed	Over 90 Owed
3 TS DETAIL CLEANING	1,100.00	1,100.00	0.00	0.00	0.00
A UNITED AUTOMATIC DOORS & GLASS	355.00	355.00	0.00	0.00	0.00
ABSOLUTE PLUMBING, INC.	685.00	420.00	0.00	265.00	0.00
ADAMS PAINTING COMPANY	900.00	900.00	0.00	0.00	0.00
ADP, INC	866.11	866.11	0.00	0.00	0.00
AFLAC	299.88	299.88	0.00	0.00	0.00
AMERICAN ANSWERING SERVICE, INC.	702.40	702.40	0.00	0.00	0.00
AMERITAS DENTAL INSURANCE	7,327.64	7,327.64	0.00	0.00	0.00
ASAP PLUMBING INC	787.50	0.00	787.50	0.00	0.00
ASCOM ADVANCE	2,000.00	2,000.00	0.00	0.00	0.00
BANK OF THE WEST	9,348.23	9,348.23	0.00	0.00	0.00
BARFIELDS PAINTING	4,740.00	4,740.00	0.00	0.00	0.00
BLUE JAY TERMITE AND PEST CONTROL, INC	4,421.58	4,421.58	0.00	0.00	0.00
BOBCAT OF OMAHA	106.99	106.99	0.00	0.00	0.00
BROWNS COMMERCIAL CLEANING	1,250.00	1,250.00	0.00	0.00	0.00
BUILDERS SUPPLY CO., INC.	488.79	115.20	373.59	0.00	0.00
C&C CONSTRUCTION SERVICE	2,160.00	2,160.00	0.00	0.00	0.00
CDW GOVERNMENT INC	1,375.00	1,375.00	0.00	0.00	0.00
CENTURYLINK 407	99.65	99.65	0.00	0.00	0.00
CENTURYLINK 577	47.53	47.53	0.00	0.00	0.00
CENTURYLINK 584	88.99	88.99	0.00	0.00	0.00
CENTURYLINK 813	95.06	95.06	0.00	0.00	0.00
CENTURYLINK 109	8,560.01	4,479.34	4,080.67	0.00	0.00
CENTURYLINK 163	153.00	0.00	0.00	0.00	153.00
CENTURYLINK 170	47.53	47.53	0.00	0.00	0.00
CENTURYLINK 175	88.99	88.99	0.00	0.00	0.00
CENTURYLINK 199	117.00	65.00	0.00	0.00	52.00
CENTURYLINK 405	118.99	118.99	0.00	0.00	0.00
CENTURYLINK 448	85.00	85.00	0.00	0.00	0.00
CENTURYLINK 488	215.27	215.27	0.00	0.00	0.00
CENTURYLINK 505	64.16	64.16	0.00	0.00	0.00
CENTURYLINK 529	85.00	85.00	0.00	0.00	0.00
CENTURYLINK 646	2,200.00	550.00	550.00	550.00	550.00
CENTURYLINK 659	115.00	115.00	0.00	0.00	0.00
CENTURYLINK 713	-125.00	0.00	0.00	0.00	-125.00
CENTURYLINK 743	47.53	47.53	0.00	0.00	0.00
CENTURYLINK 865	47.53	47.53	0.00	0.00	0.00
CHERYL LILLIE	30.00	30.00	0.00	0.00	0.00
COMMUNITY ALLIANCE	-493.00	0.00	0.00	0.00	-493.00
CORETTA GULLY	30.00	30.00	0.00	0.00	0.00
COUNTERTOPS UNLIMITED INC	131.20	131.20	0.00	0.00	0.00
D AND W PROPERTY MAINTENANCE	6,377.00	6,377.00	0.00	0.00	0.00
DAS State Accounting-Central Finance	23.38	23.38	0.00	0.00	0.00
DAVID MOORE	30.00	30.00	0.00	0.00	0.00
dba Alegent Creighton Health	140.00	0.00	140.00	0.00	0.00
ECHO GROUP, INC.	112.40	112.40	0.00	0.00	0.00
ELEASE JOHNSON STUBBLEFIELD	30.00	30.00	0.00	0.00	0.00

VENDOR	Current Owed	0-30 Owed	30 - 60 Owed	60 - 90 Owed	Over 90 Owed
ELECTRIC COMPANY OF OMAHA	11,661.19	1,059.50	0.00	0.00	10,601.69
ERIC BURGIN	30.00	30.00	0.00	0.00	0.00
Ester Jackson	30.00	30.00	0.00	0.00	0.00
EXCEL WINDOW SOLUTIONS, INC.	539.90	539.90	0.00	0.00	0.00
EYMAN PLUMBING INC	2,713.96	1,599.71	1,114.25	0.00	0.00
FERGUSON ENTERPRISES INC	4,022.80	4,022.80	0.00	0.00	0.00
FOUR ALARM LAWN CARE	2,267.00	0.00	2,267.00	0.00	0.00
FUTURE CONSTRUCTION SPECIALTIES	1,963.50	0.00	0.00	1,963.50	0.00
GALVIN GLASS	301.94	301.94	0.00	0.00	0.00
GENERAL FIRE & SAFETY EQUIPMENT CO. OF O	13,443.40	12,458.40	985.00	0.00	0.00
GREAT WESTERN BANK	64.00	64.00	0.00	0.00	0.00
H.H.E.R.S. LLC	1,252.50	1,252.50	0.00	0.00	0.00
HAYES & ASSOCIATES, LLC.	10,500.00	10,500.00	0.00	0.00	0.00
HAYES MECHANICAL	43,467.56	35,783.27	7,494.73	0.00	189.56
HD SUPPLY FACILITIES MAINTENANCE	2,050.08	2,050.08	0.00	0.00	0.00
HEARTLAND WORKFORCE SOLUTIONS	639.76	639.76	0.00	0.00	0.00
HEMPEL SHEET METAL	303.28	0.00	0.00	178.28	125.00
HOME DEPOT CREDIT SERVICES	3,010.93	1,519.78	1,491.15	0.00	0.00
HOOPER HEATING & COOLING	17,189.62	6,518.04	3,299.58	3,691.25	3,680.75
HUGHES TREE SERVICE	765.00	765.00	0.00	0.00	0.00
HUNTEL COMMUNICATIONS, INC	215.00	215.00	0.00	0.00	0.00
IDEAL HARDWARE	1,853.61	975.74	769.94	88.97	18.96
INSTA LUBE	196.70	196.70	0.00	0.00	0.00
INTERNATIONAL BROTHERHOOD OF PAINTERS	44.64	44.64	0.00	0.00	0.00
INTERSTATE POWERSYSTEMS, INC	431.16	431.16	0.00	0.00	0.00
IUPAT	226.53	226.53	0.00	0.00	0.00
IUPAT FUND	16.00	16.00	0.00	0.00	0.00
J & J SMALL ENGINE, INC	1,082.00	1,082.00	0.00	0.00	0.00
JENSEN TIRE & AUTO	652.00	0.00	652.00	0.00	0.00
JENSEN TIRE AUTO BELLEVUE	448.00	448.00	0.00	0.00	0.00
JOHNSTONE SUPPLY	406.29	406.29	0.00	0.00	0.00
JP COOKE CO	24.10	24.10	0.00	0.00	0.00
JUANITA THOMAS	30.00	30.00	0.00	0.00	0.00
JUST CLEAN	1,285.00	1,285.00	0.00	0.00	0.00
KEYMASTERS OF GREATER OMAHA	1,396.50	1,324.50	0.00	72.00	0.00
KEYTRAK	804.59	804.59	0.00	0.00	0.00
Khalil U Ahmad	30.00	30.00	0.00	0.00	0.00
KONE ELEVATOR INC.	7,129.28	7,129.28	0.00	0.00	0.00
LINDA SMITH	30.00	30.00	0.00	0.00	0.00
LOWES HOME IMPROVEMENTS	7,675.35	6,089.14	1,586.21	0.00	0.00
MAILFINANCE INC.	1,043.03	1,043.03	0.00	0.00	0.00
MARY JO RICE	30.00	30.00	0.00	0.00	0.00
MENARDS - RALSTON	1,335.65	1,335.65	0.00	0.00	0.00
MENARDS Bellevue	63.95	63.95	0.00	0.00	0.00
MENARDS West Omaha	17.97	17.97	0.00	0.00	0.00
METROPOLITAN UTILITIES DISTRICT	146,100.84	146,100.84	0.00	0.00	0.00
MIDLANDS PRINTING & FORMS	210.68	210.68	0.00	0.00	0.00
MUTH ELECTRIC INC.	3,498.99	2,341.34	1,157.65	0.00	0.00
OFFICE DEPOT	1,585.90	1,457.92	127.98	0.00	0.00

VENDOR	Current Owed	0-30 Owed	30 - 60 Owed	60 - 90 Owed	Over 90 Owed
OMAHA COMPOUND	893.32	893.32	0.00	0.00	0.00
OMAHA PUBLIC POWER DISTRICT	155,223.34	155,223.34	0.00	0.00	0.00
OMAHA REFINISHING	1,220.00	0.00	1,220.00	0.00	0.00
ON-SITE MANAGE INC	1,466.57	1,466.57	0.00	0.00	0.00
OREILLY AUTO PARTS	298.81	298.81	0.00	0.00	0.00
OVERHEAD DOOR CO OMAHA	353.50	353.50	0.00	0.00	0.00
PAYLESS OFFICE PRODUCTS	388.00	388.00	0.00	0.00	0.00
PDQ SUPPLY	133.14	0.00	0.00	133.14	0.00
PETERSEN & MICHELSEN HARDWARE & SUPPLY	1,216.15	1,216.15	0.00	0.00	0.00
PITLOR MECHANICAL CORP.	2,278.45	2,043.45	235.00	0.00	0.00
PLUMBING TODAY LLC	368.00	368.00	0.00	0.00	0.00
PRUITT OUTDOOR POWER	750.33	0.00	81.33	669.00	0.00
SCREENING REPORTS INC.	687.00	687.00	0.00	0.00	0.00
SHARP CARPET AIR DUCT CLEANING	379.00	379.00	0.00	0.00	0.00
SHERIDAN	381.75	192.00	189.75	0.00	0.00
SHERWIN WILLIAMS	2,190.75	2,190.75	0.00	0.00	0.00
SHRED IT USA	75.00	75.00	0.00	0.00	0.00
SOUTH O ROOFING	4,324.00	4,324.00	0.00	0.00	0.00
SPARQ DATA SOLUTIONS, INC	1,500.00	0.00	0.00	1,500.00	0.00
SUNDBERG AMERICA, LLC	697.01	697.01	0.00	0.00	0.00
SUPERIOR HEATING & COOLING	1,023.00	1,023.00	0.00	0.00	0.00
SUPPLYWORKS - FORMERLY AMSAN	2,108.11	2,108.11	0.00	0.00	0.00
THE DAILY RECORD	87.27	87.27	0.00	0.00	0.00
THE OFFICIAL HANDYMAN	4,680.00	4,680.00	0.00	0.00	0.00
THOMPSON REUTERS - WEST	256.80	0.00	256.80	0.00	0.00
TWO MEN AND A SNAKE	213.90	213.90	0.00	0.00	0.00
WASTE MANAGEMENT OF NEBRASKA	1,572.03	563.32	370.00	638.71	0.00
WOLVERINE BRASS INC	2,280.03	2,280.03	0.00	0.00	0.00
	538,601.78	484,868.84	29,230.13	9,749.85	14,752.96

8. ASSET MANAGEMENT

8.1. Omaha Housing Authority

8.2. Housing In Omaha

Memorandum



To: The Board of Commissioners

From: Property Management

Date: May 3, 2018

Re: HIO Occupancy Report March 31, 2018

HIO PUBLIC HOUSING UNITS							
AMP Number	Public Housing Property	Total Units	3/31/2018 Vacancies	3/31/2018 % Vacant	Units Rented	Units Vacated	Positive or Negative for the Month
21	Chambers Court	32	5	15.63%	0	1	-1
22	Keystone Crown Creek	37	6	16.22%	0	1	-1
23	North Omaha Homes	24	3	12.50%	0	0	0
24	Securities	35	7	20.00%	0	1	-1
25	Crown I	16	0	0.00%	0	0	0
26	Crown II	12	0	0.00%	0	0	0
27	Bayview	12	3	25.00%	0	0	0
28	Farnam	20	4	20.00%	0	0	0
	Total	188	28	14.89%	0	3	-3
HIO NON-PUBLIC HOUSING UNITS							
	Property	Total Units	3/31/2018 Vacancies	3/31/2018 % Vacant	Units Rented	Units Vacated	Positive or Negative for the Month
	Chambers Tax Credit	38	12	31.58%	1	1	0
	Farnam 10-Home Units	10	3	30.00%	0	0	0
	HIO 56 Properties						
	Arbor Villa	18	5	27.78%	0	0	0
	Binney Villa	4	0	0.00%	0	0	0
	Emmet Villa	6	1	16.67%	0	0	0
	Park Villa	24	7	29.17%	0	1	-1
	Pinkney Villa	4	1	25.00%	0	0	0
	Total	104	29	27.88%	1	2	-1

9. HOUSING CHOICE VOUCHER PROGRAM

10. HOUSING IN OMAHA, INC. (HIO)

11. SUPPORT DEPARTMENT REPORTS

11.1. Development

11.2. Procurement/Contracting/Capital Budgets

11.3. Human Resources

11.4. Family and Community Services

11.5. Public Safety

11.6. Legal

12. NEW BUSINESS

12.1. July Meeting Date

13. EXECUTIVE SESSION

14. Adjournment