

OHA Regular Meeting of the Board of
Commissioners
Thursday, July 6, 2023 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (06/01/2023)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. June 1, 2023

STAFF PRESENT: Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Philisa Smith, Sal Issaka, Jennifer Dexter, Gary Hatfield, Lindsey Anderson

The meeting was called to order at 8:31 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

The meeting falls under the Open Meetings Act and copies of the law are available.

2. ROLL CALL: Commissioners Present:

Joel Dougherty, Vice Chair
Danielle Goodwin
Cammy Watkins
Jennifer Taylor
Christine Johnson

Commissioners Absent:

Tony Veland
David Levy, Chair

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore presented her CEO report by discussing the HCV Department voucher utilization action plan, emergency housing vouchers. Ms. Poore discussed the CODE DEI assessment and next steps to create a DEI plan.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

5.1.1. Minutes of Previous Regular Board Meeting (05/04/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-59 Renewal, Lead Based Paint Consulting
- 5.1.2.2. Resolution 2023-60 Elevator Inspection and Maintenance Services
- 5.1.2.3. Resolution 2023-61 Pine Tower Water Heater Replacement Revision
- 5.1.2.4. Resolution 2023-62 Four Cargo Vans Purchase
- 5.1.2.5. Resolution 2023-63 Park Villa General Contractor
- 5.1.2.6. Resolution 2023-64 Underwood Fire Alarm Panel
- 5.1.2.7. Resolution 2023-65 Crown Tower Parking Lot Repairs
- 5.1.2.8. Resolution 2023-67 ACOP Revisions

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.3.1. Resolution 2023-68 Residential Real Estate Agent
- 5.1.3.2. Resolution 2023-69 Authorization to Execute Contract with City of Omaha to Demolish East Spencer Homes

MOTION by Commissioner Watkins, seconded by Commissioner Goodwin, to approve the Consent Agenda.

Motion passed. Aye-5, Nay-0

- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Dougherty – Aye
- Commissioner Johnson – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-58 OHA Past Due Write Offs

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve Resolution 2023-58 OHA Past Due Write Offs.

Motion passed. Aye-5, Nay-0

- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Dougherty – Aye
- Commissioner Johnson – Aye

5.2.2. Resolution 2023-66 Public Housing Lease Revisions

Ms. Holston explained that the OHA public housing lease had not been revised for quite a while. These changes ensure that both policy and regulations align. Ms. Holston discussed the process by which staff notified residents and provided an opportunity to comment on the changes. After proposed changes have been incorporated into the lease and approved by the board, each family must be notified at least 60 days in advance of the effective date of the new lease or lease revision.

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve Resolution 2023-66 Public Housing Lease Revisions

Motion passed. Aye-5, Nay-0

- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Dougherty – Aye
- Commissioner Johnson – Aye

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

Staff provided their written reports and provided the below comments.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**

- Ms. Holston discussed successes with occupancy efforts at Jackson Tower
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
 - Mr. Hatfield discussed YTD financials.
- **Development**
 - Ms. Poore discussed the redevelopment of Southside Terrace and the next phase which will occur off site.
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
 - Mr. Issaka discussed his department's participation in the Global Youth Summit.
- **Legal**

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to move into Executive Session for legal matters at 9:13 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Dougherty – Aye
- Commissioner Johnson – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to move out of Executive Session at 9:34 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Dougherty – Aye
- Commissioner Johnson – Aye

9. ADJOURNMENT:

MOTION by Commissioner Watkins seconded by Commissioner Johnson to adjourn the meeting at 9:34 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Dougherty – Aye
- Commissioner Johnson – Aye

5.1.2. Development/External Affairs/Public Relations Committee Resolutions

5.1.2.1. Resolution 2023-70 MOU, OHA & Hoppe Development

CHAMBERS COURT INCOME & EXPENSE REPORTS & PROJECTIONS

	12/31/17	12/31/18	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23
OPERATING REVENUES	252,219	256,557	260,828	283,348	202,834	482,422	477,474
OTHER REVENUES	87,463	101,879	95,241	522,927	930,890	266,795	2,499
TOTAL OPERATING REVENUES	339,682	358,436	356,069	806,275	1,133,724	749,217	479,974
OPERATING EXPENSES	576,897	673,697	662,387	548,242	618,006	637,529	642,186
DEPRECIATION	104,542	108,447	133,807	139,732	123,432	172,667	153,701
TOTAL OPERATING EXPENSES	681,439	782,144	796,194	687,974	741,438	810,196	795,886
OPERATING INCOME (LOSS)	(341,757)	(423,708)	(440,125)	118,301	392,286	(60,979)	(315,913)
NON-OPERATING REVENUES	2,140	3,505	3,965	58,511	32,926	2,545	800
NON-OPERATING INCOME (EXPENSES)	(176,584)	(239,265)	(182,848)	(152,360)	(166,063)	(14,468)	(4,524)
NET OTHER INCOME (EXPENSES)	(174,444)	(235,760)	(178,883)	(93,849)	(133,137)	(11,924)	(3,724)
TOTAL REVENUES	341,822	361,941	360,034	864,786	1,166,650	751,762	479,974
TOTAL EXPENSES	753,481	912,962	845,235	700,602	784,069	651,997	646,710
DEPRECIATION	104,542	108,447	133,807	139,732	123,432	172,667	153,701
NET INCOME (LOSS)	(516,201)	(659,468)	(619,008)	24,452	259,149	(72,903)	(320,437)

NOTES:

INCOME & EXPENSE NUMBERS FOR FYS 2017-2021 ARE FROM OHA'S AUDITED FINANCIAL STATEMENTS.

INCOME & EXPENSE NUMBERS FOR FY 2022 ARE FROM OHA'S 12/2022 ANNUALIZED PROJECTION BASED ON 09/2022 ACTUALS.

INCOME & EXPENSE NUMBERS FOR FY 2023 ARE FROM OHA'S BUDGET FOR FY 2023

FOR NON-AUDITED NUMBERS (i.e. FYS 2022-2023), I DID NOT ATTEMPT TO DISTINGUISH OPERATING v. NON-OPERATING INCOME/EXPENSES.

OHA ENGAGED A NEW AUDITOR BEGINNING FY 2020.

REVENUES BEGINNING FY 2020 ARE ATYPICALLY HIGH DUE TO INSURANCE PROCEEDS FROM A 12/2019 FIRE. 24 UNITS WERE OFF-LINE. THE OFF-LINE UNITS ALSO MAY HAVE DISTORTED EXPENSES. RENOVATIONS WERE COMPLETE, AND UNITS LEASED UP AGAIN, LATE 2021-MID-2022. BY SEPT 2022, THE PROPERTY WAS 96% OCCUPIED. HOWEVER, THE LOWER TOTAL EXPENSES PROJECTED FOR FY2022 MAY REFLECT THE LOWER OCCUPANCY, DUE TO THE FIRE, AND FY 2023'S BUDGET FOR OPERATIONAL EXPENSES MAY BE LOW, GIVEN THAT IT IS BASED ON PROJECTIONS FROM FY 2022.

REVENUES & EXPENSES BEGINNING FY 2020 ALSO MAY BE ATYPICALLY HIGH DUE TO COVID-RELATED FUNDS & EXPENSES.

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: July 6, 2023

Re: MOU with Hoppe Development for Chambers Court

RECOMMENDED ACTION:

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners approve the Memorandum of Understanding (MOU) with Hoppe Development (Hoppe) and authorize the CEO to execute the same.

BACKGROUND:

Chambers Court (Strehlow Terrace) consists of 70 total units, including 32 public housing units and 38 LIHTC units. Its unit sizes range from 1-4 bedrooms (9 one-BR units, 42 two-BR units, 13 three-BR units, and 6 four-BR units). The property was built in 1909 and is listed on the National Register of Historic Places. Housing in Omaha (HIO) acquired the property from HUD in 2004 as part of the *Hawkins v. HUD* lawsuit settlement. Following LIHTC-funded renovations, Chambers Court was placed in service in 2006 under a LURA with a 40-year affordability period, through 2045.

Brinshore was retained to reposition the property, along with the Farnam Building, through the use of RAD and LIHTC. Unfortunately, despite a long and careful planning process, the Chambers Building was too difficult to reposition with Brinshore due to extensive capital needs and current legal restrictions.

Chambers Court operates at a deficit larger than any other OHA/HIO property. This is due in part to its colossal size combined with the age and ornate design of the buildings. The following shows the operating losses for the past three years:

EXPLANATION:

Hoppe Development is interested in purchasing Chambers Court to provide affordable housing for refugee families with support services on site or in the neighborhood.

Hoppe would be purchasing the property subject to a restriction that the units will be kept affordable for the long term. This would be an ideal outcome that would permit OHA/HIO to sell an underperforming asset while ensuring it remains affordable with an experienced developer that understands the operating costs.

The MOU will formalize the discussions OHA staff have had with Hoppe Development. At a subsequent meeting, the OHA Board of Commissioners will be asked to approve submission of a disposition application. The HIO Board will be asked to approve this MOU, approve an option

agreement with Hoppe for sale of Chambers and approve submission of a disposition application to HUD.

A copy of the proposed MOU is attached to this Memorandum.

SPONSORS: Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

MEMORANDUM OF UNDERSTANDING

Between Housing in Omaha, Inc., the Housing Authority of the City of Omaha and Hoppe Development

THIS MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the MOU) is entered into as of this _____ day of _____, 2023, by and between Housing in Omaha, Inc. (HIO), the Housing Authority of the City of Omaha (OHA) and Hoppe Development.

WHEREAS, the parties desire to partner for the purpose of preserving affordable housing in the City of Omaha and enter into this Memorandum of Understanding to memorialize the partnership;

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants and promises set forth below, the parties hereto agree as follows:

1. Background
 - a. Hoppe Development is a developer and owner of affordable housing in the State of Nebraska.
 - b. OHA is the designated public housing authority for the City of Omaha, Nebraska.
 - c. HIO is a controlled affiliate of OHA under the Nebraska Housing Agency Act.
 - d. Strehlow Housing Limited Partnership is wholly owned by HIO and is the owner of the following properties in Omaha, Nebraska (the Subject Properties):
 - 2010 North 16th Street (Ernie Chambers Court): consists of 4.54 acres of land with 70 residential units in four buildings, one vacant building and parking lots.
 - 2107 North 16th Street (Strehlow Garage): consists of an approximately 8650 square foot warehouse and shop on .15 acres of land.
 - 2124 North 16th Street: consists of a .15 acre vacant lot.

- e. HIO / OHA is restricted from selling or otherwise encumbering the properties located at 2010 and 2107 North 16th Street by a Declaration of Trust recorded in favor of the United States Department of Housing and Urban Development (HUD).
 - f. The properties located at 2010 and 2107 North 16th Street are encumbered by a Land Use Restriction Agreement (the LURA) with the Nebraska Investment Finance Authority, a copy of which is attached hereto.
 - g. Hoppe Development seeks to purchase the Subject Properties for the purpose of providing affordable housing and related services.
2. HUD Approval and Sale of the Properties
- a. HIO and the Housing Authority of the City of Omaha (OHA) shall seek authorization from HUD to sell 2010 and 2107 North 16th Street.
 - b. The price of the Subject Properties shall be an amount agreed upon by the Parties and approved by HUD. As part of the process of determining price, an appraisal of the Subject Properties will be obtained by HIO / OHA and the report will be shared with Hoppe Development.
 - c. After the price of the Subject Properties has been agreed upon, an Option Agreement for purchase of the Subject Properties will be executed by the Parties.
 - d. After HUD has provided HIO and/or OHA with authorization to sell 2010 and 2107 North 16th Street, the Parties will enter into a Purchase Agreement and HIO will sell the Subject Properties to Hoppe Development.
 - e. Upon purchase of the Subject Properties, Hoppe Development will preserve the properties located at 2010 and 2107 North 16th Street as affordable housing through a resyndication of the property in collaboration with NIFA, and will

operate the property consistent with the current or, if a new or amended LURA is established through the resyndication process, the new or amended LURA.

- f. OHA and Hoppe Development will collaborate as necessary to facilitate the resyndication process with NIFA.
- g. Hoppe Development anticipates the Subject Properties will be utilized as affordable housing for refugee families with supportive services on site or in the neighborhood.
- h. The HUD Declaration of Trust will be released at the time HIO sells the Properties to Hoppe Development.

This MOU shall be effective as of the date of execution by the parties and shall remain in effect for a term of five (5) years unless terminated by either party by providing 30 days advance written notice. By mutual agreement, the parties may terminate this MOU at any time.

All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, and addressed as follows:

Jake Hoppe
Hoppe Development
5631 S. 48th Street, #220
Lincoln, NE 68516

Chief Executive Officer
Housing Authority of the City of Omaha
Housing in Omaha, Inc.
1823 Harney Street
Omaha, Nebraska 68102

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed as of the date written above.

Jake Hoppe
Hoppe Development

Date

Joanie Poore

OHA, CEO

HIO, Secretary of the Board of Directors

Date

- 5.1.2.2. Resolution 2023-71 Annual Plan Amendment
- 5.1.2.3. Resolution 2023-72 RAD Application for Frances Court
- 5.1.2.4. Resolution 2023-73 Environmental Site Assessment Consultant
- 5.1.2.5. Resolution 2023-74 Home Inspections Pool

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2023-75 Case Management Software
- 5.2.2. Resolution 2023-76 Crown Tower General Contractor Amendment
- 5.2.3. Resolution 2023-77 Archive Documents, Iron Mountain
- 5.2.4. Resolution 2023-78 Procurement Threshold Limit Increase
- 5.2.5. Resolution 2023-79 RAD Capital Needs Assessment and Energy Audit Services
- 5.2.6. Resolution 2023-80 Past Due Write-Offs

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

- 6.1. Housing Choice Voucher Program
- 6.2. Asset Management (Public Housing)

**OHA Property Management Report
May 31, 2023**

PUBLIC HOUSING

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Actual - Non-Cash	MASS Points (of 25)
Multifam/ Towers	Florence Tower	106	2	5	95.3%	↓	\$ 10,951	\$ 17,329	1.05	0.63	↓	\$ 44,713	\$ 46,931	\$ 2,218	\$ 46,891	13
	Benson Tower	143	10	0	97.9%	↑	\$ 26,433	\$ 28,010	1.13	0.94	↓	\$ (124,741)	\$ (126,501)	\$ 1,760	\$ (65,340)	17
	Chambers Court	32	1	3	90.6%	↓	\$ 43,602	\$ 39,298	1.34	1.11	↓	\$ (86,818)	\$ (127,711)	\$ 40,893	\$ (6,428)	NA
	Farnam	20	1	0	100.0%	↑	\$ 12,120	\$ 11,398	0.81	1.06	↑	\$ (26,441)	\$ (17,271)	\$ (9,170)	\$ (5,780)	NA
	Jackson Tower	207	14	4	98.1%	↑	\$ 34,161	\$ 41,262	0.67	0.83	↑	\$ (278,472)	\$ (207,368)	\$ (71,104)	\$ (203,020)	21
	Park South Tower	221	4	2	99.1%	↑	\$ 29,887	\$ 53,211	0.04	0.56	↑	\$ (223,996)	\$ (90,396)	\$ (133,600)	\$ (175,964)	20
	Highland Tower	106	1	1	99.1%	-	\$ 5,312	\$ 24,211	0.06	0.22	↑	\$ (43,315)	\$ (132,769)	\$ 89,454	\$ 2,337	21
	Pine Tower	143	3	5	96.5%	↓	\$ 15,047	\$ 32,194	0.03	0.47	↑	\$ (93,923)	\$ (82,951)	\$ (10,972)	\$ (44,174)	17
	Bayview	12	0	0	100.0%	-	\$ 1,830	\$ 6,186	0.07	0.30	↑	\$ (13,959)	\$ (4,362)	\$ (9,597)	\$ 8,637	NA
Elderly	Evans Tower	110	3	7	93.6%	↓	\$ 24,113	\$ 30,482	0.56	0.79	↑	\$ 5,204	\$ 25,764	\$ 1,547	\$ 30,896	9
	Crown Tower	149	16	14	89.0%	↑	\$ 16,944	\$ 34,337	0.02	0.49	↑	\$ (243,800)	\$ (215,810)	\$ (27,990)	\$ (76,761)	5
	Underwood Tower	104	1	1	99.0%	-	\$ 1,566	\$ 30,822	0.09	0.05	↓	\$ 36,129	\$ 35,886	\$ 243	\$ 72,049	17
	Kay Jay Tower	117	2	2	98.3%	-	\$ 5,870	\$ 29,599	-0.02	0.20	↑	\$ (43,804)	\$ (95,699)	\$ 51,895	\$ 5,743	20
Fam	Southside	356	25	23	93.4%	-	\$ 19,978	\$ 84,446	0.22	0.24	↑	\$ 47,148	\$ (8,970)	\$ 56,118	\$ 116,223	9
Single Family Homes/ Duplexes	Scat-Site North East	226	8	8	96.4%	-	\$ 1,820	\$ 67,054	0.09	0.03	↓	\$ (59,018)	\$ 1,275,538	\$ (1,334,556)	\$ (3,631)	16
	N. Omaha Afford Homes	24	1	1	95.7%	-	\$ 14,052	\$ 10,950	-0.08	1.28	↑	\$ (78,295)	\$ (74,970)	\$ (3,325)	\$ (6,090)	NA
	Crown I	16	0	0	100.0%	-	\$ 7,954	\$ 3,856	0.17	2.06	↑	\$ (23,351)	\$ 3,238	\$ (26,589)	\$ (20,374)	NA
	Crown II	12	1	1	91.7%	-	\$ 1,283	\$ 3,052	-0.27	0.42	↑	\$ (23,198)	\$ (13,750)	\$ 9,448	\$ (4,446)	NA
	Scat-Site South East	135	4	3	99.3%	↑	\$ 469	\$ 44,840	0.29	0.01	↓	\$ (20,688)	\$ (61,561)	\$ 40,873	\$ 13,661	23
	Scat-Site North West	115	1	1	99.1%	-	\$ 6,894	\$ 49,214	0.03	0.14	↑	\$ (19,615)	\$ (25,494)	\$ 5,879	\$ 198	20
	Keystone Crown Creek	37	1	1	97.3%	-	\$ 290	\$ 13,703	0.45	0.02	↓	\$ (84,863)	\$ (88,864)	\$ 4,001	\$ (2,067)	NA
	Scat-Site South West	75	1	0	100.0%	↑	\$ 16,400	\$ 26,888	-0.02	0.61	↑	\$ (20,325)	\$ (22,809)	\$ 2,484	\$ (684)	25
Total		2466	100	82	96.7%	↑	\$ 296,976	\$ 682,342	0.29	0.44	↑	\$ (1,375,428)	\$ (9,899)	\$ (1,320,090)	\$ (318,124)	15.186

MARKET RATE HOUSING

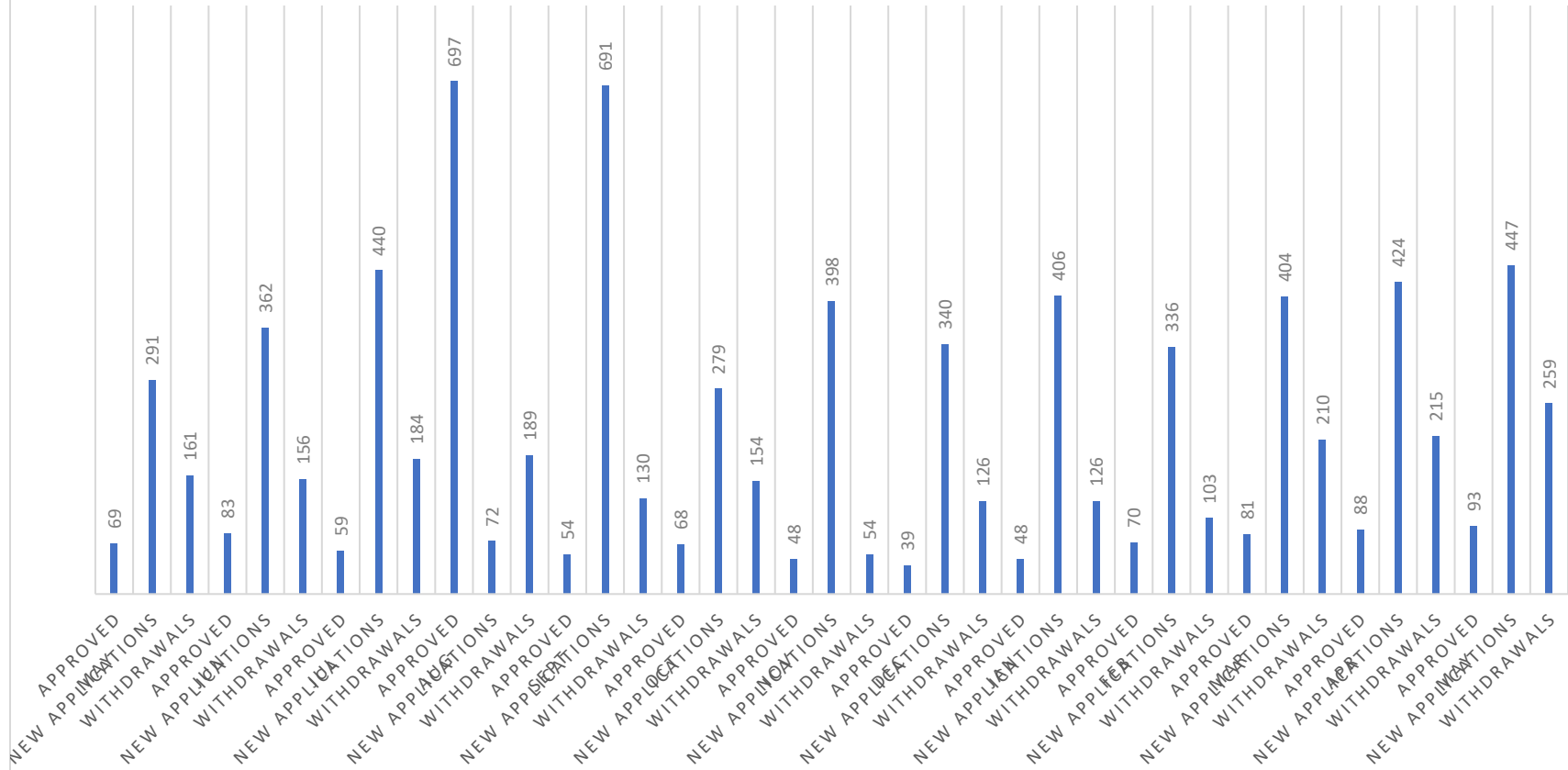
OHA Maintenance Report 5/31/2023

Zone	Property	Physical		Work Orders Completion						Make Ready	
		PASS Points (out of 40)	2022 REAC Score	Total Complete	% Complete On-Time	Prev Mo Open	# Open	# Open Trend	% Open / Units	Av Make Ready Days	# Not Ready 60+ Days
1	Evans	28.8	72	59	93%	3	3	-	3%	52	3
1	Florence	33.2	83	43	74%	4	10	↑	9%	34	3
1	Underwood	32.8	82	30	93%	4	0	↓	0%	28	0
2	Benson	34	85	86	66%	16	6	↓	4%	141	2
2	Crown	35.2	88	82	46%	32	16	↓	11%	29	9
3	Farnam	22.4	56	33	96%	1	0	↓	0%	n/a	0
3	Jackson	23.2	58	151	96%	8	7	↓	3%	16	1
4	ParkSouth	31.2	78	96	99%	4	9	↑	4%	40	2
4	Pine	34.4	86	51	66%	21	1	↓	1%	35	2
5	KayJay	28.8	72	31	96%	9	2	↓	2%	84	1
5	Highland	28.8	72	12	78%	9	0	↓	0%	10	1
6	Southside	21.2	53	0	77%	153	0	↓	0%	59	9
7	SCSE	27.2	68	357	14%	295	257	↓	188%	19	1
7	SCNW	28	70	299	31%	217	180	↓	157%	52	0
7	SCSW	17.2	43	202	14%	167	133	↓	177%	52	0
7	Keystone	24.8	62	124	11%	91	70	↓	189%	39	0
7	ParkVilla	NA	NA	12	100%	5	1	↓	4%	n/a	0
8	SCNE	25.6	64	175	14%	685	101	↓	45%	n/a	4
8	Chambers	10.4	26	26	51%	29	15	↓	47%	9	0
8	NOAH	25.6	64	12	60%	9	9	-	38%	n/a	1
8	Crown1	16	40	11	36%	10	5	↓	31%	86	0
8	Crown2	25.2	63	7	0%	10	9	↓	75%	n/a	0
8	Bayview	27.6	69	7	53%	2	2	-	17%	n/a	0
8	Villas	NA	NA	15	85%	8	8	-	25%	19	0
	Paint	NA	NA	50	51%	28	21	↓	NA	NA	NA
	PestControl	NA	NA	1331	98%	247	228	↓	NA	NA	NA
OHA PASS Score		27.1	TOTAL / AVE		62%	2067	1093	↓	43%	45	39

6.3. Housing in Omaha, Inc.

6.4. Compliance

PUBLIC HOUSING WAITING LIST DATA MAY 2023



Memorandum

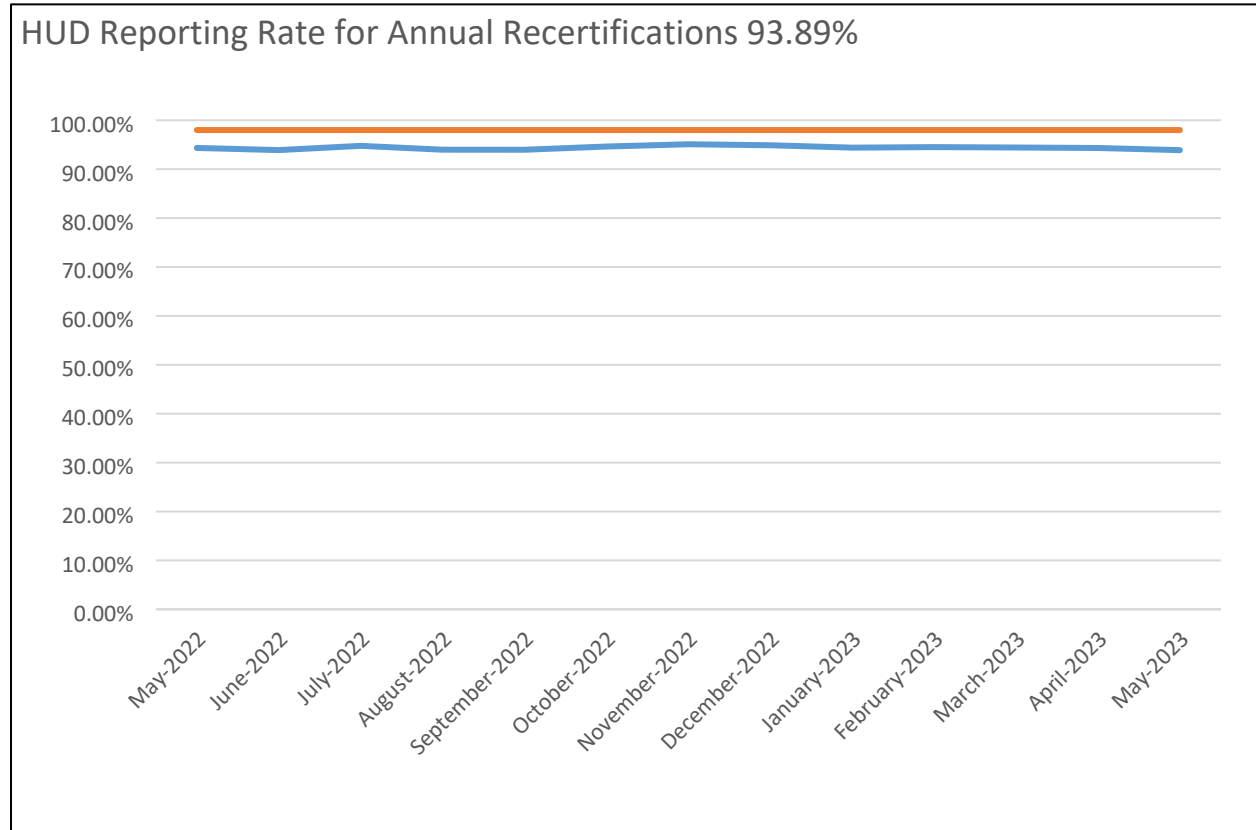


To: The Board of Commissioners

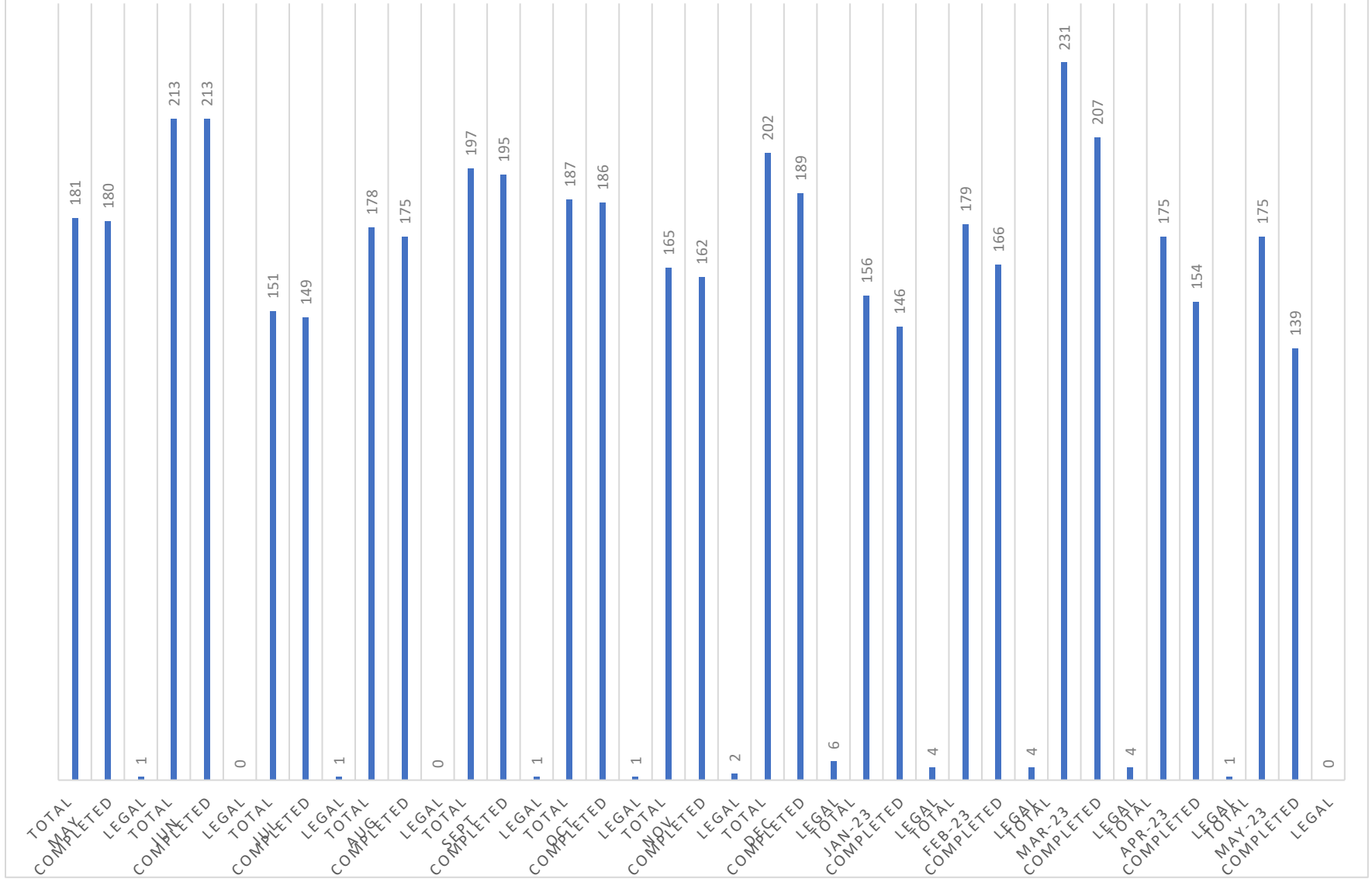
From: Susan Gilroy, Director of Compliance

Date: July 6, 2023

Re: HUD Reporting Rate 93.89% - May 31, 2023



ANNUAL RECERTIFICATION STATUS 93.89%



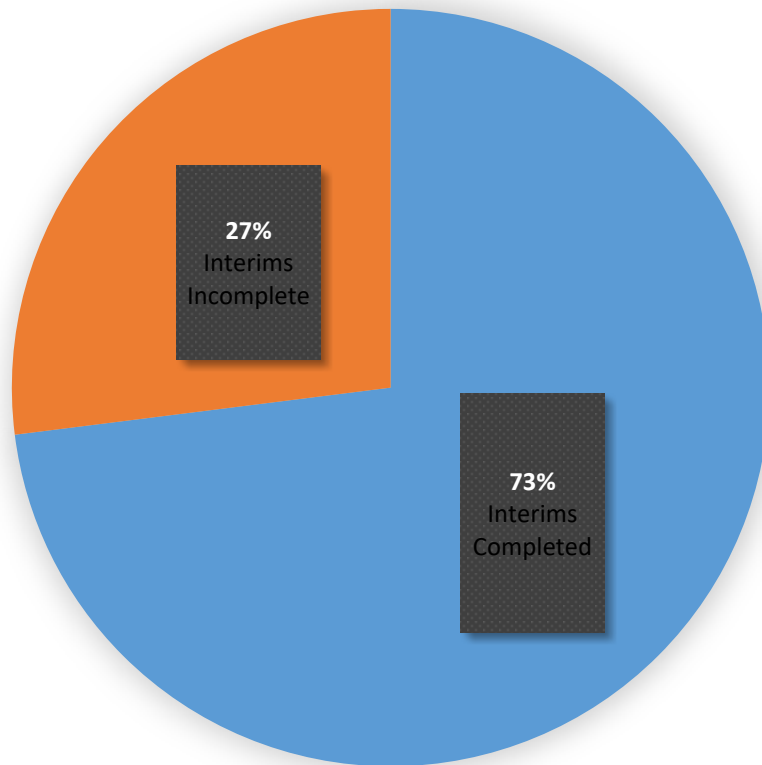
Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: June 6, 2023
Re: Interims – January and February 2023

63 residents reported changes in 2023 through the end of February. 46 files were completed and 17 are still in process for completion. Files not completed by May 1st are considered late.

2023 Interims Received during January and February



6.5. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beg Balance (Month)	Net Change	Jan 1st Beg Balance	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	12,604,390.27	11,914,112.36	690,277.91	12,372,198.79	232,191.48
OTHER ACCOUNTS RECEIVABLE	-720,171.18	-888,093.74	167,922.56	-693,733.68	-26,437.50
A/R INTER-PROPERTY	863,466.35	645,791.65	217,674.70	648,025.68	215,440.67
A/R - TENANT	303,783.47	280,607.77	23,175.70	258,329.85	45,453.62
A/R PROMISSORY NOTES	2,981,688.10	2,984,122.10	-2,434.00	3,012,296.33	-30,608.23
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID ASSETS	638,250.72	408,428.43	229,822.29	257,597.33	380,653.39
INTER-FUND DUE FROM	1,025,064.03	1,016,627.18	8,436.85	2,153,358.21	-1,128,294.18
TOTAL CURRENT ASSETS	17,844,668.11	16,509,792.10	1,334,876.01	18,156,268.86	-311,600.75
FIXED ASSETS	31,855,682.95	31,952,848.82	-97,165.87	32,303,306.47	-447,623.52
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY	875,867.27	875,867.27	0.00	900,867.27	-25,000.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,753,647.70	38,850,813.57	-97,165.87	39,226,271.22	-472,623.52
TOTAL ASSETS	56,598,315.81	55,360,605.67	1,237,710.14	57,382,540.08	-784,224.27
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	287,570.90	482,673.80	-195,102.90	663,986.80	-376,415.90
A/P OTHER	744,848.16	513,208.16	231,640.00	216,515.16	528,333.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	532,031.20	588,110.30	-56,079.10	589,105.33	-57,074.13
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	12,151.63	12,288.67	-137.04	193,827.09	-181,675.46
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
A/P PHA PROJECTS	-24,848.00	0.00	-24,848.00	0.00	-24,848.00
TENANT SECURITY DEPOSIT	716,795.56	704,668.56	12,127.00	689,025.56	27,770.00
UNEARNED REVENUE	328,548.40	306,570.14	21,978.26	305,304.64	23,243.76
CURRENT PORTION OF DEBT	1,710,670.95	1,712,341.05	-1,670.10	1,715,668.89	-4,997.94
OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00	454,135.96	-28,964.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO	988,389.84	977,749.19	10,640.65	2,107,704.35	-1,119,314.51
TOTAL CURRENT LIABILITIES	8,095,163.01	8,096,614.24	-1,451.23	9,309,106.19	-1,213,943.18
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	-12,500.00	-12,500.00	0.00	12,500.00	-25,000.00
FSS ESCROW	634,527.63	616,610.63	17,917.00	567,965.63	66,562.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,629,008.51	17,611,091.51	17,917.00	17,587,446.51	41,562.00
TOTAL LIABILITIES	25,724,171.52	25,707,705.75	16,465.77	26,896,552.70	-1,172,381.18
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	3,618,216.59	2,396,972.22	1,221,244.37	3,230,059.68	388,156.91
UNRESTRICTED NET POSITION	2,994,049.75	2,994,049.75	0.00	2,994,049.75	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beg Balance (Month)	Net Change	Jan 1st Beg Balance	YTD Net Change
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	30,874,144.29	29,652,899.92	1,221,244.37	30,485,987.38	388,156.91
TOTAL LIABILITIES AND EQUITY	56,598,315.81	55,360,605.67	1,237,710.14	57,382,540.08	-784,224.27
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
100-0000	ASSETS			
111-0100	CASH - OPERATING	6,404,197.71	6,578,814.69	-174,616.98
111-0200	CASH - PAYROLL	-680,913.66	-1,053,784.09	372,870.43
111-0300	CASH - OTHER	47,106.78	47,106.78	0.00
111-0305	FSA CASH	35,940.91	35,940.91	0.00
111-0400	PETTY CASH	500.00	500.00	0.00
111-1000	CASH - VENDOR PAYMENTS	381,787.93	-113,320.46	495,108.39
111-4000	GRANT ACCOUNT	286.00	0.00	286.00
112-0000	CASH - RESTRICTED	4,189,498.28	4,212,285.21	-22,786.93
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	37,661.85	37,661.85	0.00
112-3000	REPLACEMENT RESERVE	68,160.66	68,160.66	0.00
113-0000	CASH - FSS ESCROW	604,208.63	582,693.63	21,515.00
113-3000	OPERATING RESERVE	262,742.79	262,742.79	0.00
113-3500	OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00
114-0000	CASH - SECURITY DEPOSIT	594,653.27	596,751.27	-2,098.00
115-0000	HOMEOWNERSHIP FUNDS	359,956.87	359,956.87	0.00
119-0000	CASH AND CASH EQUIVALENTS	12,604,390.27	11,914,112.36	690,277.91
122-0000	A/R HUD	-408,089.46	-408,089.46	0.00
122-0100	A/R PHA PROJECTS	-4,400.00	-4,400.00	0.00
123-0000	A/R OTHER GOVERNMENTS	308,246.72	138,197.13	170,049.59
125-0000	A/R OTHER	1,800.00	2,218.00	-418.00
125-0400	A/R NON DWELLING RENT	35,533.56	37,242.59	-1,709.03
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	-653,262.00	-653,262.00	0.00
125-1999	OTHER ACCOUNTS RECEIVABLE	-720,171.18	-888,093.74	167,922.56
125-6000	INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00
125-6002	INTER-PROPERTY {9EC}	85,829.45	79,771.58	6,057.87
125-6003	INTER-PROPERTY {9KCC}	49,214.26	46,466.41	2,747.85
125-6004	INTER-PROPERTY {9NOAH}	29,184.74	27,389.24	1,795.50
125-6006	INTER-PROPERTY {9FAR}	56,820.74	52,781.76	4,038.98
125-6007	INTER-PROPERTY {9BV}	14,620.90	13,717.08	903.82
125-6008	INTER-PROPERTY {9CR1}	25,518.29	24,320.88	1,197.41
125-6009	INTER-PROPERTY {9CR2}	14,613.43	13,715.67	897.76
125-6010	INTER-PROPERTY {VILLAS}	18,696.50	17,089.11	1,607.39
125-6011	INTER-PROPERTY {HCV}	1,110,240.00	1,111,202.00	-962.00
125-6012	INTER-PROPERTY {HCV ADM}	-837,842.20	-1,027,440.20	189,598.00
125-6015	INTER-PROPERTY {MOD REHAB}	0.00	1,774.50	-1,774.50
125-6017	INTER-PROPERTY {PUB HSG}	246,570.24	235,003.62	11,566.62
125-9900	A/R INTER-PROPERTY	863,466.35	645,791.65	217,674.70
126-0000	ACCOUNTS RECEIVABLE TENANTS	432,618.38	409,375.68	23,242.70
126-0100	ALLOWANCE FOR A/R TENANTS	-130,349.91	-130,349.91	0.00
126-1000	A/R - TPA	333.00	400.00	-67.00
126-9999	A/R - TENANT	302,601.47	279,425.77	23,175.70
127-0100	P-NOTES OUTSTANDING	591,014.33	593,448.33	-2,434.00
127-0120	ALLOWANCE FOR P-NOTES	-233,636.14	-233,636.14	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
127-0200	A/R BAYVIEW	387,861.10	387,861.10	0.00
127-0201	A/R FARNAM	1,375,881.50	1,375,881.50	0.00
127-0206	A/R STREHLOW	812,447.88	812,447.88	0.00
127-0207	A/R NOAH	49,301.43	49,301.43	0.00
127-9999	A/R PROMISSORY NOTES	2,982,870.10	2,985,304.10	-2,434.00
129-0100	ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
129-9999	ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
142-0000	PREPAID INSURANCE	99,693.81	197,177.79	-97,483.98
142-0100	PREPAID SOFTWARE EXP	351,880.52	20,717.13	331,163.39
142-0200	PREPAID MED FSA SEC 125	-8,066.94	-4,209.82	-3,857.12
142-0300	PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00
142-0400	PREPAID R/E TAXES	21,859.98	21,859.98	0.00
142-0500	PREPAID OTHER	170,077.94	170,077.94	0.00
142-9999	PREPAID ASSETS	638,250.72	408,428.43	229,822.29
144-3000	INTER-FUND DUE FROM {COCC}	133,130.68	133,130.68	0.00
144-3001	INTER-FUND DUE FROM {HIOOPER}	-201,682.88	-201,682.88	0.00
144-3002	INTER-FUND DUE FROM {9EC}	130,564.28	128,776.18	1,788.10
144-3003	INTER-FUND DUE FROM {9KCC}	45,740.94	38,213.11	7,527.83
144-3004	INTER-FUND DUE FROM {9NOAH}	42,588.67	40,488.29	2,100.38
144-3005	INTER-FUND DUE FROM {9SEC}	2,536.71	-557.82	3,094.53
144-3006	INTER-FUND DUE FROM {9FAR}	10,520.24	10,914.56	-394.32
144-3007	INTER-FUND DUE FROM {9BV}	5,913.12	5,913.12	0.00
144-3008	INTER-FUND DUE FROM {9CR1}	9,115.57	10,479.77	-1,364.20
144-3009	INTER-FUND DUE FROM {9CR2}	8,586.04	12,886.72	-4,300.68
144-3010	INTER-FUND DUE FROM {VILLAS}	2,457.42	-324.45	2,781.87
144-3011	INTER-FUND DUE FROM {HCV}	150,759.20	152,963.00	-2,203.80
144-3012	INTER-FUND DUE FROM {HCV ADM}	-706.48	-706.48	0.00
144-3013	INTER-FUND DUE FROM {HCV MV}	35,574.75	28,483.75	7,091.00
144-3014	INTER-FUND DUE FROM {HCV CITY}	239,932.87	239,932.87	0.00
144-3015	INTER-FUND DUE FROM {MOD REHAB}	7,084.00	0.00	7,084.00
144-3016	INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00
144-3017	INTER-FUND DUE FROM {PUB HSG}	87,600.53	81,102.24	6,498.29
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	-127,230.44	-105,173.06	-22,057.38
144-3019	INTER-FUND DUE FROM {FSS GRANT}	-167,854.18	-131,108.91	-36,745.27
144-3020	INTER-FUND DUE FROM {CNI GRANT}	542,635.74	505,099.24	37,536.50
144-3021	INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00
144-5999	INTER-FUND DUE FROM	1,025,064.03	1,016,627.18	8,436.85
150-0000	TOTAL CURRENT ASSETS	17,844,668.11	16,509,792.10	1,334,876.01
161-0000	LAND	8,299,143.07	8,299,143.07	0.00
162-0000	BUILDINGS	158,131,147.35	158,131,147.35	0.00
162-0025	BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00
162-0030	BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00
162-0050	BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00
162-0100	BUILDING IMPROVEMENTS	41,098,400.32	41,023,952.82	74,447.50
162-0200	CONTRACT WORK IN PROCESS	675,101.78	650,700.14	24,401.64
162-0600	WIP - INS PROCEEDS/REPAIRS	473,369.50	439,462.78	33,906.72
163-0000	DWELLING EQUIPMENT	2,647,663.66	2,625,284.64	22,379.02

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
164-0000	SITE IMPROVEMENTS	4,780,676.57	4,780,676.57	0.00
164-0100	OFFICE EQUIPMENT	238,588.21	238,682.16	-93.95
164-0200	MAINTENANCE EQUIPMENT	283,276.16	283,276.16	0.00
164-0300	COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00
164-0400	COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00
164-0500	AUTOMOTIVE EQUIPMENT	2,388,023.54	2,388,023.54	0.00
164-0600	SECURITY EQUIPMENT	1,173,195.80	1,173,601.50	-405.70
166-0000	ACCUM DEPR - BUILDINGS	-149,840,598.40	-149,764,279.80	-76,318.60
166-0025	ACCUM DEPR - COMMERCIAL	-372,006.22	-371,703.19	-303.03
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00
166-0050	ACCUM DEPR - INELIGIBLE BLDG	-75,334.01	-75,067.00	-267.01
166-0100	ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-30,946,910.34	-30,838,734.96	-108,175.38
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,556,369.58	-1,539,719.14	-16,650.44
166-2000	ACCUM DEPR - SITE IMPROVE	-2,994,174.08	-2,973,479.26	-20,694.82
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-224,040.48	-223,345.86	-694.62
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-278,950.30	-278,586.08	-364.22
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-521,298.38	-520,831.62	-466.76
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,898,245.81	-1,880,145.40	-18,100.41
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-354,346.15	-344,580.34	-9,765.81
168-9999	FIXED ASSETS	31,855,682.95	31,952,848.82	-97,165.87
171-0206	N/R STREHLOW	1,347,673.32	1,347,673.32	0.00
171-9999	NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00
172-1002	LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00
172-1003	LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00
172-1007	LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00
172-1009	LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00
172-1010	LT INTER-FUND DUE FROM {VILLAS}	239,616.89	239,616.89	0.00
172-9999	LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00
174-0000	A/R P-NOTES - LONG TERM	-332,815.00	-332,815.00	0.00
174-0100	TAX CREDIT FEES	71,654.90	71,654.90	0.00
174-0198	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
174-0299	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
174-1000	ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
174-1999	ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
175-1000	LT INTER-PROPERTY {COCC}	-12,500.00	-12,500.00	0.00
175-1002	LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00
175-1004	LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00
175-1006	LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00
175-1007	LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00
175-1008	LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
175-1009	LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00
175-1010	LT INTER-PROPERTY {VILLAS}	202,355.80	202,355.80	0.00
175-5000	LT INTER-PROPERTY	875,867.27	875,867.27	0.00
176-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
177-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
180-0000	TOTAL NON-CURRENT ASSETS	38,753,647.70	38,850,813.57	-97,165.87
190-9999	TOTAL ASSETS	56,598,315.81	55,360,605.67	1,237,710.14
300-0000	LIABILITIES AND EQUITY			
300-0100	LIABILITIES			
311-9999	ACCOUNTS PAYABLE			
312-0000	ACCOUNTS PAYABLE	287,570.90	482,673.80	-195,102.90
312-0099	ACCOUNTS PAYABLE	287,570.90	482,673.80	-195,102.90
312-0100	UNEARNED INCOME	747,493.16	515,853.16	231,640.00
312-0200	A/P OTHER	-2,645.00	-2,645.00	0.00
312-0299	A/P OTHER	744,848.16	513,208.16	231,640.00
312-1000	A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
312-1999	A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
312-2000	ACCRUED MGMT & BKKPING FEE	63,420.96	150,313.26	-86,892.30
312-2100	ACCRUED FRONT-LINE FEES	468,610.24	437,797.04	30,813.20
312-2999	ACCRUED FEES	532,031.20	588,110.30	-56,079.10
320-0000	ACCR WAGES & WITHHOLDINGS			
321-0000	COURT ORDERED WITHHOLDING	4.73	4.73	0.00
321-0300	STATE WITHHOLDING	-15.24	-15.24	0.00
321-0500	OTHER WITHHOLDING	1,482.74	1,482.74	0.00
321-1300	EE INS DEDUCTIONS	10,679.40	10,816.44	-137.04
321-9999	ACCR WAGES & WITHHOLDINGS	12,151.63	12,288.67	-137.04
322-0000	COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00
322-9999	COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00
331-0000	A/P PHA PROJECTS	-24,848.00	0.00	-24,848.00
331-9999	A/P PHA PROJECTS	-24,848.00	0.00	-24,848.00
341-0000	TENANT SECURITY DEPOSIT	671,546.55	659,409.55	12,137.00
341-0001	PET DEPOSIT	7,294.00	7,304.00	-10.00
341-0100	DEPOSIT REFUND ACCOUNT	37,955.01	37,955.01	0.00
341-9999	TENANT SECURITY DEPOSIT	716,795.56	704,668.56	12,127.00
342-0000	DEFERRED REVENUE	-503,694.00	-503,694.00	0.00
342-0200	TENANT PREPAID RENT	320,599.78	298,621.52	21,978.26
342-0300	NO UNIT HOLDING ACCT	7,948.62	7,948.62	0.00
342-0999	UNEARNED REVENUE	328,548.40	306,570.14	21,978.26
343-0000	MORTGAGE PAYABLE - CURRENT	3,022.59	4,692.69	-1,670.10
343-0003	ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00
343-0005	ACCRUED INTEREST HIO	138,863.00	138,863.00	0.00
343-0010	ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00
343-0099	CURRENT PORTION OF DEBT	1,710,670.95	1,712,341.05	-1,670.10
345-0000	OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00
345-0100	CONTRACT RETAINAGE	51,085.96	51,085.96	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
345-0299	OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00
345-0300	A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00
345-9999	INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00
347-1000	INTER-FUND DUE TO {COCC}	694,324.37	709,477.16	-15,152.79
347-1001	INTER-FUND DUE TO {HIOOPER}	820.33	470.33	350.00
347-1002	INTER-FUND DUE TO {9EC}	23,925.08	23,925.08	0.00
347-1003	INTER-FUND DUE TO {9KCC}	19,876.95	19,546.21	330.74
347-1004	INTER-FUND DUE TO {9NOAH}	4,674.79	4,674.79	0.00
347-1005	INTER-FUND DUE TO {9SEC}	150,737.14	139,799.44	10,937.70
347-1006	INTER-FUND DUE TO {9FAR}	11,651.26	11,651.26	0.00
347-1007	INTER-FUND DUE TO {9BV}	10,213.51	10,213.51	0.00
347-1008	INTER-FUND DUE TO {9CR1}	4,389.71	4,389.71	0.00
347-1009	INTER-FUND DUE TO {9CR2}	2,996.87	2,996.87	0.00
347-1010	INTER-FUND DUE TO {VILLAS}	-174,194.79	-174,194.79	0.00
347-1012	INTER-FUND DUE TO {HCV ADM}	233,748.62	219,573.62	14,175.00
347-1017	INTER-FUND DUE TO {PUB HSG}	5,226.00	5,226.00	0.00
347-5000	INTER-FUND DUE TO	988,389.84	977,749.19	10,640.65
349-9999	TOTAL CURRENT LIABILITIES	8,095,163.01	8,096,614.24	-1,451.23
351-0000	MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00
351-0001	LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00
351-0002	LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00
351-0007	ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00
351-0009	ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00
351-0102	MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00
351-0202	MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00
352-0000	LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00
352-9999	LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00
353-0000	NONCURRENT LIABILITIES - OTHER	-12,500.00	-12,500.00	0.00
353-0050	LT LIABILITIES - OTHER	-12,500.00	-12,500.00	0.00
353-0100	FSS ESCROW	634,527.63	616,610.63	17,917.00
353-0500	FSS ESCROW	634,527.63	616,610.63	17,917.00
353-1000	LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00
353-2000	LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00
353-3000	LT ACCRUED FEES	20,458.27	20,458.27	0.00
353-5000	TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00
354-0000	COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
354-9999	COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
355-1000	LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00
355-1001	LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00
355-1002	LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00
355-1003	LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00
355-1004	LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00
355-1006	LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00
355-1007	LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00
355-1008	LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00
355-1009	LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00
355-1010	LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
355-5000	LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00
359-9999	TOTAL NON-CURRENT LIABILITIES	17,629,008.51	17,611,091.51	17,917.00
399-9999	TOTAL LIABILITIES	25,724,171.52	25,707,705.75	16,465.77
500-0000	EQUITY			
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00
508-0100	NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00
508-9999	NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00
511-0100	RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00
512-0000	RETAINED EARNINGS	3,618,216.59	2,396,972.22	1,221,244.37
512-0005	RETAINED EARNINGS	3,618,216.59	2,396,972.22	1,221,244.37
512-0040	CONTRA EQUITY	16,238.76	16,238.76	0.00
512-0100	UNRESTRICTED NET ASSETS	3,010,288.51	3,010,288.51	0.00
512-0150	UNRESTRICTED NET POSITION	2,994,049.75	2,994,049.75	0.00
512-0200	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
512-9999	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
599-9999	TOTAL EQUITY	30,874,144.29	29,652,899.92	1,221,244.37
600-9999	TOTAL LIABILITIES AND EQUITY	56,598,315.81	55,360,605.67	1,237,710.14
999-9999	TOTAL OF ALL	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison (with PTD)

Period = May 2023

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	PTD last Year Actual	Variance	YTD Actual	YTD Budget	Variance
REVENUES	7,471,741.88	5,914,224.36	1,557,517.52	6,461,784.25	1,009,957.63	31,832,828.56	29,571,121.80	2,261,706.76
EXPENSES	6,326,477.51	6,798,755.98	472,278.47	6,435,539.75	109,062.24	31,678,961.65	33,973,846.94	2,294,885.29
TRANSFERS	-71,951.00	-158,186.20	-86,235.20	-62,745.50	9,205.50	-230,357.00	-790,931.00	-560,574.00
PRIOR PERIOD ADJUSTMENT	-4,029.00	0.00	4,029.00	95.00	4,124.00	-3,933.00	0.00	3,933.00
NET OPERATING INCOME (LOSS)	1,221,244.37	-726,345.42	1,947,589.79	88,895.00	1,132,349.37	388,156.91	-3,611,794.14	3,999,951.05
PLUS NON-CASH EXPENSE (HIO LOANS)								
PLUS NON-CASH EXPENSE (DEPRECIATION)	251,801.10	238,208.76	13,592.34	264,114.29	12,313.19	1,284,990.90	1,191,043.80	-93,947.10
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00		96.00		0.00		0.00
ADJUSTED NET OPERATING INCOME (LOSS)	1,473,045.47	-488,136.66	1,961,182.13	353,105.29	1,119,940.18	1,673,147.81	-2,420,750.34	3,906,003.95

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD	YTD	YTD	
	Actual	Budget	Variance	Last Year	Change	Actual	Budget	Variance	Last Year	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	718,639.61	666,013.39	52,626.22	665,186.12	53,453.49	3,705,810.68	3,330,066.95	375,743.73	3,272,652.32	433,158.36
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	5,977,632.97	4,245,003.96	1,732,629.01	5,091,892.14	885,740.83	24,810,939.42	21,225,019.80	3,585,919.62	22,178,300.34	2,632,639.08
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	441,094.54	499,668.76	-58,574.22	576,033.19	-134,938.65	2,126,029.99	2,498,343.80	-372,313.81	2,424,250.71	-298,220.72
TOTAL OTHER GOV'T GRANTS DONATIONS	277,702.83	180,691.54	97,011.29	55,830.27	221,872.56	616,000.69	903,457.70	-287,457.01	415,474.65	200,526.04
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0.00	416.67	-416.67	332.04	-332.04	2,796.95	2,083.35	713.60	1,596.83	1,200.12
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	101,752.86	0.00	101,752.86	5,000.12	96,752.74
INT INCOME - RESTRICT FUNDS	0.00	158.34	-158.34	111.20	-111.20	393.21	791.70	-398.49	425.86	-32.65
OTHER INCOME										
TOTAL OTHER INCOME	56,671.93	322,271.70	-265,599.77	72,399.29	-15,727.36	469,104.76	1,611,358.50	-1,142,253.74	922,371.67	-453,266.91
TOTAL REVENUES	7,471,741.88	5,914,224.36	1,557,517.52	6,461,784.25	1,009,957.63	31,832,828.56	29,571,121.80	2,261,706.76	29,220,072.50	2,612,756.06
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	1,100,251.51	1,197,259.02	97,007.51	1,224,024.62	123,773.11	5,159,485.23	5,966,361.78	806,876.55	5,500,567.43	341,082.20
RESIDENT SERVICE EXPENSES	251,919.31	231,468.38	-20,450.93	259,678.56	7,759.25	996,488.94	1,157,341.93	160,852.99	984,758.92	-11,730.02
UTILITY EXPENSES	220,363.48	238,004.59	17,641.11	244,165.32	23,801.84	1,575,423.36	1,190,022.95	-385,400.41	1,472,589.95	-102,833.41
MAINTENANCE EXPENSES	855,523.57	1,298,250.06	442,726.49	892,152.32	36,628.75	4,488,581.19	6,491,250.63	2,002,669.44	4,113,166.35	-375,414.84
PROTECT SERVICE EXPENSES	155,449.46	115,228.52	-40,220.94	204,516.74	49,067.28	648,334.23	576,142.60	-72,191.63	661,024.22	12,689.99
GENERAL EXPENSES	144,914.20	145,432.21	518.01	180,474.62	35,560.42	816,722.13	727,161.05	-89,561.08	1,019,228.88	202,506.75
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,750.00	2,750.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD	YTD	YTD	
	Actual	Budget	Variance	Last Year	Change	Actual	Budget	Variance	Last Year	Change
TOTAL OPERATING EXPENSES	2,728,421.53	3,225,642.78	497,221.25	3,005,012.18	276,590.65	13,685,035.08	16,108,280.94	2,423,245.86	13,754,085.75	69,050.67
NON-OPERATING EXPENSES										
HAP EXPENSES	3,346,254.88	3,334,904.44	-11,350.44	3,166,413.28	-179,841.60	16,708,935.67	16,674,522.20	-34,413.47	15,590,021.51	-1,118,914.16
DEPR & AMORT EXPENSE	251,801.10	238,208.76	-13,592.34	264,114.29	12,313.19	1,284,990.90	1,191,043.80	-93,947.10	1,327,621.53	42,630.63
TOTAL NON-OPERATING EXPENSES	3,598,055.98	3,573,113.20	-24,942.78	3,430,527.57	-167,528.41	17,993,926.57	17,865,566.00	-128,360.57	16,917,643.04	-1,076,283.53
TOTAL EXPENSES	6,326,477.51	6,798,755.98	472,278.47	6,435,539.75	109,062.24	31,678,961.65	33,973,846.94	2,294,885.29	30,671,728.79	-1,007,232.86
TOTAL TRANSFERS	-71,951.00	-158,186.20	-86,235.20	-62,745.50	9,205.50	-230,357.00	-790,931.00	-560,574.00	-178,998.03	51,358.97
TOTAL PRIOR PERIOD ADJUSTMENT	-4,029.00	0.00	4,029.00	95.00	4,124.00	-3,933.00	0.00	3,933.00	168.00	4,101.00
NET OPERATING INCOME (LOSS)	1,221,244.37	-726,345.42	1,947,589.79	88,895.00	1,132,349.37	388,156.91	-3,611,794.14	3,999,951.05	-1,272,826.26	1,660,983.17

Property = 7pubhsg 7cap

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	2,050,705.33	1,518,158.06	532,547.27	8,884,243.81	7,590,790.30	1,293,453.51
EXPENSES	1,810,946.25	2,275,355.56	464,409.31	9,398,227.71	11,376,777.88	1,978,550.17
TRANSFERS	0.00	-116,686.74	-116,686.74	0.00	-583,433.70	-583,433.70
TOTAL PRIOR PERIOD ADJUSTMENT	-3,060.00	0.00	3,060.00	-2,964.00	0.00	2,964.00
NET OPERATING INCOME (LOSS)	242,819.08	-640,510.76	883,329.84	-511,019.90	-3,202,553.88	2,691,533.98
LESS NON-CASH REVENUE (HIO LOANS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	172,481.64	162,107.94	-10,373.70	874,933.08	810,539.70	-64,393.38
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	415,300.72	(478,402.82)	893,703.54	363,913.18	(2,392,014.18)	2,627,140.60

HIO, Inc. (7hioinc)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	130,055.68	108,281.82	21,773.86	642,774.74	541,409.10	101,365.64
EXPENSES	225,926.27	206,750.18	-19,176.09	1,155,407.13	1,033,751.09	-121,656.04
TRANSFERS	-71,951.00	-40,289.23	31,661.77	-230,357.00	-201,446.15	28,910.85
TOTAL PRIOR PERIOD ADJUSTMENT	-969.00	0.00	969.00	-969.00	0.00	969.00
NET OPERATING INCOME (LOSS)	-22,950.59	-58,179.13	35,228.54	-281,306.39	-290,895.84	9,589.45
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	-	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	59,136.62	57,247.15	-1,889.47	312,806.14	286,235.75	-26,570.39
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	36,186.03	(931.98)	37,118.01	31,499.75	(4,660.09)	(16,980.94)

Section 8 Operating (7fin8op)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	4,312,627.00	3,326,160.13	-986,466.87	18,070,897.00	16,630,800.65	1,440,096.35
EXPENSES	3,317,764.04	3,325,510.55	7,746.51	16,600,194.20	16,627,552.75	27,358.55
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	994,862.96	649.58	994,213.38	1,470,702.80	3,247.90	1,467,454.90
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	994,862.96	649.58	994,213.38	1,470,702.80	3,247.90	1,467,454.90

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	359,806.75	358,204.34	1,602.41	1,643,162.62	1,791,021.70	-147,859.08
EXPENSES	309,639.89	331,848.14	22,208.25	1,451,174.98	1,643,640.78	192,465.80
NET OPERATING INCOME (LOSS)	50,166.86	26,356.20	23,810.66	191,987.64	147,380.92	44,606.72
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.52	1,292.52	0.00	6,462.44	6,462.60	-0.16
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	51,459.38	27,648.72	23,810.66	198,450.08	153,843.52	44,606.56

Property = 7fdscent

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	618,547.12	603,420.01	15,127.11	2,468,079.65	3,017,100.05	-549,020.40
EXPENSES	642,835.65	659,291.55	16,455.90	2,981,286.97	3,292,124.44	282,682.31
TRANSFERS	0.00	-1,210.23	0.00	0.00	-6,051.15	-3,630.69
NET OPERATING INCOME (LOSS)	-24,288.53	-54,661.31	30,372.78	-513,207.32	-268,973.24	-244,234.08
PLUS NON-CASH EXPENSE (DEPRECIATION)	18,829.16	17,561.15	-1,268.01	90,483.52	87,805.75	-2,677.77
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(5,459.37)	(37,100.16)	29,104.77	(422,723.80)	(181,167.49)	(246,911.85)

Property = 7pubhsg 7cap
Budget Comparison
 Period = May 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	593,734.03	553,535.14	543,803.99	3,058,645.34	2,767,675.70	2,714,947.82
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	1,379,530.97	606,784.35	1,030,233.14	5,378,020.42	3,033,921.75	5,149,840.70
TOTAL OTHER GOV'T GRANTS DONATIONS	33,721.49	58,132.81	49,470.69	100,951.09	290,664.05	175,670.31
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	0.00	416.67	293.71	2,637.26	2,083.35	1,389.37
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	97,724.44	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	54.17	12.07	0.00	270.85	50.46
OTHER INCOME						
TOTAL OTHER INCOME	43,718.84	299,234.92	44,770.35	246,265.26	1,496,174.60	554,349.79
TOTAL REVENUES	2,050,705.33	1,518,158.06	1,668,583.95	8,884,243.81	7,590,790.30	8,596,248.45
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	283,189.98	328,785.89	331,691.12	1,248,845.71	1,643,929.35	1,599,832.32
RESIDENT SERVICE EXPENSES	178,410.91	183,496.79	209,763.85	786,181.74	917,483.95	785,077.81
UTILITY EXPENSES	205,977.92	221,233.03	222,391.02	1,492,746.24	1,106,165.15	1,349,370.38
MAINTENANCE EXPENSES	723,727.15	1,181,148.97	769,782.47	3,838,036.32	5,905,745.03	3,558,999.06
PROTECT SERVICE EXPENSES	116,318.17	89,351.31	166,830.75	451,187.97	446,756.55	537,694.00
GENERAL EXPENSES	101,371.60	97,409.63	97,978.09	588,933.18	487,048.15	659,004.01
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
TOTAL OPERATING EXPENSES	1,608,995.73	2,101,425.62	1,798,437.30	8,405,931.16	10,507,128.18	8,492,477.58

Property = 7pubhsg 7cap
Budget Comparison
 Period = May 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
NON-OPERATING EXPENSES						
HAP EXPENSES	29,468.88	11,822.00	24,592.55	117,363.47	59,110.00	88,862.78
DEPR & AMORT EXPENSE	172,481.64	162,107.94	179,258.88	874,933.08	810,539.70	922,054.90
TOTAL NON-OPERATING EXPENSES	201,950.52	173,929.94	203,851.43	992,296.55	869,649.70	1,010,917.68
TOTAL EXPENSES	1,810,946.25	2,275,355.56	2,002,288.73	9,398,227.71	11,376,777.88	9,503,395.26
TOTAL TRANSFERS	0.00	-116,686.74	0.00	0.00	-583,433.70	0.00
TOTAL PRIOR PERIOD ADJUSTMENT	-3,060.00	0.00	95.00	-2,964.00	0.00	95.00
NET OPERATING INCOME (LOSS)	242,819.08	-640,510.76	-333,799.78	-511,019.90	-3,202,553.88	-907,241.81

HIO, Inc. (7hioinc)
Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
REVENUES							
TENANT REVENUES							
TOTAL TENANT REVENUES	117,273.58	94,087.41	103,221.13	581,464.07	470,437.05	111,027.02	473,020.88
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	1,010.00	0.00	1,010.00	65.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	0.00	5,000.12
INT INCOME - RESTRICT FUNDS	0.00	104.17	99.13	393.21	520.85	-127.64	375.40
OTHER INCOME							
TOTAL OTHER INCOME	12,782.10	14,090.24	16,125.74	59,907.46	70,451.20	-10,543.74	287,691.54
TOTAL REVENUES	130,055.68	108,281.82	119,446.00	642,774.74	541,409.10	101,365.64	766,152.94
EXPENSES							
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES	31,457.64	26,380.57	33,206.71	164,510.49	131,902.93	-32,607.56	196,849.25
RESIDENT SERVICE EXPENSES	14,423.23	11,688.51	26,281.25	60,952.71	58,442.55	-2,510.16	67,978.89
UTILITY EXPENSES	10,275.29	11,147.72	16,217.76	58,045.41	55,738.60	-2,306.81	89,359.53
MAINTENANCE EXPENSES	78,099.21	72,926.54	81,819.14	387,379.65	364,632.81	-22,746.84	409,277.52
PROTECT SERVICE EXPENSES	5,902.15	3,276.08	3,463.06	29,172.28	16,380.40	-12,791.88	20,113.49
GENERAL EXPENSES	21,802.13	20,193.11	54,120.47	118,457.45	100,965.55	-17,491.90	224,082.66
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL OPERATING EXPENSES	161,959.65	145,612.53	215,108.39	818,517.99	728,062.84	-90,455.15	1,007,911.34
NON-OPERATING EXPENSES							
HAP EXPENSES	4,830.00	3,890.50	6,383.00	24,083.00	19,452.50	-4,630.50	22,829.00
DEPR & AMORT EXPENSE	59,136.62	57,247.15	65,459.55	312,806.14	286,235.75	-26,570.39	308,041.56
TOTAL NON-OPERATING EXPENSES	63,966.62	61,137.65	71,842.55	336,889.14	305,688.25	-31,200.89	330,870.56

HIO, Inc. (7hioinc)
Budget Comparison
 Period = May 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
TOTAL EXPENSES	225,926.27	206,750.18	286,950.94	1,155,407.13	1,033,751.09	-121,656.04	1,338,781.90
TOTAL TRANSFERS	-71,951.00	-40,289.23	-62,745.50	-230,357.00	-201,446.15	28,910.85	-178,992.50
TOTAL PRIOR PERIOD ADJUSTMENT	-969.00	0.00	0.00	-969.00	0.00	969.00	0.00
NET OPERATING INCOME (LOSS)	-22,950.59	-58,179.13	-104,759.44	-281,306.39	-290,895.84	9,589.45	-393,636.46

Section 8 Operating (7fin8op)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	150.00	250.00	0.00	1,413.00	1,250.00	1,865.65
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	4,312,377.00	3,318,076.80	3,605,680.00	17,972,930.00	16,590,384.00	15,479,999.64
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	86,546.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME						
TOTAL OTHER INCOME	100.00	7,833.33	11,429.00	10,008.00	39,166.65	47,613.26
TOTAL REVENUES	4,312,627.00	3,326,160.13	3,617,109.00	18,070,897.00	16,630,800.65	15,529,478.55
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	3,407.04	6,233.62	2,152.15	18,981.72	31,168.10	16,682.51
RESIDENT SERVICE EXPENSES	3,575.00	0.00	2,569.00	15,122.80	0.00	13,905.40
UTILITY EXPENSES	-24.00	0.00	0.00	-21.52	0.00	0.00
MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	46.87
GENERAL EXPENSES	0.00	84.99	0.00	-228.00	424.95	0.00
TOTAL OPERATING EXPENSES	6,958.04	6,318.61	4,721.15	33,855.00	31,593.05	30,634.78
NON-OPERATING EXPENSES						
HAP EXPENSES	3,310,806.00	3,319,191.94	3,135,437.73	16,566,339.20	16,595,959.70	15,478,329.73
TOTAL NON-OPERATING EXPENSES	3,310,806.00	3,319,191.94	3,135,437.73	16,566,339.20	16,595,959.70	15,478,329.73
TOTAL EXPENSES	3,317,764.04	3,325,510.55	3,140,158.88	16,600,194.20	16,627,552.75	15,508,964.51

Section 8 Operating (7fin8op)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	994,862.96	649.58	476,950.12	1,470,702.80	3,247.90	20,514.04

OHA Foundation (4found)
Budget Comparison
 Period = May 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES						
OTHER INCOME						
TOTAL OTHER INCOME	0.00	0.00	2.00	25,007.00	0.00	25,015.08
TOTAL REVENUES	0.00	0.00	2.00	25,007.00	0.00	25,015.08
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	78.39	0.00	93.41	59,915.42	0.00	474.02
RESIDENT SERVICE EXPENSES	14,966.00	0.00	0.00	15,259.87	0.00	6,619.00
MAINTENANCE EXPENSES	0.00	0.00	0.00	2,861.05	0.00	0.00
TOTAL OPERATING EXPENSES	15,044.39	0.00	93.41	78,036.34	0.00	7,093.02
NON-OPERATING EXPENSES						
DEPR & AMORT EXPENSE	61.16	0.00	61.16	305.72	0.00	305.80
TOTAL NON-OPERATING EXPENSES	61.16	0.00	61.16	305.72	0.00	305.80
TOTAL EXPENSES	15,105.55	0.00	154.57	78,342.06	0.00	7,398.82
NET OPERATING INCOME (LOSS)	-15,105.55	0.00	-152.57	-53,335.06	0.00	17,616.26

C/O - after FMR 2016 (7fdscnt)

Budget Comparison

Period = May 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	7,332.00	17,974.17	18,161.00	62,875.27	89,870.85	80,977.32
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	11,709.05	0.00
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	441,094.54	495,693.76	571,673.67	2,126,029.99	2,478,468.80	2,406,985.33
TOTAL OTHER GOV'T GRANTS DONATIONS	170,049.59	86,297.06	0.00	255,196.95	431,485.30	123,931.37
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	0.00	0.00	4.12	34.95	0.00	19.43
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	3,724.25	0.00	0.00
OTHER INCOME						
TOTAL OTHER INCOME	70.99	1,113.21	72.20	20,218.24	5,566.05	7,702.00
TOTAL REVENUES	618,547.12	603,420.01	589,910.99	2,468,079.65	3,017,100.05	2,619,615.45
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	505,582.17	534,392.01	533,472.78	2,369,018.80	2,667,626.71	2,254,468.96
RESIDENT SERVICE EXPENSES	36,664.17	36,141.41	21,012.46	105,921.74	180,707.08	107,090.97
UTILITY EXPENSES	4,134.27	5,623.84	5,556.54	24,653.23	28,119.20	33,860.04
MAINTENANCE EXPENSES	27,819.13	20,031.41	14,590.24	140,001.40	100,157.05	49,286.39
PROTECT SERVICE EXPENSES	33,229.14	22,501.13	34,151.05	167,973.98	112,505.65	102,810.46
GENERAL EXPENSES	16,577.61	23,040.60	23,209.12	83,234.30	115,203.00	111,566.15
TOTAL OPERATING EXPENSES	624,006.49	641,730.40	631,992.19	2,890,803.45	3,204,318.69	2,659,082.97

C/O - after FMR 2016 (7fdscent)

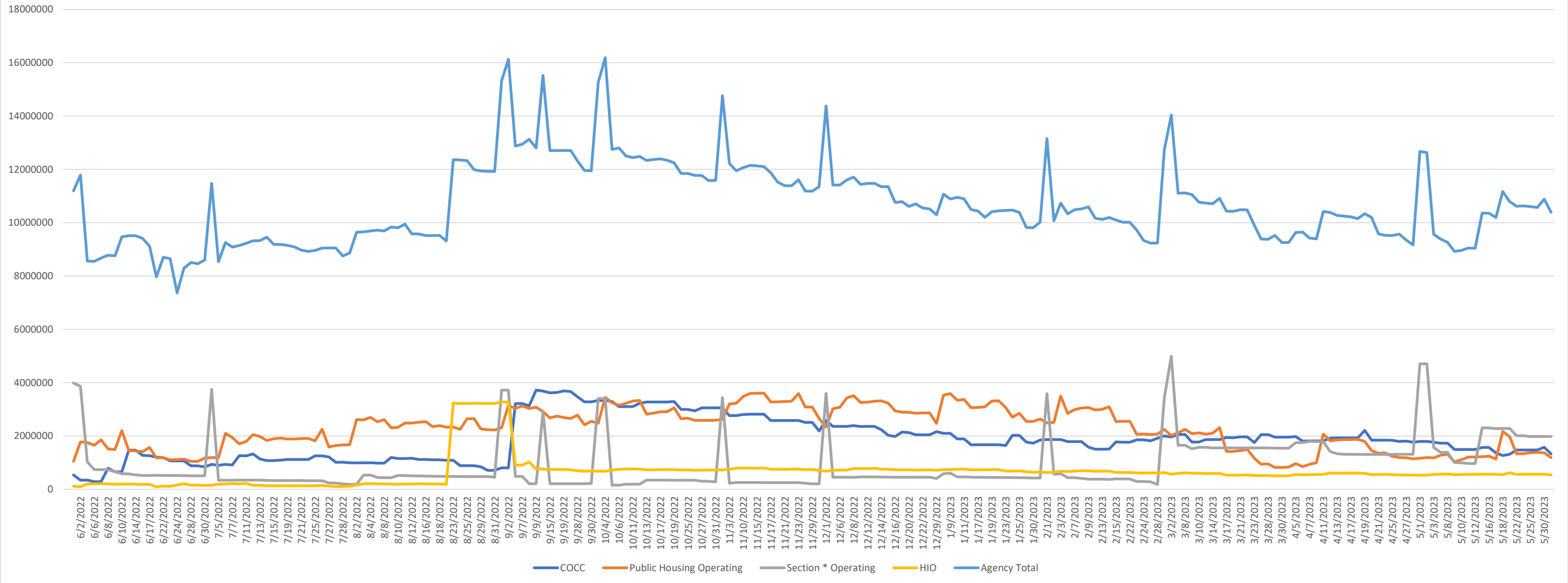
Budget Comparison

Period = May 2023

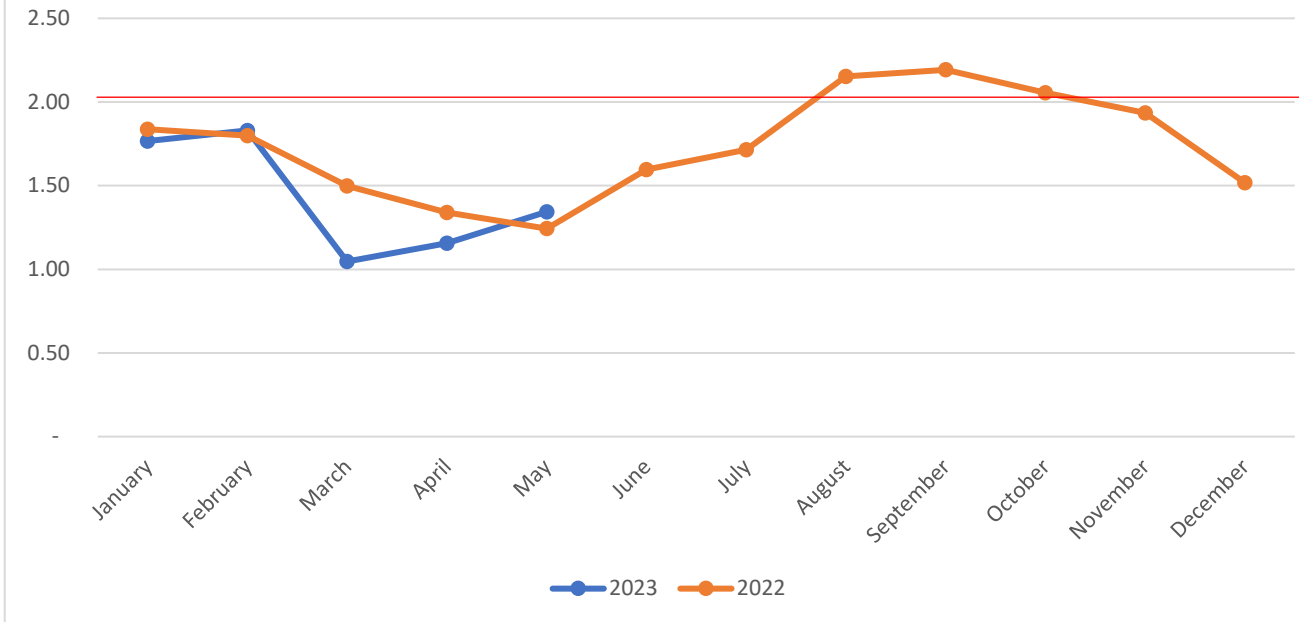
Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
NON-OPERATING EXPENSES						
DEPR & AMORT EXPENSE	18,829.16	17,561.15	18,042.18	90,483.52	87,805.75	90,756.67
TOTAL NON-OPERATING EXPENSES	18,829.16	17,561.15	18,042.18	90,483.52	87,805.75	90,756.67
TOTAL EXPENSES	642,835.65	659,291.55	650,034.37	2,981,286.97	3,292,124.44	2,749,839.64
TOTAL TRANSFERS	0.00	-1,210.23	0.00	0.00	-6,051.15	-5.53
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	73.00
NET OPERATING INCOME (LOSS)	-24,288.53	-54,661.31	-60,123.38	-513,207.32	-268,973.24	-130,291.66

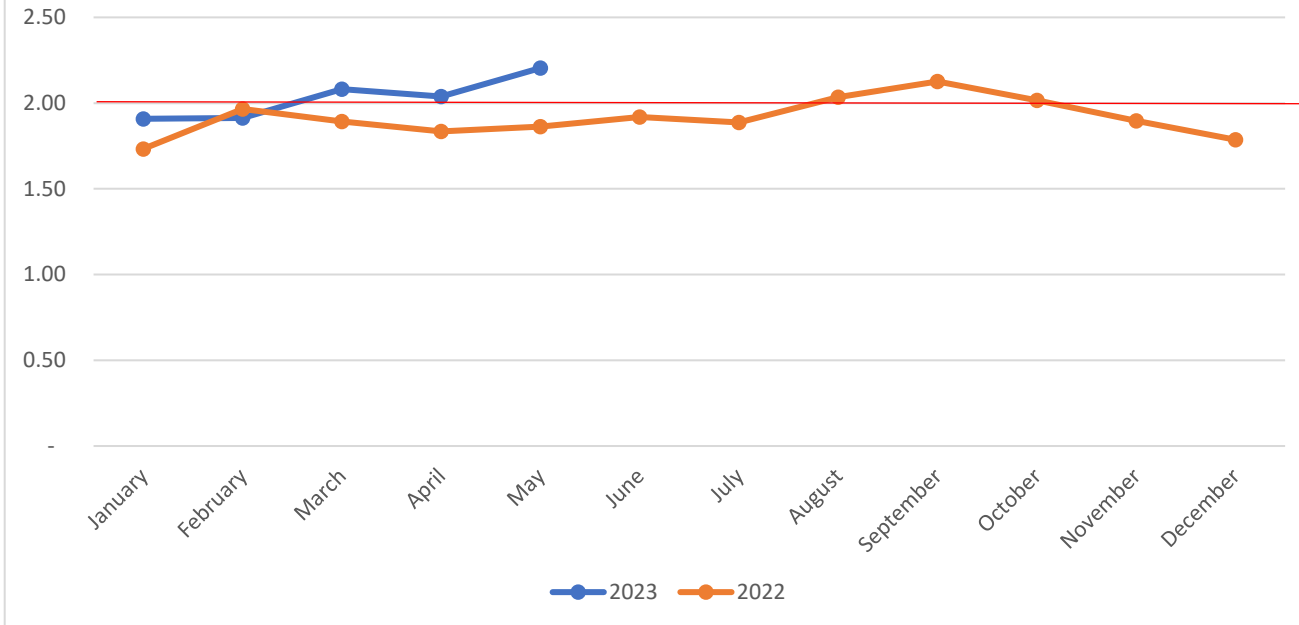
Cash Trends



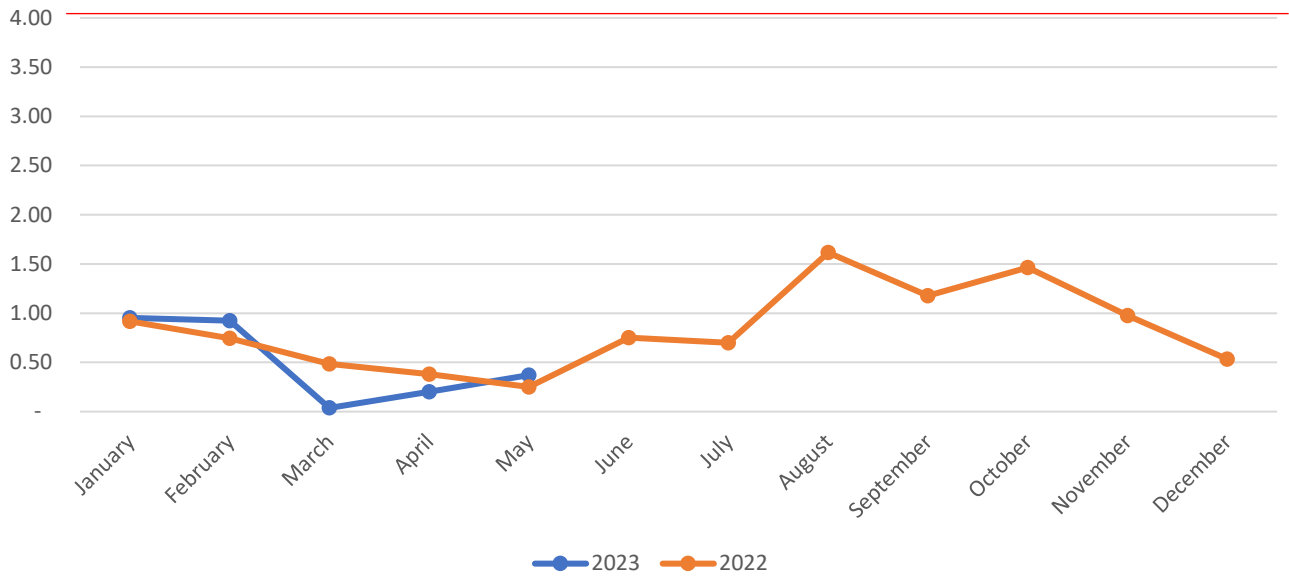
Quick Ratio Comparison
Public Housing



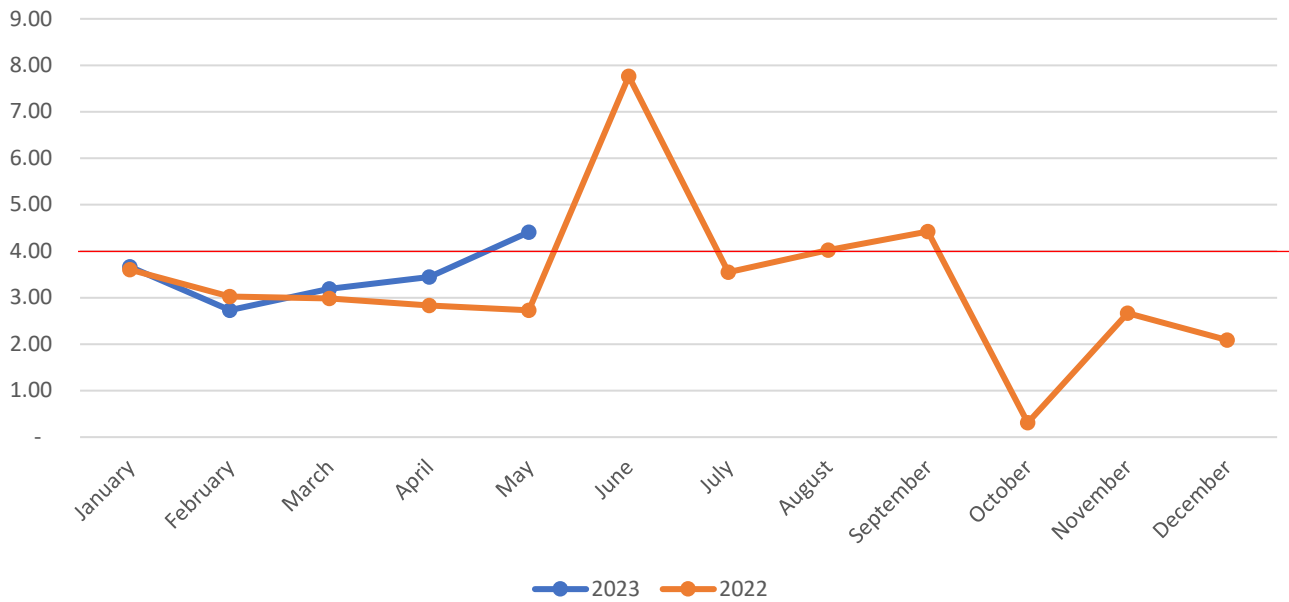
Quick Ratio Comparison
Agency Wide



MENAR Comparison Public Housing



MENAR Comparison Agency Wide



Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: June 18, 2023
Re: Finance Report

3148 AGENCY BALANCE SHEET

May 2023:

Cash position had a net increase of **\$690,278**.

- Public Housing (PH): had a net change of an increase of **\$145,016**.
- HIO: had a net change increase of **\$49,418**.
- Section 8 operating: had a net change increase of **\$930,328**.
- Central Office: had a net change decrease of **(\$184,758)**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change increase of **\$406,339**.

- Operating A/R had a net change increase of **\$167,923**.
- A/R Inter-property had a net change increase of **\$217,675**.
- Tenant Receivables had a net change increase of **\$23,176**.
- A/R Promissory Notes had a net change decrease of **(\$2,434)**.

Prepaid Assets had a net change increase of **\$229,822**.

Fixed Assets in December had a net decrease of **(\$97,166)**.

- Building Improvements – Totaled **\$74,448**.
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$251,801**.

Total Liabilities had a net change increase of **\$16,466**.

Current Liabilities had a net change decrease of **(\$1,451)**

- Accounts Payable had a net change decrease of **(\$195,103)**.
- A/P General Partner had no change.
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change increase of **\$184,681**.
- Mortgage Payable and Other Current Liabilities decreased by **(\$1,670)**.
- Inter-fund Payable had a net change increase of **\$10,640**.

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: June 18, 2023
Re: Finance Report

AGENCY BUDGET COMPARISON

Revenue was favorable to budget MTD by **1,557,518**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **\$277,703** received vs **\$180,692** Budgeted.
- HUD Subsidies approximately **\$320,000** flowed from March into May.
- We received Capital Funding **\$160,422** in Hard and **\$240,760** in soft costs.
- Received 1,336,848 in HAP Reserves in May

Total Expenses were favorable to budget MTD by **\$472,278**

Admin Expenses: MTD budget variance was favorable to budget by **\$97,008**.

Resident Service Expenses: MTD budget variance was favorable **(\$20,450)**. This included \$13,750 in scholarships from the Foundation.

Utility Expenses: MTD budget variance was favorable **\$17,641**.

Maintenance Expenses: MTD budget variance were favorable to budget by **\$442,726**.

Protective Services Expenses: MTD budget variance was unfavorable to budget by **(\$40,221)**

General Expenses: MTD budget variance was favorable **\$518**.

May 2023:

Adjusted Net Operating Income/ (Loss) MTD was **1,473,045** with a favorable budget variance of **\$1,961,182** This is adding and subtracting back non-cash transactions which includes depreciation expense of **\$251,801**.

Public Housing:

- The MTD adjusted net operating income/ (loss) \$415,301 budget variance was favorable by \$893,403. Approximately \$320,000 of March Subsidies flowed into May.
- **HIO:**
 - The MTD adjusted net operating income/ (loss) \$36,186 budget variance was favorable by \$37,118.
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$5,459) budget variance was favorable by \$29,105.
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was \$994,863 budget variance was favorable by \$994,213.
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was \$51,459. budget variance was \$23,810.

6.6. Development

6.7. Procurement/Contracting/Capital Budgets

6.8. Human Resources

6.9. Family and Community Services

6.10. Legal

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT