

OHA Regular Meeting of the Board of
Commissioners
Tuesday, August 29, 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 (08/03/2023)
 - 5.2. ADDITIONAL ITEMS FOR CONSIDERATION
 - 5.2.1. Resolution 2023-89 OHA Past Due Write-Offs

OHA Write Off Report - 8.24.2023

Sum of Remaining Amount	fraud	late	latepid	legal	maint	misc	rent	secdep	subsidy	tax	Grand Total
Farnam Building										35	35
t0037812										35	35
2014										35	35
Evans Tower		150	123	400		470	1441	35			2619
t0052060		150		400		470	1177				2197
2023		150		400		470	1177				2197
t0076664			123								123
2023			123								123
t0088488							264	35			299
2023							264	35			299
Highland Tower		50		350	90	943	1241				2674
t0060481					60	415	80				555
2023					60	415	80				555
t0077718		50		350	30	528	1161				2119
2023		50		350	30	528	1161				2119
Jackson Tower		300				792.6	2930				4022.6
t0030335		200				750	2577				3527
2023		200				750	2577				3527
t0084650		100				39.6	353				492.6
2023		100				39.6	353				492.6
x0080696						3					3
2023						3					3
ParkVilla		50			8417.61		1201.5		616		10285.11
t0077292					265		773				1038
2022					265		773				1038
t0077296					5238.61			616			5854.61
2023					5238.61			616			5854.61
t0077297					34						34
2023					34						34
t0077309		50			730		428.5				1208.5
2022		50			730		428.5				1208.5
t0077368					2150						2150
2023					2150						2150
ParkSouth		125		150	2678.28	224	2058				5235.28
t0060023		25			510		599				1134
2023		25			510		599				1134

t0082014			683.28	224		907.28
2023			683.28	224		907.28
t0082421	50		1485		697	2232
2023	50		1485		697	2232
t0083390	50	150			762	962
2023	50	150			762	962
Pine Tower	50	350	775	448	4413	6036
t0064699	50	350	270	224	2921	3815
2023	50	350	270	224	2921	3815
t0067875			505	224	1492	2221
2023			505	224	1492	2221
scne	350	900	9662		3631	14543
t0002057			668			668
2023			668			668
t0048393	25	200	2110		1359	3694
2023	25	200	2110		1359	3694
t0050024	225	350	1845		79	2499
2023	225	350	1845		79	2499
t0070791	100	350	5039		2193	7682
2023	100	350	5039		2193	7682
scsw	100	350	2248		2186	4884
t0002100	75	350	2035		1779	4239
2023	75	350	2035		1779	4239
t0033305	25		213		407	645
2023	25		213		407	645
Southside	3644.24	100	300	3369	2464	9902.24
q0065035			238			238
2023			238			238
t0054612	50	150	520		228	948
2023	50	150	520		228	948
t0067551			61			61
2023			61			61
t0067927			610		25	635
2023			610		25	635
t0070449			520		24	544
2023			520		24	544
t0070647			1003		346	1349
2023			1003		346	1349
t0076264			32			32
2023			32			32

t0079618		50		385		175		610
2023		50		385		175		610
t0086747	3644.24		150					3819.24
2023	3644.24		150					3819.24
x0074970						1666		1666
2023						1666		1666
villas		279	675	4233.42		8611.16	3878	17676.58
t0077249		4		230		198		432
2023		4		230		198		432
t0077263		100	325	1410		3132.45		4967.45
2023		100	325	1410		3132.45		4967.45
t0077276		175	350	2104		5280.71	50	7959.71
2023		175	350	2104		5280.71	50	7959.71
t0077277							3828	3828
2021							3828	3828
t0085633				489.42				489.42
2023				489.42				489.42
(blank)								
(blank)								
<3/7/2014								
Grand Total	3644.24	1554	123 3475	31473.31	2877.6	30176.66	35 4494 35	77912.81

RESOLUTION NO. 2023 - 89
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS, a list of Charge Off for Vacated Tenant Account Receivables as of August 24th, 2023 has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS, the total charge-off for this period is \$77912.81 which represents 41 tenants; and

WHEREAS, it is necessary to charge-off said amounts to comply with the findings of the Office of the Inspector General of the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha that the CEO be authorized to grant approval for the total amount charged for all OHA properties.

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 29, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.2. Resolution 2023-90 MOU with Project Houseworks

RESOLUTION NO. 2023-90

MEMORANDUM OF UNDERSTANDING WITH PROJECT HOUSEWORKS

WHEREAS, the Housing Authority of the City of Omaha (OHA) seeks to enter into a Memorandum of Understanding (MOU) with Project Houseworks to increase homeownership opportunities for low and moderate income households in the City of Omaha; and

WHEREAS, OHA and Project Houseworks will identify single family houses to be sold to Project Houseworks at appraised value; and

WHEREAS, after purchasing a house from OHA, Project Houseworks will renovate the house and then sell it to a low or moderate income purchaser in furtherance of its mission.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the Memorandum of Understanding with Project Houseworks, and further directs that the Chief Executive Officer be authorized to execute the same.

This resolution shall take effect immediately.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 29, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

MEMORANDUM OF UNDERSTANDING

Between the Housing Authority of the City of Omaha and Project Houseworks

THIS MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the “MOU”) is entered into as of this _____ day of _____, 2023, by and between the Housing Authority of the City of Omaha (“OHA”) and Project Houseworks.

WHEREAS, OHA is the designated housing authority for the City of Omaha and provides affordable housing through numerous housing developments and programs; and

WHEREAS, Project Houseworks is a non-profit organization that purchases, rehabilitates, and resells single family homes in order to provide the dream of home ownership to low income families; and

WHEREAS, the above-referenced parties desire to continue to provide access to decent, safe, and affordable housing for low and moderate income households; and,

WHEREAS, OHA intends to sell certain single family houses due to performance issues in the public housing program; and

WHEREAS, OHA proposes to facilitate the successful conveyance of the houses between the parties to be used for Project Houseworks’ homeownership program, in accordance with HUD regulations; and

WHEREAS, the parties agree that upon written agreement between OHA and Project Houseworks, or between OHA and any existing or future subsidiary of Project Houseworks, by which any property owned by OHA is sold to Project Houseworks, or in which ownership is conveyed in any way from OHA to Project Houseworks, or any existing or future subsidiary of Project Houseworks, for the purpose of providing affordable single-family housing the following conditions defined herein will be met by the parties; and,

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

1. OHA owns a number of single family houses located throughout the City of Omaha (hereinafter “properties”).

2. OHA and Project Houseworks will identify properties owned by OHA to be sold to Project Houseworks.
3. OHA will obtain authority from the United States Department of Housing and Urban Development to sell the houses.
4. Project Houseworks will purchase the houses from OHA at appraised value.
5. After acquiring the houses from OHA, Project Houseworks will sell the properties to low and moderate income households.
6. "Low and moderate income" shall mean a household whose annual household income does not exceed 80% of the median income for the Omaha NE-IA Metropolitan Statistical Area as determined by HUD at the time of sale or rental of the property.

This Memorandum of Understanding will remain in effect until altered or modified by agreement of the two parties. The parties acknowledge this MOU does not obligate OHA to sell or Project Houseworks to purchase any specific property or properties. The parties agree that if either party chooses to no longer agree to the terms of this MOU that it will promptly notify in writing the other party at the addresses listed below:

Housing Authority of the City of Omaha
 1823 Harney Street
 Omaha, NE 68102

Project Houseworks
 2316 South 24th Street
 Omaha, NE 68108

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

 Joanie Poore, CEO, OHA

 Date

 Jim Clements, CEO, Project Houseworks

 Date

5.2.3. Resolution 2023-91 Scattered Site Homes Hail Damage Repair

Memorandum



To: The Board of Commissioners
From: Charles Karl, Capital Improvements Manager
Date: August 29, 2023
Re: Recommendation for Contract – SCSE Hail Damage Repairs

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with TCI General Contracting Services, LLC for an amount quoted at \$83,475.

EXPLANATION:

In June 2022, the southeast area of Omaha was impacted by severe weather which included hail. OHA staff inspected the homes in this area and identified 30 homes that were affected in varying degrees. Insurance adjusters were engaged to obtain a scope of work which concluded that roofing, siding, gutters, and additional miscellaneous work needed to be performed at each of the 30 homes. The homes were divided into lots, with two each being awarded to TCI General Contracting Services LLC and Select Contracting LLC.

OHA’s contract with Select Contracting LLC expired prior to completion of the awarded work. OHA elected not to renew the contract due to Select’s unsatisfactory performance. Consequently, some of the recommended work remains incomplete on 12 of the original 30 homes.

METHOD OF PROCUREMENT:

OHA solicited bids for a project encompassing 12 homes with scopes of work including exterior repairs such as siding, trim, gutters, downspouts, fascia, etc. on the remaining 12 homes. OHA staff reached out to 13 vendors providing this type of service, nine vendors viewed the scope and OHA received three complete bids for the project. Staff selected TCI General Contracting, LLC based on the prices submitted.

Company	TCI General Contracting, LLC	Jensen Enterprises	Pinnacle Construction
Total Project Cost	\$83,475	\$88,360	\$167,105

PROJECT COST: This contract will not exceed \$95,000

MBE/WBE Section 3 STATUS: MBE

SOURCE OF FUNDS: 2021 Capital Funds Grant and insurance settlement proceeds

SPONSOR(S): Charles Karl, Capital Improvements Manager
Jennifer Dexter, Procurement Management
Jody Holston, Director of Public Housing

RECOMMENDED BY: Joanie Poore, CEO

5.2.4. Resolution 2023-92 Janitorial Services Pool

5.2.5. Resolution 2023-93 Custodial Services Pool

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: August 29, 2023
Re: Recommendation for Contract Renewals – Custodial Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approval of renewal for three (3) contracts with Gazella Bright, Just Clean, and Smart Clean Janitorial, LLC to provide custodial services to include grounds pick-up and building cleaning for OHA properties. The amount of the renewal will not exceed \$600,000.00 jointly and severally. This would be the second one-year renewal with OHA reserving the right to renew for two (2) additional one-year terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 21-CUST-85	2021-85	11/22/2021	\$250,000	\$575,000	4	4	11/21/2022
First Renewal	2022-82	11/22/2022	\$600,000	\$1,175,000	3	4	11/21/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Second Renewal	2023-TBD	11/22/2023	\$600,000	\$1,775,000	2	3	11/21/2022

PROJECT COST:

Company Name	DBE/MBE	Section 3 Business	Expended as of 7/31/2023
Just Clean	Yes	No	\$ 815,695
Gazellas Bright, LLC	Yes	No	\$ 56,340
GS Elite Services	No	No	\$ 14,970
Smart Clean Janitorial, LLC	No	No	\$ 0.00
TOTAL			\$ 887,005

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: The property’s operating funds

SPONSOR(S): Jennifer Dexter, Procurement Management
Jody Holston, Director of Public Housing
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.2.6. Resolution 2023-94 Scattered Site Homes Bathroom Renovation

Memorandum



To: The Board of Commissioners
From: Charles Karl, Capital Improvements Manager
Date: August 29th, 2023
Re: Recommendation for Contract – Scattered Site Homes Bathroom Renovation

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Future Construction Specialties for lead hazard remediation and general interior renovation services in numerous scattered site home bathrooms for a total amount quoted of \$161,079 for one (1) year with the right to extend for six (6) months additional with the Board of Commissioners’ approval.

EXPLANATION:

OHA previously contracted with an environmental consultant to conduct assessment and testing for lead paint and other lead hazards on 111 units of scattered site single family homes (those built prior to 1975). The consultant identified hazards in certain homes, and recommended specific action to monitor, stabilize, or otherwise remediate the hazards. OHA staff identified all bathroom-related hazards, which were present in a total of 14 bathrooms, from the consultant’s report and conducted in-person inspections to identify all renovation needs in the same bathrooms.

Lead based paint hazards in bathrooms were limited to primarily either ceramic tile on floors and/or walls or porcelain tubs/sinks. Due to the age and condition of many of the bathrooms, staff recommended a full remodel, which would add years of useful life to the bathrooms. Staff used the above information to develop a scope of work for this solicitation that includes both lead hazard repairs and general renovation activities. The scope of work also addressed functional concerns such as a lack of a shower (tub only) and windows above bathtubs with no exhaust fan present. This project was solicited separately from other lead-based paint work due to both the type of work being completed (full bath remodel compared to primarily exterior or paint work) and the sources of funds being used.

METHOD OF PROCUREMENT:

OHA solicited bids from contractors for a scope of work in scattered site homes encompassing bathroom lead-based repairs as well as general renovation. The lead remediation and general renovation items were bid on two separate line-items for each house, one for “lead” and the other for “renovation” to capture dollars for each funding source utilized to fund this project.

OHA staff outreached to multiple contractors regarding the project from August 11th through August 18th, 2023. Eleven (11) contractors received the project scope, six (6) viewed the project documents and one (1) bid was received from Future Construction Specialties for \$161,079.00.

PROJECT COST: This contract will not exceed \$195,000.00

MBE/WBE Section 3 STATUS: MBE

SOURCE OF FUNDS: 2022 Capital Funds Grant and 2019 Capital Funds Lead Paint Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager

Jennifer Dexter, Procurement Management
Jody Holston, Director of Public Housing

RECOMMENDED BY: Joanie Poore, CEO

5.2.7. Resolution 2023-95 Lead-Based Paint Renovation, Repair, and Painting

Memorandum



To: The Board of Commissioners

From: Charles Karl, Capital Improvements Manager

Date: August 29th, 2023

Re: Recommendation for Contract – Lead-Based Paint Repair, Renovation and Painting

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve two (2) contracts, one with TCI General Contracting Services, LLC for an amount quoted of \$225,823.00 and one with H.H.E.R.S. LLC for an amount quoted of \$180,795.00 for lead-based paint renovation, repair, and painting services in scattered site home locations. These contracts would be for a total amount quoted of \$406,618.00 for one (1) year with the option to extend for up to two (2) two additional one-hundred and eighty (180) day periods with the Board of Commissioners’ approval.

EXPLANATION:

OHA was awarded Capital Funds Lead Paint Program Grant to protect children and families from lead-based health hazards. OHA contracted with an environmental consultant to conduct assessment and testing for lead-based paint and other lead hazards on 111 units of scattered site single family homes and duplexes, focusing on homes built prior to 1975. 76 of the 111 units tested positive for some form of lead-based paint hazard.

The consultant identified hazards in certain homes and recommended specific actions to monitor, stabilize, or otherwise remediate the hazards. Common repairs included interior paint/drywall, trim, doors, windows, exterior paint/siding, and porches. Repair work for 57 units was included in this solicitation. Hazards related to bathroom remodels and soil were removed from this scope of work due to the specialized type of work involved. OHA used these findings to develop a scope of work which will remedy the interior and exterior lead hazards.

METHOD OF PROCUREMENT:

OHA invited certified contractors to bid on a scope of work for Scattered Site Homes Lead-Based Paint Renovation, Repair and Paint (RRP) Services. The Invitation for Bid (IFB) was advertised locally in *The Daily Record* for two consecutive Wednesdays, July 26th, 2023 and August 2nd, 2023 with an available date of the proposal on July 26th, 2023. The pre-bid conference was held on August 3rd, 2023 via Zoom. Staff conducted outreach with 87 certified vendors that offer lead remediation services and 19 of the 87 received the IFB for review.

OHA received a total of (4) four bids for the services meeting the qualifications outlined in the IFB prior to the final deadline of August 25th, 2023. Based on the pricing of each of the four (4) lots, staff selected TCI General Contracting, LLC for lots 1 and 2 and HHERS, LLC for lots 3 and 4.

Company	Lot 1	Lot 2	Lot 3	Lot 4
TCI General Contracting Services, LLC	\$83,652	\$142,171	\$95,470	\$92,946
ServPro Industries LLC	\$556,000	\$852,100	\$570,400	\$496,600
Future Construction Specialties	\$143,019	\$225,456	\$132,287	\$136,532
H.H.E.R.S. LLC	\$93,785	\$167,535	\$93,625	\$87,170

PROJECT COST: This contract will not exceed \$485,000.00.
TCI General Contracting Services Contract not to exceed \$270,000.00
H.H.E.R.S. LLC contract not to exceed \$215,000.00

MBE/WBE Section 3: TCI General Contracting Services – MBE
H.H.E.R.S. LLC - MBE

SOURCE OF FUNDS: 2019 Capital Funds Lead Paint Program Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Jennifer Dexter, Procurement Management
Jody Holston, Director of Public Housing

RECOMMENDED BY: Joanie Poore, CEO

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: August 29, 2023
 Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Housing Choice Voucher Base:	5052		68
HA Owned		19	
Home Ownership		62	
Tenant Protection		179	
Regular HCV (All other vouchers)		3666	
Total Vouchers Leased		<u>4326</u>	
Housing Choice Voucher Utilization: 85%			

	<u>Leased</u>	<u>Searching</u>
Portable Vouchers		
Port Billing	71	59
Port In		22

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mainstream Vouchers	115	98	0
Mainstream Utilization: 85%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
PBV VOUCHERS	182	157	0	2
PBV Utilization: 86%				

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: August 29, 2023
Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mod Rehab	91	89	2
Mod Rehab Utilization (using allocated): 97%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
EMERGENCY VOUCHERS	142	107	1	0
EHV Utilization: 75%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
VASH Vouchers	157	74	10	4
VASH Utilization: 47%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
HOME TBRA	41	24	0	0
TBRA Utilization: 58%				

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: August 29, 2023
Re: Monthly Utilization Report

HQS INSPECTION SUMMARY

PERIOD ENDING JULY 31, 2023

2023	Apr	May	Jun	Jul
Section 8 Pass	204	248	182	182
Section 8 Fail	159	210	189	214
Section 8 Follow ups	167	265	223	243
Quality Control Pass	6	3	6	6
Quality Control Fail	3	5	2	3
Special, Complaint, Inconclusive	27	9	16	14
Monthly Total S8 Inspections Conducted	566	740	618	662

2023 Public Housing	Apr	May	Jun	Jul
PH Pass	0	0	0	0
PH Fail	0	0	0	0
Monthly Total PH Inspections Conducted	0	0	0	0

5/22/2023 Weather Extension Results	May			
Pass		59*		
Fail		30*		

* Included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: August 29, 2023
Re: Monthly Utilization Report

HUD Delinquency Report

PERIOD ENDING JULY 31, 2023

July	2023	97.21%
June	2023	96.86%
May	2023	97.42%
April	2023	97.02%
March	2023	97.83%
February	2023	97.46%
January	2023	97.87%
December	2022	97.87%

*HUD mandates for SEMAP the delinquency reporting rate on percent of families with reexaminations completed must be 95% by PHA fiscal year end. If this threshold is not met, OHA would receive zero points.

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Asset Management – August 29, 2023 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score **decreased** from 18.97 in June to 17.12 in July, which is within the standard performer range. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points).

Occupancy

The overall occupancy rate for public housing **decreased** from 98.2% in June to 97% in July. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. Occupancy rates for affordable housing decreased from 93.8% to 89.6%. Market-rate housing also decreased at 60.7% to 57.1%.

SCNE and Southside both had a large number of move-outs in July and several maintenance positions turnover. Southside Terrace has stopped all leasing and received demolition approval in August, so vacancies will no longer count toward occupancy at this location going forward. Park Villa transitioned to the public housing program in August and began leasing the newly renovated units. Only 3 of the original tenants remained at Park Villa at the end of July and transitioned to the public housing program in August. Due to contractor delays, the last few units won't be ready to lease until September.

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **decreased** from the previous month to 0.42. Past due rent in public housing decreased by \$64k. Tenant revenue also increased by \$55k. Past due rent in market rate housing has decreased by \$29k and tenant revenue increased by \$4k. All market rate tenants remaining at Park Villa were moved out of the units at the end of July, leading to the large reduction in TARs. OHA will not receive public housing subsidy for Park Villa until 2024 but will receive tenant income in the form of rent and tenants will receive all public housing benefits.

Maintenance

On-time work order completion rates for work orders **remained the same** at 66%. The total number of outstanding work orders has increased from 1,927 to 2,233. The number of AMPs completing unit

turns in under 30 days remained near the same. Decreasing the number of open work orders continues to be a focus, as well as improving make ready time.

Whole home inspections are currently being conducted in scattered site locations, started with SCNE. As inspections are completed for each zone, all open work orders will be reconciled and a plan for completion will be developed. New Maintenance Managers transferred to zones 6 & 7 in August and will be developing a plan to address work orders that are past due in the coming month.

Capital Improvements

All grants are on track to meet obligation and expenditure deadlines. The next upcoming deadline is for the 2019 lead-based paint grant which has an obligation date of 8/30/23. The 2021 safety and security grant has an expenditure date of 9/9/23. OHA was informed that \$71,604.26 of that grant will be recaptured due to OHA missing the 90% obligation deadline in 9/9/2022.

Procurement Completed – Work in Progress

Towers

- Interior Lighting – initial designs completed, reviewing options to reduce cost.
- Security Fencing at Park South – anticipated completion in Aug
- Parking Lot Repairs at Crown – anticipated completion in Aug
- Fire Panel Replacement – Highland in progress, Underwood pending parts
- Security Enhancements (Access Control and Cameras) – 8 of 10 locations completed.
- A&E Design for Plumbing Stacks at Towers & Farnam – anticipated completion in Fall of 2023
- Mold Remediation at Crown Tower – Anticipated completion 12/2023
- Carpet Removal at Crown and Evans – anticipated completion in 2023/2024
- A&E for Landscaping at Towers & Multifamily

Multi-Family/ Mixed Finance

- Park Villa Renovations – anticipated completion in September, 21 of 24 completed
- Window Replacement at Spencer 57 Replacements – materials being ordered
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – starting fall 2023

Single Family

- Scattered Site Single Family Home Inspections – anticipated completion in Oct
- Code Updates at Scattered Site (CO Detectors & GFI) - Starting in Fall of 2023

Planning Phase - Upcoming Procurement

- Scatted Site Southeast Hail Damage Repairs – pending board approval
- Lead Based Paint Remediation at Scattered Sites – pending board approval
- Lead Based Paint Bath Remodels at Scattered Sites – pending board approval
- Kay Jay Exterior Painting – soliciting bids currently
- Fire Pumps at Benson, Evans and Underwood – soliciting bids currently
- Keystone concrete repairs & retaining walls – soliciting bids currently
- Keystone Exterior Painting – soliciting bids currently
- Landscaping & Fencing at Spencer 57 – soliciting bids currently
- Exterior Lighting for remaining towers & multi-family – IFB to be released in September

OHA Maintenance Report 7/31/2023

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	45	100%	3	0	↓	0%	12	0
1	Florence	33.2	83	45	100%	3	7	↑	7%	43	0
1	Underwood	32.8	82	49	84%	10	16	↑	15%	0	0
2	Benson	34	85	107	93%	8	15	↑	10%	20	0
2	Crown	35.2	88	48	90%	10	6	↓	4%	51	0
3	Farnam	22.4	56	41	98%	8	10	↑	50%	94	1
3	Jackson	23.2	58	151	94%	25	9	↓	4%	17	0
4	ParkSouth	31.2	78	96	96%	11	17	↑	8%	96	1
4	Pine	34.4	86	50	84%	5	13	↑	9%	94	4
5	KayJay	28.8	72	87	95%	4	4	-	3%	76	1
5	Highland	28.8	72	53	81%	9	12	↑	11%	16	0
6	Southside	21.2	53	330	55%	411	434	↑	122%	n/a	0
7	SCSE	27.2	68	288	23%	235	244	↑	178%	n/a	n/a
7	SCNW	28	70	246	29%	181	188	↑	163%	10	0
7	SCSW	17.2	43	158	26%	123	119	↓	159%	n/a	n/a
7	Keystone	24.8	62	67	21%	87	90	↑	243%	n/a	0
7	ParkVilla	NA	NA	8	88%	1	4	↑	17%	na	0
8	SCNE	25.6	64	645	15%	585	588	↑	261%	72	4
8	Chambers	10.4	26	44	57%	49	57	↑	178%	34	3
8	NOAH	25.6	64	16	31%	10	13	↑	54%	N/A	1
8	Crown1	16	40	23	52%	11	14	↑	88%	N/A	0
8	Crown2	25.2	63	18	28%	11	19	↑	158%	N/A	0
8	Bayview	27.6	69	10	50%	4	9	↑	75%	N/A	0
8	Villas	NA	NA	24	63%	15	15	↑	47%	27	2
	Paint	NA	NA	49	69%	41	25	↓	NA	NA	NA
	PestControl	NA	NA	1302	99%	69	305	↓	NA	NA	NA
OHA PASS Score		27.1	TOTAL / AVE		66%	1929	2233	↓	87%	44	17

OHA Property Management Report July 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	3	97.2%	↓	\$ 13,157	\$ 22,140	0.64	0.59	↓	\$ 62,213	\$ 65,704	\$ (3,491)	\$ 71,640	17
	Benson Tower	143	1	5	96.4%	↓	\$ 32,918	\$ 26,435	1.18	1.25	↑	\$ (205,574)	\$ (179,541)	\$ (26,033)	\$ (131,439)	17
	Chambers Court	32	1	2	93.8%	↓	\$ 26,773	\$ 35,128	1.22	0.76	↓	\$ (178,987)	\$ (185,760)	\$ 6,773	\$ (38,337)	NA
	Farnam	20	0	0	100.0%	-	\$ 7,749	\$ 11,401	1.01	0.68	↓	\$ (50,272)	\$ (24,180)	\$ (26,092)	\$ (21,336)	NA
	Jackson Tower	207	0	0	100.0%	-	\$ 40,431	\$ 46,805	0.93	0.86	↓	\$ (405,799)	\$ (290,315)	\$ (115,484)	\$ (299,006)	21
	Park South Tower	221	1	2	99.1%	↓	\$ 45,932	\$ 53,520	0.73	0.86	↑	\$ (5,792,495)	\$ (130,398)	\$ (5,662,097)	\$ (216,846)	20
	Highland Tower	106	0	2	98.1%	↓	\$ 8,932	\$ 22,250	0.47	0.40	↓	\$ (79,585)	\$ (192,265)	\$ 112,680	\$ (15,057)	21
	Pine Tower	143	4	3	97.9%	↑	\$ 20,735	\$ 33,347	0.59	0.62	↑	\$ (127,297)	\$ (120,891)	\$ (6,406)	\$ (57,058)	17
	Bayview	12	0	0	100.0%	-	\$ 1,764	\$ 6,932	0.49	0.25	↓	\$ 275	\$ (6,486)	\$ 6,761	\$ 6,928	NA
Elderly	Evans Tower	110	2	1	99.1%	↑	\$ 29,799	\$ 34,246	0.89	0.87	↓	\$ 33,253	\$ 36,069	\$ (2,816)	\$ 38,477	21
	Crown Tower	149	6	9	93.6%	↓	\$ 16,595	\$ 34,447	0.67	0.48	↓	\$ (355,738)	\$ (302,134)	\$ (53,604)	\$ (118,973)	9
	Underwood Tower	104	0	0	100.0%	-	\$ 6,308	\$ 32,994	0.08	0.19	↑	\$ 51,732	\$ 50,240	\$ 1,492	\$ 58,875	21
	Kay Jay Tower	117	2	1	99.1%	↑	\$ 5,500	\$ 33,993	0.49	0.16	↓	\$ (81,225)	\$ (140,151)	\$ 58,926	\$ (21,975)	20
	Southside	356	17	29	91.9%	↓	\$ 7,546	\$ 96,406	0.15	0.08	↓	\$ 61,941	\$ (31,262)	\$ 93,203	\$ 164,065	25
Single Family Homes/ Duplexes	Scat-Site North East	225	6	15	93.3%	↓	\$ 5,920	\$ 87,156	0.06	0.07	↑	\$ (179,511)	\$ 1,770,586	\$ (1,950,097)	\$ (101,990)	4
	N. Omaha Afford Homes	24	0	0	100.0%	-	\$ 7,298	\$ 12,166	1.28	0.60	↓	\$ (121,507)	\$ (106,486)	\$ (15,021)	\$ (20,399)	NA
	Crown I	16	0	0	100.0%	-	\$ (1,710)	\$ 4,763	1.81	-0.36	↓	\$ (33,995)	\$ 4,117	\$ (38,112)	\$ (30,673)	NA
	Crown II	12	0	0	100.0%	-	\$ (1,675)	\$ 3,177	0.64	-0.53	↓	\$ (38,406)	\$ (19,620)	\$ 18,786	\$ (12,762)	NA
	Scat-Site South East	137	0	0	100.0%	-	\$ 2,182	\$ 50,719	0.23	0.04	↓	\$ (90,795)	\$ (94,727)	\$ 3,932	\$ 2,704	18
	Scat-Site North West	115	0	1	99.1%	↓	\$ 15,044	\$ 53,969	0.17	0.28	↑	\$ (29,321)	\$ (43,568)	\$ 14,247	\$ (749)	20
	Keystone Crown Creek	37	0	0	97.3%	-	\$ 2,399	\$ 12,099	0.51	0.20	↓	\$ (117,959)	\$ (126,378)	\$ 8,419	\$ (1,642)	NA
	Scat-Site South West	75	0	0	100.0%	-	\$ 20,082	\$ 35,735	0.87	0.56	↓	\$ (31,155)	\$ (37,016)	\$ 5,861	\$ (1,918)	20
Total		2467	42	73	97.0%	↓	\$ 313,679	\$ 749,828	0.54	0.42	↓	\$ (7,710,207)	\$ (104,462)	\$ (7,568,173)	\$ (747,471)	17.12

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: August 29, 2023

Re: Compliance Department Update

Intake Department

During the month of July, 464 families applied for public housing. The number of new applicants increased by 57 from June. Approved applications dropped to 65 during July along with the number of available units to lease because of the high occupancy achieved in June. The breakdown for approved applications is 48 one-bedroom, 8 two-bedroom, and 9 three-bedroom. In addition, there was 1 application approved for Chambers Court.

There was a total of 313 applicants removed from the waiting list this month. With only 9 refusing the housing offered, 269 applicants removed for no response, 2 failed background check, 27 were applicant requests, 1 was a duplicate, 1 applicant deceased and 1 was over income.

The wait list purge happened using the process in the Yardi Portal for the first time. Applicants received the initial email and notice was mailed. There were 2 additional reminders sent out by email during the time frame for responding. Applicants were asked to Save My Spot. Prior to the purge, there were 5,839 applicants on the wait list. At the end of the purge, the total was 2,974. There was a 51% decrease in the total # of applicants. Please see attached chart for the bedroom breakdown.

Staff time was taken away from processing applications for preparing for the wait list purge and then to assist families during the purge week at the end of July into the first week of August.

Recertifications

HUD's monthly Re-examination Delinquency Report for July continued to increase from 95.03 to 95.16. Staff continue to work on our past due files while continuing to work on the current recertifications through September. More families were referred to legal, when our numerous attempts failed, as a way to get the families to respond and complete their paperwork. Residents receiving the eviction notice do seem to get our desired response and the annual is completed.

78% of the interims reported between January and April have been completed. The interims that were not completed timely dropped from 31% to 22% from June to July. Emphasis on completing interims is part of the staff monthly meetings with their supervisor. We are reviewing staff processes with those that have late annual and interim recertifications.

Process Improvements

There were several large projects going on in addition to the regular day to day issues with Yardi. The projects included the Aspire on-line training system, Public Housing wait list purge, the upcoming opening of Section 8 wait list, Section 8 briefing online video and property set up for Park Villa. Nicole also worked with FSS staff on the Family Metrics FSS report integration, Property Management staff on

Memorandum



To: The Board of Commissioners

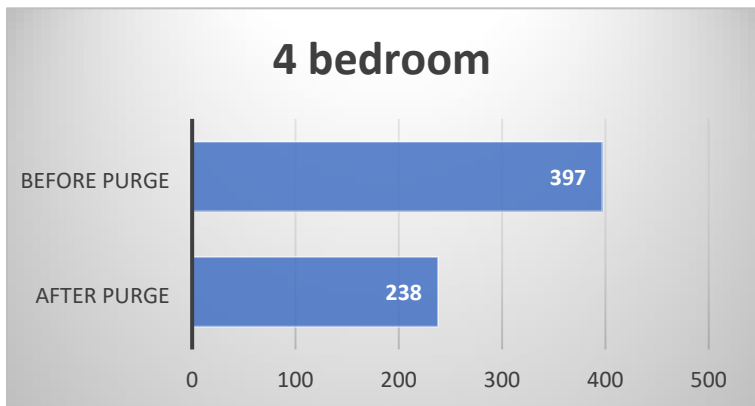
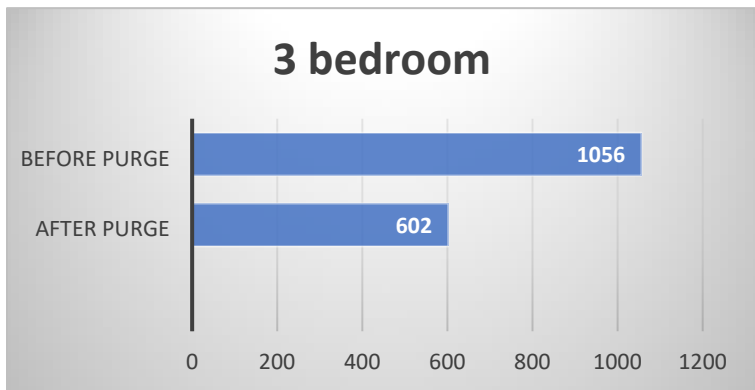
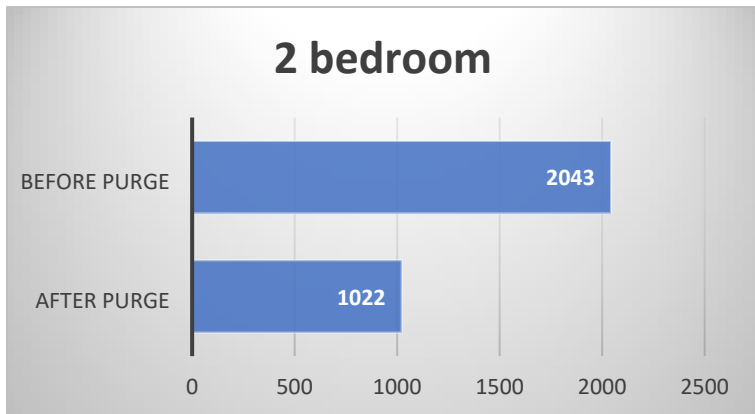
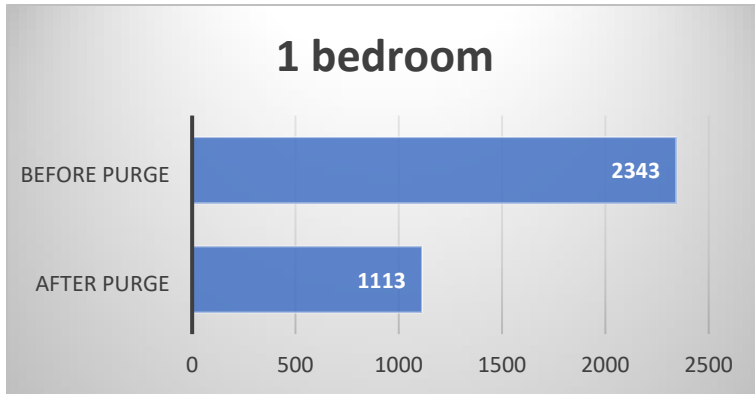
From: Susan Gilroy, Director of Compliance

Date: August 29, 2023

Re: Compliance Department Update

work order notifications and Section 8/Public Housing Intake staff with applicant status into the portal prior to both the purge and wait list opening. There were 7 in person training sessions both in groups and with individuals. There were 89 requests from staff throughout the agency for Yardi assistance during July with 20 cases forwarded on for Yardi support assistance.

Public Housing Waiting List Data – Before and After Purge



Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: August 29, 2023
 Re: Intake Approved Applications July 2023

**Intake Department
 Month of July 2023**

New Public Housing Applications	464
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	65
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	1
Approved Applications for Farnam Apts Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
	48	8	9	0	
Villas Applications Approved		Two	Three		
North Villas		0	0		
Arbor Villa		1	0		
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
		0	1	0	0
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
		0	0		

Applications Withdrawn from PH Wait List	313	
No Response	269	
Unit Offer Refusal	9	
Applicant Request	27	
Owe monies to OHA	0	
Not eligible to Apply	3	
Over Income Limits	1	
Failed Background Check	2	
Duplicate Application	1	
Deceased	1	

Memorandum



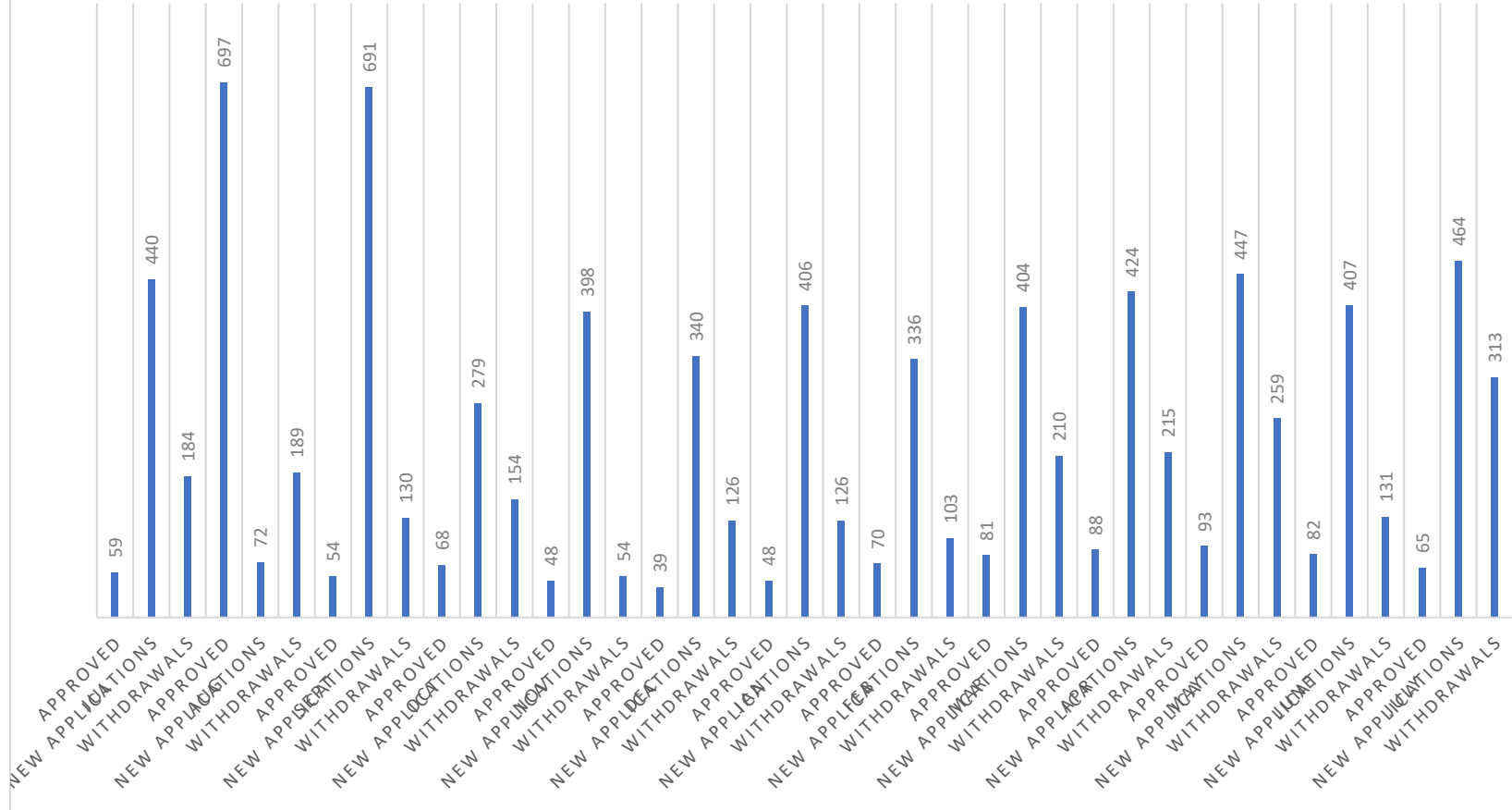
To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

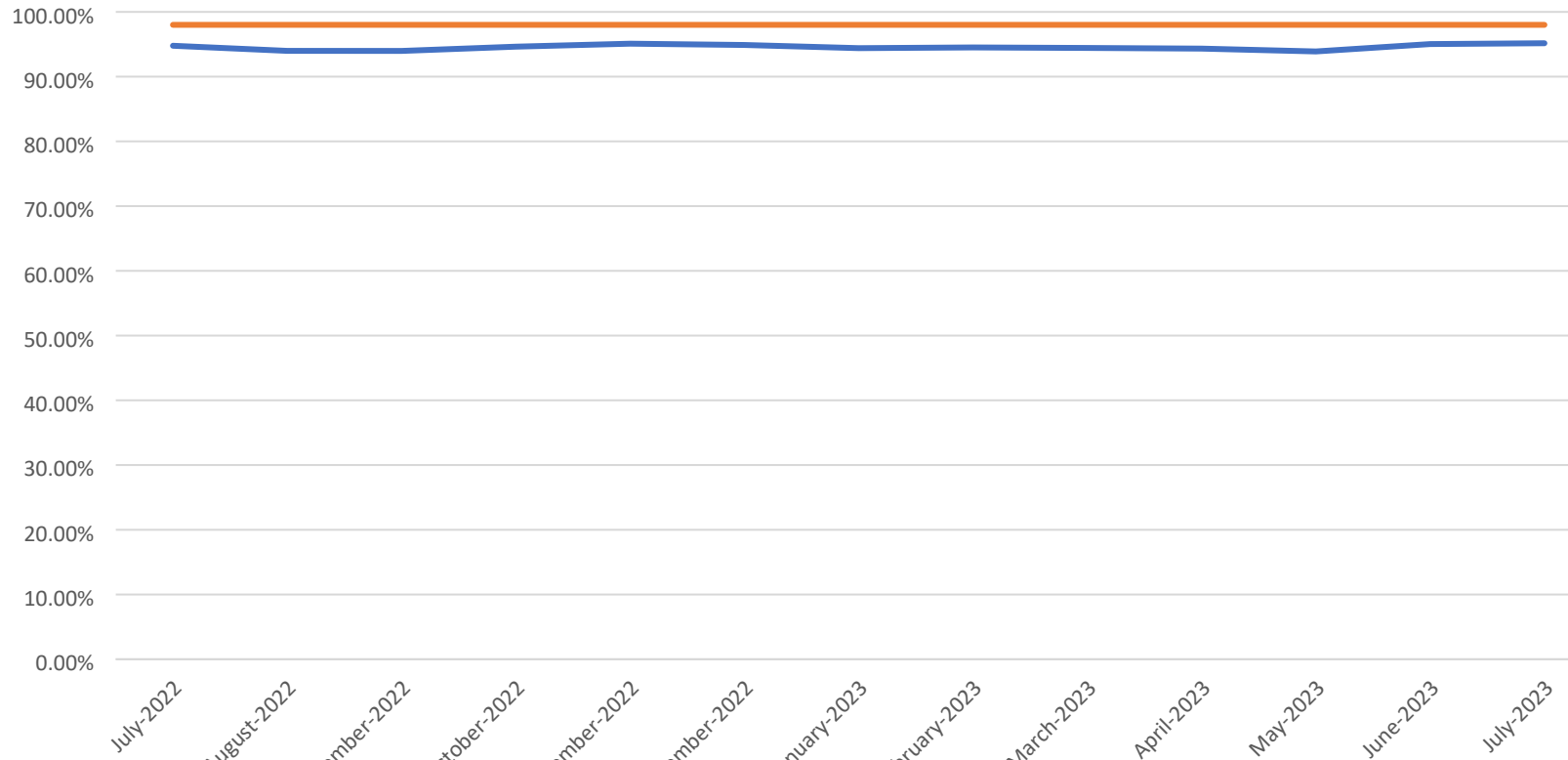
Date: August 29, 2023

Re: Intake Approved Applications July 2023

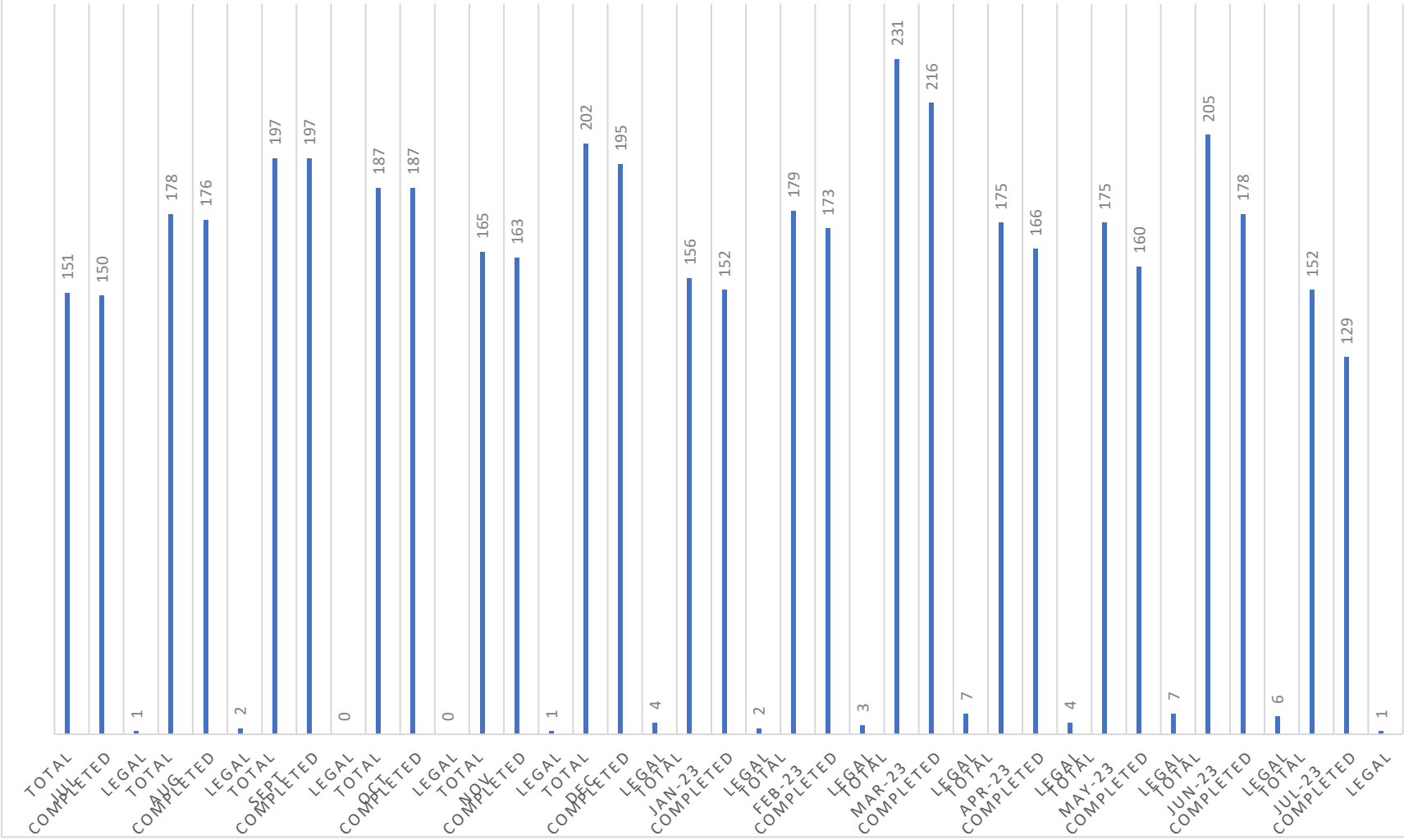
PUBLIC HOUSING WAITING LIST DATA JULY 2023



HUD Reporting Rate for Annual Recertifications 95.16%



ANNUAL RECERTIFICATION STATUS 95.16%

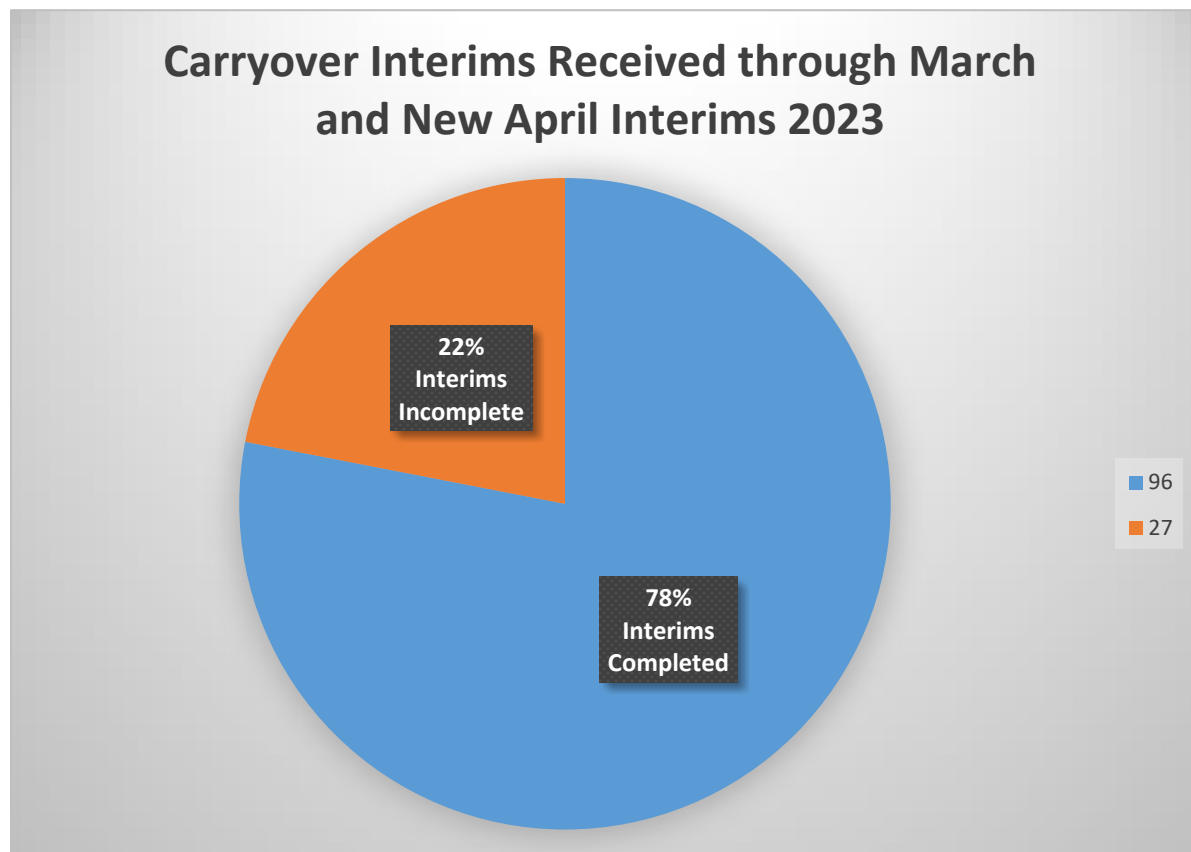


Memorandum



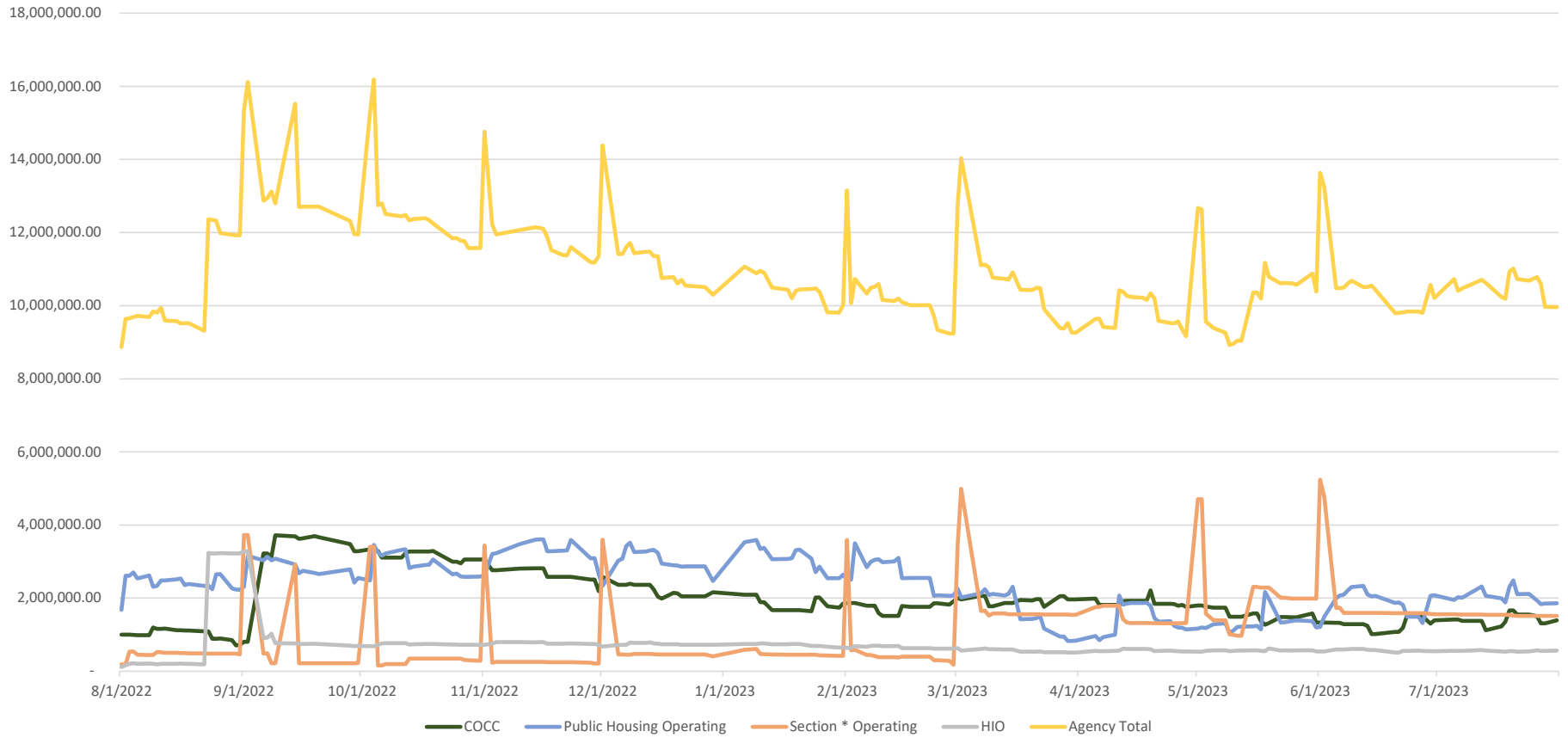
To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: August 29, 2023
Re: Interims – July 2023

34 residents reported changes during April. There were 16 files carried over from changes reported through the end of March. 23 total files were completed and 11 are still in process for completion. Files not completed by July 1st are considered late.

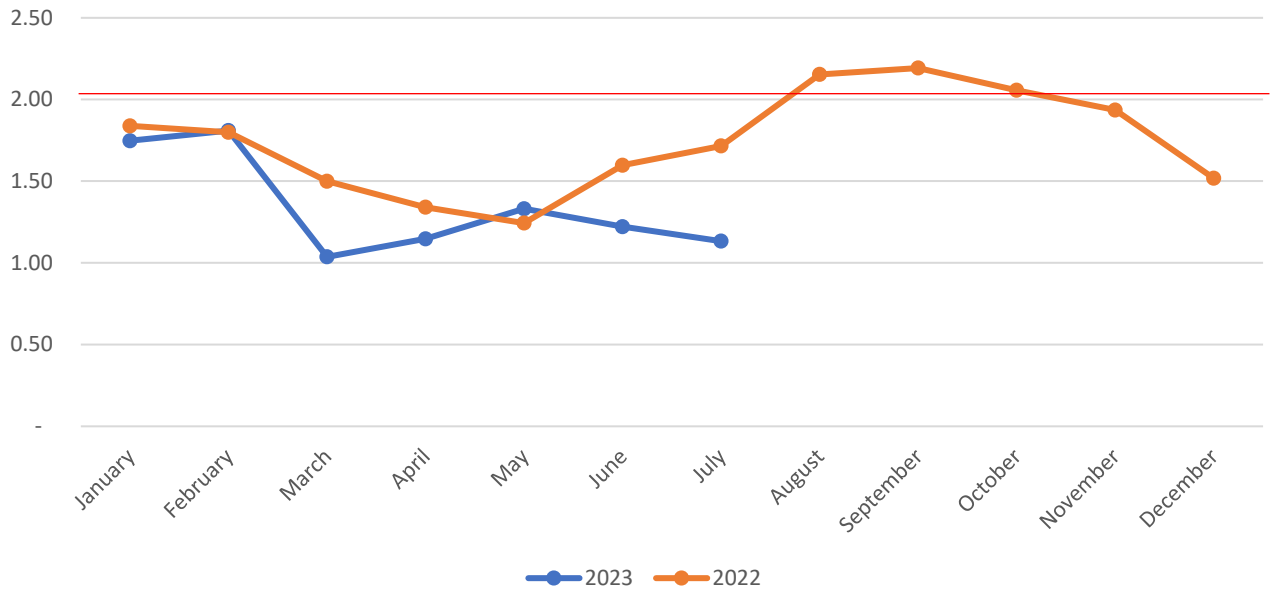


6.6. Financials

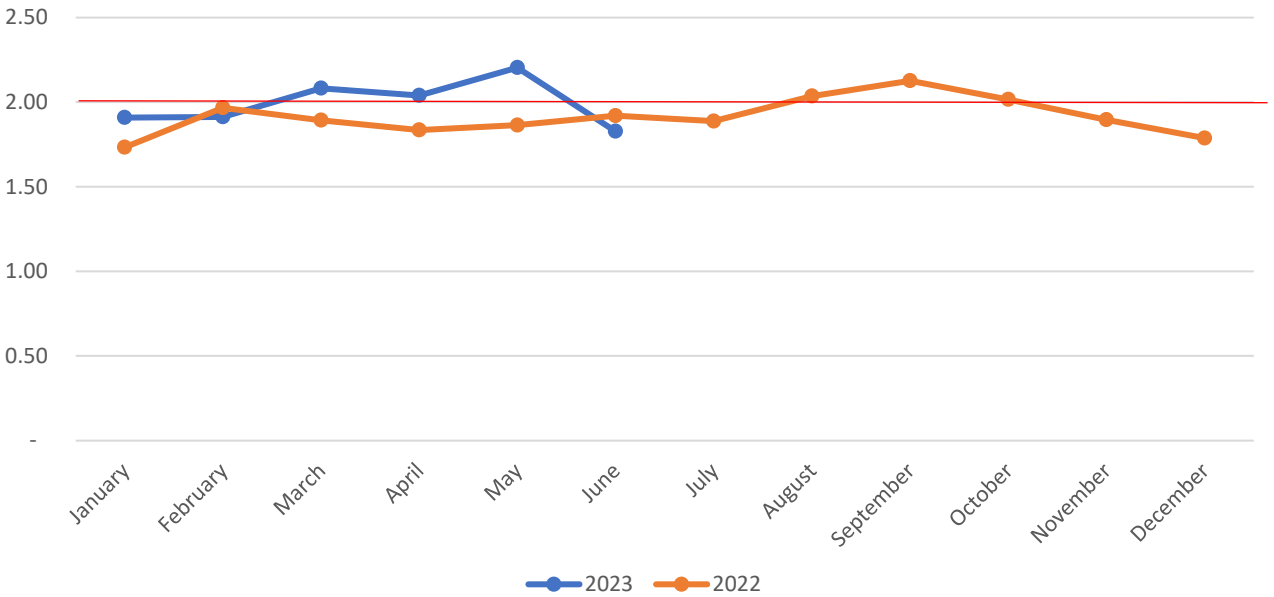
Cash Trends



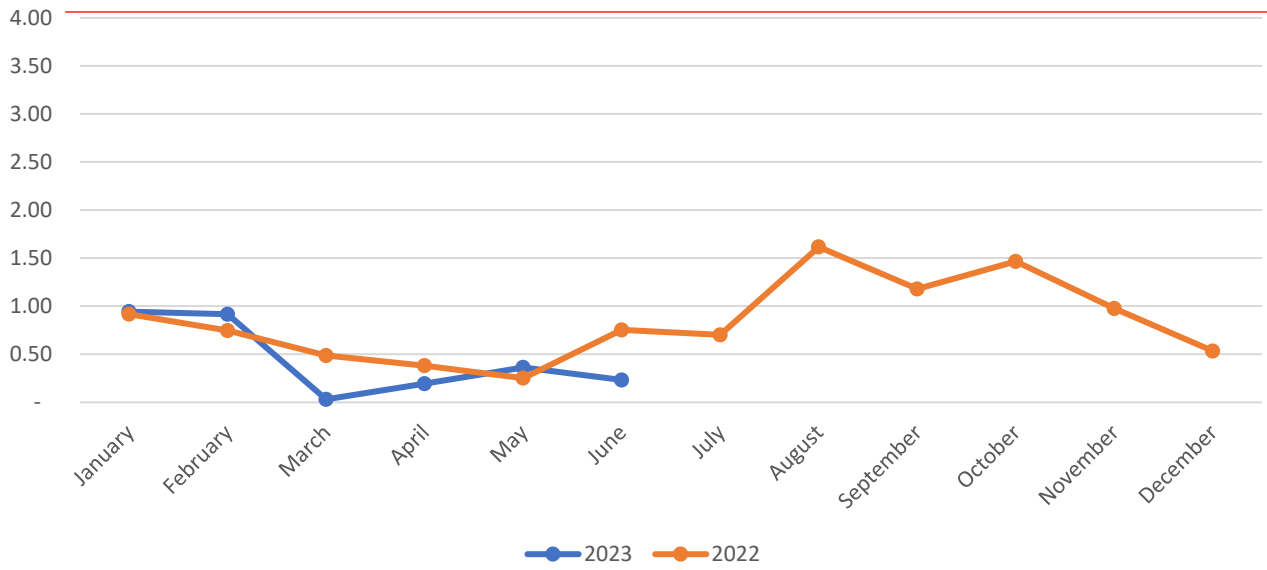
Quick Ratio Comparison
Public Housing



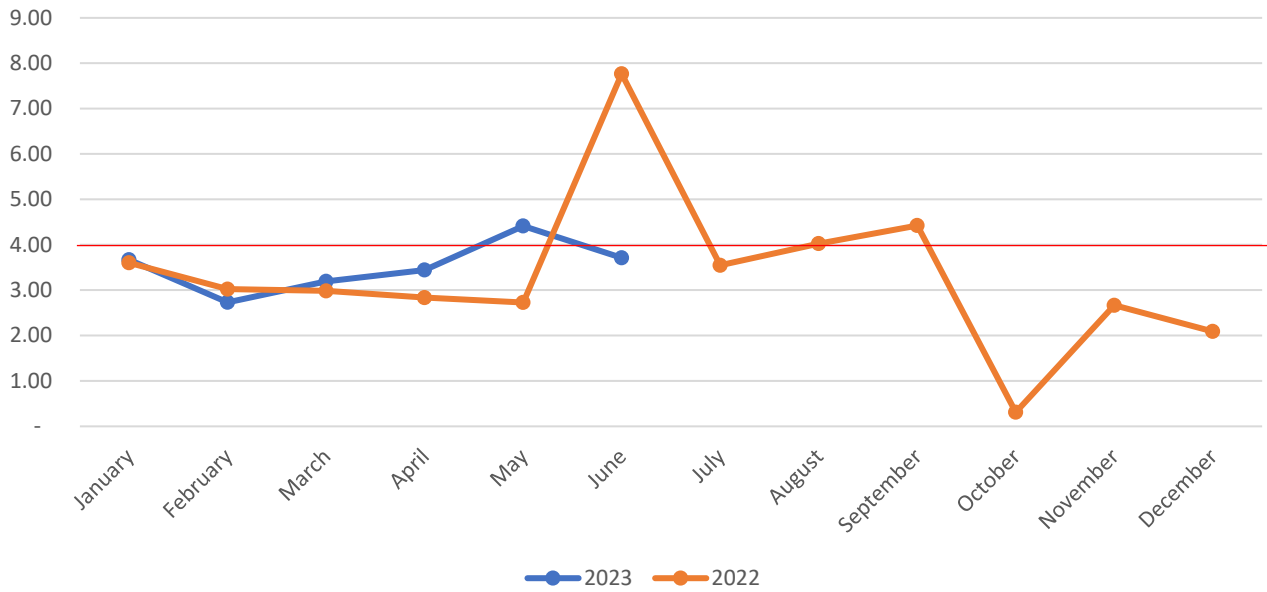
Quick Ratio Comparison
Agency Wide



MENAR Comparison
Public Housing



MENAR Comparison
Agency Wide



Memorandum



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

3148 AGENCY BALANCE SHEET

July 2023:

Cash position had a net decrease of **(\$530,539)**.

- Public Housing (PH): had a net change of a decrease of **(\$243,503)**.
- HIO: had a net change decrease of **(\$91,162)**.
- Section 8 operating: had a net change decrease of **(\$42,771)**.
- Central Office: had a net change decrease of **(\$105,867)**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change increase of **\$1,956,289**.

- Operating A/R had a net change increase of **\$1,840,323**.
- A/R Inter-property had a net change increase of **\$189,648**.
- Tenant Receivables had a net change decrease of **(\$68,008)**.
- A/R Promissory Notes had a net change decrease of **(\$5,674)**.

Prepaid Assets had a net change decrease of **(\$129,096)**.

Fixed Assets in December had a net decrease of **(\$79,625.14)**.

- Building Improvements – Totaled **\$42,402**.
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$251,841**.

Total Liabilities had a net change increase of **\$1,473,074**.

Current Liabilities had a net change increase of **\$1,472,669**.

- Accounts Payable had a net change decrease of **(\$106,521)**.
- **Unearned Revenue had an increase of \$1,466,821 due to unearned administration fees.**
- 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 **(\$119,324)**.
- Inter-fund Payable had a net change increase of **\$232,246**.

Memorandum



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

AGENCY BUDGET COMPARISON

Revenue was unfavorable to budget MTD by **(960,043)**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **\$95,150** received vs **\$180,692** Budgeted.
- We received Capital Funding of **\$204,035** in Hard and **\$584,397** in Soft costs.
- The Budget for Hard Costs had **\$1,030,950** in Administration Fee's included. We have elected to amortize these monthly through the end of 2023. The balance is in unearned revenue.

Total Expenses were favorable to budget MTD by **\$436,111**

Admin Expenses: MTD budget variance was favorable to budget by **\$26,075**.

Resident Service Expenses: MTD budget variance was unfavorable **\$58,820**.

Utility Expenses: MTD budget variance was favorable **\$11,164**.

Maintenance Expenses: MTD budget variance were favorable to budget by **\$426,455**.

Protective Services Expenses: MTD budget variance was unfavorable to budget by **(\$7,352)**

General Expenses: MTD budget variance was unfavorable **(\$94,481)**. Due to Bad Debts for June and July were recorded in July. We have diligently been working on reconciling the tenet ledgers.

July 2023:

Adjusted Net Operating Income/ (Loss) MTD was **\$227,248** with an unfavorable budget variance of **(\$434,394)** This is adding and subtracting back non-cash transactions which includes depreciation expense of \$251,841. **The large budget variance is due to the election to amortize the administrative fees over the balance of the year.**

Public Housing:

- The MTD adjusted net operating income/ (loss) \$437,989 budget variance was unfavorable (\$118,448).
- **HIO:**
 - The MTD adjusted net operating income/ (loss) (\$51,338) budget variance was unfavorable by (\$50,406).
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$100,406) budget variance was unfavorable by (\$150,996).
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$136,635) budget variance was unfavorable by (\$137,284).
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was \$28,956. budget variance was favorable \$1,307.

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Ending Balance (Month)	Net Change	1st Beginning Balance	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	11,632,119.28	12,162,658.56	-530,539.28	12,372,198.79	-740,079.51
OTHER ACCOUNTS RECEIVABLE	2,555,788.99	715,466.36	1,840,322.63	889,923.46	1,665,865.53
A/R INTER-PROPERTY	1,408,023.35	1,218,375.62	189,647.73	637,585.31	770,438.04
A/R - TENANT	394,644.08	462,651.78	-68,007.70	315,174.47	79,469.61
A/R PROMISSORY NOTES	3,077,155.00	3,082,829.00	-5,674.00	3,121,694.23	-44,539.23
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID ASSETS	2,093,898.74	2,222,995.14	-129,096.40	257,597.33	1,836,301.41
INTER-FUND DUE FROM	1,722,822.78	1,491,369.42	231,453.36	2,396,813.31	-673,990.53
TOTAL CURRENT ASSETS	23,032,648.57	21,504,542.23	1,528,106.34	20,139,183.25	2,893,465.32
FIXED ASSETS	31,729,918.46	31,809,543.60	-79,625.14	32,303,306.47	-573,388.01
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00	2,390,434.51	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	888,265.01	888,265.01	0.00	925,765.01	-37,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,615,383.21	38,695,008.35	-79,625.14	39,226,271.22	-610,888.01
TOTAL ASSETS	61,648,031.78	60,199,550.58	1,448,481.20	59,365,454.47	2,282,577.31
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	257,182.63	363,703.97	-106,521.34	663,986.80	-406,804.17
A/P OTHER	3,961,423.64	2,495,154.97	1,466,268.67	-231,035.53	4,192,459.17
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	544,448.57	626,090.84	-81,642.27	589,105.33	-44,656.76
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	14,420.49	14,237.35	183.14	193,827.09	-179,406.60
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
TENANT SECURITY DEPOSIT	730,197.56	734,326.56	-4,129.00	689,025.56	41,172.00
UNEARNED REVENUE	299,953.32	333,689.01	-33,735.69	305,304.64	-5,351.32
CURRENT PORTION OF DEBT	1,709,357.78	1,709,357.78	0.00	1,715,668.89	-6,311.11
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	1,936,203.35	1,703,957.52	232,245.83	2,600,147.79	-663,944.44
TOTAL CURRENT LIABILITIES	13,234,731.71	11,762,062.37	1,472,669.34	10,361,386.94	2,873,344.77
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	-25,000.00	-25,000.00	0.00	12,500.00	-37,500.00
FSS ESCROW	661,552.63	661,147.63	405.00	567,965.63	93,587.00
TOTAL LT ACCRUED 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	17,643,533.51	17,643,128.51	405.00	17,587,446.51	56,087.00
TOTAL LIABILITIES	30,878,265.22	29,405,190.88	1,473,074.34	27,948,833.45	2,929,431.77
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	10,802,271.64	10,826,864.78	-24,593.14	11,349,385.31	-547,113.67
UNRESTRICTED NET POSITION	-4,294,383.03	-4,294,383.03	0.00	-4,194,642.24	-99,740.79
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
TOTAL EQUITY	30,769,766.56	30,794,359.70	-24,593.14	31,416,621.02	-646,854.46
TOTAL LIABILITIES AND EQUITY	61,648,031.78	60,199,550.58	1,448,481.20	59,365,454.47	2,282,577.31
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 = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CASH - OPERATING	4,490,347.78	5,459,791.88	-969,444.10
CASH - PAYROLL	49,008.60	96,149.20	-47,140.60
CASH - OTHER	47,999.47	47,964.97	34.50
FSA CASH	35,940.91	35,940.91	0.00
PETTY CASH	500.00	500.00	0.00
CASH - VENDOR PAYMENTS	594,399.53	128,932.27	465,467.26
GRANT ACCOUNT	286.00	286.00	0.00
CASH - RESTRICTED	4,190,692.16	4,197,129.66	-6,437.50
CASH - RESTRICTED MODERNIZATION AND DEV	37,973.94	37,882.09	91.85
REPLACEMENT RESERVE	68,892.95	68,749.31	143.64
CASH - FSS ESCROW	598,604.63	573,249.63	25,355.00
OPERATING RESERVE	265,264.68	264,752.91	511.77
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00
CASH - SECURITY DEPOSIT	590,667.27	590,666.27	1.00
HOMEOWNERSHIP FUNDS	362,939.11	362,061.21	877.90
CASH AND CASH EQUIVALENTS	11,632,119.28	12,162,658.56	-530,539.28
A/R HUD	3,049,986.30	1,197,629.10	1,852,357.20
A/R PHA PROJECTS	4,400.00	4,400.00	0.00
A/R OTHER GOVERNMENTS	130,396.00	136,178.81	-5,782.81
A/R OTHER	1,800.00	1,800.00	0.00
A/R NON DWELLING RENT	22,468.69	28,720.45	-6,251.76
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262.00	-653,262.00	0.00
OTHER ACCOUNTS RECEIVABLE	2,555,788.99	715,466.36	1,840,322.63
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00
INTER-PROPERTY {9EC}	98,965.59	93,574.91	5,390.68
INTER-PROPERTY {9KCC}	55,070.60	52,725.47	2,345.13
INTER-PROPERTY {9NOAH}	33,020.99	31,484.81	1,536.18
INTER-PROPERTY {9FAR}	65,843.02	62,095.51	3,747.51
INTER-PROPERTY {9BV}	16,556.40	15,781.35	775.05
INTER-PROPERTY {9CR1}	28,076.95	27,052.37	1,024.58
INTER-PROPERTY {9CR2}	16,531.56	15,763.46	768.10
INTER-PROPERTY {VILLAS}	22,405.15	20,898.31	1,506.84
INTER-PROPERTY {HCV}	1,652,820.00	1,381,530.00	271,290.00
INTER-PROPERTY {HCV ADM}	-837,842.20	-837,842.20	0.00
INTER-PROPERTY {PUB HSG}	206,575.29	305,311.63	-98,736.34
A/R INTER-PROPERTY	1,408,023.35	1,218,375.62	189,647.73
ACCOUNTS RECEIVABLE TENANTS	448,310.37	516,251.07	-67,940.70
ALLOWANCE FOR A/R TENANTS	-53,865.29	-53,865.29	0.00
A/R - TPA	199.00	266.00	-67.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
A/R - TENANT	394,644.08	462,651.78	-68,007.70
P-NOTES OUTSTANDING	575,901.33	581,575.33	-5,674.00
ALLOWANCE FOR P-NOTES	-124,238.24	-124,238.24	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00
A/R PROMISSORY NOTES	3,077,155.00	3,082,829.00	-5,674.00
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
PREPAID INSURANCE	-43,087.15	54,429.83	-97,516.98
PREPAID SOFTWARE EXP	303,871.28	331,163.22	-27,291.94
PREPAID MED FSA SEC 125	-18,571.35	-14,283.87	-4,287.48
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00
PREPAID OTHER	1,827,020.57	1,827,020.57	0.00
PREPAID ASSETS	2,093,898.74	2,222,995.14	-129,096.40
INTER-FUND DUE FROM {COCC}	382,512.57	382,534.34	-21.77
INTER-FUND DUE FROM {HIOOPER}	-201,682.88	-201,682.88	0.00
INTER-FUND DUE FROM {9EC}	135,101.53	132,720.75	2,380.78
INTER-FUND DUE FROM {9KCC}	50,881.32	50,966.32	-85.00
INTER-FUND DUE FROM {9NOAH}	44,094.48	46,836.73	-2,742.25
INTER-FUND DUE FROM {9SEC}	20,155.68	20,155.68	0.00
INTER-FUND DUE FROM {9FAR}	14,801.12	13,946.10	855.02
INTER-FUND DUE FROM {9BV}	7,096.38	6,631.75	464.63
INTER-FUND DUE FROM {9CR1}	10,163.09	9,430.57	732.52
INTER-FUND DUE FROM {9CR2}	9,686.68	9,646.15	40.53
INTER-FUND DUE FROM {VILLAS}	630.13	2,914.51	-2,284.38
INTER-FUND DUE FROM {HCV}	150,759.20	150,759.20	0.00
INTER-FUND DUE FROM {HCV ADM}	-706.48	-706.48	0.00
INTER-FUND DUE FROM {HCV MV}	-20,797.25	-20,797.25	0.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	239,932.87	0.00
INTER-FUND DUE FROM {MOD REHAB}	7,084.00	7,084.00	0.00
INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	231,846.82	121,704.78	110,142.04
INTER-FUND DUE FROM {ROSS GRANT}	37,393.45	-40,740.39	78,133.84
INTER-FUND DUE FROM {FSS GRANT}	-42,961.36	-73,581.87	30,620.51
INTER-FUND DUE FROM {CNI GRANT}	562,426.98	558,147.99	4,278.99
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00
INTER-FUND DUE FROM {CFP GRANT}	16,607.20	7,669.30	8,937.90
INTER-FUND DUE FROM	1,722,822.78	1,491,369.42	231,453.36
TOTAL CURRENT ASSETS	23,032,648.57	21,504,542.23	1,528,106.34
LAND	8,299,143.07	8,299,143.07	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
BUILDINGS	158,131,147.35	158,131,147.35	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00
BUILDING IMPROVEMENTS	41,286,012.24	41,243,610.24	42,402.00
CONTRACT WORK IN PROCESS	840,580.62	840,580.62	0.00
WIP - PREDEVELOPMENT	32,400.00	0.00	32,400.00
WIP - INS PROCEEDS/REPAIRS	497,707.08	480,722.49	16,984.59
DWELLING EQUIPMENT	2,754,786.71	2,674,876.66	79,910.05
SITE IMPROVEMENTS	4,674,056.57	4,674,056.57	0.00
OFFICE EQUIPMENT	238,588.21	238,588.21	0.00
MAINTENANCE EQUIPMENT	283,795.66	283,276.16	519.50
COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00
COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00
AUTOMOTIVE EQUIPMENT	2,388,023.54	2,388,023.54	0.00
SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00
ACCUM DEPR - BUILDINGS	-149,977,870.72	-149,901,552.12	-76,318.60
ACCUM DEPR - COMMERCIAL	-369,673.60	-369,370.57	-303.03
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-75,868.23	-75,601.22	-267.01
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-31,190,718.08	-31,082,069.67	-108,648.41
ACCUM DEPR - DWELLING EQUIPMENT	-1,596,338.60	-1,580,482.74	-15,855.86
ACCUM DEPR - SITE IMPROVE	-3,036,405.49	-3,015,710.67	-20,694.82
ACCUM DEPR - OFFICE EQUIPMENT	-225,429.40	-224,734.78	-694.62
ACCUM DEPR - MAINTENANCE EQUIPMENT	-279,701.98	-279,337.76	-364.22
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-522,122.70	-521,655.94	-466.76
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,950,880.64	-1,932,418.50	-18,462.14
ACCUM DEPR - SECURITY EQUIPMENT	-373,879.69	-364,113.88	-9,765.81
FIXED ASSETS	31,729,918.46	31,809,543.60	-79,625.14
N/R STREHLOW	1,347,673.32	1,347,673.32	0.00
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	214,719.15	214,719.15	0.00
LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
A/R P-NOTES - LONG TERM	-332,815.00	-332,815.00	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
LT INTER-PROPERTY {COCC}	-25,000.00	-25,000.00	0.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	227,253.54	227,253.54	0.00
LT INTER-PROPERTY	888,265.01	888,265.01	0.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,615,383.21	38,695,008.35	-79,625.14
TOTAL ASSETS	61,648,031.78	60,199,550.58	1,448,481.20
LIABILITIES AND EQUITY			
LIABILITIES			
ACCOUNTS PAYABLE			
ACCOUNTS PAYABLE	257,182.63	363,703.97	-106,521.34
ACCOUNTS PAYABLE	257,182.63	363,703.97	-106,521.34
UNEARNED INCOME	3,975,062.01	2,508,240.34	1,466,821.67
A/P OTHER	-13,638.37	-13,085.37	-553.00
A/P OTHER	3,961,423.64	2,495,154.97	1,466,268.67
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
ACCRUED MGMT & BKKPING FEE	63,420.96	63,420.96	0.00
ACCRUED FRONT-LINE FEES	481,027.61	562,669.88	-81,642.27
ACCRUED FEES	544,448.57	626,090.84	-81,642.27
ACCR WAGES & WITHHOLDINGS			
COURT ORDERED WITHHOLDING	4.73	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00
OTHER WITHHOLDING	1,683.24	1,482.74	200.50
EE INS DEDUCTIONS	12,747.76	12,765.12	-17.36
ACCR WAGES & WITHHOLDINGS	14,420.49	14,237.35	183.14
COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00
TENANT SECURITY DEPOSIT	684,728.55	689,077.55	-4,349.00
PET DEPOSIT	7,514.00	7,294.00	220.00
DEPOSIT REFUND ACCOUNT	37,955.01	37,955.01	0.00
TENANT SECURITY DEPOSIT	730,197.56	734,326.56	-4,129.00
DEFERRED REVENUE	503,694.00	503,694.00	0.00
TENANT PREPAID RENT	291,754.70	325,740.39	-33,985.69
NO UNIT HOLDING ACCT	8,198.62	7,948.62	250.00
UNEARNED REVENUE	299,953.32	333,689.01	-33,735.69
MORTGAGE PAYABLE - CURRENT	1,709.42	1,709.42	0.00
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00
ACCRUED INTEREST HIO	138,863.00	138,863.00	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00
CURRENT PORTION OF DEBT	1,709,357.78	1,709,357.78	0.00
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00
CONTRACT RETAINAGE	51,085.96	51,085.96	0.00
OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00
INTER-FUND DUE TO {COCC}	1,676,892.83	1,444,373.05	232,519.78
INTER-FUND DUE TO {HIOOPER}	820.33	820.33	0.00
INTER-FUND DUE TO {9EC}	23,925.08	23,925.08	0.00
INTER-FUND DUE TO {9KCC}	19,876.95	19,876.95	0.00
INTER-FUND DUE TO {9NOAH}	4,674.79	4,674.79	0.00
INTER-FUND DUE TO {9SEC}	172,354.19	172,354.19	0.00
INTER-FUND DUE TO {9FAR}	11,651.26	11,651.26	0.00
INTER-FUND DUE TO {9BV}	10,213.51	10,213.51	0.00
INTER-FUND DUE TO {9CR1}	4,389.71	4,389.71	0.00
INTER-FUND DUE TO {9CR2}	2,996.87	2,996.87	0.00
INTER-FUND DUE TO {VILLAS}	-174,194.79	-174,194.79	0.00
INTER-FUND DUE TO {HCV ADM}	177,376.62	177,376.62	0.00
INTER-FUND DUE TO {PUB HSG}	5,226.00	5,499.95	-273.95
INTER-FUND DUE TO	1,936,203.35	1,703,957.52	232,245.83
TOTAL CURRENT LIABILITIES	13,234,731.71	11,762,062.37	1,472,669.34
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00
NONCURRENT LIABILITIES - OTHER	-25,000.00	-25,000.00	0.00
LT LIABILITIES - OTHER	-25,000.00	-25,000.00	0.00
FSS ESCROW	661,552.63	661,147.63	405.00
FSS ESCROW	661,552.63	661,147.63	405.00
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00
COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,643,533.51	17,643,128.51	405.00
TOTAL LIABILITIES	30,878,265.22	29,405,190.88	1,473,074.34
EQUITY			
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00
RETAINED EARNINGS	10,802,271.64	10,826,864.78	-24,593.14
RETAINED EARNINGS	10,802,271.64	10,826,864.78	-24,593.14
CONTRA EQUITY	6,806,279.54	6,806,279.54	0.00
UNRESTRICTED NET ASSETS	2,511,896.51	2,511,896.51	0.00
UNRESTRICTED NET POSITION	-4,294,383.03	-4,294,383.03	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
TOTAL EQUITY	30,769,766.56	30,794,359.70	-24,593.14
TOTAL LIABILITIES AND EQUITY	61,648,031.78	60,199,550.58	1,448,481.20
TOTAL OF ALL	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	PTD last Year Actual	Variance	YTD Actual	YTD Budget	Variance
REVENUES	6,292,046.68	7,252,090.10	-960,043.42	6,647,630.28	-355,583.60	44,119,719.88	44,075,302.00	44,417.88
EXPENSES	6,362,644.82	6,798,755.89	436,111.07	6,725,985.41	363,340.59	44,992,557.55	47,993,180.51	3,000,622.96
TRANSFERS	-46,005.00	57,149.01	103,154.01	-40,571.77	5,433.23	-322,367.00	-676,632.98	-354,265.98
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	8.00	8.00	-3,357.00	0.00	3,357.00
NET OPERATING INCOME (LOSS)	-24,593.14	396,185.20	-420,778.34	-37,791.36	13,198.22	-547,113.67	-3,241,245.53	2,694,131.86
PLUS NON-CASH EXPENSE (HIO LOANS)								
PLUS NON-CASH EXPENSE (DEPRECIATION)	251,841.28	238,208.76	-13,632.52	266,235.88	14,394.60	1,821,606.28	1,667,461.32	-154,144.96
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00		96.00		0.00		0.00
ADJUSTED NET OPERATING INCOME (LOSS)	227,248.14	634,393.96	-434,410.86	228,540.52	-1,292.38	1,274,492.61	-1,573,784.21	2,539,986.90

Property = 7pubhsg 7cap

Budget Comparison

Period = July 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	2,178,590.07	2,856,023.80	2,606,726.67	13,123,344.54	13,302,837.90	14,173,887.44
EXPENSES	1,912,864.98	2,275,355.52	2,265,461.79	13,422,327.39	16,047,753.28	13,394,850.81
TRANSFERS	0.00	186,338.57	254.42	717,320.50	-210,756.56	711,960.87
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	8.00	-2,388.00	0.00	103.00
NET OPERATING INCOME (LOSS)	265,725.09	394,329.71	341,002.46	(1,013,915.35)	(2,534,158.82)	66,972.76
LESS NON-CASH REVENUE (HIO LOANS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	172,264.08	162,107.94	181,211.40	1,235,789.74	1,134,755.58	1,273,537.48
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	437,989.17	556,437.65	522,213.86	221,874.39	(1,399,403.24)	1,340,510.24

HIO, Inc. (7hioinc)

Budget Comparison

Period = July 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	127,814.98	108,281.82	127,061.96	903,600.62	757,972.74	1,621,896.88
EXPENSES	284,116.56	206,750.17	265,944.20	1,693,738.43	1,459,873.08	1,856,432.68
TRANSFERS	-46,005.00	-40,289.23	-40,826.19	-322,367.00	-282,024.61	-282,815.85
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-110,296.58	-58,179.12	-98,056.05	-466,801.81	-419,875.73	48,280.05
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	-	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	-	-	15,821.32	15,821.32
PLUS NON-CASH EXPENSE (DEPRECIATION)	58,958.75	57,247.15	65,628.62	441,022.35	400,730.05	439,253.65
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(51,337.83)	(931.97)	(50,405.86)	(25,779.46)	(3,324.36)	503,355.02

Section 8 Operating (7fin8op)

Budget Comparison

Period = July 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	3,151,105.00	3,326,160.13	3,040,844.00	24,151,051.00	23,283,120.91	21,678,053.05
EXPENSES	3,287,739.57	3,325,510.55	3,204,006.85	23,226,633.43	23,279,692.34	21,896,673.26
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-136,634.57	649.58	-163,162.85	924,417.57	3,428.57	-218,620.21
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(136,634.57)	649.58	(163,162.85)	924,417.57	3,428.57	(218,620.21)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = July 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	350,261.97	358,204.34	349,913.14	2,305,001.77	2,507,430.38	2,383,965.94
EXPENSES	322,598.33	331,848.14	344,708.99	2,161,328.08	2,383,751.01	2,105,768.23
NET OPERATING INCOME (LOSS)	27,663.64	26,356.20	5,204.15	143,673.69	123,679.37	278,197.71
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.52	1,292.52	0.00	9,047.64	9,047.64	0.00
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	28,956.16	27,648.72	5,204.15	152,721.33	132,727.01	278,197.71

Property = 7fdscent

Budget Comparison

Period = June 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	484,112.98	603,420.01	523,040.53	3,512,245.22	4,223,940.07	3,636,777.97
EXPENSES	603,783.70	659,291.51	617,273.69	4,429,382.18	4,822,110.80	3,904,972.76
TRANSFERS	0.00	-88,900.33	0.00	-717,320.50	-183,851.81	-711,460.32
NET OPERATING INCOME (LOSS)	-119,670.72	33,028.83	-94,233.16	-199,816.46	-414,318.92	443,265.53
PLUS NON-CASH EXPENSE (DEPRECIATION)	19,264.77	17,561.15	18,042.18	135,318.43	122,928.05	126,841.03
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(100,405.95)	50,589.98	(76,190.98)	(64,498.03)	(291,390.87)	570,106.56

Property = 7pubhsg 7cap

Budget Comparison

Period = Jul 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	663,661.70	553,535.14	566,092.69	4,324,689.04	3,874,745.98	3,845,612.56
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	1,468,442.73	1,944,650.09	1,942,172.75	8,200,702.77	6,923,221.93	9,430,371.59
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	58,132.81	70,755.12	161,776.50	406,929.67	286,289.87
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	2,682.90	416.67	443.76	17,703.87	2,916.69	2,218.68
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	97,724.44	0.00	0.00
INT INCOME - RESTRICT FUNDS	969.75	54.17	55.01	3,294.33	379.19	128.06
OTHER INCOME						
TOTAL OTHER INCOME	42,832.99	299,234.92	27,207.34	317,453.59	2,094,644.44	609,266.68
TOTAL REVENUES	2,178,590.07	2,856,023.80	2,606,726.67	13,123,344.54	13,302,837.90	14,173,887.44
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	378,212.21	328,785.84	370,459.06	1,958,151.08	2,339,129.72	2,264,615.05
RESIDENT SERVICE EXPENSES	149,684.76	183,496.79	181,127.07	1,158,924.83	1,284,477.53	1,132,930.19
UTILITY EXPENSES	217,082.70	221,233.03	217,827.14	1,900,317.17	1,548,631.21	1,767,934.85
MAINTENANCE EXPENSES	732,616.12	1,181,148.98	1,072,834.38	5,520,227.84	8,350,678.66	5,381,865.45
PROTECT SERVICE EXPENSES	91,638.20	89,351.31	65,575.03	666,453.77	625,459.17	655,044.76
GENERAL EXPENSES	154,173.91	97,409.63	154,698.37	828,780.49	681,867.41	772,612.06
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
TOTAL OPERATING EXPENSES	1,723,407.90	2,101,425.58	2,062,521.05	12,032,855.18	14,830,243.70	11,977,502.36

Property = 7pubhsg 7cap

Budget Comparison

Period = Jul 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	17,193.00	11,822.00	21,729.34	153,682.47	82,754.00	143,810.97
DEPR & AMORT EXPENSE	172,264.08	162,107.94	181,211.40	1,235,789.74	1,134,755.58	1,273,537.48
TOTAL NON-OPERATING EXPENSES	189,457.08	173,929.94	202,940.74	1,389,472.21	1,217,509.58	1,417,348.45
TOTAL EXPENSES	1,912,864.98	2,275,355.52	2,265,461.79	13,422,327.39	16,047,753.28	13,394,850.81
TOTAL TRANSFERS	0.00	186,338.57	254.42	717,320.50	-210,756.56	711,960.87
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	8.00	-2,388.00	0.00	103.00
NET OPERATING INCOME (LOSS)	265,725.09	394,329.71	341,002.46	-1,013,915.35	-2,534,158.82	66,972.76

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jul 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	114,966.64	94,087.41	107,853.87	814,953.38	658,611.87	685,089.51
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	2,925.00	1,010.00	0.00	3,510.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	5,000.12
INT INCOME - RESTRICT FUNDS	655.41	104.17	190.14	3,647.39	729.19	682.58
OTHER INCOME						
TOTAL OTHER INCOME	12,192.93	14,090.24	16,092.95	83,989.85	98,631.68	927,614.67
TOTAL REVENUES	127,814.98	108,281.82	127,061.96	903,600.62	757,972.74	1,621,896.88
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	36,920.59	26,380.57	34,774.03	221,199.96	187,185.79	265,945.05
RESIDENT SERVICE EXPENSES	12,257.00	11,688.51	23,982.23	91,422.36	81,819.57	112,005.20
UTILITY EXPENSES	8,033.57	11,147.72	9,470.52	76,177.32	78,034.04	113,261.04
MAINTENANCE EXPENSES	75,557.86	72,926.53	76,415.88	566,137.49	520,585.80	579,199.46
PROTECT SERVICE EXPENSES	3,779.80	3,276.08	4,875.68	39,705.82	22,932.56	28,490.66
GENERAL EXPENSES	84,324.99	20,193.11	47,326.24	223,902.13	141,351.77	288,143.62
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL OPERATING EXPENSES	220,873.81	145,612.52	196,844.58	1,218,545.08	1,031,909.53	1,387,295.03
NON-OPERATING EXPENSES						
HAP EXPENSES	4,284.00	3,890.50	3,471.00	34,171.00	27,233.50	29,884.00
DEPR & AMORT EXPENSE	58,958.75	57,247.15	65,628.62	441,022.35	400,730.05	439,253.65
TOTAL NON-OPERATING EXPENSES	63,242.75	61,137.65	69,099.62	475,193.35	427,963.55	469,137.65

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
TOTAL EXPENSES	284,116.56	206,750.17	265,944.20	1,693,738.43	1,459,873.08	1,856,432.68
TOTAL TRANSFERS	-46,005.00	-40,289.23	-40,826.19	-322,367.00	-282,024.61	-282,815.85
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-110,296.58	-58,179.12	-98,056.05	-466,801.81	-419,875.73	48,280.05

Section 8 Operating (7fin8op)

Budget Comparison

Period = Jul 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	0.00	250.00	0.00	1,488.00	1,750.00	2,516.65
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	3,117,079.00	3,318,076.80	3,039,844.00	24,016,054.00	23,226,537.60	21,626,923.14
TOTAL OTHER GOV'T GRANTS DONATIONS	33,726.00	0.00	0.00	122,901.00	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	300.00	7,833.33	1,000.00	10,608.00	54,833.31	48,613.26
TOTAL REVENUES	3,151,105.00	3,326,160.13	3,040,844.00	24,151,051.00	23,283,120.91	21,678,053.05
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	3,609.57	6,233.62	563.85	29,065.95	44,753.83	20,387.26
RESIDENT SERVICE EXPENSES	0.00	0.00	-671.00	16,933.80	0.00	18,998.40
UTILITY EXPENSES	0.00	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	594.93	0.00
TOTAL OPERATING EXPENSES	3,609.57	6,318.61	-107.15	45,750.23	45,348.76	39,432.53
NON-OPERATING EXPENSES						
HAP EXPENSES	3,284,130.00	3,319,191.94	3,204,114.00	23,180,883.20	23,234,343.58	21,857,240.73
TOTAL NON-OPERATING EXPENSES	3,284,130.00	3,319,191.94	3,204,114.00	23,180,883.20	23,234,343.58	21,857,240.73
TOTAL EXPENSES	3,287,739.57	3,325,510.55	3,204,006.85	23,226,633.43	23,279,692.34	21,896,673.26

Section 8 Operating (7fin8op)

Budget Comparison

Period = Jul 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)	-136,634.57	649.58	-163,162.85	924,417.57	3,428.57	-218,620.21

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES						
TENANT REVENUES						
LATE FEES	0.00	0.00	0.00	0.00	0.00	-25.00
FRAUD RECOVERY REVENUE	0.00	166.67	0.00	1,488.00	1,166.69	2,516.65
TOTAL TENANT REVENUES	0.00	166.67	0.00	1,488.00	1,166.69	2,491.65
HUD GRANTS AND SUBSIDY						
HOUSING ASST PAYMENTS	0.00	0.00	0.00	4,296.00	0.00	-6,590.00
ONGOING ADMIN FEES EARNED	285,465.00	317,801.00	279,118.00	2,026,623.00	2,224,607.00	2,114,086.00
TOTAL HUD GRANTS AND SUBSIDY	285,465.00	317,801.00	279,118.00	2,030,919.00	2,224,607.00	2,107,496.00
TOTAL FEE REVENUE						
OTHER FEES FOR SERVICE	0.00	3,975.00	5,498.94	0.00	27,825.00	28,312.80
TOTAL FEE REVENUE	0.00	3,975.00	5,498.94	0.00	27,825.00	28,312.80
OTHER GOV'T GRANTS/DONATIONS	61,424.37	36,261.67	65,296.20	259,495.30	253,831.69	245,665.49
TOTAL OTHER GOV'T GRANTS DONATIONS	61,424.37	36,261.67	65,296.20	259,495.30	253,831.69	245,665.49
INTEREST INCOME - OTHER	0.00	0.00	0.00	304.17	0.00	0.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	304.17	0.00	0.00
OTHER INCOME						
ADMINISTRATIVE FEES	3,372.60	0.00	0.00	12,795.30	0.00	0.00
TOTAL OTHER INCOME	3,372.60	0.00	0.00	12,795.30	0.00	0.00
TOTAL REVENUES	350,261.97	358,204.34	349,913.14	2,305,001.77	2,507,430.38	2,383,965.94
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
ADMIN SALARIES	116,979.53	117,410.14	157,131.81	807,087.94	880,576.05	746,749.28

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
TOTAL ADMIN SALARIES	116,979.53	117,410.14	157,131.81	807,087.94	880,576.05	746,749.28
AUDIT EXPENSE	26,823.32	7,800.00	1,080.00	28,617.02	39,000.00	6,795.90
MANAGEMENT FEE	51,792.00	58,307.34	52,572.00	363,852.00	408,151.38	372,144.00
BOOKKEEPING FEE	32,370.00	36,442.50	32,857.50	228,255.30	255,097.50	232,590.50
TOTAL ADMINISTRATIVE FEE	110,985.32	102,549.84	86,509.50	620,724.32	702,248.88	611,530.40
ADMIN EMPLOYEE BENEFITS	725.61	0.00	876.46	6,136.18	0.00	30,940.06
ER MEDICAL/DENTAL INS - ADMIN	18,606.51	28,752.16	22,946.79	194,444.62	201,265.12	218,255.96
ER PENSION - ADMIN	5,688.55	6,457.55	7,431.25	36,393.62	48,431.68	38,595.34
ER TAXES-ADMIN	8,315.79	8,981.87	11,302.80	72,122.29	67,364.05	30,323.55
TOTAL ADMIN EMPLOYEE BENEFITS	33,336.46	44,191.58	42,557.30	309,096.71	317,060.85	318,114.91
TRAINING/CONFERENCE	0.00	1,951.35	180.00	5,276.72	13,659.45	5,837.00
TRAINING - TUITION REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	319.00
STAFF MEETING/RETREAT	0.00	41.67	0.00	93.70	291.69	0.00
TRAVEL	0.00	916.67	2,915.88	9,507.04	6,416.69	5,795.72
MILEAGE	0.00	0.00	0.00	177.51	0.00	0.00
ADMIN VEHICLE - FUEL	0.00	635.06	0.00	0.00	4,445.42	3,678.52
ADMIN VEHICLE - MTCE & REPAIR	1,903.95	83.33	61.04	3,464.39	583.31	720.73
PUBLICATIONS	0.00	83.97	0.00	120.00	587.79	0.00
MEMBERSHIPS	0.00	535.00	0.00	0.00	3,745.00	0.00
PAYROLL PROCESSING FEE	57.93	962.63	1,571.35	5,799.32	6,738.41	6,297.90
TELEPHONE	0.00	1,054.30	1,324.33	5,208.17	7,380.10	11,027.04
LEGAL SERVICES - INTERNAL	0.00	166.67	0.00	0.00	1,166.69	0.00
PRINTER SUPPLIES AND EXP	656.67	436.96	561.39	2,231.15	3,058.72	3,048.69
SOFTWARE EXP	23,610.59	16,572.77	11,394.51	95,693.97	116,009.39	126,074.37
FORMS AND PRINTING	0.00	341.66	0.00	1,090.93	2,391.62	2,086.50
OFFICE EXPENSE	0.00	41.67	0.00	0.00	291.69	459.90
OFFICE FURNISHINGS	0.00	83.33	0.00	674.95	583.31	0.00
POSTAGE	3,750.00	3,650.83	3,437.50	25,000.00	25,555.81	24,086.69
OFFICE SUPPLIES	1,424.95	1,585.94	0.00	11,990.22	11,101.58	9,346.32
OFFICE EQUIPMENT LEASES	306.46	83.33	276.00	1,364.09	583.31	552.02

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
COMPUTER SUPPLIES	208.24	41.67	0.00	208.24	291.69	8.99
COMPUTER EQUIPMENT	245.73	166.67	0.00	419.53	1,166.69	759.98
NETWORK COMMUNICATION	94.00	253.30	381.04	1,338.14	1,773.10	1,972.65
ADVERTISING /NEWSPAPER ADS	0.00	2,133.33	0.00	0.00	14,933.31	275.00
EMPLOYEE HIRING & ADMIN EXP	44.00	50.00	44.00	636.39	350.00	352.00
CONSULTING	2,094.25	1,323.34	1,540.00	8,159.25	9,263.38	9,637.99
BANK FEE	0.00	586.69	710.51	2,738.87	4,106.83	5,553.78
LATE FEES	0.00	0.00	0.00	50.00	0.00	0.00
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00	293.00
PROPERTY TAX	0.00	0.00	0.00	66.75	0.00	91.32
RENTAL EXPENSE	0.00	0.00	0.00	2,128.00	0.00	0.00
IT SUPPORT - CONTR SERV	2,588.21	3,533.23	188.00	19,842.15	24,732.61	20,087.39
TOTAL OTHER ADMIN EXPENSES	36,984.98	37,315.37	24,585.55	203,279.48	261,207.59	238,362.50
TOTAL ADMINISTRATIVE EXPENSES	298,286.29	301,466.93	310,784.16	1,940,188.45	2,161,093.37	1,914,757.09
RELOCATION - MOVING EXPENSE	0.00	0.00	0.00	0.00	0.00	498.88
TOTAL RELOCATION EXPENSE	0.00	0.00	0.00	0.00	0.00	498.88
RESIDENT SERVICES EXPENSE	52.00	141.67	0.00	610.00	991.69	1,795.45
TOTAL RESIDENT FUND	52.00	141.67	0.00	610.00	991.69	1,795.45
TOTAL OTHER RESIDENT SERVICES	52.00	141.67	0.00	610.00	991.69	2,294.33
TOTAL RESIDENT SERVICE EXPENSES	52.00	141.67	0.00	610.00	991.69	2,294.33
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
MAINTENANCE SALARIES	16,513.06	17,656.43	24,048.00	119,723.36	132,423.28	101,549.36
TOTAL MAINTENANCE SALARIES	16,513.06	17,656.43	24,048.00	119,723.36	132,423.28	101,549.36
CLEANING SUPPLIES	0.00	0.00	0.00	56.41	0.00	122.90
GASOLINE USAGE FOR MAINT VEHICLES	0.00	0.00	0.00	205.20	0.00	104.73
MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	149.10
TOTAL MAINTENANCE MATERIALS	0.00	0.00	0.00	261.61	0.00	376.73
MATS/UNIFORMS - CONTRACTED SVCE	0.00	0.00	0.00	806.08	0.00	0.00

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
CLEANING - CONTRACTED SERV	140.00	247.10	315.00	2,275.00	1,729.70	1,785.00
VEHICLE MAINTENANCE & REPAIR	272.30	61.04	502.00	10,344.72	427.28	812.84
TOTAL MAINT SERVICES AND CONTRACTS	412.30	308.14	817.00	13,425.80	2,156.98	2,597.84
MAINTENANCE EMPLOYEE BENEFITS	133.00	0.00	-48.00	98.00	0.00	2,618.76
ER MED/DENTAL INS - MAINT	3,734.62	3,856.75	3,084.39	25,921.21	26,997.25	30,171.84
ER PENSION - MAINT	908.23	971.10	1,322.64	6,006.39	7,283.26	5,693.35
ER TAXES - MAINT	1,188.58	1,350.72	1,734.45	10,917.94	10,130.38	4,627.15
TOTAL MAINT EMPLOYEE BENEFITS	5,964.43	6,178.57	6,093.48	42,943.54	44,410.89	43,111.10
TOTAL MAINTENANCE EXPENSES	22,889.79	24,143.14	30,958.48	176,354.31	178,991.15	147,635.03
PROTECTIVE SERVICE EXPENSES						
SECURITY & MONITORING	0.00	83.33	71.88	0.00	583.31	503.16
SECURITY - CONTRACTED SERV	0.00	16.67	0.00	0.00	116.69	57.78
TOTAL SECURITY EXPENSE	0.00	100.00	71.88	0.00	700.00	560.94
TOTAL PROTECT SERVICE EXPENSES	0.00	100.00	71.88	0.00	700.00	560.94
GENERAL EXPENSES						
INSURANCE EXPENSES						
INSURANCE - LIABILITY	712.79	687.09	712.14	4,989.53	4,809.63	4,984.98
INSURANCE - PROPERTY	246.83	0.00	246.83	1,727.81	0.00	1,727.81
INSURANCE - WORKERS COMP	-1,107.29	4,016.79	642.98	27,034.94	28,117.53	24,760.41
TOTAL INSURANCE EXP	-147.67	4,703.88	1,601.95	33,752.28	32,927.16	31,473.20
TOTAL GENERAL EXPENSES	-147.67	4,703.88	1,601.95	33,752.28	32,927.16	31,473.20
TOTAL OPERATING EXPENSES	321,080.41	330,555.62	343,416.47	2,150,905.04	2,374,703.37	2,096,720.59
NON-OPERATING EXPENSES						
HAP EXPENSES						
HAP EXPENSE	225.40	0.00	0.00	1,375.40	0.00	0.00
TOTAL HAP EXPENSES	225.40	0.00	0.00	1,375.40	0.00	0.00

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
DEPRECIATION EXPENSE	1,292.52	1,292.52	1,292.52	9,047.64	9,047.64	9,047.64
TOTAL DEPR & AMORT EXPENSE	1,292.52	1,292.52	1,292.52	9,047.64	9,047.64	9,047.64
TOTAL NON-OPERATING EXPENSES	1,517.92	1,292.52	1,292.52	10,423.04	9,047.64	9,047.64
TOTAL EXPENSES	322,598.33	331,848.14	344,708.99	2,161,328.08	2,383,751.01	2,105,768.23
NET OPERATING INCOME (LOSS)	27,663.64	26,356.20	5,204.15	143,673.69	123,679.37	278,197.71

OHA Foundation (4found)

Budget Comparison

Period = Jul 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	1.00	0.00	10.03	25,014.00	0.00	25,027.11
TOTAL REVENUES	1.00	0.00	10.03	25,014.00	0.00	25,027.11
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	-51,862.28	0.00	62.45	9,054.78	0.00	624.12
RESIDENT SERVICE EXPENSES	3,321.03	0.00	500.00	24,918.65	0.00	17,619.00
MAINTENANCE EXPENSES	0.00	0.00	0.00	2,916.05	0.00	0.00
TOTAL OPERATING EXPENSES	-48,541.25	0.00	562.45	36,889.48	0.00	18,243.12
NON-OPERATING EXPENSES						
DEPR & AMORT EXPENSE	61.16	0.00	61.16	428.12	0.00	428.12
TOTAL NON-OPERATING EXPENSES	61.16	0.00	61.16	428.12	0.00	428.12
TOTAL EXPENSES	-48,480.09	0.00	623.61	37,317.60	0.00	18,671.24
NET OPERATING INCOME (LOSS)	48,481.09	0.00	-613.58	-12,303.60	0.00	6,355.87

C/O - after FMR 2016 (7fdscnt)

Budget Comparison

Period = Jul 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	15,768.00	17,974.17	14,155.00	91,962.27	125,819.19	116,838.32
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	16,392.67	0.00
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	468,178.57	495,693.76	509,007.24	3,110,356.25	3,469,856.32	3,389,328.27
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	86,297.06	0.00	255,196.95	604,079.42	122,824.53
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	34.50	0.00	5.60	239.64	0.00	30.05
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	3,724.25	0.00	0.00
OTHER INCOME						
TOTAL OTHER INCOME	131.91	1,113.21	-127.31	50,765.86	7,792.47	7,756.80
TOTAL REVENUES	484,112.98	603,420.01	523,040.53	3,512,245.22	4,223,940.07	3,636,777.97
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES	505,996.25	534,391.98	545,735.77	3,579,603.26	3,935,098.59	3,234,387.37
RESIDENT SERVICE EXPENSES	7,333.50	36,141.42	10,530.11	131,406.15	257,620.64	129,456.16
UTILITY EXPENSES	1,724.45	5,623.84	681.79	31,367.96	39,366.88	39,783.05
MAINTENANCE EXPENSES	40,730.38	20,031.39	6,069.36	202,639.91	148,304.53	71,001.76
PROTECT SERVICE EXPENSES	27,172.07	22,501.13	23,174.12	242,278.07	157,507.91	155,345.08
GENERAL EXPENSES	1,562.28	23,040.60	13,040.36	106,768.40	161,284.20	148,158.31
TOTAL OPERATING EXPENSES	584,518.93	641,730.36	599,231.51	4,294,063.75	4,699,182.75	3,778,131.73

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Jul 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	19,264.77	17,561.15	18,042.18	135,318.43	122,928.05	126,841.03
TOTAL NON-OPERATING EXPENSES	19,264.77	17,561.15	18,042.18	135,318.43	122,928.05	126,841.03
TOTAL EXPENSES	603,783.70	659,291.51	617,273.69	4,429,382.18	4,822,110.80	3,904,972.76
TOTAL TRANSFERS	0.00	-88,900.33	0.00	-717,320.50	-183,851.81	-711,460.32
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	73.00
NET OPERATING INCOME (LOSS)	-119,670.72	33,028.83	-94,233.16	-199,816.46	-414,318.92	443,192.53

6.7. Development (Executive Session)

6.8. Procurement/Contracting/Capital Budgets

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: August 24, 2023
 Re: Procurement Report for September 2023

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
SCSE Hail Damage Repairs	Quotes	\$95,000	Awaiting Board Approval	September
Janitorial Vacant Unit Cleaning and Office Cleaning	IFB	\$550,000	Awaiting Board Approval	September
Lead-Based Paint Renovation, Repair and Painting	IFB	TBD	Awaiting Board Approval	September
Custodial	Renewal	\$600,000	Awaiting Board Approval	September
Environmental Site Assessments	RFP	\$150,000	Awaiting Signature	
Hazardous Materials Abatement	Renewal	\$250,000	Awaiting Signature	
Spencer 57 Window Replacement	IFB	\$250,000	Awaiting Signature	

Contracts Executed – Approved by Previous Board Action

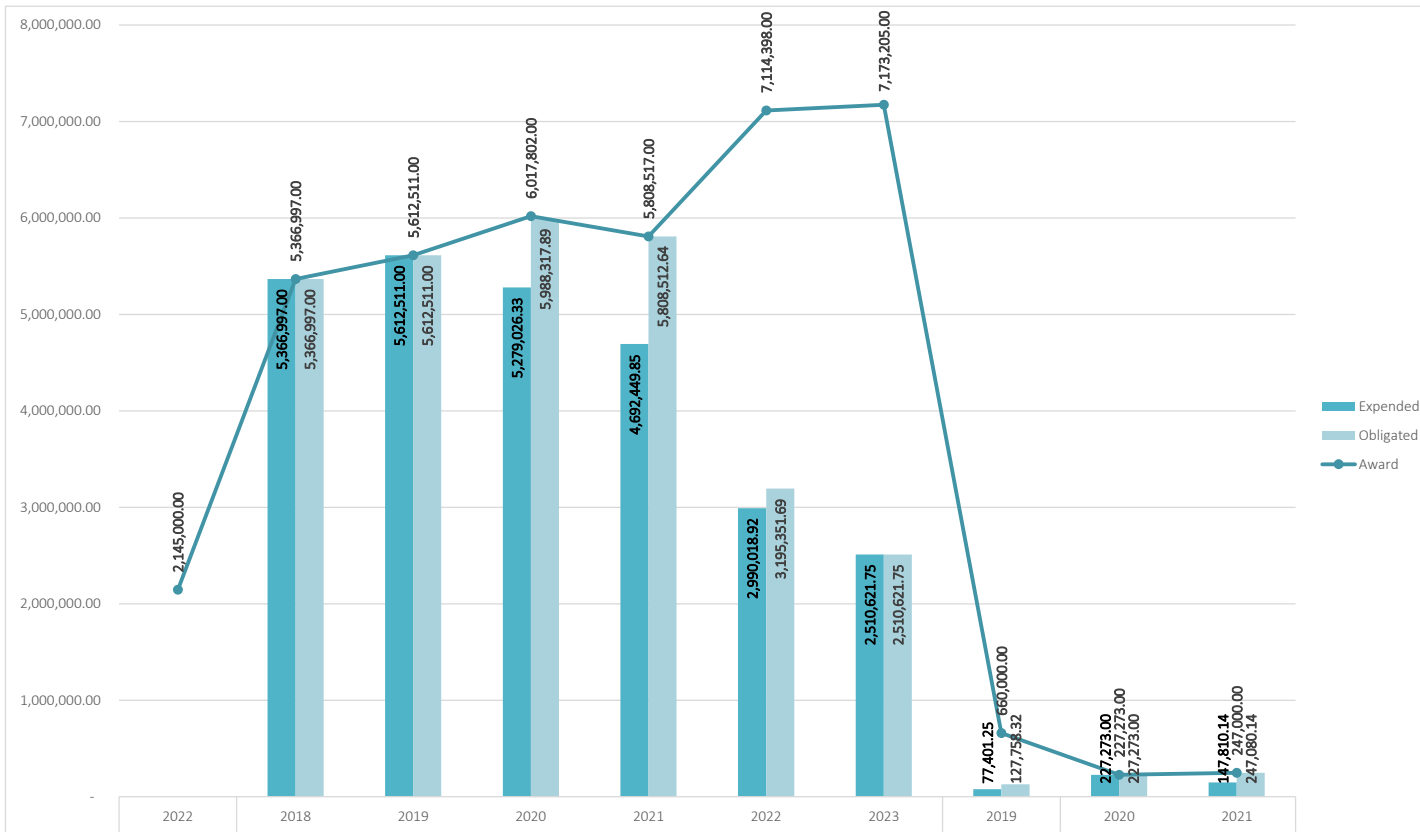
Vendor	Project	Contract Amount	MBE/WBE Section 3
Signal of Omaha	Security	\$150,000	None
Keep Off Home Improvements	Construction Contractor Pool	\$1,000,000	MBE
Future Construction Specialties	Construction Contractor Pool	\$1,000,000	MBE/WBE
Gazellas Bright, LLC	Construction Contractor Pool	\$1,000,000	MBE/WBE
10 Men Roofing, LLC	Construction Contractor Pool	\$1,000,000	None
Jensen Enterprise	Construction Contractor Pool	\$1,000,000	None
TSR Construction	Construction Contractor Pool	\$1,000,000	MBE
K&L Construction	Construction Contractor Pool	\$1,000,000	None
The Official Handyman	Construction Contractor Pool	\$1,000,000	MBE
TCI General Contracting Services, LLC	Construction Contractor Pool	\$1,000,000	MBE
H.H.E.R.S., LLC	Construction Contractor Pool	\$1,000,000	MBE
Ken & Associates, LLC	Construction Contractor Pool	\$1,000,000	MBE
Pinnacle Construction	Construction Contractor Pool	\$1,000,000	None
Navarro Lawn & Landscape, LLC	Construction Contractor Pool	\$1,000,000	None
First Investment Renovation	Construction Contractor Pool	\$1,000,000	MBE
Paladin, LLC	Construction Contractor Pool	\$1,000,000	None
Home Buyers Protection Company	Home Inspection	\$200,000	None
Home Standards Inspection Services	Home Inspection	\$200,000	None
Midlands Home Inspections	Home Inspection	\$200,000	None



Capital Funds Board Report

8/24/2023

Grant Year	Grant Yr	Start Date	Obligation Date	End Date	Award	Expended	% Expended	Obligated	% Obligated
At Risk	2022	2/8/2023	1/29/2025	1/29/2027	2,145,000.00				
CFP	2018	5/29/2018	5/28/2022	5/28/2024	5,366,997.00	5,366,997.00	100.00%	5,366,997.00	100.00%
CFP	2019	4/16/2019	4/15/2023	4/15/2025	5,612,511.00	5,612,511.00	100.00%	5,612,511.00	100.00%
CFP	2020	3/26/2020	3/25/2024	3/25/2026	6,017,802.00	5,279,026.33	87.72%	5,988,317.89	99.51%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	4,692,449.85	80.79%	5,808,512.64	100.00%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	2,990,018.92	42.03%	3,195,351.69	44.91%
CFP	2023	2/17/2023	2/16/2025	2/16/2027	7,173,205.00	2,510,621.75	35.00%	2,510,621.75	35.00%
Lead Based Paint	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	77,401.25	11.73%	127,758.32	19.36%
Safety & Security	2020	4/2/2021	4/1/2022	4/1/2023	227,273.00	227,273.00	100.00%	227,273.00	100.00%
Safety & Security	2021	9/1/2021	9/9/2022	9/9/2023	247,000.00	147,810.14	59.84%	247,080.14	100.03%



6.9. Human Resources

6.10. Family and Community Services

6.11. Legal

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT