

OHA Regular Meeting of the Board of  
Commissioners  
Thursday, December 21, 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

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. November 02, 2023

**STAFF PRESENT:** Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Jody Holston, Sal Issaka, Lindsey Anderson, Philisa Smith, Latina Jackson

*The meeting was called to order at 8:33 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:

David Levy, Chair  
Joel Dougherty, Vice Chair  
Danielle Goodwin  
Tony Veland  
Cammy Watkins  
Jennifer Taylor

Commissioners Absent:

Christine Johnson

**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 discussed eviction data, rent collection, and both statutory and HUD regulations. Ms. Poore presented data compiled from a variety of landlords and discussed legal fees.

**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 (10/05/2023)**

**5.1.2. Finance/Procurement/Operations Committee Resolutions**

5.1.2.1. Resolution 2023-105 OHA Past Due Write-Offs

5.1.2.2. Resolution 2023-106 Residential HVAC Services, Renewal

5.1.2.3. Resolution 2023-107 Audit Services, Renewal

**5.1.3. Development/External Affairs/Public Relations Committee Resolutions**

5.1.3.1. Resolution 2023-108 SST Disposition Application

5.1.3.2. Resolution 2023-109 Sale of Lots at 30th and Miami to 75 North

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

Motion passed. Aye-6, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Goodwin – Aye

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
  - Mr. Hatfield provided a brief overview of the agency financials.
- **Development (Executive Session)**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
  - Ms. Jackson discussed open enrollment for staff.
- **Family and Community Services**
- **Legal**

**7. NEW BUSINESS:**

There was no new business.

**MOTION** by Commissioner Watkins, seconded by Commissioner Dougherty, to move into executive session for legal matters at 8:53 a.m.

Motion passed. Aye-6, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Goodwin – Aye

**8. EXECUTIVE SESSION:**

**MOTION** by Commissioner Dougherty, seconded by Commissioner Watkins, to move out of executive session at 9:29 a.m.

Motion passed. Aye-6, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye

Commissioner Watkins – Aye  
Commissioner Goodwin – Aye

**9. ADJOURNMENT:**

**MOTION** by Commissioner Dougherty seconded by Commissioner Watkins to adjourn the meeting at 9:30 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Dougherty – Aye  
Commissioner Johnson – Aye  
Commissioner Levy – Aye  
Commissioner Veland – Aye  
Commissioner Watkins – Aye  
Commissioner Goodwin – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2023-111 OHA Past Due Write-Offs

## OHA Write Off Report 11.30.2023

Property/ Resident Codes	Payment Plans	Late Fees	Legal Fees	Maint	Misc.	Rent	Secdep	Grand Total	Explanation of large balances
<b>Benson</b>		<b>25</b>	<b>150</b>	<b>649</b>		<b>3899</b>		<b>4723</b>	
t0013484						<b>627</b>		<b>627</b>	
Oct						627		627	
t0051086		<b>25</b>	<b>150</b>	<b>624</b>		<b>2971</b>		<b>3770</b>	Was in legal status for 8 months for assault
Oct		25	150	624		2971		3770	
x0079948				<b>25</b>		<b>301</b>		<b>326</b>	
Oct				25		301		326	
<b>Crown Tower</b>		<b>143</b>	<b>1000</b>	<b>4362.65</b>		<b>3824.92</b>		<b>9330.57</b>	
t0051017				<b>3267.65</b>		<b>176.92</b>		<b>3444.57</b>	Death- Hazmat clean up
Sep				3267.65		176.92		3444.57	
t0054761			<b>500</b>	<b>825</b>		<b>1884</b>		<b>3209</b>	5 months of rent/hauling charges
Oct			500	825		1884		3209	
t0073636		<b>33</b>	<b>500</b>	<b>270</b>		<b>1764</b>		<b>2567</b>	6 months of rent
Oct		33	500	270		1764		2567	
x0070673		<b>110</b>						<b>110</b>	
Jun		110						110	
<b>Highland Tower</b>		<b>200</b>	<b>700</b>	<b>659</b>	<b>635</b>	<b>1023</b>		<b>3217</b>	
t0067400		<b>50</b>	<b>350</b>	<b>659</b>		<b>200</b>		<b>1259</b>	Rent/trash removal/storage fees
Oct		50	350	659		200		1259	
t0074740		<b>125</b>	<b>350</b>		<b>635</b>	<b>323</b>		<b>1433</b>	Rent/trash removal/storage fees
Oct		125	350		635	323		1433	
t0088291		<b>25</b>				<b>500</b>		<b>525</b>	
Nov		25				500		525	
<b>Jackson Tower</b>		<b>440</b>	<b>450</b>			<b>2976</b>		<b>3866</b>	
t0069902		<b>25</b>				<b>299</b>		<b>324</b>	
Oct		25				299		324	
t0079162		<b>125</b>				<b>340</b>		<b>465</b>	
Oct		125				340		465	
t0082178		<b>75</b>	<b>150</b>			<b>1792</b>		<b>2017</b>	4 months rent
Oct		75	150			1792		2017	
t0083684		<b>100</b>	<b>150</b>			<b>305</b>		<b>555</b>	
Oct		100	150			305		555	
t0084904		<b>115</b>	<b>150</b>			<b>240</b>		<b>505</b>	
Oct		115	150			240		505	
<b>KayJay Tower</b>		<b>100</b>	<b>700</b>	<b>284</b>	<b>975</b>	<b>1803</b>		<b>3862</b>	
t0065839		<b>50</b>	<b>350</b>	<b>284</b>	<b>675</b>	<b>1108</b>		<b>2467</b>	Rent/trash removal/storage fees
Oct		50	350	284	675	1108		2467	
t0082139		<b>50</b>	<b>350</b>		<b>300</b>	<b>695</b>		<b>1395</b>	3 months rent/ trash removal

Oct		50	350		300	695		1395	
<b>Park South Tower</b>		<b>600</b>	<b>1857</b>	<b>160</b>	<b>490</b>	<b>8059</b>		<b>11166</b>	
t0075621		<b>100</b>	<b>357</b>		<b>75</b>	<b>2293</b>		<b>2825</b>	7 months rent
Oct		100	357		75	2293		2825	
t0077346		<b>100</b>	<b>450</b>	<b>75</b>	<b>400</b>	<b>250</b>		<b>1275</b>	
Oct		100	450	75	400	250		1275	
t0078152		<b>175</b>	<b>350</b>			<b>500</b>		<b>1025</b>	
Sep		175	350			500		1025	
t0079212		<b>50</b>	<b>350</b>			<b>4530</b>		<b>4930</b>	7 months rent
Oct		50	350			4530		4930	
t0083333		<b>175</b>	<b>350</b>	<b>85</b>	<b>15</b>	<b>486</b>		<b>1111</b>	
Aug		175	350	85	15	486		1111	
<b>Pine Tower</b>		<b>85</b>	<b>700</b>		<b>765</b>	<b>6336</b>		<b>7886</b>	
t0044300		<b>25</b>				<b>4301</b>		<b>4326</b>	6 months rent/ Admin Error, resident moved out to avoid eviction
Aug		25				4301		4326	
t0060675					<b>372</b>			<b>372</b>	
Aug					372			372	
t0071324			<b>350</b>			<b>874</b>		<b>1224</b>	
Aug			350			874		1224	
t0075742		<b>60</b>	<b>350</b>		<b>235</b>	<b>1161</b>		<b>1806</b>	Trash removal and hauling & disposal fees/unit damage/Rent
Nov		60	350		235	1161		1806	
t0083204					<b>158</b>			<b>158</b>	
Sep					158			158	
scnw				<b>105</b>		<b>158</b>		<b>263</b>	
t0077594				<b>105</b>		<b>158</b>		<b>263</b>	
Nov				105		158		263	
<b>Scatter Site North East</b>	<b>2105</b>	<b>290</b>	<b>945</b>	<b>6605</b>		<b>10656</b>	<b>291</b>	<b>20892</b>	
t0064587		<b>25</b>		<b>910</b>		<b>3483</b>		<b>4418</b>	Trash removal and hauling & disposal fees/unit damage/Rent
Oct		25		910		3483		4418	
t0065700		<b>50</b>	<b>445</b>	<b>3880</b>		<b>2877</b>		<b>7252</b>	Increase of Rent due to unreported income/ Damages
Oct		50	445	3880		2877		7252	
t0065992			<b>350</b>	<b>630</b>		<b>1862</b>		<b>2842</b>	Trash removal and hauling & disposal fees/unit damage/Rent
Sep			350	630		1862		2842	
t0079513		<b>140</b>	<b>150</b>	<b>1185</b>		<b>2434</b>	<b>291</b>	<b>4200</b>	Trash removal and hauling & disposal fees/unit damage/Rent
Nov		140	150	1185		2434	291	4200	
t0084035	<b>794</b>	<b>25</b>						<b>819</b>	PID for T0064587
Oct	794	25						819	
t0088904	<b>1311</b>	<b>50</b>						<b>1361</b>	PID for T0079513
Nov	1311	50						1361	
<b>Scatter Site South East</b>		<b>75</b>		<b>2600</b>		<b>10340</b>		<b>13015</b>	

Resident Failed to report several jobs. Once The Recertification was completed and back dated resident had large balance. Resident refused Payment Arrangement/Disputed balance

<b>t0013360</b>		<b>75</b>		<b>2600</b>		<b>10340</b>		<b>13015</b>	
Nov		75		2600		10340		13015	
<b>Scatter Site South West</b>				<b>2255</b>		<b>163</b>		<b>2418</b>	
<b>t0009432</b>				<b>2255</b>		<b>163</b>		<b>2418</b>	Trash removal and hauling & disposal fees/unit damage
Nov				2255		163		2418	
<b>Southside Terrace</b>	<b>100</b>	<b>410</b>		<b>2644</b>	<b>224</b>	<b>9994</b>		<b>13372</b>	
<b>t0063402</b>		<b>50</b>		<b>265</b>		<b>1877</b>		<b>2192</b>	Rent/trash removal
Aug		50		265		1877		2192	
<b>t0063546</b>				<b>680</b>	<b>224</b>	<b>1495</b>		<b>2399</b>	Trash removal and hauling & disposal fees/unit damage/ Rent
Aug				680	224	1495		2399	
<b>t0066677</b>				<b>1299</b>				<b>1299</b>	Trash removal and hauling & disposal fees/unit damage
Jul				1299				1299	
<b>t0075945</b>		<b>60</b>		<b>115</b>		<b>959</b>		<b>1134</b>	
Sep		60		115		959		1134	
<b>t0076171</b>				<b>143</b>		<b>244</b>		<b>387</b>	
Sep				143		244		387	
<b>t0079640</b>						<b>603</b>		<b>603</b>	
Sep						603		603	
<b>t0079678</b>		<b>50</b>	<b>350</b>	<b>110</b>		<b>3501</b>		<b>4011</b>	Trash removal and hauling & disposal fees/unit damage/ Rent
Oct		50	350	110		3501		4011	
<b>t0085862</b>						<b>1165</b>		<b>1165</b>	Unpaid rent
Sep						1165		1165	
<b>x0059436</b>						<b>100</b>		<b>100</b>	
Aug						100		100	
<b>x0064520</b>				<b>32</b>		<b>50</b>		<b>82</b>	
Oct				32		50		82	
<b>Underwood Tower</b>		<b>350</b>			<b>2025</b>	<b>2624</b>		<b>4999</b>	
<b>t0065617</b>		<b>350</b>			<b>2025</b>	<b>2624</b>		<b>4999</b>	Trash removal and hauling & disposal fees/unit damage/ Rent
Nov		350			2025	2624		4999	
<b>Grand Total</b>	<b>2105</b>	<b>2058</b>	<b>7262</b>	<b>20323.65</b>	<b>5114</b>	<b>61855.92</b>	<b>291</b>	<b>99009.57</b>	

**RESOLUTION No. 2023-111**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS** a list of Charge Off for Vacated Tenant Account Receivables as of November 30, 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 \$99,009.57 which represents 47 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.

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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 December 21, 2023

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2023-113 Fire Safety and Suppression, Renewal

# Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: December 21, 2023

Re: Recommendation for Contract Renewal – Fire Detection and Suppression

**RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with FireGuard, LLC for Fire Detection and Suppression services for an amount not to exceed \$310,000.00. This contract extension is for a term of (1) one year with the option to renew for (3) three additional (1) one-year terms.

**PREVIOUS ACTION:**

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 23-FIREDT-04	2023-04	2/6/2023	\$310,000	\$310,000	4	1	2/5/2024

**PROPOSED ACTION:**

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2023-TBD	2/6/2024	\$310,000	\$620,000	3	1	2/5/2025

**PROJECT COST:**

Company Name	MBE/WBE	Section 3 Business	Expended as of 10/31/2023
FireGuard, LLC	No	No	\$243,449

**METHOD OF PROCUREMENT:** Renewal

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

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 - 113**  
**RENEWAL OF CONTRACT FOR FIRE DETECTION & SUPPRESSION SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with FireGuard, LLC to provide fire detection and suppression services for OHA properties;

**WHEREAS**, the contract was effective beginning February 2023 for a one-year term with an option for renew for four additional one-year terms;

**WHEREAS**, the current contract will expire in February 2024, and staff recommends renewal of the contract for an additional one-year term;

**WHEREAS**, the previous cumulative amount of the contract was \$310,000.00, and staff recommends increasing the funding by an additional \$310,000, for a total cumulative contract amount of \$620,000; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve a one-year renewal of the contract with FireGuard, LLC, with an increase in the contract amount of \$310,000, to provide fire detection and suppression services for OHA properties;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with FireGuard, LLC, with an increase in the contract amount of \$310,000, to provide fire detection and suppression services for OHA properties.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2023-114 Commercial HVAC, Renewal

# Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: December 21, 2023

Re: Recommendation for Contract Renewal – Commercial HVAC

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve a renewal of the contract with Hayes Commercial, LLC for Commercial HVAC services for an amount not to exceed \$550,000.00. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (2) two additional terms with the Board of Commissioner approval.

## PREVIOUS ACTION:

	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 22-CHVAC-13	2022-13	2/21/2022	\$550,000	\$550,000	4	1	2/20/2023
First Renewal	2023-03	2/21/2023	\$550,000	\$ 1,100,000	3	1	2/20/2024

## PROPOSED ACTION:

	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Second Renewal	2024-TBD	2/21/2024	\$550,000	\$ 1,650,000	2	1	2/20/2025

## PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 10/31/2023
Hayes Mechanical	No	No	\$ 629,692

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** Minor repairs and preventative maintenance funded by the Property budgets receiving the service.  
Major repairs, typically over \$2,000, funded by Capital Funds Grants.

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Jody Holston, Director of Property Management  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 - 114**  
**RENEWAL OF CONTRACT FOR COMMERCIAL HVAC SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Hayes Commercial, LLC to provide commercial HVAC services for OHA properties;

**WHEREAS**, the contract was procured in 2022 for a one-year term with an option to renew for four additional one-year terms;

**WHEREAS**, the current contract will expire in February 2024, and staff recommends renewal of the contract for an additional one-year term;

**WHEREAS**, the previous cumulative amount of the contract was \$1,100,000, and staff recommends increasing the funding by an additional \$550,000, for a total cumulative contract amount of \$1,650,000; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve a one-year renewal of the contract with Hayes Commercial, LLC with an increase in the contract amount of \$550,000, to provide commercial HVAC services for OHA properties;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Hayes Commercial, LLC, with an increase in the contract amount of \$550,000, to provide commercial HVAC services for OHA properties.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2023-115 Resident Relocation Services, Renewal

# Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: December 21, 2023

Re: Recommendation for Contract Renewal – Residential Relocation Services

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with CVR Associates, Inc. for Resident Relocation Services. The contract extension amount would not exceed \$100,000.00 for a total amount not to exceed \$200,000. This would be the first one-year renewal with OHA reserving the right to renew for three (3) additional terms with Board of Commissioner approval.

## PREVIOUS ACTION: 95,9

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 23-Resident-10	2023-10	2/23/2023	\$100,000	\$100,000	4	1	2/22/2024

## PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2023–TBD	2/23/2024	\$100,000	\$200,000	3	1	2/22/2025

## PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 11/30/2023
CVR Associates, Inc.	No	No	\$95,757

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** The operating budgets of all OHA departments.

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Gary Hatfield, CFO  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 - 115**  
**RENEWAL OF CONTRACT FOR RESIDENT RELOCATION SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with CVR Associates, Inc. to provide resident relocation services;

**WHEREAS**, the contract was procured in 2023 for a one-year term with an option for renew for four additional one-year terms;

**WHEREAS**, the current contract will expire in February 2024, and staff recommends renewal of the contract for an additional one-year term;

**WHEREAS**, the previous cumulative amount of the contract was \$100,000, and staff recommends increasing the funding by an additional \$100,000, for a total cumulative contract amount of \$200,000; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve a one-year renewal of the contract with CVR Associates, Inc., with an increase in the contract amount of \$100,000, to provide resident relocation services;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with CVR Associates, Inc., with an increase in the contract amount of \$100,000, to provide resident relocation services.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.2.5. Resolution 2023-116 Tradesman International Contract

# Memorandum

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To: The OHA Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: December 21, 2023  
Re: Recommendation for Contract – Tradesman International, LLC

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## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract for the use of Tradesman International, LLC with the contract amount not to exceed \$240,000. This contract would be for an initial term of (6) six months, with the option to renew for (6) six additional months with OHA Board of Commissioners approval.

## EXPLANATION:

OHA procured the services of home inspectors in mid-2023 to complete whole home inspections on all scattered site single-family and duplex homes. The information was used to both identify routine maintenance deficiencies as well as to identify current and upcoming capital needs to assist in capital funds planning efforts.

Due to extensive deferred maintenance on many of the scattered site properties and difficulties in filling vacant positions, OHA staff have been unable to complete workorders within required timeframes. While some progress was made over the summer, continued staffing shortages have halted progress. Additionally, the large influx of maintenance needs identified through inspections has considerably increased the workload beyond the capacity of current staffing levels. OHA has a responsibility to address all deficiencies within timelines established by HUD and through OHA’s ACOP.

OHA has identified a labor plan that would allow the backlog of open workorders at homes to be completed by temporary skilled workers, under the supervision of OHA staff. It is anticipated that it will take an additional 6 full-time workers 6 months to complete the current workload. Existing staff would assist with completing new workorders and vacancy unit turns. If OHA is able to fill current maintenance vacancies and hire additional OHA permanent or temporary maintenance positions to fill this need, the number of temporary workers that are used via this contract will be reduced.

## METHOD OF PROCUREMENT:

Tradesman International, Inc is a TIPS vendor. As TIPS member, OHA can utilize the cooperative contract terms which includes a contracted 5% discount on services.

**PROJECT COST:** Not To Exceed \$240,000

**MBE/WBE & SECTION 3:** None

**SOURCE OF FUNDS:** The cost will be allocated to the Scattered Site property budgets receiving the service (SCNE, SCSE, SCSW, SCNW)

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Jody Holston, Director of Property Management

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 – 116**  
**CONTRACT FOR TRADESMAN INTERNATIONAL, LLC SERVICES**

**WHEREAS**, OHA staff has identified a need to contract for temporary staff to help address maintenance work orders and repairs;

**WHEREAS**, HUD procurement rules and OHA policies permit cooperative contracting through The Interlocal Purchasing System (TIPS) cooperatives, which vendors include temporary staffing vendor, Tradesman International, LLC;

**WHEREAS**, staff recommends that the Board of Commissioners approve a contract with Tradesman International, LLC to provide temporary maintenance workers for a six-month term and a total contract amount not to exceed \$240,000, with an option to renew for an additional six months;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Tradesman International, LLC to provide temporary maintenance workers for a six-month term and a total contract amount not to exceed \$240,000, with an option to renew for an additional six months.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.2.6. Resolution 2023-117 Crown Mold Contract Extension

**RESOLUTION NO. 2023 – 117**  
**CONTRACT EXTENSION FOR CROWN TOWER RENOVATIONS**

**WHEREAS**, on February 29, 2023, in Resolution No. 2023-121, the Housing Authority of the City of Omaha (OHA) Board of Commissioners approved a contract with Future Construction Specialties to provide specified renovations at Crown Tower;

**WHEREAS**, OHA’s contract with Future Construction was extended once from August 11, 2023, to December 31, 2023, due to supply chain issues and contractor delays.

**WHEREAS**, tenant relocation issues have resulted in project delays and the need for a further extension of the project timeline; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve an extension of the contract with Futures Construction Specialties, to extend the contract term through February 29, 2024;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves an extension of the contract with Futures Construction Specialties, to extend the contract term through February 29, 2024.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-110 Five-Year Action Plan

**RESOLUTION NO. 2023 – 110**  
**CFP FIVE-YEAR ACTION PLAN FOR 2024-2028**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) prepares a CFP Five-Year Action Plan which describes the proposed capital improvements and other activities that OHA plans to undertake with Capital Fund Program funding;

**WHEREAS**, OHA is required to submit its CFP Five-Year Action Plan to HUD each year for approval;

**WHEREAS**, OHA staff held a meeting with the Central Advisory Committee to consult with resident leaders regarding OHA’s CFP Five-Year Action Plan;

**WHEREAS**, OHA held a public hearing regarding the OHA’s CFP Five-Year Action Plan; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve the CFP Five Year Action Plan for 2024 to 2028;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the CFP Five-Year Action Plan for 2024-2028.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

# Memorandum

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To: OHA Board of Commissioners  
From: Charles Karl, Capital Improvements Manager  
Date: December 21<sup>st</sup>, 2023  
Re: 2024-2028 Capital Fund Program 5-Year Action Plan

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the attached Capital Fund Program 5-Year Action Plan for 2024-2028.

## **EXPLANATION:**

OHA's 2024-2028 5-Year Action Plan reflects current organizational priorities funded and managed under the Capital Improvements Program. This plan was presented to OHA's Central Advisory Council for feedback on 12/7/23. OHA held a public hearing 12/15/2023, advertised 45 days in advance, to solicit feedback on the proposed plan from members of the public. Neither event produced significant feedback to incorporate into the plan.

**PROJECT COST:** (Estimated) \$37,000,000

**SOURCE OF FUNDS:** Capital Fund Program

**SPONSOR(S):** Charles Karl, Capital Improvements Manager  
Jody Holston, Director of Public Housing

**RECOMMENDED BY:** Joanie Poore, CEO

OHA  
Public Housing  
Capital Funds  
5 Year Plan

2024-2028



# Purpose of the Capital Fund Grants



MODERNIZATION



DEVELOPMENT/  
FINANCING/  
RELOCATION



VACANCY  
REDUCTION



NONROUTINE  
MAINTENANCE



EQUIPMENT



MANAGEMENT  
IMPROVEMENTS



SECURITY AND  
SAFETY



ENERGY EFFICIENCY

# Capital Funds Planning

## CFP 5 Year Plan & Annual Plan

- Not the same as the agency 5 year plan (which describes agency mission & strategic goals)
- Can be submitted at the same time as the agency plan

## Goals Linked to Agency Plan

- Expanding the supply of assisted housing
- Improving the quality of assisted housing
- Increasing assisted housing choices

## Program Requirements

- Submission of the CFP 5-year action plan
- Annual Statement/ Performance and Evaluation Reports
- Timeframes:
  - Obligation – 24 months to obligate 90%
  - Spending – 48 months to expend 100%

# 2024-2028 Capital Funds Plan

Not Site  
Specific



Administration – 10%



Transfer to Operations – 25%



Management Improvements:

Training - \$5k/yr

# Public Housing

## Property Portfolio

Name	Type	Address	Units	Sizes
Southside	Townhomes	Varies	356	1-7 bed
Park South	Multi-Family	1501 & 1601 Park Ave.	221	0-2 bed
Jackson	Multi-Family	600 S. 27th St.	207	0-2 bed
Crown	Multi-Family	5904 Henninger Dr.	149	1-2 bed
Benson	Multi-Family	5900 NW Radial Blvd	143	0-1 bed
Pine	Multi-Family	1500 Pine St.	143	0-1 bed
SCNE	Single Family	Varies	142	2-4 bed
SCSE	Single Family	Varies	123	3-5 bed
Kay Jay	Multi-Family	4500 S. 25th St.	117	0-2 bed
Evans	Multi-Family	3600 N. 24th St.	110	1-2 bed
Highland	Multi-Family	2500 B St.	106	0-2 bed
Florence	Multi-Family	5100 Florence Blvd	106	0-2 bed
Underwood	Multi-Family	4850 Underwood Ave.	104	0-2 bed
SCNW	Single Family/ Multi	Varies	79	3 bed
SCSW	Single Family	Varies	75	2-4 bed
Chambers Court	Low Rise	2110 N 16th St	70	1-4 bed
SCNE - Spencer Replacements	Single Family/ Multi	Varies	57	1-3 bed
Keystone Crown Creek	Single Family	Varies	37	2-4 bed
SCNW - Cherry Tree	Multi	8304-8316 Underwood Ave	30	1-2 bed
Farnam Building	Mid Rise	1613 Farnam St	30	2-3 bed
North Omaha Affordable Homes (NOAH)	Single Family	Varies	24	3-4 bed
Park Villa	Townhomes	5603-5655 S 95th Ct	24	2-3 bed
Crown 1	Single Family	2512 Drexel	16	3 bed
SCSE - Frances Court	Townhomes	3708-3736 Frances St	14	2-3 bed
SCNE - Alamo Apartments	Single Family/ Multi	118-126 N 36th	14	1-2 bed
Crown 2	Single Family	Varies	12	3 bed
Bayview	Mixed Use	1234 S 13th St	12	3 bed

# Single Family Repositioning

NOAH

- RAD 2024

SCNE

- Sell (30 houses) - 2024
- Sec 18/PBV (110 houses) - 2024
- Spencer 57 – RAD 2024

SCNW

- Sell (10 houses) - 2024
- Sec 18/PBV (68 houses) - 2024

SCSE

- Sell/ PBV - # TBD - 2025
- Y St (3 duplexes) - RAD 2024

SCSW

- Sell/ PBV - # TBD - 2025
- Cryer (3 duplexes) - RAD 2024

Homeownership  
Restrictions – RAD 2026

- Keystone Crown Creek
- Crown I
- Crown II

## 2022-2023 Grant Funds

## Single Family & Duplexes

- Needs Assessments (CNA) & Environmental Reviews
  - SCSE - Y Street (3 duplexes) - RAD 2024
  - SCNE - Spencer 57
  - SCSW - Cryer (3 duplexes) - RAD 2024
- Landscaping/Fencing
  - Spencer 57
- Exterior Repairs – Roof, Siding, Windows, Decks
  - SCNE – 19 Roof, 6 Siding, 8 Windows, 9 Decks
  - SCNW – 15 Roof, 3 Siding, 1 Windows, 3 Decks
  - SCSE - # TBD
  - SCSW - # TBD
- Site Repairs – Retaining Walls, Concrete
  - SCNE – 7 Retaining Walls, 8 Concrete
  - SCNW – 7 Retaining Walls
  - SCSE - # TBD
  - SCSW - # TBD
- System Replacements – HVAC, Water Heaters, Electrical Panels
  - SCNE – 8 Furnaces, 6 AC, 24 Water Heaters, 1 Panels
  - SCNW – 7 Furnaces, 5 AC, 10 Water Heaters, 1 Panels
  - SCSE - # TBD
  - SCSW - # TBD
- Interior Repairs
  - SCNE/SCSE - 13 bathroom remodels - CFP22
- Relocation – SCNE, SCSE, SCNW, SCSW

# 5 Year Plan 2024-2028

## Single Family

- Crown II
  - Playgrounds
  - Microwaves
- NOAH
  - Washer/Dryers
- Exterior
  - Unplanned/Emergencies – all locations

# Multi-Family Repositioning

SCSE – RAD 2023

- Frances Ct

SCNE – RAD 2024

- Alamo Apartments
- Meredith – 6 plex
- 24t St – 6 plex

SCNW - RAD 2024

- Cherry Tree
- Menke – 6 plex

Chambers Court – 2025  
(disp, not in 5yp)

Bayview – 2025

Park Villa – 2025

Farnam - 2027

# 2022-2023 Grant Funds

## Multi-Family

- Architecture & Engineering
  - Exterior – Tuckpointing & Painting (Farnam, Alamo, Bayview) - CFP23
  - Plumbing Stack (Farnam) - CFP21
- Site
  - Parking/Concrete Repairs – Southside, Alamo - CFP22
  - Landscaping - Southside (arborist), Park Villa (drainage)
- Exterior
  - Entry Door Design/Replacement – Cherry Tree
  - Roof/Gutter Repairs – Southside
- Building Systems
  - Access Control/Cameras - Cherry Tree
- Interior
  - Unit Renovations – Southside
  - Unplanned/Emergencies - all locations
- Development
  - Building Acquisition – Maintenance Facility

5 Year Plan  
2024-2028

Multi-Family

Building/Site  
Work

- Architecture & Engineering
  - Window Replacement
  - Entry/Vestibule Design
  - Landscape Design
- Site
  - Landscaping – Alamo, Park Villa
  - Asphalt Repair - Farnam
- Exterior
  - Tuckpointing – Farnam, Alamo, Bayview
  - Unplanned/Emergencies – Keystone
  - Entry Door Design – Farnam
  - Window Replacement – Farnam
  - Roof – Cherry Tree
- System
  - Fire Dampers – Farnam
  - Smoke Detector Upgrades - Farnam
  - Security Cameras – Farnam
  - Window Replacement – Farnam
  - Plumbing Stack Replacement - Farnam
- Common Area
  - Lighting & Painting – Farnam
- Development
  - Physical Needs Assessments - Bayview
  - Relocation - Chambers

# 5 Year Plan

## Multi-Family Properties

### Unit Renovations

- Partial Renovation (Kitchen, Flooring, Lighting & Paint)
  - Alamo 2024
  - Farnam 2025 (all 2 bed units)
- Interior Renovations – Unplanned/Emergencies - all locations

# 2022-2023 Grant Funds

## Towers

- Architecture & Engineering
  - Plumbing Stack (all locations) - CFP21
- Site
  - Parking/Concrete Repairs – Jackson
  - Landscaping/Fencing - Jackson
- Exterior
  - Entry Door Design/Replacement – Florence, Benson, Crown, Jackson, Park South, Kay Jay, Highland
  - Exit Door Replacement – Florence, Benson
  - Exterior Lighting Upgrades – Benson
  - Window Replacement – Jackson
  - Exterior Painting – Kay Jay
- Building Systems
  - Plumbing Stack Replacement – Jackson, Park South, Kay Jay
  - Elevator Replacement – Jackson
  - Trash Compactor/Chutes – Jackson
  - Key Management System Replacement
- Common Area
  - Computer Replacement for Community Rooms
- Interior
  - Shower Replacements – Kay Jay
  - Unplanned/Emergencies - all locations

# 5 Year Plan 2024-2028

## Towers

## Building/ Site Work

- Architecture & Engineering
  - Window Replacement
  - Entry/Vestibule Design
  - Landscape Design
  - Unit Modernization Standards
- Site
  - Parking Lot Drainage – Evans
  - Retaining Wall - Benson
  - Landscaping – Underwood, Benson
- Exterior
  - Exterior Lighting Upgrades – Kay Jay, Pine
  - Window Replacement – Park South, KJ (common areas only)
- System
  - Plumbing Stack Replacement & Relocation – Benson , Florence, Highland, Underwood, Crown, Evans
  - Fire Panel Replacement – Florence, Park South, Benson, Crown
  - Elevator Replacement – Evans, Jackson
  - Boiler Replacement - Jackson
  - Air Handler - Crown
- Common Area
  - Lighting - Kay Jay, Evans, Park South, Pine, Florence, Highland, Jackson, Crown
  - Painting – Kay Jay, Evans, Park South, Benson, Pine, Florence, Highland, Jackson
  - Flooring (1<sup>st</sup> Floor) – Benson
  - Laundry Room Remodel – Crown
- Development
  - RAD - Jackson

# 5 Year Plan

## Towers & Multi- Family Propert ies

## Unit Renoations

- Unit Systems
  - Electrical Upgrades
    - Outlets – Benson, Pine, Florence, Highland, Underwood
    - Lighting – Kay Jay, Evans, Park South, Pine, Jackson
  - Smoke Detectors – Kay Jay, Park South, Pine, Jackson, Underwood
  - Radiator Replacement – Jackson & Park South
- Full Modernization of Units
  - Benson Tower 2025-2027 (all units)
  - Florence Tower 2027-2028 (2/3 of units)
- Partial Renovation (Kitchen, Flooring, Lighting & Paint)
  - Alamo 2024
  - Farnam 2025 (all 2 bed units)
  - Underwood 2026-2027 (all units)
  - Kay Jay 2026 (1/3 of units)
  - Park South 2027-2028 (1/3 of units)
  - Highland 2028 (1/3 of units)
- Bathroom Renovation
  - Crown 2024 (remaining units)
  - Jackson 2025 (all 1 bed units – 70)
  - Pine 2024 (1/3 of units)
  - Evans 2026-2027 (all units)
- Unplanned/Emergencies - all locations

# Southside

## Site

- Landscaping (arborist) - 2023

## Exterior

- Roof/Gutter Repairs – 2023

## Interior

- Unit Renovations (11 units) – 2023

# Park South

## Site

- Dumpster Enclosure - 2024

## Exterior

- Entry Door Design/Replacement - 2023
- Window Replacement - 2026

## Building Systems

- Plumbing Stack Replacement - 2023
- Fire Panel Replacement - 2028

## Common Area

- Computer Replacement for Community Rooms - 2023
- Lighting & Painting - 2025

## Unit Systems

- Electrical Upgrades (Lighting) - 2024
- Smoke Detectors - 2024
- Radiator Replacement - 2025

## Unit - Partial Renovation (Kitchen, Flooring & Paint)

- 2027-2028 (1/3 of units)

# Jackson

## Site

- Parking/Concrete Repairs - 2023
- Landscaping/Fencing - 2023

## Exterior

- Entry Door Design/Replacement - 2023
- Window Replacement - 2023

## Building Systems

- Plumbing Stack Replacement - 2023
- Elevator Replacement – 2023
- Trash Compactor/Chutes - 2023
- Boiler Replacement - 2026

## Common Area

- Computer Replacement for Community Rooms - 2024
- Lighting & Painting – 2025

## Unit Systems

- Electrical Upgrades (Lighting) – 2024
- Smoke Detectors – 2024
- Radiator Replacement – 2026

## Unit - Bathroom Renovation

- All 1 bed units (70) - 2025

## Development

- RAD - 2027

# Crown

## Exterior

- Entry Door Design/Replacement – 2023

## Common Area

- Computer Replacement for Community Rooms - 2023

## System

- Plumbing Stack Replacement & Relocation – 2026
- Fire Panel Replacement – 2028
- Air Handler - 2027

## Common Area

- Lighting - 2025
- Laundry Room Remodel - 2024

## Unit - Bathroom Renovation

- Remaining units - 2024

# Benson

## Site

- Retaining Wall & Landscaping – 2024

## Exterior

- Entry Door Design/Replacement – 2023
- Exit Door Replacement – 2023
- Exterior Lighting Upgrades – 2023

## System

- Plumbing Stack Replacement & Relocation – 2025
- Fire Panel Replacement – 2028

## Common Area

- Computer Replacement for Community Rooms - 2023
- Painting – 2025
- Flooring (1<sup>st</sup> Floor) – 2028

## Full Modernization of Units

- All units - 2025-2027

# Pine

## Exterior

- Lighting – 2024

## Common Area

- Computer Replacement for Community Rooms – 2023
- Lighting & Painting - 2025

## System

- Plumbing Stack Replacement & Relocation – 2028

## Common Area

- Lighting - 2025
- Laundry Room Remodel - 2024

## Unit – Systems

- Smoke Detectors - 2024
- Electrical (outlets & lighting) - 2024

## Unit - Bathroom Renovation

- 1/3 of units - 2024

# Kay Jay

## Site

- Dumpster Enclosure - 2024

## Exterior

- Entry Door Design/Replacement – 2023
- Exterior Painting (patios) – 2023
- Window Replacement (common areas only) - 2026

## Building Systems

- Plumbing Stack Replacement – 2023

## Common Area

- Computer Replacement for Community Rooms – 2023
- Lighting & Painting – 2025

## Unit Systems

- Electrical Upgrades (Lighting) – 2024
- Smoke Detectors – 2024

## Partial Renovation (Kitchen, Flooring & Paint)

- 1/3 of units - 2026

# Evans



## Site

Parking Lot Drainage – 2028



## System

Elevator Replacement – 2027  
Plumbing Stack Replacement &  
Relocation – 2028



## Common Area

Computer Replacement for Community  
Rooms - 2023  
Lighting & Painting – 2025



## Unit Systems

Electrical Upgrades (Lighting) - 2024



## Bathroom Renovation

All units – 2026-2027

# Highland

## Exterior

- Entry Door Design/Replacement – 2023

## System

- Plumbing Stack Replacement & Relocation – 2028

## Common Area

- Computer Replacement for Community Rooms – 2023
- Lighting & Painting - 2025

## Unit Systems

- Electrical Upgrades (Outlets) – 2024

## Partial Renovation (Kitchen, Flooring, Lighting & Paint)

- 1/3 of units - 2028

# Florence



## Exterior

Entry Door Design/Replacement – 2023  
Exit Door Replacement – 2023



## System

Plumbing Stack Replacement & Relocation – 2027  
Fire Panel Replacement – 2027



## Common Area

Computer Replacement for Community Rooms – 2023  
Lighting & Painting – 2025



## Unit Systems

Electrical Upgrades (Outlets) - 2024



## Full Modernization of Units

2/3 of units – 2027-2028

# Underwood

## Site

- Landscaping – 2024

## System

- Plumbing Stack Replacement & Relocation – 2026

## Common Area

- Computer Replacement for Community Rooms - 2023
- Lighting & Painting - 2025

## Unit Systems

- Electrical Upgrades (Outlets) - 2024
- Smoke Detectors – 2024

## Partial Renovation (Kitchen, Flooring, Lighting & Paint)

- All units - 2026-2027

# Farnam

## Architecture & Engineering

- Exterior – Tuckpointing & Painting -2023
- Plumbing Stack – 2023

## Site

- Asphalt Repair - 2026

## Exterior

- Tuckpointing – 2025
- Entry Door Design – 2025
- Window Replacement - 2025

## System

- Fire Dampers – 2024
- Smoke Detector Upgrades - 2025
- Security Cameras – 2025
- Window Replacement – 2025
- Plumbing Stack Replacement - 2025

## Common Area

- Lighting & Painting – 2024

## Partial Renovation (Kitchen, Flooring, Lighting & Paint)

- All 2 bed units - 2025

# Park Villa

## Site

- Landscaping – 2024

## Development

- Physical Needs Assessments -  
2023

# Alamo

## Exterior

- Entry Door Design/Replacement – 2023
- Roof Replacement (flat roof) - 2024

## Building Systems

- Access Control/Cameras – 2023

## Partial Renovation (Kitchen, Flooring & Lighting)

- All units – 2024

## Development

- Physical Needs Assessments - 2023

# Bayview

## Architecture & Engineering

- Exterior – Tuckpointing & Painting – 2023

## Exterior

- Tuckpointing – 2024

## Development

- Physical Needs Assessments - 2024

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Omaha Housing Authority			Locality (City/County & State)			
PHA Number: NE001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )	
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$3,565,622.00	\$2,565,622.00	\$2,515,622.00	\$2,515,622.00	\$2,515,622.00
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE	\$459,000.00				
	CROWN II (NE001000026)	\$35,500.00	\$11,500.00	\$1.00		
	BAYVIEW APARTMENTS (NE001000027)	\$55,000.00	\$9,700.00			
	CHAMBERS COURT (NE001000021)	\$161,000.00				
	BENSON TOWER (NE001000009)	\$147,000.00	\$1,699,000.00	\$1,220,000.00	\$1,220,000.00	\$220,000.00
	CHERRY TREE, SCATTERED SITES NW (NE001000018)	\$248,650.00				
	CROWN I (NE001000025)	\$11,500.00	\$11,500.00	\$1.00		
	CROWN TOWER (NE001000015)	\$584,500.00	\$56,000.00	\$495,000.00	\$40,000.00	\$230,000.00
	FLORENCE TOWER (NE001000011)	\$65,000.00	\$77,000.00		\$1,545,000.00	\$895,000.00

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Omaha Housing Authority			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> NE001			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2024</b>	<b>Work Statement for Year 2 2025</b>	<b>Work Statement for Year 3 2026</b>	<b>Work Statement for Year 4 2027</b>	<b>Work Statement for Year 5 2028</b>
	HIGHLAND TOWER (NE001000012)	\$68,500.00	\$60,000.00	\$20,000.00	\$20,000.00	\$1,320,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)	\$86,000.00	\$12,000.00			
	PARK SOUTH (NE001000008)	\$160,000.00	\$421,000.00	\$808,000.00	\$90,000.00	\$1,265,000.00
	PINE TOWER (NE001000010)	\$614,000.00	\$110,000.00	\$20,000.00	\$20,000.00	\$495,000.00
	SOUTHSIDE TERRACE HOME (NE001000001)	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
	SCATTERED SITES SE (NE001000017)	\$264,000.00				
	SCATTERED SITES SW (NE001000019)	\$248,000.00				
	UNDERWOOD TOWER (NE001000014)	\$97,000.00	\$52,000.00	\$1,270,000.00	\$870,000.00	\$20,000.00
	EVANS TOWER (NE001000006)	\$20,000.00	\$359,000.00	\$570,000.00	\$801,000.00	\$520,000.00
	FARNAM BUILDING (NE001000028)	\$82,000.00	\$1,020,000.00	\$14,000.00	\$59,000.00	

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Omaha Housing Authority			Locality (City/County & State)			
PHA Number: NE001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )	
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	JACKSON TOWER (NE001000013)	\$155,000.00	\$835,000.00	\$515,000.00	\$85,001.00	
	KAY JAY TOWER (NE001000005)	\$121,000.00	\$52,000.00	\$85,000.00	\$20,000.00	\$20,000.00
	KEYSTONE CROWN CREEK (NE001000022)	\$36,000.00	\$36,000.00	\$1.00		
	PARK VILLA (NE001000031)	\$25,000.00	\$6,000.00			

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$3,565,622.00
ID0056	Operations(Operations (1406))	Operations		\$1,793,301.00
ID0064	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$717,321.00
ID0263	A&E services(Contract Administration (1480)-Other)	Window replacement design at multiple tower locations		\$50,000.00
ID0405	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training on new methods for operation efficiencies. Key management system upgrades.		\$5,000.00
ID0406	A&E services(Contract Administration (1480)-Other)	Entry door / vestibule re-design at multiple tower locations		\$50,000.00
ID0560	A&E services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Unit renovation / modernization standards and design at multiple locations		\$50,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 1		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0663	Acquisition(Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area)	Aquisition of additional facility to provide shop space for maintenance staff servicing public housing facilities		\$900,000.00
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE (NE001000016)			\$459,000.00
ID0073	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$84,000.00
ID0667	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing  Alamo and Spencer 57 replacements Meredith and N 24th 6-plexes - total 12 units		\$103,000.00
ID0752	Relocation(Contract Administration (1480)-Relocation)	In association with RAD		\$120,000.00
ID0753	Site - landscaping(Non-Dwelling Site Work (1480)-Landscape)	Alamo - 16 units		\$10,000.00
ID0754	Exterior - renovation project(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	ALAMO exterior work, including masonry repair / waterproofing, entry door replacement, and deck/fire escape repair/replacement		\$100,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0755	Units - kitchen modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	ALAMO - kitchen renovations: replace sinks and counters, install dishwasher, replace appliances		\$42,000.00
	CROWN II (NE00100026)			\$35,500.00
ID0125	Exterior - renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior repairs and upgrades including Roofing, Siding, Decks, Exterior Doors, and Window upgrades and repairs.		\$7,000.00
ID0442	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$4,500.00
ID0757	Site - play equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Install playground / play equipment at each address		\$18,000.00
ID0758	Units - appliances(Dwelling Unit-Interior (1480)-Appliances)	Install microhood or microwave as appropriate.		\$6,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BAYVIEW APARTMENTS (NE001000027)			\$55,000.00
ID0127	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$5,000.00
ID0760	Exterior - renovation project(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior work, including masonry repair / waterproofing, exterior paint		\$50,000.00
	CHAMBERS COURT (NE001000021)			\$161,000.00
ID0327	Relocation(Contract Administration (1480)-Relocation)	Relocation due to proposed RAD to include temporary housing allowances, moving expenses and other associated relocation costs.		\$140,000.00
ID0567	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$21,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BENSON TOWER (NE001000009)			\$147,000.00
ID0419	Site - retaining wall(Non-Dwelling Site Work (1480)-Landscape)	Exterior repairs and upgrades including Exterior Doors (fire exit) upgrades and repairs.		\$20,000.00
ID0562	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0685	Site - Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Improve landscaping / curb appeal.		\$20,000.00
ID0688	Units - electrical(Dwelling Unit-Interior (1480)-Electrical)	Replace all unit outlets, including adding GFCI's where required.		\$62,000.00
ID0770	Relocation(Contract Administration (1480)-Relocation)	Relocation due to proposed plumbing stack replacement to include temporary housing allowances, moving expenses and other associated relocation costs.		\$25,000.00
	CHERRY TREE, SCATTERED SITES NW (NE001000018)			\$248,650.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0420	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$37,000.00
ID0671	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing  Cherry Tree; Menke Circle - 44 units total		\$97,650.00
ID0756	Relocation(Contract Administration (1480)-Relocation)	In association with RAD activity		\$64,000.00
ID0785	Exterior - roof(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replacement of flat roof at Cherry Tree		\$50,000.00
	CROWN I (NE001000025)			\$11,500.00
ID0434	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$4,500.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0438	Exterior - renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Non-Routine Maintenance including Roofing, Siding, Deck, and Window upgrades and repairs		\$7,000.00
	CROWN TOWER (NE001000015)			\$584,500.00
ID0451	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0626	Units - bathroom modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior repairs and upgrades to bathrooms in units which will include showers, plumbing, fixtures and lighting. All remaining unrenovated bathrooms		\$507,000.00
ID0680	Common Area - laundry(Non-Dwelling Interior (1480)-Laundry Areas)	Single laundry room in building.		\$7,500.00
ID0771	Relocation(Contract Administration (1480)-Relocation)	Relocation due to proposed plumbing stack replacement to include temporary housing allowances, moving expenses and other associated relocation costs.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORENCE TOWER (NE001000011)			\$65,000.00
ID0463	Unit - interior renovations(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Interior repairs and upgrades which will include flooring, lighting, bath and kitchen renovations.		\$20,000.00
ID0743	Units - electrical(Dwelling Unit-Interior (1480)-Electrical)	Replace outlets, add GFCI's as needed		\$45,000.00
	HIGHLAND TOWER (NE001000012)			\$68,500.00
ID0468	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0737	Units - electrical(Dwelling Unit-Interior (1480)-Electrical)	Replace all outlets including installing GFCI's as needed in kitchen and bath.		\$42,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0738	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Add smoke detectors to bedrooms as needed		\$6,500.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)			\$86,000.00
ID0479	Exterior - renovations(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)	Exterior repairs and upgrades including Roofing, Siding, Decks, Exterior Doors, and Window upgrades and repairs.		\$7,000.00
ID0483	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$5,000.00
ID0630	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0759	Units - appliances(Dwelling Unit-Interior (1480)-Appliances)	Install washer and dryer in each unit		\$24,000.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PARK SOUTH (NE001000008)			\$160,000.00
ID0493	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$40,000.00
ID0712	Site - dumpster enclosure(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Replace dumpster enclosure		\$5,000.00
ID0716	Units - lighting(Dwelling Unit-Interior (1480)-Electrical)	Replace all unit light fixtures with LED's		\$73,000.00
ID0717	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Add smoke detectors to bedrooms as needed, and relocated living room detector farther from kitchen.		\$42,000.00
	PINE TOWER (NE001000010)			\$614,000.00
ID0497	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)			
ID0624	Units - bathroom modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior repairs and upgrades to bathrooms units which will include showers, plumbing, fixtures and lighting.		\$500,000.00
ID0723	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Add detectors to bedrooms		\$29,000.00
ID0725	Units - electrical(Dwelling Unit-Interior (1480)-Electrical)	Replace all outlets in units, including adding GFCI's to code in kitchen and bathroom		\$62,000.00
ID0728	Exterior - lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace / increase exterior lighting.		\$3,000.00
	SOUTHSIDE TERRACE HOME (NE001000001)			
ID0502	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$15,000.00

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1	2024			
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	SCATTERED SITES SE (NE001000017)			\$264,000.00
ID0511	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$52,000.00
ID0637	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$92,000.00
ID0767	Relocation(Contract Administration (1480)-Relocation)	In association with RAD activity		\$120,000.00
	SCATTERED SITES SW (NE001000019)			\$248,000.00
ID0521	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$36,000.00

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ID0768	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing Cryer - 6 units		\$92,000.00
ID0769	Relocation(Contract Administration (1480)-Relocation)	In association with RAD activity		\$120,000.00
	UNDERWOOD TOWER (NE001000014)			\$97,000.00
ID0540	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0746	Site - landscaping(Non-Dwelling Site Work (1480)-Landscape)	Miscellaneous landscaping improvements		\$10,000.00
ID0748	Units - electrical(Dwelling Unit-Interior (1480)-Electrical)	Replace outlets, add GFCT's as needed.		\$46,000.00
ID0749	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Add smoke detectors as needed to code		\$21,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EVANS TOWER (NE001000006)			\$20,000.00
ID0570	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	FARNAM BUILDING (NE001000028)			\$82,000.00
ID0573	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades as need to kitchens, bathrooms, flooring and systems.		\$9,000.00
ID0703	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Replace common area lighting, including hallway fixtures, emergency lighting, and exit signs.		\$4,000.00
ID0704	Common Area - flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace hallway carpet with alternative hard surface flooring		\$22,000.00

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1	2024			
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ID0709	Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Other)	Replace fire dampers		\$20,000.00
ID0710	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Add smoke detectors to bedrooms as required		\$27,000.00
	JACKSON TOWER (NE001000013)			\$155,000.00
ID0577	Unit - interior renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades/repairs as needed to kitchens, bathrooms, lighting and flooring		\$35,000.00
ID0691	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Install smoke detectors as required in bedrooms.		\$42,000.00
ID0692	Units - lighting(Dwelling Unit-Interior (1480)-Electrical)	Replace all lights in unit, including bathroom light with outlet		\$78,000.00
	KAY JAY TOWER (NE001000005)			\$121,000.00

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ID0582	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0729	Units - smoke detectors(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Add / replace smoke detectors as needed.		\$45,000.00
ID0732	Exterior - lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace / increase exterior lighting		\$8,000.00
ID0734	Units - lighting(Dwelling Unit-Interior (1480)-Electrical)	Replace all unit lighting fixtures, including bathroom light with outlet.		\$48,000.00
	KEYSTONE CROWN CREEK (NE001000022)			\$36,000.00
ID0587	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades/repairs to kitchens, baths, floors and lighting as needed.		\$9,000.00

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1	2024			
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ID0763	Exterior - renovations(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Exterior repairs including windows, roof, gutters, siding, doors.		\$27,000.00
	PARK VILLA (NE001000031)			\$25,000.00
ID0781	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$5,000.00
ID0784	Site - landscaping(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Miscellaneous landscaping improvements, including drainage		\$20,000.00
	Subtotal of Estimated Cost			\$7,324,272.00

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	UNDERWOOD TOWER (NE001000014)			\$52,000.00
ID0028	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0791	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Includes hallway light fixtures, emergency lighting, and exit signs		\$29,000.00
ID0793	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$3,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,565,622.00
ID0057	Operations(Operations (1406))	Operations		\$1,793,301.00
ID0065	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$717,321.00

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ID0404	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Training on new methods for operation efficiencies		\$5,000.00
ID0407	A&E services(Contract Administration (1480)-Other)	Landscaping design at multiple tower and multifamily locations		\$50,000.00
	CROWN II (NE001000026)			\$11,500.00
ID0170	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$4,500.00
ID0446	Exterior - renovation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior repairs and upgrades including Roofing, Siding, Decks, Exterior Doors, and Window upgrades and repairs.		\$7,000.00
	CROWN I (NE001000025)			\$11,500.00

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ID0171	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$4,500.00
ID0437	Exterior - renovations(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Non-Routine Maintenance including Roofing, Siding, Deck, and Window upgrades and repairs		\$7,000.00
	EVANS TOWER (NE001000006)			\$359,000.00
ID0232	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0675	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Including hallway fixtures, emergency lighting, and exit signs		\$31,000.00
ID0677	Units - lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace drop ceiling panels and lighting - LED fixtures		\$305,000.00

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ID0778	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$3,000.00
	CROWN TOWER (NE001000015)			\$56,000.00
ID0297	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Replace common area lighting, including hallway fixtures, emergency lighting, and exit signs		\$36,000.00
ID0452	Unit - interior renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	FARNAM BUILDING (NE001000028)			\$1,020,000.00
ID0326	Relocation(Contract Administration (1480)-Relocation)	Relocation due to proposed RAD to include temporary housing allowances, moving expenses and other associated relocation costs.		\$10,000.00
ID0549	Security improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Security Enhancements including Access Control Systems and security cameras		\$72,000.00

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<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0574	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades as need to kitchens, bathrooms, flooring and systems.		\$9,000.00
ID0702	Exterior - doors(Non-Dwelling Exterior (1480)-Doors)	Replace/redesign entry doors and vestibule		\$50,000.00
ID0706	Exterior - renovation project(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Includes tuckpointing and masonry repairs, repainting of painted surfaces		\$52,000.00
ID0707	Exterior - windows(Non-Dwelling Exterior (1480)-Windows)	Replace windows		\$173,000.00
ID0708	Systems - plumbing stacks(Non-Dwelling Interior (1480)-Plumbing)	Replace plumbing stacks		\$250,000.00
ID0711	Units - full modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Renovate all two-bedroom units, including kitchen, appliances, flooring, lighting		\$404,000.00
	BENSON TOWER (NE001000009)			\$1,699,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0361	Systems - plumbing stacks(Non-Dwelling Interior (1480)-Plumbing)	Replacement of building systems and components with upgraded products in all non-dwelling areas - plumbing stacks. Includes temp relocation costs.		\$475,000.00
ID0563	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0689	Units - full modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit renovation including kitchen, bath, flooring, lighting, doors, paint, hardware. Approximately 20 units		\$1,200,000.00
ID0788	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$4,000.00
	BAYVIEW APARTMENTS (NE001000027)			\$9,700.00
ID0411	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$5,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0669	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1,000.00
ID0761	CNA/PNA(Contract Administration (1480)-Other Fees and Costs)	CNA at Bayview		\$3,700.00
	FLORENCE TOWER (NE001000011)			\$77,000.00
ID0464	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades which will include flooring, lighting, bath and kitchen renovations.		\$20,000.00
ID0742	Relocation (Contract Administration (1480)-Relocation)	In association with plumbing stack replacement		\$25,000.00
ID0744	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Includes hallway light fixtures, emergency lighting, and exit signs		\$29,000.00
ID0792	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$3,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	HIGHLAND TOWER (NE001000012)			\$60,000.00
ID0469	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0739	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Replace all common area lighting, including hallway fixtures, emergency lighting, and exit signs.		\$37,000.00
ID0790	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$3,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)			\$12,000.00
ID0480	Exterior - renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior repairs and upgrades including Roofing, Siding, Decks, Exterior Doors, and Window upgrades and repairs.		\$7,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0484	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$5,000.00
	PARK SOUTH (NE001000008)			\$421,000.00
ID0494	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$40,000.00
ID0714	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Replace hallway lighting, including emergency lighting and exit signs		\$65,000.00
ID0719	Units - HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace radiators, control valves, thermostats, and related equipment		\$310,000.00
ID0787	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$6,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PINE TOWER (NE001000010)			\$110,000.00
ID0498	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0724	Units - lighting(Dwelling Unit-Interior (1480)-Electrical)	Replace all unit lighting.		\$48,000.00
ID0726	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Replace all common area lighting, including hallway fixtures, emergency lighting, and exit signs.		\$39,000.00
ID0789	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$3,000.00
	SOUTHSIDE TERRACE HOME (NE001000001)			\$15,000.00
ID0503	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	JACKSON TOWER (NE001000013)			\$835,000.00
ID0578	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades/repairs as needed to kitchens, bathrooms, lighting and flooring		\$35,000.00
ID0695	Common Area - lighting(Non-Dwelling Interior (1480)-Electrical)	Including hallway fixtures, emergency lighting, and exit signs		\$95,000.00
ID0696	Common area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Paint hallways, lobby		\$5,000.00
ID0699	Units - bathroom modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Shower, vanity, toilet, mirror		\$700,000.00
	KAY JAY TOWER (NE001000005)			\$52,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0583	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0730	Common area - lighting(Non-Dwelling Interior (1480)-Electrical)	Replace all common area lighting, including hallway fixtures, emergency lighting, and exit signs.		\$29,000.00
ID0731	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Painting)	Repaint ceilings and walls		\$3,000.00
	KEYSTONE CROWN CREEK (NE001000022)			\$36,000.00
ID0588	Units - interior renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades/repairs to kitchens, baths, floors and lighting as needed.		\$9,000.00
ID0764	Exterior - renovation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Exterior repairs including windows, roof, gutters, siding, doors.		\$27,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PARK VILLA (NE001000031)			\$6,000.00
ID0665	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1,000.00
ID0780	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$5,000.00
	Subtotal of Estimated Cost			\$7,408,322.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,515,622.00
ID0060	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training on new methods for operation efficiencies		\$5,000.00
ID0074	Operations(Operations (1406))	Operations		\$1,793,301.00
ID0076	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$717,321.00
	PARK SOUTH (NE001000008)			\$808,000.00
ID0095	Exterior - windows(Dwelling Unit-Exterior (1480)-Windows)	Replace all windows		\$768,000.00
ID0495	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$40,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>3</b>	<b>2026</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	UNDERWOOD TOWER (NE001000014)				\$1,270,000.00
ID0357	Systems - plumbing stacks(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replacement of building systems and components with upgraded products in all non-dwelling areas - plumbing stacks.			\$375,000.00
ID0541	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations			\$20,000.00
ID0747	Relocation(Contract Administration (1480)-Relocation)	In association with plumbing stack replacement			\$25,000.00
ID0751	Units - kitchen modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Renovation including kitchens, flooring, lighting, paint, hardware. Does not include bathroom work. Approximately 26 units.			\$850,000.00
	KAY JAY TOWER (NE001000005)				\$85,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0408	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0733	Exterior - windows(Non-Dwelling Exterior (1480)-Windows)	Replace COMMON AREA windows (first floor, hallway/elevator lobby) - does not include units.		\$40,000.00
ID0774	Relocation(Contract Administration (1480)-Relocation)	Relocation due to proposed plumbing stack replacement to include temporary housing allowances, moving expenses and other associated relocation costs.		\$25,000.00
	CROWN TOWER (NE001000015)			\$495,000.00
ID0453	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0683	Systems - plumbing stacks(Non-Dwelling Interior (1480)-Plumbing)	Replace plumbing stacks		\$475,000.00

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<b>Work Statement for Year</b>				
	3	2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	HIGHLAND TOWER (NE001000012)			\$20,000.00
ID0470	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	PINE TOWER (NE001000010)			\$20,000.00
ID0499	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	SOUTHSIDE TERRACE HOME (NE001000001)			\$15,000.00
ID0504	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$15,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BENSON TOWER (NE001000009)			\$1,220,000.00
ID0564	Units - interior renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0690	Units - full modernization(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Unit renovation including kitchen, bath, flooring, lighting, doors, paint, hardware. Approximately 20 units		\$1,200,000.00
	EVANS TOWER (NE001000006)			\$570,000.00
ID0571	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0678	Units - bathroom modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom upgrades, including shower, vanity, toilet, mirrors as needed. All units.		\$550,000.00



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<b>Work Statement for Year</b>				
3		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0633	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	KEYSTONE CROWN CREEK (NE001000022)			\$1.00
ID0635	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	FARNAM BUILDING (NE001000028)			\$14,000.00
ID0701	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades as need to kitchens, bathrooms, flooring and systems.		\$9,000.00
ID0705	Site - paving(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair concrete and asphalt in real of building, including "loading dock" area.		\$5,000.00
	Subtotal of Estimated Cost			\$7,547,625.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	HIGHLAND TOWER (NE001000012)			\$20,000.00
ID0026	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,515,622.00
ID0063	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$717,321.00
ID0558	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training		\$5,000.00
ID0650	Operations(Operations (1406))	Operations		\$1,793,301.00
	JACKSON TOWER (NE001000013)			\$85,001.00

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<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0080	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0328	Relocation(Contract Administration (1480)-Relocation)	Relocation due to proposed RAD to include temporary housing allowances, moving expenses and other associated relocation costs.		\$50,000.00
ID0580	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades/repairs as needed to kitchens, bathrooms, lighting and flooring		\$35,000.00
	FLORENCE TOWER (NE001000011)			\$1,545,000.00
ID0303	Systems - plumbing stacks(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replacement of building systems and components with upgraded products in all non-dwelling areas - plumbing stacks.		\$475,000.00
ID0465	Units - full modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-	Interior repairs and upgrades which will include flooring, lighting, bath and kitchen renovations.		\$875,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)				
ID0575	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades which will include flooring, lighting, bath and kitchen renovations.		\$20,000.00
ID0786	Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace fire alarm panel, including unit smoke detectors		\$175,000.00
	CROWN TOWER (NE001000015)			\$40,000.00
ID0450	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0681	Systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace air handler control panel		\$20,000.00

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4	2027			
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	PARK SOUTH (NE001000008)			\$90,000.00
ID0492	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$40,000.00
ID0713	Relocation(Contract Administration (1480)-Relocation)	RE: plumbing stacks		\$50,000.00
	PINE TOWER (NE001000010)			\$20,000.00
ID0496	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	SOUTHSIDE TERRACE HOME (NE001000001)			\$15,000.00

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<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0501	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$15,000.00
	UNDERWOOD TOWER (NE001000014)			\$870,000.00
ID0539	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0750	Units - kitchen modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Renovation including kitchens, flooring, lighting, paint, hardware. Does not include bathroom work. Approximately 26 units.		\$850,000.00
	BENSON TOWER (NE001000009)			\$1,220,000.00
ID0565	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00

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<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0777	Units - full modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit renovation including kitchen, bath, flooring, lighting, doors, paint, hardware. Approximately 20 units		\$1,200,000.00
	EVANS TOWER (NE001000006)			\$801,000.00
ID0572	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0674	Systems - elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Improve car interiors and mechanical equipment		\$231,000.00
ID0776	Units - bathroom modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom upgrades, including shower, vanity, toilet, mirrors as needed. All units.		\$550,000.00
	KAY JAY TOWER (NE001000005)			\$20,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0584	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	FARNAM BUILDING (NE001000028)			\$59,000.00
ID0652	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0700	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Upgrades as need to kitchens, bathrooms, flooring and systems.		\$9,000.00
	Subtotal of Estimated Cost			\$7,300,623.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2028			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PARK SOUTH (NE001000008)			\$1,265,000.00
ID0023	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$40,000.00
ID0720	Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace fire alarm panel (both towers), detectors, enunciators, and related equipment.		\$300,000.00
ID0721	Units - full modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit renovation including kitchens, bathrooms, flooring, appliances, paint. Approximately 23 units.		\$925,000.00
	PINE TOWER (NE001000010)			\$495,000.00
ID0024	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0782	Systems - plumbing stacks(Non-Dwelling Interior (1480)-Plumbing)	Replacement of building systems and components with upgraded products in all non-dwelling areas - plumbing stacks. Includes temp relocation costs.		\$475,000.00
	CROWN TOWER (NE001000015)			\$230,000.00
ID0072	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0679	Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace fire alarm panel and related equipment, including in-unit sensors and alarms. Also replace unit smoke detectors.		\$210,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,515,622.00
ID0122	Operations(Operations (1406))	Operations		\$1,793,301.00
ID0123	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$717,321.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0403	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training on new methods for operation efficiencies		\$5,000.00
	HIGHLAND TOWER (NE001000012)			\$1,320,000.00
ID0219	Systems - plumbing stacks(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of building systems and components with upgraded products in all non-dwelling areas - plumbing stacks.		\$475,000.00
ID0467	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0736	Relocation(Contract Administration (1480)-Relocation)	RE plumbing stack replacement		\$25,000.00
ID0741	Units - kitchen modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Unit renovation, including kitchen, flooring, paint, and lighting. Does not include bathroom		\$800,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2028			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FLORENCE TOWER (NE001000011)			\$895,000.00
ID0276	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior repairs and upgrades which may include flooring, lighting, bath and kitchen renovations.		\$20,000.00
ID0618	Units - full modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior repairs and upgrades to approximately 15 units which will include flooring, lighting, bath, paint, hardware, and kitchen renovations.		\$875,000.00
	EVANS TOWER (NE001000006)			\$520,000.00
ID0365	Site - paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Repair parking lot and related stormwater drainage issue.		\$25,000.00
ID0569	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0783	Systems - plumbing stacks(Non-Dwelling Interior (1480)-Plumbing)	Replacement of building systems and components with upgraded products in all non-dwelling areas - plumbing stacks. Includes temp relocation costs.		\$475,000.00
	BENSON TOWER (NE001000009)			\$220,000.00
ID0418	Units - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
ID0684	Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace fire alarm panel, including unit smoke detectors		\$175,000.00
ID0687	Common area - flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace first floor common area flooring		\$25,000.00
	UNDERWOOD TOWER (NE001000014)			\$20,000.00
ID0538	Unit - interior renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	KAY JAY TOWER (NE001000005)			\$20,000.00
ID0581	Unit - interior renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Interior repairs and upgrades to include mechanical systems, non-routine flooring upgrades, and bath and kitchen renovations		\$20,000.00
	Subtotal of Estimated Cost			\$7,500,622.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$1,793,301.00
Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$717,321.00
A&E services(Contract Administration (1480)-Other)	\$50,000.00
Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
A&E services(Contract Administration (1480)-Other)	\$50,000.00
A&E services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$50,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Acquisition(Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area)	\$900,000.00
Subtotal of Estimated Cost	\$3,565,622.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$1,793,301.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$717,321.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$5,000.00
A&E services(Contract Administration (1480)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$2,565,622.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$1,793,301.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$717,321.00
Subtotal of Estimated Cost	\$2,515,622.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$717,321.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$1,793,301.00
Subtotal of Estimated Cost	\$2,515,622.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2028
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$1,793,301.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$717,321.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Subtotal of Estimated Cost	\$2,515,622.00

5.2.2. Resolution 2023-112 Agency Budget 2024

**OHA 2024 Annual Budget Projection - Full Agency**

GL	Acct	2023 Budget	Jan-Oct 2023 Actual	Jan-Dec 2023 Projection	Final 2024 Budget	2023 Projection v 2024 Budget Variance	
<b>700-0000</b>	<b>REVENUES</b>						
<b>701-0000</b>	<b>TENANT REVENUES</b>						
703-0000	DWELLING RENTS	7,082,624.24	6,469,687.12	7,763,624.54	7,427,894.00	(335,730.54)	-4%
703-0500	DWELLING RENTS SUBSIDY	376,369.93	395,514.76	474,617.71	362,770.00	(111,847.71)	-24%
704-0100	LATE FEES	159,967.28	126,098.02	151,317.62	140,024.00	(11,293.62)	-7%
704-0110	LATE FEES {P-NOTES}	-	(100.00)	(120.00)		120.00	-100%
704-0200	LEGAL FEES	149,822.00	183,847.23	220,616.68	270,745.00	50,128.32	23%
704-0300	MAINTENANCE FEES	193,069.06	291,905.35	350,286.42	280,546.00	(69,740.42)	-20%
704-0500	OTHER TENANT REVENUE	25,308.05	71,029.75	85,235.70	63,134.00	(22,101.70)	-26%
704-0600	BAD DEBT RECOVERY	-	177.00	212.40		(212.40)	-100%
704-0700	FRAUD RECOVERY REVENUE	5,000.00	24,009.68	28,811.62	3,600.00	(25,211.62)	-88%
<b>704-9999</b>	<b>TOTAL TENANT REVENUES</b>	<b>7,992,160.56</b>	<b>7,562,168.91</b>	<b>9,074,602.69</b>	<b>8,548,713.00</b>	<b>(525,889.69)</b>	<b>-6%</b>
<b>705-0000</b>	<b>HUD GRANTS AND SUBSIDY</b>						
706-0000	REVENUES-HUD SUBSIDY	7,309,513.76	6,921,142.00	8,305,370.40	8,975,961.00	670,590.60	8%
706-0010	HOUSING ASST PAYMENTS	39,816,921.64	33,478,075.00	40,173,690.00	41,564,322.00	1,390,632.00	3%
706-0020	ONGOING ADMIN FEES EARNED	3,813,612.00	3,143,049.00	3,771,658.80	4,150,282.00	378,623.20	10%
706-0100	REVENUES - HUD CAPITAL - HARD COSTS	7,216,652.72	1,714,991.99	2,057,990.39	1,591,122.00	(466,868.39)	-23%
706-0200	REVENUES - HUD CAPITAL - SOFT COSTS	2,148,407.45	4,653,222.20	5,583,866.64	6,752,375.75	1,168,509.11	21%
<b>706-9999</b>	<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>60,305,107.57</b>	<b>49,910,480.19</b>	<b>59,892,576.23</b>	<b>63,034,062.75</b>	<b>3,141,486.52</b>	<b>5%</b>
<b>707-0000</b>	<b>TOTAL FEE REVENUE</b>						
707-0010	MANAGEMENT FEE	2,183,548.26	1,591,047.95	1,909,257.54	1,805,133.00	(104,124.54)	-5%
707-0030	BOOKKEEPING FEE	647,235.00	470,880.30	565,056.36	1,156,781.00	591,724.64	105%
707-0040	FRONT LINE SERVICE FEE	2,867,541.71	2,290,517.14	2,748,620.57	2,746,800.00	(1,820.57)	0%
707-0050	FRONT LINE SERVICE FEE {IT}	250,000.00	93,378.92	112,054.70	88,368.00	(23,686.70)	-21%
707-0060	OTHER FEES FOR SERVICE	47,700.00					
<b>707-9999</b>	<b>TOTAL FEE REVENUE</b>	<b>5,996,024.97</b>	<b>4,445,824.31</b>	<b>5,334,989.17</b>	<b>5,797,082.00</b>	<b>462,092.83</b>	<b>9%</b>
708-0000	OTHER GOV'T GRANTS/DONATIONS	2,168,298.38	906,065.53	1,087,278.64	1,026,821.00	(60,457.64)	-6%
<b>708-9999</b>	<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>2,168,298.38</b>	<b>906,065.53</b>	<b>1,087,278.64</b>	<b>1,026,821.00</b>	<b>(60,457.64)</b>	<b>-6%</b>
<b>710-0000</b>	<b>INVESTMENT INCOME</b>						
711-0100	INTEREST INCOME - MAIN	5,000.00	27,888.85	33,466.62	35,100.00	1,633.38	5%
<b>711-0199</b>	<b>TOTAL INTEREST INCOME - MAIN</b>	<b>5,000.00</b>	<b>27,888.85</b>	<b>33,466.62</b>	<b>35,100.00</b>	<b>1,633.38</b>	<b>5%</b>
711-0200	INTEREST INCOME - OTHER	-	101,752.86	122,103.43	9,980.00	(112,123.43)	-92%
<b>711-0299</b>	<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>-</b>	<b>101,752.86</b>	<b>122,103.43</b>	<b>9,980.00</b>	<b>(112,123.43)</b>	<b>-92%</b>
712-0000	INTEREST INCOME - RESTRICTED FUNDS	1,900.00	10,626.55	12,751.86	1,081.00	(11,670.86)	-92%
<b>712-1999</b>	<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,900.00</b>	<b>10,626.55</b>	<b>12,751.86</b>	<b>1,081.00</b>	<b>(11,670.86)</b>	<b>-92%</b>

<b>714-0000</b>	<b>OTHER INCOME</b>		-	-				
715-0000	NON-DWELLING RENTS	432,944.71	352,668.96	423,202.75	450,799.00	27,596.25	7%	
715-0010	FSS FORFEITURE REVENUE	54,000.00	-	-				
715-0100	MISCELLANEOUS INCOME	300.00	53,011.45	63,613.74	1,320.00	(62,293.74)	-98%	
715-0150	COMMISION INCOME	70,756.62	69,762.13	83,714.56	79,660.00	(4,054.56)	-5%	
715-0200	ADMINISTRATIVE FEES	40,000.00	26,091.60	31,309.92	480.00	(30,829.92)	-98%	
715-0300	DONATIONS - GENERAL	10,000.00	27,670.00	33,204.00		(33,204.00)	-100%	
715-5000	DEVELOPERS FEES	-	98,539.00	118,246.80	200,000.00	81,753.20	69%	
716-0000	GAIN/LOSS ON SALE OF FIXED ASSET	8,700,000.01	14,908.75	17,890.50		(17,890.50)	-100%	
717-0000	INSURANCE PROCEEDS	-	164,665.78	197,598.94		(197,598.94)	-100%	
<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>9,308,001.34</b>	<b>807,317.67</b>	<b>968,781.20</b>	<b>732,259.00</b>	<b>(236,522.20)</b>	<b>-24%</b>	
			-	-				
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>85,776,492.82</b>	<b>63,772,124.87</b>	<b>76,526,549.84</b>	<b>79,185,098.75</b>	<b>2,658,548.91</b>	<b>3%</b>	
<b>900-0000</b>	<b>EXPENSES</b>							
<b>900-0100</b>	<b>OPERATING EXPENSES</b>							
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>							
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>							
910-0100	TOTAL OPERATING ADMINISTRATIVE	-	31.00	37.20		(37.20)	-100%	
911-0000	ADMIN SALARIES	7,215,195.49	5,143,935.31	6,172,722.37	6,610,732.00	438,009.63	7%	
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>7,215,195.49</b>	<b>5,143,966.31</b>	<b>6,172,759.57</b>	<b>6,805,132.00</b>	<b>632,372.43</b>	<b>10%</b>	
912-0000	AUDIT EXPENSE	130,000.01	104,298.30	125,157.96	88,971.00	(36,186.96)	-29%	
913-0000	MANAGEMENT FEE	2,183,548.26	1,591,047.95	1,909,257.54	1,879,804.00	(29,453.54)	-2%	
913-0020	BOOKKEEPING FEE	647,235.00	470,880.30	565,056.36	1,157,866.00	592,809.64	105%	
913-0030	NIFA MONITORING FEE	-	6,045.00	7,254.00	6,145.00	(1,109.00)	-15%	
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>2,960,783.27</b>	<b>2,172,271.55</b>	<b>2,606,725.86</b>	<b>3,132,786.00</b>	<b>526,060.14</b>	<b>20%</b>	
915-0000	ADMIN EMPLOYEE BENEFITS	-	80,644.15	96,772.98	61,626.00	(35,146.98)	-36%	
915-0100	ALLOC ADMIN EMP BENEFITS	-	0.13	0.16	41,414.00	41,413.84		
915-0600	ER MEDICAL/DENTAL INS - ADMIN	1,400,440.84	1,217,696.43	1,461,235.72	1,487,172.00	25,936.28	2%	
915-0700	ER PENSION - ADMIN	395,435.81	271,889.04	326,266.85	381,990.00	55,723.15	17%	
915-0800	ER TAXES-ADMIN	570,433.36	421,624.84	505,949.81	520,646.00	14,696.19	3%	
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>2,366,310.01</b>	<b>1,991,854.59</b>	<b>2,390,225.51</b>	<b>2,492,848.00</b>	<b>102,622.49</b>	<b>4%</b>	
916-0100	LEGAL SERVICES - OUTSIDE	40,000.00	72,654.00	87,184.80	86,938.00	(246.80)	0%	
916-0101	ALLOC OUTSIDE LEGAL	-	294.61	353.53		(353.53)	-100%	
916-0200	TRAINING/CONFERENCE	107,919.23	60,322.08	72,386.50	59,399.00	(12,987.50)	-18%	
916-0260	BOARD MEETING/RETREAT	500.00						
916-0265	STAFF MEETING/RETREAT	31,391.68	5,104.10	6,124.92	5,581.00	(543.92)	-9%	
916-0300	TRAVEL	26,750.00	29,009.39	34,811.27	30,601.00	(4,210.27)	-12%	
916-0400	MILEAGE	14,580.01	5,927.96	7,113.55	7,390.00	276.45	4%	

916-0401	ADMIN VEHICLE - FUEL	14,333.42	(850.75)	(1,020.90)	1,753.00	2,773.90	-272%
916-0402	ADMIN VEHICLE - MTCE & REPAIR	9,269.08	7,452.95	8,943.54	3,720.00	(5,223.54)	-58%
916-0410	ADMIN VEHICLE - LICENSE	-	30.00	36.00	30.00	(6.00)	-17%
916-0500	PUBLICATIONS	11,007.60	359.00	430.80	365.00	(65.80)	-15%
916-0600	MEMBERSHIPS	44,650.00	28,722.90	34,467.48	37,332.00	2,864.52	8%
916-0650	PAYROLL PROCESSING FEE	74,573.49	57,532.45	69,038.94	58,109.00	(10,929.94)	-16%
916-0700	TELEPHONE	157,700.00	139,280.79	167,136.95	93,122.00	(74,014.95)	-44%
916-0750	SAFETY EXPENSE	1,600.00	-	-	-	-	-
916-0751	SAFETY EQUIPMENT/SUPPLIES	2,292.16	13,546.04	16,255.25	3,624.00	(12,631.25)	-78%
916-0752	SAFETY CERTIFICATIONS	-	89.99	107.99	-	(107.99)	-100%
916-0753	SAFETY TRAINING	-	176.80	212.16	120.00	(92.16)	-43%
916-0800	LEGAL SERVICES - INTERNAL	12,631.35	13,471.00	16,165.20	7,350.00	(8,815.20)	-55%
916-0801	ALLOC INTERNAL LEGAL EXP	87,627.18	140,972.00	169,166.40	148,245.00	(20,921.40)	-12%
916-0810	PRINTER SUPPLIES AND EXP	35,368.57	27,206.08	32,647.30	17,161.00	(15,486.30)	-47%
916-0815	SOFTWARE EXP	392,100.00	272,602.48	327,122.98	314,060.00	(13,062.98)	-4%
916-0900	FORMS AND PRINTING	11,615.07	3,149.82	3,779.78	2,289.00	(1,490.78)	-39%
916-0950	OFFICE EXPENSE	18,196.94	7,562.98	9,075.58	2,200.00	(6,875.58)	-76%
916-1000	OFFICE FURNISHINGS	13,500.00	4,417.91	5,301.49	3,629.00	(1,672.49)	-32%
916-1001	POSTAGE	74,843.62	59,578.95	71,494.74	50,617.00	(20,877.74)	-29%
916-1002	OFFICE SUPPLIES	53,805.22	61,368.72	73,642.46	63,043.00	(10,599.46)	-14%
916-1003	OFFICE EQUIPMENT LEASES	4,950.00	17,256.02	20,707.22	28,714.00	8,006.78	39%
916-1004	COMPUTER SUPPLIES	23,669.46	5,530.43	6,636.52	1,405.00	(5,231.52)	-79%
916-1005	COMPUTER EQUIPMENT	106,600.60	69,472.45	83,366.94	52,686.00	(30,680.94)	-37%
916-1006	NETWORK COMMUNICATION	140,741.94	86,868.35	104,242.02	81,870.00	(22,372.02)	-21%
916-1007	ADVERTISING /NEWSPAPER ADS	35,260.24	3,456.20	4,147.44	2,061.00	(2,086.44)	-50%
916-1009	EMPLOYEE HIRING & ADMIN EXP	15,613.53	21,378.17	25,653.80	25,451.00	(202.80)	-1%
916-1010	CONSULTING	100,269.37	177,439.85	212,927.82	455,688.00	242,760.18	114%
916-1011	BANK FEE	41,380.11	9,994.39	11,993.27	8,141.00	(3,852.27)	-32%
916-1012	SECT 8 PORT OUT ADMIN FEES	43,618.30	15,547.09	18,656.51	-	(18,656.51)	-100%
916-1014	LATE FEES	-	2,143.91	2,572.69	28.00	(2,544.69)	-99%
916-1015	MISCELLANEOUS EXPENSE	600.00	48,052.30	57,662.76	10,571.00	(47,091.76)	-82%
916-1025	FEES - PERMITS	1,281.49	1,079.83	1,295.80	425.00	(870.80)	-67%
916-1030	PROPERTY TAX	15,719.76	22,490.79	26,988.95	20,963.00	(6,025.95)	-22%
916-1060	RENTAL EXPENSE	24,708.64	44,864.03	53,836.84	19,912.00	(33,924.84)	-63%
916-2000	LAND ACQUISITION EXPENSE	-	372.00	446.40	372.00	(74.40)	-17%
916-3001	IT SUPPORT - CONTR SERV	214,019.80	210,834.09	253,000.91	245,467.00	(7,533.91)	-3%
916-3002	PROFESSIONAL FEES	-	61,210.00	73,452.00	30,000.00	(43,452.00)	-59%
916-3999	PROFESSIONAL/CONTR SERV	10,000.00	2,300.00	2,760.00	-	(2,760.00)	-100%
916-5000	DEVELOPER'S FEE	-	2,175.00	2,610.00	-	(2,610.00)	-100%
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>2,014,687.86</b>	<b>1,812,447.15</b>	<b>2,174,936.58</b>	<b>1,980,432.00</b>	<b>(194,504.58)</b>	<b>-9%</b>

918-0010	FRONT LINE SERVICE FEES	113,093.96	60,663.44	72,796.13		(72,796.13)	-100%
919-0000	FEE FOR SERVICE	249,999.98	93,378.92	112,054.70	102,376.00	(9,678.70)	-9%
<b>919-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>363,093.94</b>	<b>154,042.36</b>	<b>184,850.83</b>	<b>102,376.00</b>	<b>(82,474.83)</b>	<b>-45%</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>14,920,070.57</b>	<b>11,274,581.96</b>	<b>13,529,498.35</b>	<b>14,513,574.00</b>	<b>984,075.65</b>	<b>7%</b>
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>						
921-0000	RESIDENT SERVICES SALARIES	106,495.18	40,878.23	49,053.88	48,805.00	(248.88)	-1%
921-0100	RESIDENT SERVICE CASUAL LABOR	86,700.00	63,725.00	76,470.00	89,400.00	12,930.00	17%
<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>193,195.18</b>	<b>104,603.23</b>	<b>125,523.88</b>	<b>138,205.00</b>	<b>12,681.12</b>	<b>10%</b>
922-0000	RELOCATION EXPENSES	252,786.65	98,988.90	118,786.68	145,713.04	26,926.36	23%
922-0200	RELOCATION - SECURITY DEPOSITS	-	11,423.00	13,707.60		(13,707.60)	-100%
922-0300	RELOCATION - MOVING EXPENSE	7,228.34	29,395.80	35,274.96	4,287.00	(30,987.96)	-88%
922-0400	RELOCATION - UTILITY DEPOSITS	-	339.50	407.40		(407.40)	-100%
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>260,014.99</b>	<b>140,147.20</b>	<b>168,176.64</b>	<b>150,000.04</b>	<b>(18,176.60)</b>	<b>-11%</b>
923-0600	ER MEDICAL/DENTAL INS - RES SERV	49,799.09	17,419.64	20,903.57	3,360.00	(17,543.57)	-84%
923-0700	ER PENSION - RES SERV	5,757.24	2,365.49	2,838.59	2,617.00	(221.59)	-8%
923-0800	ER TAXES-RES SERV	8,146.88	3,367.39	4,040.87	3,884.00	(156.87)	-4%
<b>923-9999</b>	<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>63,703.21</b>	<b>23,152.52</b>	<b>27,783.02</b>	<b>9,861.00</b>	<b>(17,922.02)</b>	<b>-65%</b>
924-0000	YOUTH ACTIVITIES	-	3,888.02	4,665.62		(4,665.62)	-100%
924-0003	YOUTH ACTIVITIES - SCHOLARSHIPS	-	17,813.00	21,375.60		(21,375.60)	-100%
924-0023	YOUTH ACTIVITIES - SOCCER	1,000.00					
<b>924-0099</b>	<b>TOTAL YOUTH ACTIVITIES</b>	<b>1,000.00</b>	<b>21,701.02</b>	<b>26,041.22</b>		<b>(26,041.22)</b>	<b>-100%</b>
924-0100	RESIDENT SERVICES EXPENSE	82,940.00	20,780.12	24,936.14	38,488.00	13,551.86	54%
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	-	19,020.63	22,824.76		(22,824.76)	-100%
924-0200	RESIDENT SERV DIRECT FUNDING	-	740.00	888.00		(888.00)	-100%
924-0210	RESIDENT FUND - STIPENDS	-	31,420.06	37,704.07	21,204.00	(16,500.07)	-44%
924-0230	RESIDENT FUND - MEETING EXPENSES	-	12,062.73	14,475.28	2,200.00	(12,275.28)	-85%
924-0290	RESIDENT FUND - OTHER	-	13,271.95	15,926.34		(15,926.34)	-100%
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>82,940.00</b>	<b>97,295.49</b>	<b>116,754.59</b>	<b>61,892.00</b>	<b>(54,862.59)</b>	<b>-47%</b>
924-0300	FRONT LINE SERVICE FEE	2,186,029.04	1,655,395.70	1,986,474.84	1,879,538.00	(106,936.84)	-5%
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>2,186,029.04</b>	<b>1,655,395.70</b>	<b>1,986,474.84</b>	<b>1,879,538.00</b>	<b>(106,936.84)</b>	<b>-5%</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>2,786,882.42</b>	<b>2,042,295.16</b>	<b>2,450,754.19</b>	<b>2,239,496.04</b>	<b>(211,258.15)</b>	<b>-9%</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>2,786,882.42</b>	<b>2,042,295.16</b>	<b>2,450,754.19</b>	<b>2,239,496.04</b>	<b>(211,258.15)</b>	<b>-9%</b>
<b>930-0000</b>	<b>UTILITY EXPENSES</b>						
931-0000	UTILITY - WATER	322,455.55	400,456.87	480,548.24	508,406.00	27,857.76	6%
932-0000	UTILITY - ELECTRIC	1,609,897.62	1,434,875.80	1,721,850.96	1,695,499.00	(26,351.96)	-2%
933-0000	UTILITY - GAS	464,885.27	469,483.56	563,380.27	551,462.00	(11,918.27)	-2%
938-0000	UTILITY - SEWER	458,816.67	534,140.99	640,969.19	655,049.00	14,079.81	2%

<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>2,856,055.11</b>	<b>2,838,957.22</b>	<b>3,406,748.66</b>	<b>3,411,472.00</b>	<b>4,723.34</b>	<b>0%</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>						
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>						
941-0000	MAINTENANCE SALARIES	3,569,317.03	2,603,700.32	3,124,440.38	3,009,598.00	(114,842.38)	-4%
941-0100	MAINTENANCE CASUAL LABOR	-	100,404.32	120,485.18	186,666.00	66,180.82	55%
941-0200	ALLOC MAINT SALARIES	-	(0.03)	(0.04)	20,494.00	20,494.04	
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>3,569,317.03</b>	<b>2,704,104.61</b>	<b>3,244,925.53</b>	<b>3,216,758.00</b>	<b>(28,167.53)</b>	<b>-1%</b>
942-0100	APPLIANCES	203,682.56	226,300.57	271,560.68	214,958.00	(56,602.68)	-21%
942-0200	PAINT	107,464.41	100,888.49	121,066.19	87,747.00	(33,319.19)	-28%
942-0300	CLEANING SUPPLIES	25,025.55	43,796.57	52,555.88	39,019.00	(13,536.88)	-26%
942-0400	HVAC MATERIALS	34,412.84	31,807.99	38,169.59	35,953.00	(2,216.59)	-6%
942-0500	LANDSCAPING MATERIALS	6,283.74	119.75	143.70	4,814.00	4,670.30	3250%
942-0600	PLUMBING MATERIALS	139,160.73	151,275.39	181,530.47	175,545.00	(5,985.47)	-3%
942-0700	ELECTRICAL MATERIALS	29,322.29	23,748.50	28,498.20	30,070.00	1,571.80	6%
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	50,581.66	65,299.69	78,359.63	43,020.00	(35,339.63)	-45%
942-0810	MAINTENANCE VEHICLE - LICENSE	-	7.50	9.00		(9.00)	-100%
942-0850	PEST CONTROL SUPPLIES	20,909.97	18,330.36	21,996.43	20,229.00	(1,767.43)	-8%
942-0900	MAINTENANCE TOOLS	18,943.34	78,940.06	94,728.07	28,503.00	(66,225.07)	-70%
942-1000	MAINTENANCE MATERIALS	445,344.34	506,606.74	607,928.09	458,542.00	(149,386.09)	-25%
942-1010	MAINTENANCE EQUIPMENT	16,816.21	12,487.49	14,984.99	8,128.00	(6,856.99)	-46%
942-1050	Early Pay Discount	-	(12,851.47)	(15,421.76)		15,421.76	-100%
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>1,097,947.64</b>	<b>1,246,757.63</b>	<b>1,496,109.16</b>	<b>1,146,528.00</b>	<b>(349,581.16)</b>	<b>-23%</b>
943-0100	ELEVATORS - CONTRACTED SERV	205,132.19	121,297.23	145,556.68	152,220.00	6,663.32	5%
943-0200	HVAC - CONTRACTED SERV	194,687.67	429,730.73	515,676.88	1,089,901.00	574,224.12	111%
943-0300	LAWNS - CONTRACTED SERV	287,473.00	277,934.43	333,521.32	382,767.00	49,245.68	15%
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	11,560.51	6,252.49	7,502.99	6,923.00	(579.99)	-8%
943-0500	PEST CONTROL - CONTRACTED SERV	2,798.29	310.99	373.19		(373.19)	-100%
943-0600	SNOW REMOVAL - CONTRACTED SERV	157,781.63	58,227.50	69,873.00	138,721.00	68,848.00	99%
943-0700	TRASH - CONTRACTED SERV	113,217.00	227,515.89	273,019.07	233,057.00	(39,962.07)	-15%
943-0750	LANDFILL FEES - CONTRACTED SERV	6,507.10	3,406.80	4,088.16	5,478.00	1,389.84	34%
943-0800	CLEANING - CONTRACTED SERV	925,071.16	542,223.05	650,667.66	716,084.00	65,416.34	10%
943-0900	PAINTING - CONTRACTED SERV	157,516.59	226,192.48	271,430.98	132,049.00	(139,381.98)	-51%
943-1000	ARBORIST - CONTRACTED SERV	112,308.32	57,073.00	68,487.60	99,285.00	30,797.40	45%
943-1100	FLOORING REPL - CONTRACTED SERV	176,863.79	456,431.86	547,718.23	303,911.00	(243,807.23)	-45%
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	-	1,861.30	2,233.56	391.00	(1,842.56)	-82%
943-1300	CONCRETE WORK - CONTRACTED SERV	267,518.46	102,885.68	123,462.82	55,750.00	(67,712.82)	-55%
943-1400	ELECTRICAL - CONTRACTED SERV	202,612.46	105,132.81	126,159.37	127,218.00	1,058.63	1%
943-1500	LANDSCAPE - CONTRACTED SERV	254,282.26	94,421.76	113,306.11	277,151.00	163,844.89	145%
943-1600	PLUMBING - CONTRACTED SERV	717,500.55	162,627.63	195,153.16	258,338.00	63,184.84	32%

943-1700	ROOF REPAIRS - CONTRACTED SERV	444,840.25	38,362.00	46,034.40	584,338.00	538,303.60	1169%
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	205,646.89	159,460.01	191,352.01	528,450.00	337,097.99	176%
943-1800	VEHICLE MAINTENANCE & REPAIR	43,229.28	70,024.65	84,029.58	59,361.00	(24,668.58)	-29%
943-1850	MAINTENANCE EQUIPMENT REPAIR	12,076.32	10,696.22	12,835.46	9,966.00	(2,869.46)	-22%
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	1,511,226.65	355,088.32	426,105.98	549,978.00	123,872.02	29%
943-1950	VACANT TURNOVER - CONTRACTED SERV	3,572.50	18,150.00	21,780.00	3,240.00	(18,540.00)	-85%
943-1951	VACANCY REDUCTION - CONTRACTED SERV	717,605.54	825.00	990.00		(990.00)	-100%
943-2000	INSPECTIONS - CONTRACTED SERV	21,860.80	121,639.00	145,966.80	31,118.00	(114,848.80)	-79%
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	1,659,280.74	296,988.84	356,386.61	1,117,767.00	761,380.39	214%
943-2300	Fire Safety - Contracted Services	-	168,250.25	201,900.30	154,719.00	(47,181.30)	-23%
943-2500	OTHER - OUTSIDE MAINT	458.34	105.00	126.00		(126.00)	-100%
943-2600	HAZMAT - CONTRACTED SERV	956,637.33	362,457.36	434,948.83	436,043.00	1,094.17	0%
943-2800	RADON - CONTRACTED SERV	-	43,220.00	51,864.00		(51,864.00)	-100%
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR SERV	211,808.43					
943-3100	ALLOC INSPECTIONS EXPENSE	26,087.12			26,079.00	26,079.00	
943-5000	ALLOC FORCE ACCOUNT LABOR	183,466.41					
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>9,790,627.58</b>	<b>4,518,792.28</b>	<b>5,422,550.74</b>	<b>7,480,303.00</b>	<b>2,057,752.26</b>	<b>38%</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	37,600.07	(8,422.79)	(10,107.35)	855.00	10,962.35	-108%
945-0600	ER MED/DENTAL INS - MAINT	769,990.93	734,682.29	881,618.75	760,677.00	(120,941.75)	-14%
945-0700	ER PENSION - MAINT	223,820.71	146,074.10	175,288.92	158,542.00	(16,746.92)	-10%
945-0800	ER TAXES - MAINT	311,314.30	214,713.51	257,656.21	210,239.00	(47,417.21)	-18%
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>1,342,726.01</b>	<b>1,087,047.11</b>	<b>1,304,456.53</b>	<b>1,280,054.00</b>	<b>(24,402.53)</b>	<b>-2%</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>15,800,618.26</b>	<b>9,556,701.63</b>	<b>11,468,041.96</b>	<b>13,123,643.00</b>	<b>1,655,601.04</b>	<b>14%</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>						
<b>950-0100</b>	<b>PROTECTIVE SERVICE SALARIES</b>						
951-0000	SECURITY SALARY	219,953.45	233,876.53	280,651.84	408,000.00	127,348.16	45%
951-0100	SECURITY CASUAL LABOR	-		-			
<b>951-0199</b>	<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>219,953.45</b>	<b>233,876.53</b>	<b>280,651.84</b>	<b>408,000.00</b>	<b>127,348.16</b>	<b>45%</b>
951-0200	FRONT LINE SERVICE FEES	568,418.72	574,458.02	689,349.62	606,290.00	(83,059.62)	-12%
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>568,418.72</b>	<b>574,458.02</b>	<b>689,349.62</b>	<b>606,290.00</b>	<b>(83,059.62)</b>	<b>-12%</b>
952-0000	GUARDS - CONTRACTED SECURITY	-	23,692.50	28,431.00		(28,431.00)	-100%
952-0100	SECURITY & MONITORING	80,668.45	257,005.24	308,406.29	18,401.00	(290,005.29)	-94%
952-0300	SECURITY - CONTRACTED SERV	420.00	13,699.83	16,439.80	50,900.00	34,460.20	210%
953-0000	SECURITY EQUIPMENT & MATERIALS	477,721.84	146,043.47	175,252.16	52,127.00	(123,125.16)	-70%
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>558,810.29</b>	<b>440,441.04</b>	<b>528,529.25</b>	<b>121,428.00</b>	<b>(407,101.25)</b>	<b>-77%</b>
955-0600	ER MEDICAL/DENTAL INS - SECURITY	18,733.73	54,589.49	65,507.39	60,000.00	(5,507.39)	-8%
955-0700	ER PENSION - SECURITY	-	7,351.39	8,821.67	22,440.00	13,618.33	154%
955-0800	ER TAXES - SECURITY	16,826.41	20,359.81	24,431.77	32,640.00	8,208.23	34%
<b>955-9999</b>	<b>TOTAL SECURITY EMPLOYEE BENEFITS</b>	<b>35,560.14</b>	<b>82,300.69</b>	<b>98,760.83</b>	<b>115,080.00</b>	<b>16,319.17</b>	<b>17%</b>

959-9999	TOTAL PROTECT SERVICE EXPENSES	1,382,742.60	1,331,076.28	1,597,291.54	1,250,798.00	(346,493.54)	-22%
960-0000	GENERAL EXPENSES						
960-0100	INSURANCE EXPENSES						
961-0000	INSURANCE - LIABILITY	320,550.48	279,527.54	335,433.05	324,691.00	(10,742.05)	-3%
961-0050	INSURANCE - PROPERTY	773,492.63	667,266.20	800,719.44	775,513.00	(25,206.44)	-3%
961-0100	INSURANCE - WORKERS COMP	311,674.06	242,259.95	290,711.94	285,484.00	(5,227.94)	-2%
961-0300	ALLOC INSURANCE EXPENSES	-	-	-			
961-9999	TOTAL INSURANCE EXP	1,405,717.17	1,189,053.69	1,426,864.43	1,385,688.00	(41,176.43)	-3%
964-0000	BAD DEBT EXPENSE	259,469.21	533,759.87	640,511.84	243,239.00	(397,272.84)	-62%
964-9999	TOTAL BAD DEBT EXPENSE	259,469.21	533,759.87	640,511.84	243,239.00	(397,272.84)	-62%
967-0000	MORTGAGE INTEREST	80,000.00	61.92	74.30		(74.30)	-100%
967-0190	TOTAL LOAN INTEREST	80,000.00	61.92	74.30		(74.30)	-100%
969-9999	TOTAL GENERAL EXPENSES	1,745,186.38	1,722,875.48	2,067,450.58	1,628,927.00	(438,523.58)	-21%
972-9990	TOTAL OPERATING EXPENSES	39,491,555.34	28,766,487.73	34,519,785.28	36,367,910.04	1,848,124.76	5%
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-0000	HAP EXPENSE	37,853,414.73	31,388,368.07	37,666,041.68	39,010,162.00	1,344,120.32	4%
973-0200	HAP EXPENSE - PORTABLE	949,125.63	343,244.00	411,892.80	460,000.00	48,107.20	12%
973-0500	UTILITY REIMBURSEMENT	1,216,312.98	1,504,995.00	1,805,994.00	1,720,839.00	(85,155.00)	-5%
973-9999	TOTAL HAP EXPENSES	40,018,853.34	33,236,607.07	39,883,928.48	41,191,001.00	1,307,072.52	3%
974-0000	DEPRECIATION EXPENSE	2,858,505.34	2,570,267.99	3,084,321.59	2,850,741.00	(233,580.59)	-8%
974-0299	TOTAL DEPR & AMORT EXPENSE	2,858,505.34	2,570,267.99	3,084,321.59	2,850,741.00	(233,580.59)	-8%
979-9900	TOTAL NON-OPERATING EXPENSES	42,877,358.68	35,806,875.06	42,968,250.07	44,041,742.00	1,073,491.93	2%
979-9999	TOTAL EXPENSES	82,368,914.02	64,573,362.79	77,488,035.35	80,409,652.04	2,921,616.69	4%
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	10,539,295.43	(2,975,393.76)	(3,570,472.51)	3,647,113.32	7,217,585.83	-202%
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	10,148,407.46	2,510,621.75	3,012,746.10	3,410,621.75	397,875.65	13%
999-0999	TOTAL TRANSFERS	(390,887.97)	(464,772.01)	(557,726.41)	(253,762.57)	303,963.84	-55%
999-1000	PRIOR PERIOD ADJUSTMENT	-	(2,816.00)	(3,379.20)		3,379.20	-100%
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	-	(2,816.00)	(3,379.20)		3,379.20	-100%
999-9990	NET OPERATING INCOME (LOSS)	3,798,466.77	333,649.91	400,379.89	(1,170,790.72)	(1,571,170.61)	-392%

Adjusted NOI 1,679,950.28

# Public Housing Capital Funds (7cap)

Budget

Period = Jan 2024-Dec 2024

Book = Accrual ; Tree = ysi\_is

		Total
<b>700-0000</b>	<b>REVENUES</b>	
<b>705-0000</b>	<b>HUD GRANTS AND SUBSIDY</b>	
706-0100	REVENUES - HUD CAPITAL - HARD COSTS	1,591,122.00
706-0200	REVENUES - HUD CAPITAL - SOFT COSTS	6,752,375.75
<b>706-9999</b>	<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>8,343,497.75</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>8,343,497.75</b>
<b>900-0000</b>	<b>EXPENSES</b>	
<b>900-0100</b>	<b>OPERATING EXPENSES</b>	
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>	
916-1005	COMPUTER EQUIPMENT	35,000.00
916-1010	CONSULTING	291,913.00
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>326,913.00</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>326,913.00</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>	
943-0100	ELEVATORS - CONTRACTED SERV	50,000.00
943-0200	HVAC - CONTRACTED SERV	819,175.00
943-1100	FLOORING REPL - CONTRACTED SERV	150,000.00
943-1300	CONCRETE WORK - CONTRACTED SERV	31,900.00
943-1400	ELECTRICAL - CONTRACTED SERV	89,797.00
943-1500	LANDSCAPE - CONTRACTED SERV	246,650.00
943-1600	PLUMBING - CONTRACTED SERV	140,197.00
943-1700	ROOF REPAIRS - CONTRACTED SERV	562,941.00
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	497,438.00
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	446,508.00
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	1,091,916.00
943-2600	HAZMAT - CONTRACTED SERV	429,443.00
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>4,555,965.00</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>4,555,965.00</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>	
952-0300	SECURITY - CONTRACTED SERV	50,000.00
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>50,000.00</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>50,000.00</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>4,932,878.00</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>4,932,878.00</b>
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	3,410,621.75
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>3,410,621.75</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>-2.00</b>

**2024 HIO Budget Projection**

GL	Acct	2023 Budget	Jan-Oct 2023 Actual	2024 Budget
<b>700-0000</b>	<b>REVENUES</b>			
<b>701-0000</b>	<b>TENANT REVENUES</b>			
703-0000	DWELLING RENTS	699,369.34	658,268.40	764,037.00
703-0500	DWELLING RENTS SUBSIDY	376,369.93	375,383.76	362,770.00
704-0100	LATE FEES	20,361.28	13,596.76	15,544.00
704-0200	LEGAL FEES	3,680.00	9,975.00	6,996.00
704-0300	MAINTENANCE FEES	22,138.27	66,918.16	70,323.00
704-0500	OTHER TENANT REVENUE	7,130.00	27,854.96	14,292.00
704-0700	FRAUD RECOVERY REVENUE	-	6,886.68	
<b>704-9999</b>	<b>TOTAL TENANT REVENUES</b>	<b>1,129,048.82</b>	<b>1,158,883.72</b>	<b>1,233,962.00</b>
708-0000	OTHER GOV'T GRANTS/DONATIONS		1,010.00	
<b>708-9999</b>	<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>		<b>1,010.00</b>	
712-0000	INTEREST INCOME - RESTRICTED FUNDS	1,250.00	5,865.19	1,081.00
<b>712-1999</b>	<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,250.00</b>	<b>5,865.19</b>	<b>1,081.00</b>
<b>714-0000</b>	<b>OTHER INCOME</b>			
715-0000	NON-DWELLING RENTS	166,007.76	117,406.70	167,717.00
715-0100	MISCELLANEOUS INCOME		125.00	
715-0150	COMMISION INCOME	3,075.16	2,424.14	1,878.00
716-0000	GAIN/LOSS ON SALE OF FIXED ASSET	700,000.00		
<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>869,082.92</b>	<b>119,955.84</b>	<b>169,595.00</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>1,999,381.74</b>	<b>1,285,714.75</b>	<b>1,404,638.00</b>
<b>900-0000</b>	<b>EXPENSES</b>			
<b>900-0100</b>	<b>OPERATING EXPENSES</b>			
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>			
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>			
911-0000	ADMIN SALARIES	72,925.83	64,940.10	156,330.00
911-0200	ALLOC ADMIN SALARIES	1,850.80		
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>74,776.63</b>	<b>64,940.10</b>	<b>156,330.00</b>

912-0000	AUDIT EXPENSE	5,590.91	3,744.19	3,065.00
913-0000	MANAGEMENT FEE	76,078.48	106,961.85	130,647.00
913-0020	BOOKKEEPING FEE	17,850.00	14,287.50	17,406.00
913-0030	NIFA MONITORING FEE		6,045.00	6,145.00
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>99,519.39</b>	<b>131,038.54</b>	<b>157,263.00</b>
915-0000	ADMIN EMPLOYEE BENEFITS		1,465.06	1,937.00
915-0100	ALLOC ADMIN EMP BENEFITS	66.99	764.39	935.00
915-0600	ER MEDICAL/DENTAL INS - ADMIN	17,086.44	14,869.25	24,246.00
915-0700	ER PENSION - ADMIN	4,112.72	3,639.96	8,340.00
915-0800	ER TAXES-ADMIN	5,720.41	5,754.05	11,882.00
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>26,986.56</b>	<b>26,492.71</b>	<b>47,340.00</b>
916-0100	LEGAL SERVICES - OUTSIDE		1,183.00	1,406.00
916-0200	TRAINING/CONFERENCE	3,856.15	1,409.86	910.00
916-0265	STAFF MEETING/RETREAT	385.62	47.29	271.00
916-0300	TRAVEL		237.00	
916-0400	MILEAGE	323.95		
916-0401	ADMIN VEHICLE - FUEL	252.68	264.38	306.00
916-0402	ADMIN VEHICLE - MTCE & REPAIR	188.89		
916-0600	MEMBERSHIPS	229.00	2.54	
916-0650	PAYROLL PROCESSING FEE	2,589.17	1,942.96	2,205.00
916-0700	TELEPHONE	9,848.96	7,785.34	8,936.00
916-0751	SAFETY EQUIPMENT/SUPPLIES		663.45	
916-0752	SAFETY CERTIFICATIONS		7.90	
916-0800	LEGAL SERVICES - INTERNAL	599.00	508.00	
916-0801	ALLOC INTERNAL LEGAL EXP	8,569.59	14,474.00	14,571.00
916-0810	PRINTER SUPPLIES AND EXP	1,054.08	574.87	317.00
916-0815	SOFTWARE EXP	11,709.92	6,681.38	8,012.00
916-0900	FORMS AND PRINTING	194.28		
916-1001	POSTAGE	376.93	63.00	146.00
916-1002	OFFICE SUPPLIES	2,358.03	787.27	1,566.00
916-1003	OFFICE EQUIPMENT LEASES		322.20	
916-1004	COMPUTER SUPPLIES	485.61		
916-1005	COMPUTER EQUIPMENT	1,458.70	99.99	
916-1006	NETWORK COMMUNICATION	14,998.98	12,655.18	12,358.00

916-1007	ADVERTISING /NEWSPAPER ADS	1,019.88		
916-1009	EMPLOYEE HIRING & ADMIN EXP	404.99	9.69	4.00
916-1010	CONSULTING	646.75	935.15	
916-1011	BANK FEE	10,172.93	6,324.62	7,131.00
916-1014	LATE FEES		46.54	
916-1015	MISCELLANEOUS EXPENSE		44,267.47	
916-1025	FEES - PERMITS	281.49	210.00	
916-1030	PROPERTY TAX	15,719.76	4,519.50	20,911.00
916-1060	RENTAL EXPENSE	19,208.64	11,434.32	9,343.00
916-3001	IT SUPPORT - CONTR SERV	6,385.50	9,954.01	11,445.00
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>113,319.48</b>	<b>127,410.91</b>	<b>99,838.00</b>
918-0010	FRONT LINE SERVICE FEES	7,008.26	4,304.68	
919-0000	FEE FOR SERVICE		6,671.95	8,038.00
<b>919-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>7,008.26</b>	<b>10,976.63</b>	<b>8,038.00</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>321,610.32</b>	<b>360,858.89</b>	<b>468,809.00</b>
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>			
921-0100	RESIDENT SERVICE CASUAL LABOR	4,200.00		2,100.00
<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>4,200.00</b>		<b>2,100.00</b>
922-0000	RELOCATION EXPENSES		395.00	60,396.00
922-0300	RELOCATION - MOVING EXPENSE	361.50		
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>361.50</b>	<b>395.00</b>	<b>60,396.00</b>
924-0100	RESIDENT SERVICES EXPENSE	2,295.00		2,295.00
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>2,295.00</b>		<b>2,295.00</b>
924-0300	FRONT LINE SERVICE FEE	133,405.70	128,149.03	154,236.00
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>133,405.70</b>	<b>128,149.03</b>	<b>154,236.00</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>140,262.20</b>	<b>128,544.03</b>	<b>219,027.00</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>140,262.20</b>	<b>128,544.03</b>	<b>219,027.00</b>
<b>930-0000</b>	<b>UTILITY EXPENSES</b>			
931-0000	UTILITY - WATER	28,894.09	34,446.04	36,722.00
932-0000	UTILITY - ELECTRIC	36,038.62	26,189.45	30,757.00
933-0000	UTILITY - GAS	22,744.71	1,623.32	13,108.00
938-0000	UTILITY - SEWER	46,095.37	58,687.32	51,466.00

<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>133,772.79</b>	<b>120,946.13</b>	<b>132,053.00</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>			
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>			
941-0000	MAINTENANCE SALARIES	246,201.61	149,973.94	257,916.00
941-0100	MAINTENANCE CASUAL LABOR		51,952.74	
941-0200	ALLOC MAINT SALARIES	68,322.40	72,345.91	93,592.00
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>314,524.01</b>	<b>274,272.59</b>	<b>351,508.00</b>
942-0100	APPLIANCES	25,573.36	12,964.83	20,373.00
942-0200	PAINT	9,530.13	9,332.19	10,609.00
942-0300	CLEANING SUPPLIES	517.80	4,811.47	3,855.00
942-0400	HVAC MATERIALS	5,938.32	3,282.39	4,774.00
942-0500	LANDSCAPING MATERIALS	1,201.99		424.00
942-0600	PLUMBING MATERIALS	14,865.69	20,738.44	22,562.00
942-0700	ELECTRICAL MATERIALS	2,563.29	2,235.46	2,526.00
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	11,175.03	13,325.55	9,172.00
942-0850	PEST CONTROL SUPPLIES	1,240.65	1,008.24	1,914.00
942-0900	MAINTENANCE TOOLS	941.51	792.87	2,006.00
942-1000	MAINTENANCE MATERIALS	40,962.43	59,089.90	54,773.00
942-1010	MAINTENANCE EQUIPMENT	157.83	185.34	350.00
942-1050	Early Pay Discount		(59.30)	
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>114,668.03</b>	<b>127,707.38</b>	<b>133,338.00</b>
943-0100	ELEVATORS - CONTRACTED SERV	4,915.36	6,850.65	8,222.00
943-0200	HVAC - CONTRACTED SERV	22,502.33	15,888.99	19,765.00
943-0300	LAWNS - CONTRACTED SERV	67,412.00	56,201.09	96,654.00
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	795.75	882.51	1,013.00
943-0500	PEST CONTROL - CONTRACTED SERV	1,102.45	9.31	
943-0600	SNOW REMOVAL - CONTRACTED SERV	26,569.37	7,490.00	21,337.00
943-0700	TRASH - CONTRACTED SERV	11,331.50	23,660.45	22,465.00
943-0750	LANDFILL FEES - CONTRACTED SERV	861.82	662.60	920.00
943-0800	CLEANING - CONTRACTED SERV	98,756.00	30,265.00	38,796.00
943-0900	PAINTING - CONTRACTED SERV	6,045.00	12,106.67	12,667.00
943-1000	ARBORIST - CONTRACTED SERV	6,450.00	5,690.00	17,244.00
943-1100	FLOORING REPL - CONTRACTED SERV	48,440.13	47,927.86	46,098.00

943-1200	OUTDOOR CLEANING - CONTRACTED SERV		760.00	
943-1300	CONCRETE WORK - CONTRACTED SERV	13,272.00	700.00	5,821.00
943-1400	ELECTRICAL - CONTRACTED SERV	2,952.60	20,047.15	5,098.00
943-1500	LANDSCAPE - CONTRACTED SERV	-	7,300.00	3,206.00
943-1600	PLUMBING - CONTRACTED SERV	11,453.09	8,157.18	10,434.00
943-1700	ROOF REPAIRS - CONTRACTED SERV	4,538.64	3,196.00	2,609.00
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	1,050.00	2,725.00	8,039.00
943-1800	VEHICLE MAINTENANCE & REPAIR	6,115.14	2,620.86	2,861.00
943-1850	MAINTENANCE EQUIPMENT REPAIR	221.36		
943-1900	WINDOWS/DOORS REPL - CONTRACTED S	15,609.32	34,641.83	23,405.00
943-2000	INSPECTIONS - CONTRACTED SERV	3,625.80	8,716.50	10,582.00
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	500.00	1,999.99	3,712.00
943-2300	Fire Safety - Contracted Services		7,466.18	15,617.00
943-2800	RADON - CONTRACTED SERV		1,010.00	
943-3100	ALLOC INSPECTIONS EXPENSE	2,506.08		2,502.00
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>357,025.74</b>	<b>306,975.82</b>	<b>379,067.00</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	631.96	(7.43)	
945-0100	ALLOC MAINT EMP BENEFITS	20,441.56	30,598.17	31,281.00
945-0600	ER MED/DENTAL INS - MAINT	46,666.91	36,464.28	46,355.00
945-0700	ER PENSION - MAINT	17,298.82	7,740.27	13,995.00
945-0800	ER TAXES - MAINT	24,061.08	12,802.82	20,101.00
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>109,100.33</b>	<b>87,598.11</b>	<b>111,732.00</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>895,318.11</b>	<b>796,553.90</b>	<b>975,645.00</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>			
951-0200	FRONT LINE SERVICE FEES	18,445.81	33,982.11	24,565.00
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>18,445.81</b>	<b>33,982.11</b>	<b>24,565.00</b>
952-0100	SECURITY & MONITORING	10,990.59	9,673.31	1,002.00
952-0300	SECURITY - CONTRACTED SERV			
953-0000	SECURITY EQUIPMENT & MATERIALS	9,876.66	7,169.86	5,028.00
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>20,867.25</b>	<b>16,843.17</b>	<b>6,030.00</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>39,313.06</b>	<b>50,825.28</b>	<b>30,595.00</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>			

<b>960-0100</b>	<b>INSURANCE EXPENSES</b>			
961-0000	INSURANCE - LIABILITY	58,311.15	50,317.85	60,081.00
961-0050	INSURANCE - PROPERTY	143,687.51	109,322.00	131,125.00
961-0100	INSURANCE - WORKERS COMP	10,804.44	8,483.80	10,440.00
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>212,803.10</b>	<b>168,123.65</b>	<b>201,646.00</b>
964-0000	BAD DEBT EXPENSE	29,514.17	121,520.19	30,225.00
<b>964-9999</b>	<b>TOTAL BAD DEBT EXPENSE</b>	<b>29,514.17</b>	<b>121,520.19</b>	<b>30,225.00</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>242,317.27</b>	<b>289,643.84</b>	<b>231,871.00</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>1,772,593.75</b>	<b>1,747,372.07</b>	<b>2,058,000.00</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>			
<b>972-9999</b>	<b>HAP EXPENSES</b>			
973-0000	HAP EXPENSE	4,856.00	11,776.00	14,350.00
973-0500	UTILITY REIMBURSEMENT	41,830.00	28,692.00	34,448.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>46,686.00</b>	<b>40,468.00</b>	<b>48,798.00</b>
974-0000	DEPRECIATION EXPENSE	686,965.90	616,976.01	903,745.00
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>686,965.90</b>	<b>616,976.01</b>	<b>903,745.00</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>733,651.90</b>	<b>657,444.01</b>	<b>952,543.00</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>2,506,245.65</b>	<b>2,404,816.08</b>	<b>3,010,543.00</b>
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	483,470.89	(574,874.37)	1,231,621.32
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>(483,470.89)</b>	<b>(574,874.37)</b>	<b>(1,231,621.32)</b>
999-1000	PRIOR PERIOD ADJUSTMENT	-	(969.00)	
<b>999-1999</b>	<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>-</b>	<b>(969.00)</b>	
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>(23,393.02)</b>	<b>543,257.96</b>	<b>(374,283.68)</b>

## 2024 Public Housing Budget Projection

GL	Acct	2023 Budget	Jan-Oct 2023 Actual	2024 Budget
<b>700-0000</b>	<b>REVENUES</b>			
<b>701-0000</b>	<b>TENANT REVENUES</b>			
703-0000	DWELLING RENTS	6,278,239.20	5,801,444.22	6,663,857.00
704-0100	LATE FEES	138,038.00	112,425.00	124,480.00
704-0110	LATE FEES {P-NOTES}	-	(100.00)	
704-0200	LEGAL FEES	38,142.00	78,624.00	45,013.00
704-0300	MAINTENANCE FEES	169,824.55	215,508.68	210,223.00
704-0500	OTHER TENANT REVENUE	18,178.05	43,174.79	48,842.00
704-0600	BAD DEBT RECOVERY	-	177.00	
704-0700	FRAUD RECOVERY REVENUE	-	14,147.00	
<b>704-9999</b>	<b>TOTAL TENANT REVENUES</b>	<b>6,642,421.80</b>	<b>6,265,400.69</b>	<b>7,092,415.00</b>
<b>705-0000</b>	<b>HUD GRANTS AND SUBSIDY</b>			
706-0000	REVENUES-HUD SUBSIDY	7,281,412.00	6,921,142.00	8,975,961.00
<b>706-9999</b>	<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>7,281,412.00</b>	<b>6,921,142.00</b>	<b>8,975,961.00</b>
708-0000	OTHER GOV'T GRANTS/DONATIONS	280,861.10	161,776.50	194,074.00
<b>708-9999</b>	<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>280,861.10</b>	<b>161,776.50</b>	<b>194,074.00</b>
<b>710-0000</b>	<b>INVESTMENT INCOME</b>			
711-0100	INTEREST INCOME - MAIN	5,000.00	26,145.33	35,100.00
<b>711-0199</b>	<b>TOTAL INTEREST INCOME - MAIN</b>	<b>5,000.00</b>	<b>26,145.33</b>	<b>35,100.00</b>
711-0200	INTEREST INCOME - OTHER	-	97,724.44	9,980.00
<b>711-0299</b>	<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>-</b>	<b>97,724.44</b>	<b>9,980.00</b>
712-0000	INTEREST INCOME - RESTRICTED FUNDS	650.00	4,761.36	
<b>712-1999</b>	<b>INT INCOME - RESTRICT FUNDS</b>	<b>650.00</b>	<b>4,761.36</b>	
<b>714-0000</b>	<b>OTHER INCOME</b>			
715-0000	NON-DWELLING RENTS	266,936.95	235,148.88	283,082.00
715-0100	MISCELLANEOUS INCOME	300.00	925.00	
715-0150	COMMISION INCOME	64,322.84	66,264.21	77,782.00
716-0000	GAIN/LOSS ON SALE OF FIXED ASSET	8,000,000.01		
717-0000	INSURANCE PROCEEDS	-	164,665.78	

<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>8,331,559.80</b>	<b>467,003.87</b>	<b>360,864.00</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>22,541,904.70</b>	<b>13,943,954.19</b>	<b>16,668,394.00</b>
<b>900-0000</b>	<b>EXPENSES</b>			
<b>900-0100</b>	<b>OPERATING EXPENSES</b>			
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>			
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>			
910-0100	TOTAL OPERATING ADMINISTRATIVE	-	31.00	
911-0000	ADMIN SALARIES	1,090,443.59	824,319.26	1,039,186.00
911-0200	ALLOC ADMIN SALARIES	(1,850.80)	31,832.42	46,524.00
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>1,088,592.79</b>	<b>856,182.68</b>	<b>1,085,710.00</b>
912-0000	AUDIT EXPENSE	64,609.08	51,218.58	41,310.00
913-0000	MANAGEMENT FEE	1,407,781.70	955,058.60	1,123,087.00
913-0020	BOOKKEEPING FEE	192,075.00	127,230.00	149,110.00
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>1,664,465.78</b>	<b>1,133,507.18</b>	<b>1,313,507.00</b>
915-0000	ADMIN EMPLOYEE BENEFITS	-	30,154.82	28,818.00
915-0100	ALLOC ADMIN EMP BENEFITS	(66.99)	8,877.85	16,686.00
915-0600	ER MEDICAL/DENTAL INS - ADMIN	186,386.07	152,871.09	215,302.00
915-0700	ER PENSION - ADMIN	60,236.06	45,201.47	55,907.00
915-0800	ER TAXES-ADMIN	73,880.85	69,947.67	82,216.00
915-9000	ADMIN EMPLOYEE BENEFITS			
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>320,435.99</b>	<b>307,052.90</b>	<b>398,929.00</b>
916-0100	LEGAL SERVICES - OUTSIDE	-	10,200.00	13,532.00
916-0200	TRAINING/CONFERENCE	44,285.10	6,035.14	10,824.00
916-0265	STAFF MEETING/RETREAT	3,589.58	626.36	3,035.00
916-0300	TRAVEL	3,500.00	4,323.42	8,002.00
916-0400	MILEAGE	4,729.70	3,198.74	4,546.00
916-0401	ADMIN VEHICLE - FUEL	445.00	(1,115.99)	1,447.00
916-0402	ADMIN VEHICLE - MTCE & REPAIR	2,865.19	60.00	60.00
916-0600	MEMBERSHIPS	3,001.00	87.47	
916-0650	PAYROLL PROCESSING FEE	27,100.81	20,430.10	21,311.00
916-0700	TELEPHONE	67,561.28	38,358.49	42,557.00

916-0751	SAFETY EQUIPMENT/SUPPLIES	692.16	12,832.59	3,624.00
916-0752	SAFETY CERTIFICATIONS	-	81.38	
916-0800	LEGAL SERVICES - INTERNAL	10,006.35	3,403.00	7,192.00
916-0801	ALLOC INTERNAL LEGAL EXP	78,651.92	126,498.00	133,674.00
916-0810	PRINTER SUPPLIES AND EXP	3,601.46	2,574.40	7,176.00
916-0815	SOFTWARE EXP	129,002.72	75,662.62	87,861.00
916-0900	FORMS AND PRINTING	4,040.34	447.40	
916-0950	OFFICE EXPENSE	196.94	25.94	
916-1000	OFFICE FURNISHINGS	2,500.00	(25.28)	3,000.00
916-1001	POSTAGE	3,308.24	149.00	150.00
916-1002	OFFICE SUPPLIES	13,047.34	9,452.67	15,493.00
916-1003	OFFICE EQUIPMENT LEASES	-	1,750.14	2,050.00
916-1004	COMPUTER SUPPLIES	1,559.85	739.53	1,248.00
916-1005	COMPUTER EQUIPMENT	21,503.04	3,400.37	3,771.00
916-1006	NETWORK COMMUNICATION	78,347.33	36,675.24	43,666.00
916-1007	ADVERTISING /NEWSPAPER ADS	8,640.36		
916-1009	EMPLOYEE HIRING & ADMIN EXP	4,320.54	984.20	144.00
916-1010	CONSULTING	1,742.50	24,530.40	8,000.00
916-1011	BANK FEE	16,804.14	597.72	1,688.00
916-1014	LATE FEES	-	1,115.35	
916-1015	MISCELLANEOUS EXPENSE	-	451.72	
916-1030	PROPERTY TAX	-	84.33	
916-1060	RENTAL EXPENSE	-	1,874.54	3,929.00
916-3001	IT SUPPORT - CONTR SERV	56,063.73	80,406.64	103,364.00
916-5000	DEVELOPER'S FEE			100,000.00
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>591,106.62</b>	<b>465,915.63</b>	<b>631,344.00</b>
918-0010	FRONT LINE SERVICE FEES	106,085.70	55,932.58	
919-0000	FEE FOR SERVICE	249,999.98	86,011.11	94,338.00
<b>919-0999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>356,085.68</b>	<b>141,943.69</b>	<b>94,338.00</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>4,020,686.86</b>	<b>2,904,602.08</b>	<b>3,523,828.00</b>
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>			
921-0000	RESIDENT SERVICES SALARIES	-	25,922.78	48,805.00
921-0100	RESIDENT SERVICE CASUAL LABOR	82,500.00	38,212.50	87,300.00

<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>82,500.00</b>	<b>64,135.28</b>	<b>136,105.00</b>
922-0000	RELOCATION EXPENSES	2,786.65	2,837.47	51,317.04
922-0300	RELOCATION - MOVING EXPENSE	6,866.84	9,458.45	3,902.00
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>9,653.49</b>	<b>12,295.92</b>	<b>55,219.04</b>
923-0600	ER MEDICAL/DENTAL INS - RES SERV	-	(2,600.35)	3,360.00
923-0700	ER PENSION - RES SERV	-	1,425.79	2,617.00
923-0800	ER TAXES-RES SERV	-	2,166.03	3,884.00
<b>923-9999</b>	<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>-</b>	<b>991.47</b>	<b>9,861.00</b>
924-0100	RESIDENT SERVICES EXPENSE	57,185.00		30,056.00
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	-	200.41	
924-0210	RESIDENT FUND - STIPENDS	-	224.75	204.00
924-0230	RESIDENT FUND - MEETING EXPENSES	-	33.09	
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>57,185.00</b>	<b>458.25</b>	<b>30,260.00</b>
924-0300	FRONT LINE SERVICE FEE	2,052,623.34	1,516,341.13	1,725,302.00
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>2,052,623.34</b>	<b>1,516,341.13</b>	<b>1,725,302.00</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>2,201,961.83</b>	<b>1,594,222.05</b>	<b>1,956,747.04</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>2,201,961.83</b>	<b>1,594,222.05</b>	<b>1,956,747.04</b>
<b>930-0000</b>	<b>UTILITY EXPENSES</b>			
931-0000	UTILITY - WATER	291,061.46	363,504.18	471,684.00
932-0000	UTILITY - ELECTRIC	1,512,173.00	1,373,946.93	1,664,742.00
933-0000	UTILITY - GAS	440,840.56	461,089.16	538,210.00
938-0000	UTILITY - SEWER	410,721.30	471,576.35	603,583.00
<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>2,654,796.32</b>	<b>2,670,116.62</b>	<b>3,279,275.00</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>			
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>			
941-0000	MAINTENANCE SALARIES	2,907,907.25	2,178,605.42	2,509,206.00
941-0100	MAINTENANCE CASUAL LABOR	-	45,951.58	186,666.00
941-0200	ALLOC MAINT SALARIES	(69,168.55)	(99,197.17)	(73,098.00)
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>2,838,738.70</b>	<b>2,125,359.83</b>	<b>2,622,774.00</b>
942-0100	APPLIANCES	176,909.20	158,336.66	194,585.00
942-0200	PAINT	96,834.28	79,364.83	77,138.00
942-0300	CLEANING SUPPLIES	16,287.75	33,317.00	29,164.00

942-0400	HVAC MATERIALS	27,199.52	26,740.45	31,179.00
942-0500	LANDSCAPING MATERIALS	2,581.75		4,270.00
942-0600	PLUMBING MATERIALS	120,595.04	123,397.30	152,983.00
942-0700	ELECTRICAL MATERIALS	25,659.00	23,278.83	27,544.00
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	39,388.35	51,495.43	33,848.00
942-0810	MAINTENANCE VEHICLE - LICENSE	-	7.50	
942-0850	PEST CONTROL SUPPLIES	19,536.96	17,246.20	18,315.00
942-0900	MAINTENANCE TOOLS	16,864.95	20,932.37	26,497.00
942-1000	MAINTENANCE MATERIALS	388,881.91	316,659.49	403,601.00
942-1010	MAINTENANCE EQUIPMENT	16,658.38	9,414.75	7,778.00
942-1050	Early Pay Discount	-	(1,309.63)	
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>947,397.09</b>	<b>858,881.18</b>	<b>1,006,902.00</b>
943-0100	ELEVATORS - CONTRACTED SERV	67,743.10	78,799.90	92,378.00
943-0200	HVAC - CONTRACTED SERV	160,685.34	232,829.47	248,561.00
943-0300	LAWNS - CONTRACTED SERV	208,611.00	199,083.34	249,633.00
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	7,638.09	4,179.01	5,568.00
943-0500	PEST CONTROL - CONTRACTED SERV	1,695.84	300.87	
943-0600	SNOW REMOVAL - CONTRACTED SERV	120,062.26	50,737.50	117,384.00
943-0700	TRASH - CONTRACTED SERV	98,053.50	200,598.38	210,592.00
943-0750	LANDFILL FEES - CONTRACTED SERV	5,516.61	1,967.20	4,558.00
943-0800	CLEANING - CONTRACTED SERV	776,313.00	471,198.05	613,808.00
943-0900	PAINTING - CONTRACTED SERV	145,971.59	133,960.83	119,382.00
943-1000	ARBORIST - CONTRACTED SERV	104,858.32	50,233.00	82,041.00
943-1100	FLOORING REPL - CONTRACTED SERV	126,423.66	63,236.52	107,813.00
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	-	476.30	391.00
943-1300	CONCRETE WORK - CONTRACTED SERV	9,608.20	45,182.00	18,029.00
943-1400	ELECTRICAL - CONTRACTED SERV	35,467.69	25,328.03	32,323.00
943-1500	LANDSCAPE - CONTRACTED SERV	9,644.00	32,273.00	27,295.00
943-1600	PLUMBING - CONTRACTED SERV	188,409.54	91,345.74	107,707.00
943-1700	ROOF REPAIRS - CONTRACTED SERV	4,631.06	12,027.00	18,788.00
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	6,504.72	16,339.31	22,973.00
943-1800	VEHICLE MAINTENANCE & REPAIR	36,064.40	32,864.41	34,156.00
943-1850	MAINTENANCE EQUIPMENT REPAIR	11,854.96	8,426.50	9,966.00
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	105,572.07	68,548.09	80,065.00

943-1950	VACANT TURNOVER - CONTRACTED SERV	3,572.50		3,240.00
943-2000	INSPECTIONS - CONTRACTED SERV	17,998.00	5,338.00	20,536.00
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	8,288.00	15,730.00	22,139.00
943-2300	Fire Safety - Contracted Services	-	118,754.20	133,510.00
943-2500	OTHER - OUTSIDE MAINT	458.34	105.00	
943-2600	HAZMAT - CONTRACTED SERV	1,905.34	24,394.26	6,600.00
943-2800	RADON - CONTRACTED SERV	-	2,550.00	
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR SERV	2,235.00		
943-3100	ALLOC INSPECTIONS EXPENSE	23,581.04		23,577.00
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>2,289,367.17</b>	<b>1,986,805.91</b>	<b>2,413,013.00</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	36,968.11	(8,462.36)	360.00
945-0100	ALLOC MAINT EMP BENEFITS	(20,694.72)	(47,672.16)	(63,233.00)
945-0600	ER MED/DENTAL INS - MAINT	591,564.69	559,627.94	709,258.00
945-0700	ER PENSION - MAINT	183,638.94	122,267.49	131,199.00
945-0800	ER TAXES - MAINT	255,425.06	178,358.04	188,812.00
945-1700	ER PENSION - GROUND CREW			6,665.00
945-1800	ER TAXES - GROUND CREW			130,628.00
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>1,046,902.08</b>	<b>804,118.95</b>	<b>1,103,689.00</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>7,122,405.04</b>	<b>5,775,165.87</b>	<b>7,146,378.00</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>			
951-0200	FRONT LINE SERVICE FEES	549,972.91	539,824.69	581,725.00
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>549,972.91</b>	<b>539,824.69</b>	<b>581,725.00</b>
952-0100	SECURITY & MONITORING	66,677.86	26,990.73	3,623.00
952-0300	SECURITY - CONTRACTED SERV	220.00	6,727.33	
953-0000	SECURITY EQUIPMENT & MATERIALS	38,612.60	35,689.90	44,363.00
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>105,510.46</b>	<b>69,407.96</b>	<b>47,986.00</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>655,483.37</b>	<b>609,232.65</b>	<b>629,711.00</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>			
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>			
961-0000	INSURANCE - LIABILITY	218,270.60	192,258.42	225,961.00
961-0050	INSURANCE - PROPERTY	606,260.16	535,855.10	620,388.00
961-0100	INSURANCE - WORKERS COMP	115,429.61	87,468.07	102,295.00

961-0300	ALLOC INSURANCE EXPENSES	-	1,805.64	
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>939,960.37</b>	<b>817,387.23</b>	<b>948,644.00</b>
964-0000	BAD DEBT EXPENSE	228,955.04	402,216.57	213,014.00
<b>964-9999</b>	<b>TOTAL BAD DEBT EXPENSE</b>	<b>228,955.04</b>	<b>402,216.57</b>	<b>213,014.00</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>1,168,915.41</b>	<b>1,219,603.80</b>	<b>1,161,658.00</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>17,824,248.83</b>	<b>14,772,943.07</b>	<b>17,697,597.04</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>			
<b>972-9999</b>	<b>HAP EXPENSES</b>			
973-0000	HAP EXPENSE	33,582.00	67,913.47	37,416.00
973-0500	UTILITY REIMBURSEMENT	108,282.00	121,811.00	140,425.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>141,864.00</b>	<b>189,724.47</b>	<b>177,841.00</b>
974-0000	DEPRECIATION EXPENSE	1,945,295.44	1,752,105.06	1,917,770.00
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>1,945,295.44</b>	<b>1,752,105.06</b>	<b>1,917,770.00</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>2,087,159.44</b>	<b>1,941,829.53</b>	<b>2,095,611.00</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>19,911,408.27</b>	<b>16,714,772.60</b>	<b>19,793,208.04</b>
999-0010	INTERPROJECT EXCESS CASH TRANSFER IN			17,271.00
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	1,427,471.03	(1,683,198.89)	1,698,172.00
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	8,000,000.01	-	
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>6,572,528.98</b>	<b>(1,683,198.89)</b>	<b>(1,715,443.00)</b>
999-1000	PRIOR PERIOD ADJUSTMENT	-	(1,847.00)	
<b>999-1999</b>	<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>-</b>	<b>(1,847.00)</b>	
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>(3,942,032.55)</b>	<b>1,085,772.52</b>	<b>(1,409,371.04)</b>
			Adjusted NOI	508,398.96

Property = 8vo 8mr4 8sec8 8mv 8insp 8mvdadmin 8mr4admn 8ehv

**2023 Budget**

Period = Jan 2023-Dec 2023

Book = Accrual ; Tree = ysi\_is

**Jan - Oct 2023 Actual**

Book = Accrual ; Tree = ysi\_is

Property = 8vo 8mr4 8sec8 8mv 8insp 8mvdadmin 8mr4admn 8ehv

**2024 Budget**

Period = Jan 2024-Dec 2024

Book = Accrual ; Tree = ysi\_is

	Total	Actual	
<b>700-0000 REVENUES</b>			
<b>701-0000 TENANT REVENUES</b>			
704-0700 FRAUD RECOVERY REVENUE	5,000.00	2,976.00	3,600.00
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>5,000.00</b>	<b>2,976.00</b>	<b>3,600.00</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>			
706-0010 HOUSING ASST PAYMENTS	39,456,921.64	33,474,322.00	41,560,822.00
706-0020 ONGOING ADMIN FEES EARNED	3,813,612.00	3,143,049.00	4,150,282.00
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>43,270,533.64</b>	<b>36,617,371.00</b>	<b>45,711,104.00</b>
<b>707-0000 TOTAL FEE REVENUE</b>			
707-0060 OTHER FEES FOR SERVICE	47,700.00		
<b>707-9999 TOTAL FEE REVENUE</b>	<b>47,700.00</b>	<b>0.00</b>	<b>0.00</b>
<b>714-0000 OTHER INCOME</b>			
715-0010 FSS FORFEITURE REVENUE	54,000.00	10,608.00	
<b>719-9999 TOTAL OTHER INCOME</b>	<b>54,000.00</b>	<b>10,608.00</b>	<b>0.00</b>
<b>799-9999 TOTAL REVENUES</b>	<b>43,377,233.64</b>	<b>36,630,955.00</b>	<b>45,714,704.00</b>
<b>900-0000 EXPENSES</b>			
<b>900-0100 OPERATING EXPENSES</b>			
<b>901-0000 ADMINISTRATIVE EXPENSES</b>			
<b>910-0000 ADMINISTRATIVE SALARIES</b>			
911-0000 ADMIN SALARIES	1,291,007.64	972,495.60	1,113,489.00
<b>911-9900 TOTAL ADMIN SALARIES</b>	<b>1,291,007.64</b>	<b>972,495.60</b>	<b>1,113,489.00</b>
912-0000 AUDIT EXPENSE	46,800.00	35,750.24	28,596.00
913-0000 MANAGEMENT FEE	699,688.08	529,027.50	599,520.00
913-0020 BOOKKEEPING FEE	437,310.00	329,362.80	377,400.00
<b>913-9999 TOTAL ADMINISTRATIVE FEE</b>	<b>1,183,798.08</b>	<b>894,140.54</b>	<b>1,005,516.00</b>
<b>915-0000 ADMIN EMPLOYEE BENEFITS</b>		7,448.54	8,388.00
915-0600 ER MEDICAL/DENTAL INS - ADMIN	291,785.87	254,412.94	290,440.00
915-0700 ER PENSION - ADMIN	71,005.42	50,191.94	61,243.00
915-0800 ER TAXES-ADMIN	98,762.06	81,783.50	84,646.00
<b>915-9999 TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>461,553.35</b>	<b>393,836.92</b>	<b>444,717.00</b>
916-0200 TRAINING/CONFERENCE	13,416.28	3,316.61	3,295.00
916-0265 STAFF MEETING/RETREAT	500.00	811.78	
916-0300 TRAVEL	5,000.00	276.50	
916-0700 MILEAGE			
916-0401 ADMIN VEHICLE - FUEL	7,620.74	276.42	251.00
916-0402 ADMIN VEHICLE - MTCE & REPAIR	1,000.00	6,187.54	3,660.00
916-0500 PUBLICATIONS	1,007.60		
916-0600 MEMBERSHIPS	6,420.00		
916-0650 PAYROLL PROCESSING FEE	9,861.48	8,042.91	9,420.00

<b>700-0000 REVENUES</b>	
<b>701-0000 TENANT REVENUES</b>	
704-0700 FRAUD RECOVERY REVENUE	2,976.00
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>2,976.00</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>	
706-0010 HOUSING ASST PAYMENTS	33,474,322.00
706-0020 ONGOING ADMIN FEES EARNED	3,143,049.00
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>36,617,371.00</b>
<b>714-0000 OTHER INCOME</b>	
715-0200 ADMINISTRATIVE FEES	10,608.00
<b>719-9999 TOTAL OTHER INCOME</b>	<b>10,608.00</b>
<b>799-9999 TOTAL REVENUES</b>	<b>36,630,955.00</b>
<b>900-0000 EXPENSES</b>	
<b>900-0100 OPERATING EXPENSES</b>	
<b>901-0000 ADMINISTRATIVE EXPENSES</b>	
<b>910-0000 ADMINISTRATIVE SALARIES</b>	
911-0000 ADMIN SALARIES	972,495.60
<b>911-9900 TOTAL ADMIN SALARIES</b>	<b>972,495.60</b>
912-0000 AUDIT EXPENSE	35,750.24
913-0000 MANAGEMENT FEE	529,027.50
913-0020 BOOKKEEPING FEE	329,362.80
<b>913-9999 TOTAL ADMINISTRATIVE FEE</b>	<b>894,140.54</b>
915-0000 ADMIN EMPLOYEE BENEFITS	7,448.54
915-0600 ER MEDICAL/DENTAL INS - ADMIN	254,412.94
915-0700 ER PENSION - ADMIN	50,191.94
915-0800 ER TAXES-ADMIN	81,783.50
<b>915-9999 TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>393,836.92</b>
916-0300 TRAINING/CONFERENCE	3,316.61
916-0400 STAFF MEETING/RETREAT	811.78
916-0402 TRAVEL	276.50
916-0700 MILEAGE	276.42
916-0810 ADMIN VEHICLE - MTCE & REPAIR	6,187.54
916-0815 PAYROLL PROCESSING FEE	8,042.91
916-0900 TELEPHONE	9,093.98
916-0950 PRINTER SUPPLIES AND EXP	2,954.13

	2024
<b>700-0000 REVENUES</b>	
<b>701-0000 TENANT REVENUES</b>	
704-0700 FRAUD RECOVERY REVENUE	3,600.00
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>3,600.00</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>	
706-0010 HOUSING ASST PAYMENTS	41,560,322.00
706-0020 ONGOING ADMIN FEES EARNED	4,150,282.00
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>45,710,604.00</b>
<b>707-0000 TOTAL FEE REVENUE</b>	
707-0010 MANAGEMENT FEE	
707-0030 BOOKKEEPING FEE	
<b>707-9999 TOTAL FEE REVENUE</b>	
<b>799-9999 TOTAL REVENUES</b>	<b>45,754,704.00</b>
<b>900-0000 EXPENSES</b>	
<b>900-0100 OPERATING EXPENSES</b>	
<b>901-0000 ADMINISTRATIVE EXPENSES</b>	
<b>910-0000 ADMINISTRATIVE SALARIES</b>	
911-0000 ADMIN SALARIES	1,113,489.00
<b>911-9900 TOTAL ADMIN SALARIES</b>	<b>1,113,489.00</b>
912-0000 AUDIT EXPENSE	28,596.00
913-0000 MANAGEMENT FEE	599,520.00
913-0020 BOOKKEEPING FEE	377,400.00
<b>913-9999 TOTAL ADMINISTRATIVE FEE</b>	<b>1,005,516.00</b>
915-0000 ADMIN EMPLOYEE BENEFITS	8,388.00
915-0600 ER MEDICAL/DENTAL INS - ADMIN	330,440.00
915-0700 ER PENSION - ADMIN	61,243.00
915-0800 ER TAXES-ADMIN	84,646.00
<b>915-9999 TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>484,717.00</b>
916-0200 TRAINING/CONFERENCE	3,295.00
916-0400 MILEAGE	251.00
916-0402 ADMIN VEHICLE - MTCE & REPAIR	3,660.00
916-0650 PAYROLL PROCESSING FEE	9,420.00
916-0700 TELEPHONE	1,168.00
916-0810 PRINTER SUPPLIES AND EXP	1,748.00
916-0815 SOFTWARE EXP	161,604.00
916-0900 FORMS AND PRINTING	2,000.00
916-0950 OFFICE EXPENSE	1,230.00

Property = 8vo 8mr4 8sec8 8mv 8insp 8mvdadm 8mr4adm 8ehv

**2023 Budget**

Period = Jan 2023-Dec 2023

Book = Accrual ; Tree = ysi\_is

		Total	Actual	
916-0700	TELEPHONE	12,651.59	9,093.98	1,168.00
916-0800	LEGAL SERVICES - INTERNAL	2,000.00		
916-0810	PRINTER SUPPLIES AND EXP	5,243.47	2,954.13	1,748.00
916-0815	SOFTWARE EXP	198,873.21	136,397.08	161,604.00
916-0900	FORMS AND PRINTING	4,100.00	2,161.86	2,000.00
916-0950	OFFICE EXPENSE	500.00	1,230.00	1,230.00
916-1000	OFFICE FURNISHINGS	1,000.00	674.95	629.00
916-1001	POSTAGE	43,810.00	35,937.50	31,800.00
916-1002	OFFICE SUPPLIES	19,031.21	14,906.73	17,040.00
916-1003	OFFICE EQUIPMENT LEASES	1,000.00	1,969.55	8,880.00
916-1010	COMPUTER EQUIPMENT		1,356.53	1,200.00
916-1004	COMPUTER SUPPLIES	500.00	521.64	
916-1006	NETWORK COMMUNICATION	3,039.65	1,823.86	1,236.00
916-1007	ADVERTISING /NEWSPAPER ADS	25,600.00		600.00
916-1009	EMPLOYEE HIRING & ADMIN EXP	600.00	812.39	
916-1010	CONSULTING	15,880.12	10,666.75	10,287.00
916-1011	BANK FEE	5,000.00	4,270.50	2,128.00
916-3001	MISCELLANEOUS EXPENSE		1,625.04	
916-1012	SECT 8 PORT OUT ADMIN FEES	43,618.30		
916-9999	PROPERTY TAX		66.75	
919-9999	RENTAL EXPENSE		2,128.00	
916-3001	IT SUPPORT - CONTR SERV	42,398.73	25,345.59	24,972.00
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>469,672.38</b>	<b>272,854.59</b>	<b>283,148.00</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>3,406,031.45</b>	2,533,327.65	2,846,870.00
<b>922-9999</b>	RELOCATION - SECURITY DEPOSITS		11,423.00	
<b>924-0100</b>	RELOCATION - MOVING EXPENSE		1,250.80	
<b>924-0299</b>	RELOCATION - UTILITY DEPOSITS		339.50	
<b>925-9900</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>0.00</b>	<b>13,013.30</b>	<b>0.00</b>
924-0100	RESIDENT SERVICES EXPENSE	1,700.00	2,167.00	1,583.00
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>1,700.00</b>	<b>2,167.00</b>	<b>1,583.00</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>1,700.00</b>	<b>15,180.30</b>	<b>1,583.00</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>1,700.00</b>	<b>15,180.30</b>	<b>1,583.00</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>			
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>			
941-0000	MAINTENANCE SALARIES	229,533.69	169,264.19	242,004.00
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>229,533.69</b>	<b>169,264.19</b>	<b>242,004.00</b>
943-0800	CLEANING - CONTRACTED SERV	2,965.16	274.78	1,680.00
943-1800	VEHICLE MAINTENANCE & REPAIR	732.48	205.20	14,544.00
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>3,697.64</b>	<b>479.98</b>	<b>16,224.00</b>
<b>945-0800</b>	MAINTENANCE EMPLOYEE BENEFITS		442.00	495.00
945-0600	ER MED/DENTAL INS - MAINT	46,281.03	37,125.07	45,564.00
945-0700	ER PENSION - MAINT	12,624.32	9,888.15	13,311.00

**Jan - Oct 2023 Actual**

Book = Accrual ; Tree = ysi\_is

916-1000	SOFTWARE EXP	136,397.08		
916-1001	FORMS AND PRINTING	2,161.86		
916-1002	OFFICE EXPENSE	1,230.00		
916-1003	OFFICE FURNISHINGS	674.95		
916-1004	POSTAGE	35,937.50		
916-1005	OFFICE SUPPLIES	14,906.73		
916-1006	OFFICE EQUIPMENT LEASES	1,969.55		
916-1009	COMPUTER SUPPLIES	521.64		
916-1010	COMPUTER EQUIPMENT	1,356.53		
916-1011	NETWORK COMMUNICATION	1,823.86		
916-1014	EMPLOYEE HIRING & ADMIN EXP	812.39		
916-1015	CONSULTING	10,666.75		
916-1030	BANK FEE	4,270.50		
916-1060	LATE FEES	77.50		
916-3001	MISCELLANEOUS EXPENSE	1,547.54	1,625.04	
<b>916-9999</b>	PROPERTY TAX	66.75		
<b>919-9999</b>	RENTAL EXPENSE	2,128.00		
922-0200	IT SUPPORT - CONTR SERV	25,595.11		
922-0300	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>273,104.11</b>		
922-0400	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,533,577.17</b>		
<b>922-9999</b>	RELOCATION - SECURITY DEPOSITS	11,423.00		
924-0100	RELOCATION - MOVING EXPENSE	1,250.80		
<b>924-0299</b>	RELOCATION - UTILITY DEPOSITS	339.50		
<b>925-9900</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>13,013.30</b>		
<b>925-9999</b>	RESIDENT SERVICES EXPENSE	2,167.00		
<b>930-0000</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>15,180.30</b>		
932-0000	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>15,180.30</b>		
933-0000				
<b>939-9999</b>	<b>UTILITY EXPENSES</b>			
	UTILITY - ELECTRIC	2.48		
<b>940-0000</b>	UTILITY - GAS	-24.00		
<b>940-5000</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>-21.52</b>		
941-0000				

Property = 8vo 8mr4 8sec8 8mv 8insp 8mvdadm 8mr4adm 8ehv

**2024 Budget**

Period = Jan 2024-Dec 2024

Book = Accrual ; Tree = ysi\_is

			2024
916-1000	OFFICE FURNISHINGS		629.00
916-1001	POSTAGE		31,800.00
916-1002	OFFICE SUPPLIES		17,040.00
916-1003	OFFICE EQUIPMENT LEASES		8,880.00
916-1005	COMPUTER EQUIPMENT		1,200.00
916-1006	NETWORK COMMUNICATION		1,236.00
916-1009	EMPLOYEE HIRING & ADMIN EXP		600.00
916-1010	CONSULTING		10,287.00
916-1060	RENTAL EXPENSE		2,128.00
916-3001	IT SUPPORT - CONTR SERV		24,972.00
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>		<b>283,148.00</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>2,927,370.00</b>
924-0100	RESIDENT SERVICES EXPENSE		1,583.00
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>		<b>1,583.00</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>		<b>1,583.00</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>		<b>1,583.00</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>		
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>		
941-0000	MAINTENANCE SALARIES		242,004.00
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>		<b>242,004.00</b>
943-0800	CLEANING - CONTRACTED SERV		1,680.00
943-1800	VEHICLE MAINTENANCE & REPAIR		14,544.00
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>		<b>16,224.00</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS		495.00
945-0600	ER MED/DENTAL INS - MAINT		5,064.00
945-0700	ER PENSION - MAINT		13,311.00
945-0800	ER TAXES - MAINT		1,277.00
945-1600	ER MED/DENTAL INS - GROUND CREW		44,400.00
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>		<b>64,547.00</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>		<b>322,775.00</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>		
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>		

Property = 8vo 8mr4 8sec8 8mv 8insp 8mvdadmin 8mr4admn 8ehv

**2023 Budget**

Period = Jan 2023-Dec 2023

Book = Accrual ; Tree = ysi\_is

		Total	Actual	
945-0800	ER TAXES - MAINT	17,559.33	14,483.80	45,677.00
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>76,464.68</b>	<b>61,939.02</b>	<b>105,047.00</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>309,696.01</b>	<b>231,683.19</b>	<b>363,275.00</b>
<b>943-9999</b>	<b>MATS/UNIFORMS - CONTRACTED SVCE</b>		806.08	
<b>945-0000</b>	<b>CLEANING - CONTRACTED SERV</b>		2,275.00	
<b>945-0600</b>	<b>VEHICLE MAINTENANCE &amp; REPAIR</b>		14,325.72	
<b>945-0700</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>		<b>17,406.80</b>	
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>			
952-0100	SECURITY & MONITORING	1,000.00		
952-0300	SECURITY - CONTRACTED SERV	200.00		
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>1,200.00</b>		
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>1,200.00</b>		
<b>960-0000</b>	<b>GENERAL EXPENSES</b>			
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>			
961-0000	INSURANCE - LIABILITY	8,245.12	7,127.90	8,976.00
961-0100	INSURANCE - WORKERS COMP	41,507.38	34,864.55	46,193.00
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>49,752.50</b>	<b>41,992.45</b>	<b>55,169.00</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>49,752.50</b>	<b>41,992.45</b>	<b>55,169.00</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>3,768,379.96</b>	<b>2,839,590.39</b>	<b>3,266,897.00</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>			
<b>972-9999</b>	<b>HAP EXPENSES</b>			
973-0000	HAP EXPENSE	37,464,976.73	28,319,688.60	38,947,896.00
973-0200	HAP EXPENSE - PORTABLE	949,125.63		
973-0500	UTILITY REIMBURSEMENT	1,056,200.98	1,258,494.00	1,545,076.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>39,470,303.34</b>	<b>29,578,182.60</b>	<b>40,492,972.00</b>
974-0000	DEPRECIATION EXPENSE	15,510.20	12,925.20	15,636.00
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>15,510.20</b>	<b>12,925.20</b>	<b>15,636.00</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>15,510.20</b>	<b>12,925.20</b>	<b>15,636.00</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>43,254,193.50</b>	<b>32,430,698.19</b>	<b>43,775,505.00</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>123,040.14</b>	<b>4,200,256.81</b>	<b>1,939,199.00</b>
		<u>123,040.14</u>	<u>4,200,256.81</u>	<u>1,939,199.00</u>

**Jan - Oct 2023 Actual**

Book = Accrual ; Tree = ysi\_is

<b>941-9999</b>	<b>TOTAL MAINTENANCE</b>	
942-0300	MAINTENANCE SALARIES	
942-0800	MAINTENANCE SALARIES	169,264.19
<b>942-9900</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>169,264.19</b>
943-0400	CLEANING SUPPLIES	274.78
943-0800	GASOLINE USAGE FOR MAINT VEHICLES	205.20
943-1800	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>479.98</b>
<b>943-9999</b>	<b>MATS/UNIFORMS - CONTRACTED SVCE</b>	<b>806.08</b>
945-0000	CLEANING - CONTRACTED SERV	2,275.00
945-0600	VEHICLE MAINTENANCE & REPAIR	14,325.72
945-0700	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>17,406.80</b>
945-0800	MAINTENANCE EMPLOYEE BENEFITS	442.00
<b>945-9100</b>	<b>ER MED/DENTAL INS - MAINT</b>	<b>37,125.07</b>
<b>949-9999</b>	<b>ER PENSION - MAINT</b>	<b>9,888.15</b>
	ER TAXES - MAINT	14,483.80
<b>960-0000</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>61,939.02</b>
<b>960-0100</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>249,089.99</b>
961-0000		
961-0100	<b>GENERAL EXPENSES</b>	
<b>961-9999</b>	<b>INSURANCE EXPENSES</b>	
964-0000	INSURANCE - LIABILITY	7,127.90
<b>964-9999</b>	<b>INSURANCE - WORKERS COMP</b>	<b>34,864.55</b>
<b>969-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>41,992.45</b>
	BAD DEBT EXPENSE	-228.00
<b>972-9990</b>	<b>TOTAL BAD DEBT EXPENSE</b>	<b>-228.00</b>
	<b>TOTAL GENERAL EXPENSES</b>	<b>41,764.45</b>
<b>972-9995</b>		
<b>972-9999</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>2,839,590.39</b>
973-0000		
973-0500	<b>NON-OPERATING EXPENSES</b>	
<b>973-9999</b>	<b>HAP EXPENSES</b>	
974-0000	HAP EXPENSE	28,319,688.60
<b>974-0299</b>	<b>UTILITY REIMBURSEMENT</b>	<b>1,258,494.00</b>
<b>979-9900</b>	<b>TOTAL HAP EXPENSES</b>	<b>29,578,182.60</b>
	DEPRECIATION EXPENSE	12,925.20
<b>979-9999</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>12,925.20</b>
	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>29,591,107.80</b>
<b>999-9990</b>	<b>TOTAL EXPENSES</b>	<b>32,430,698.19</b>
	<b>NET OPERATING INCOME (LOSS)</b>	<b>4,200,256.81</b>

Property = 8vo 8mr4 8sec8 8mv 8insp 8mvdadmin 8mr4admn 8ehv

**2024 Budget**

Period = Jan 2024-Dec 2024

Book = Accrual ; Tree = ysi\_is

		2024
961-0000	INSURANCE - LIABILITY	8,976.00
961-0100	INSURANCE - WORKERS COMP	46,193.00
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>55,169.00</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>55,169.00</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>3,306,897.00</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>	
<b>972-9999</b>	<b>HAP EXPENSES</b>	
973-0000	HAP EXPENSE	38,947,896.00
973-0500	UTILITY REIMBURSEMENT	1,545,076.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>40,492,972.00</b>
974-0000	DEPRECIATION EXPENSE	15,636.00
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>15,636.00</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>40,508,608.00</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>43,815,505.00</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>1,939,199.00</b>

## 2024 OHA Budget Narrative

### 2024 Budget Assumptions and Details

- Initially reviewed January – October 2023 actual budget performance
- Projected January – December 2023 based upon 10-month actual budget performance.
- Salaries are budgeted at a 5% increase with a 3% increase planned for January 2023 and future increases pending actual budget performance.
  - Salaries are assumed at full staffing throughout the year.
  - COCC includes two new positions (1) Quality Assurance and (2) Grant Administrator / Communications
- Employee Insurance includes a 5.9% increase.
- Capital Funds and Grant Budgets were projected based upon prior year awards.
- Revenue projections assume estimates based upon 2024 repositioning plans that include shifting properties from the public housing program to project-based vouchers (PBV) and rental assistance demonstration (RAD) if these transitions are implemented.
- Total Revenue is projected to decrease 7.7% from 2023 budget to 2024.
  - Public housing operating subsidy for the Securities Building has ended.
  - Spencer Homes will continue to receive a portion of the operating subsidy through 2024.
  - Projecting lower revenue throughout 2024 for Southside Terrace, Park, and Arbor Villa
- Gain/Loss on Sale of Property is not budgeted. As such, any sales will represent a budget variance depending upon sales as determined in 2024. However, the variance will represent restricted income.
- Housing Choice Voucher revenue remains subject to change based upon final Federal FY 2024 budget approval in Congress.
- Total Operating Expenses are projected to have a 2% decrease in 2024 over the 2023 budget.

### 2024 Projections:

Net Operating Income: \$(1,170,790.72)

Adjusted Net Operating Income: \$1,679,950.28

Overall, budget performance is expected to be more positive in 2024. Occupancy has significantly improved and maintained above 96% throughout 2023. Repositioning will assist in achieving these budget projections. Increases in inflation, extreme temperatures, or substantial snow removal would all increase expenses beyond projections.

**RESOLUTION 2023-112**  
**APPROVAL OF 2024 AGENCY BUDGETS**

**WHEREAS**, the United States Department of Housing and Urban Development (HUD) requires submittal of fiscal year budgets for housing authorities;

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) has prepared an agency-wide budget for the calendar year 2024 for submission to HUD;

**WHEREAS**, the 2024 agency budgets includes all OHA programs and departments including Public Housing, Section 8, Central Office Cost Center, Housing in Omaha, Inc., and affiliated partnerships; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve the agency-wide budgets for the calendar year 2024;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the agency-wide budget for the calendar year 2024.

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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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

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Joanie Poore, Secretary

5.2.3. Resolution 2023-118 Reappointment of Tony Veland to HIO Board of Directors

**RESOLUTION NO. 2023 – 118**  
**REAPPOINTMENT OF HIO BOARD MEMBER – TONY VELAND**

**WHEREAS**, Pursuant to the Housing in Omaha, Inc., (HIO) By-Laws, the Housing Authority of the City of Omaha (OHA) Board of Commissioners has authority to appoint members of the HIO Board of Directors; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby reappoints Tony Veland to the HIO Board of Directors.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.2.4. Resolution 2023-119 Auto Insurance, Renewal

# Memorandum

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To: The Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: December 21, 2023  
Re: Auto Insurance Renewals

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## **RECOMMENDED ACTION:**

Staff recommends the OHA Board of Commissioners approve renewal of an insurance policy with the Travelers Insurance Company for one year of vehicle insurance covering all OHA and HIO vehicles. The renewal premium is \$154,603.00 based on a projected fleet of 71 vehicles.

## **EXPLANATION:**

The 2023 premium for 71 vehicles was \$133,912. OHA's insurance broker notes that the 15% increase for 2024 is consistent with trends they've observed all year.

**SOURCE OF FUNDS:** Operations Budgets

**RECOMMENDED BY:** Brian Hansen, General Counsel  
Joanie Poore, CEO

**RESOLUTION NO. 2023 – 119**  
**VEHICLE INSURANCE – TRAVELERS AUTO INSURANCE**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) seeks to maintain an insurance policy to provide coverage on OHA owned vehicles for the period of January 1, 2024 through December 31, 2024;

**WHEREAS**, OHA’s current provider, Travelers Insurance, has quoted a renewal premium of \$154,603.00 based on a projected fleet of 71 vehicles;

**WHEREAS**, funding will be allocated from the Operations Budgets; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve the renewal of its insurance policy with Travelers Insurance to provide vehicle insurance for an estimated premium rates of \$154,603.00, based on a projected fleet of 71 vehicles, for the period of January 1, 2024, through December 31, 2024;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of its insurance policy with Travelers Insurance to provide vehicle insurance for an estimated premium rates of \$154,603.00, based on a projected fleet of 71 vehicles, for the period of January 1, 2024, through December 31, 2024.

\_\_\_\_\_  
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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held December 21, 2022.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.2.5. Resolution 2023-120 Property & Liability Insurance Renewal

# Memorandum

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To: The Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: December 21, 2023  
Re: Commercial Property and Liability Insurance Renewals

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## **RECOMMENDED ACTION:**

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners approve the renewal of OHA's policy with the Housing Authority Insurance Group (HAIG) for commercial property insurance covering all OHA properties. This premium amount is \$697,884.

Staff also recommend that the Board of Commissioners approve its policy renewal with HAIG for commercial liability insurance covering all OHA properties. This premium amount is \$169,274.

## **EXPLANATION:**

OHA and HIO have obtained their property and liability insurance through HAIG for several years. HAIG is an insurance cooperative formed to insure the specific needs of housing authorities. Because HAIG is a HUD-approved vendor, these insurance policies do not require further procurement.

**SOURCE OF FUNDS:** Operations Budgets

**RECOMMENDED BY:** Brian Hansen, General Counsel  
Joanie Poore, CEO

**RESOLUTION NO. 2023 -- 120**  
**RENEWAL OF OHA PROPERTY AND LIABILITY INSURANCE POLICY**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) wishes to maintain commercial property and liability insurance for 2024 for properties owned by OHA;

**WHEREAS**, OHA's current insurance policies are provided by the Housing Authority Insurance Group (HAIG) which is a HUD-approved vendor and therefore renewal of policies does not require procurement; and

**WHEREAS**, staff recommends that the Board of Commissioners approve renewal of OHA's commercial property insurance policy for 2024 for an proposed annual premium of \$697,884, and that the Board of Commissioners approve renewal of OHA's commercial liability insurance policy for 2024 for an proposed annual premium of \$169,274;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of OHA's commercial property insurance policy for 2024 for an proposed annual premium of \$697,884, and that the Board of Commissioners approve renewal of OHA's commercial liability insurance policy for 2024 for an proposed annual premium of \$169,274.

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David Levy, Chairperson  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary, do hereby certify that this resolution was properly adopted at the meeting of the Board of Directors of Housing in Omaha, Inc. held December 21, 2023.

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Joanie Poore, Secretary

## 6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

### 6.1. Housing Choice Voucher Program

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: December 21, 2023  
 Re: Monthly Utilization Report

**PERIOD ENDING OCTOBER 31, 2023**

All Vouchers	Utilization 2023	Allocation	Issued Current Month	Aug	Sep	Oct	Current Mo % Leased
	All Other Vouchers	5062	53	3646	3625	3633	72%
Emergency Vouchers	142	0	105	105	107	75%	
Fair Share Vouchers	24	0	0	0	0	0%	
HA Owned Vouchers	20	0	19	19	20	100%	
Home Ownership Vouchers	63	0	61	60	63	100%	
Incremental Vouchers	20	0	0	0	0	0%	
Mainstream Vouchers	115	0	97	98	98	85%	
PBV VASH Vouchers	30	0	30	30	30	100%	
Portable Vouchers	76	59	71	73	76	100%	
Project Based Vouchers	182	0	158	152	151	82%	
Tenant Protection Vouchers	170	0	179	178	170	100%	
VASH Vouchers	157	21	76	75	103	65%	
Total Vouchers	5955	121	4442	4441	4451	75%	

Other Housing	Utilization 2023	Allocation	Issued	Jul	Aug	Oct	Current Mo % Leased
	HOME TBRA	23	19	24	18	19	82%
Mod Rehab	36	1	36	34	34	94%	

HUD Delinquency Rate	SEMAP	Aug	Sep	Oct	Average
	95%	97.21%	96.52%	96.52%	96.87%

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: December 21, 2023  
 Re: Monthly Utilization Report

**PERIOD ENDING OCTOBR 31, 2023**

**HQS INSPECTION SUMMARY**

<b>2023</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Section 8 Pass	204	248	182	182	137	150	224		
Section 8 Fail	159	210	189	214	212	188	153		
Section 8 Follow ups	167	265	223	243	269	269	248		
Quality Control Pass	6	3	6	6	6	6	10		
Quality Control Fail	3	5	2	3	2	2	2		
Special, Complaint, Inconclusive	27	9	16	14	19	8	20		
<b>Monthly Total S8 Inspections Conducted</b>	<b>566</b>	<b>740</b>	<b>618</b>	<b>662</b>	<b>645</b>	<b>623</b>	<b>657</b>	<b>0</b>	<b>0</b>

<b>2023 Public Housing</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
PH Pass	0	0	0	0	0	0	0		
PH Fail	0	0	0	0	0	0	0		
<b>Monthly Total PH Inspections Conducted</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**5/22/2023 Weather Extension Results**

**May**

Pass		59*							
Fail		30*							

\* included in monthly totals

## 6.2. Asset Management (Public Housing)

# OHA Board Report Summary

## Asset Management – Dec 2023 Board Meeting

### PHAS

OHA's MASS (Management Assessment Subsystem) score **decreased** from 16.36 in September to 15.8 in October, 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). No properties achieved 22 points this month due to tenant accounts receivable balances.

### Occupancy

The overall occupancy rate for public housing **increased** from 96.1% in September to 96.5% in October. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 12 of 23 properties achieved occupancy rates of 98% or higher. Benson, Farnam, Park South, and Crown are the primary focus to improve occupancy over the next few months to impact PHAS scores.

Occupancy rates for affordable housing remained the same at 91.7%. Market-rate housing occupancy decreased to 81.3%. Arbor Villa is no longer leasing due to CNI South redevelopment efforts, which is impacting overall occupancy at the Villas.

### Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.58 to 0.61. Past due rent in public housing increased by \$21k. Tenant revenue increased by \$8k. An increase in past due rent is expected to continue throughout the remainder of the year.

Past due rent in market rate housing increased by \$1k and tenant revenue decreased by \$2k.

### Maintenance

On-time work order completion rates for work orders **decreased** from 61% to 53%. The total number of outstanding work orders has increased from 2,528 to 2,952. Additional annual self-inspections (contracted with USIG) were completed in October at several locations, contributing to increased workorders. The number of AMPs completing unit turns in under 30 days decreased from 5 to 2.

5 Additional AMPs have been scheduled for REAC inspections in December: Crown 1, Crown 2, Bayview, Chambers and Southside. Results will be available in January.

## **Capital Improvements**

### **Recently Completed Projects**

- Park Villa Unit Renovations
- Keystone Exterior Painting
- Keystone concrete repairs & retaining walls

### **Procurement Completed – Work in Progress**

#### **Towers**

- Security Fencing at Park South – in progress (pending parts)
- Fire Panel Replacement at Underwood – in progress (pending parts)
- Park South & Jackson Boiler Replacement – pending parts
- Security Enhancements (Access Control/Cameras) – 9 locations completed; Pine scheduled
- A&E Design for Plumbing Stacks at Towers & Farnam – anticipated completion in Dec
- Mold Remediation at Crown Tower – Anticipated completion 2/2024
- Carpet Removal at Crown and Evans – anticipated completion in 2023/2024

#### **Multi-Family/ Mixed Finance**

- Window Replacement at Spencer 57 Replacements – Dec - Feb
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – starting fall 2023
- Southside – Unit Renovations (8 Units) - anticipated completion in Dec
- Southside – Tree Removal

#### **Single Family**

- SCNE: Spencer 57 – Landscaping/Fencing - anticipated completion in Dec
- Scatted Site Southeast Hail Damage Repairs – anticipated completion in Dec
- Lead Based Paint Remediation at Scattered Sites – anticipated completion in 2024
- Lead Based Paint Bath Remodels at Scattered Sites – work to start in January

### **Planning Phase - Upcoming Procurement**

- Kay Jay Exterior Painting – re-developing scope
- Fire Pumps at Benson, Evans and Underwood – soliciting bids currently
- Southside Concrete Repairs – soliciting bids currently
- Southside Roof/Gutter Repairs – developing scope

## OHA Maintenance Report 10/31/2023

Zone	Property	PH Units	Physical			Work Orders Completion						Make Ready	
			PASS Points (out of 40)	22/23 REAC Score	2023 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	110	28.8	72		105	30%	71	82	↑	75%	118	1
1	Florence	106	33.2	83		97	21%	7	166	↑	157%	106	1
1	Underwood	104	32.8	82		82	63%	3	124	↑	119%	47	0
2	Benson	143	34	85		98	100%	1	66	↑	46%	66	6
2	Crown	149	35.2	88		71	96%	21	12	↓	8%	104	17
3	Farnam	20	22.4	56		33	97%	7	2	↓	10%	105	1
3	Jackson	207	23.2	58		93	95%	10	58	↑	28%	60	1
4	ParkSouth	221	31.2	78	95	257	60%	160	415	↑	188%	83	10
4	Pine	143	34.4	86		316	24%	262	242	↓	169%	63	5
5	KayJay	117	28.8	72		270	34%	183	183	-	156%	20	0
5	Highland	106	28.8	72		71	59%	6	31	↑	29%	22	0
6	Southside	356	21.2	53		426	32%	369	270	↓	76%	n/a	n/a
7	SCSE	137	27.2	68		113	38%	243	76	↓	55%	49	1
7	SCNW	115	28	70		111	51%	190	98	↓	85%	54	0
7	SCSW	75	17.2	43		143	30%	107	110	↑	147%	44	0
7	Keystone	37	24.8	62		80	15%	82	81	↓	219%	30	0
7	ParkVilla	0	NA	NA		13	92%	3	9	↑	38%	123	1
8	SCNE	225	25.6	64		224	36%	416	344	↓	153%	70	5
8	Chambers	32	10.4	26		122	52%	87	64	↓	200%	127	6
8	NOAH	24	25.6	64		24	33%	23	22	↓	92%	46	0
8	Crown1	16	16	40		13	31%	19	9	↓	56%	56	0
8	Crown2	12	25.2	63		17	29%	16	12	↓	100%	n/a	n/a
8	Bayview	12	27.6	69		34	74%	12	9	↓	75%	n/a	n/a
8	Villas		NA	NA		29	41%	15	39	↑	122%	40	0
	Paint		NA	NA		1472	48%	54	94	↑	NA	NA	NA
	PestControl		NA	NA		1472	98%	161	334	↓	NA	NA	NA
<b>OHA PASS Score</b>		<b>2467</b>	<b>27.1</b>	<b>TOTAL / AVE</b>			<b>53%</b>	<b>2528</b>	<b>2952</b>	<b>↑</b>	<b>115%</b>	<b>68</b>	<b>55</b>

## OHA Property Management Report October 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 Cash Flow	MASS Points (of 25)
Multifam/ Towers	Florence Tower	106	0	2	98.1%	↓	\$ 18,061	\$ 19,128	1.33	0.94	↑	\$ (114,218)	\$ 200,573	\$ (314,791)	\$ (25,426)	21
	Benson Tower	143	10	9	92.3%	↑	\$ 35,050	\$ 32,563	1.65	1.08	↑	\$ (174,536)	\$ (255,441)	\$ 80,905	\$ (53,931)	9
	Chambers Court	32	3	2	93.8%	↑	\$ 20,387	\$ 30,599	0.72	0.67	↑	\$ (257,257)	\$ (262,387)	\$ 5,130	\$ (59,541)	NA
	Farnam	20	1	2	90.0%	↓	\$ 8,429	\$ 13,768	0.76	0.61	↓	\$ (51,187)	\$ (34,543)	\$ (16,644)	\$ (9,864)	NA
	Jackson Tower	207	3	4	98.1%	↓	\$ 56,955	\$ 45,345	0.98	1.26	↑	\$ (378,863)	\$ (414,736)	\$ 35,873	\$ (226,758)	21
	Park South Tower	221	7	17	92.3%	↓	\$ 60,329	\$ 46,985	1.03	1.28	↓	\$ (277,982)	\$ (184,636)	\$ (93,346)	\$ (115,878)	8
	Highland Tower	106	1	1	99.1%	–	\$ 13,654	\$ 23,844	0.42	0.57	↑	\$ (40,260)	\$ (271,926)	\$ 231,666	\$ 52,240	21
	Pine Tower	143	8	7	95.1%	↓	\$ 22,439	\$ 29,475	0.61	0.76	↓	\$ (70,078)	\$ (170,662)	\$ 100,584	\$ 31,884	9
	Bayview	12	0	0	100.0%	–	\$ 13,484	\$ 14,425	0.78	0.93	↑	\$ 16,749	\$ (9,104)	\$ 25,853	\$ 26,253	NA
Elderly	Evans Tower	110	1	2	98.2%	↓	\$ 32,871	\$ 32,970	1.05	1.00	↑	\$ (57,169)	\$ (188,906)	\$ 131,737	\$ (12,839)	21
	Crown Tower	149	30	21	84.4%	↑	\$ 27,343	\$ 37,572	0.81	0.73	↑	\$ (378,180)	\$ (431,620)	\$ 53,440	\$ (45,894)	5
	Underwood Tower	104	2	0	100.0%	↑	\$ 6,095	\$ 31,733	0.38	0.19	↑	\$ (59,385)	\$ (199,809)	\$ 140,424	\$ 14,489	21
	Kay Jay Tower	117	1	2	98.3%	↓	\$ 10,637	\$ 32,022	0.12	0.33		\$ (28,607)	\$ (197,571)	\$ 168,964	\$ 55,383	20
Fam	Southside	356	0	0	100.0%	–	\$ 20,401	\$ 93,449	0.06	0.22	↑	\$ 380,768	\$ (36,644)	\$ 417,412	\$ 526,659	21
	Park Villa	24	1	1	95.8%	–	\$ 6,720	\$ 7,183	1.00	0.94		\$ (38,079)	\$ -	\$ (38,079)	\$ (32,616)	12
Single Family Homes/ Duplexes	Scat-Site North East	225	15	12	94.6%	↑	\$ 31,638	\$ 79,620	0.34	0.40	↑	\$ (130,925)	\$ 2,535,908	\$ (2,666,833)	\$ (21,307)	8
	N. Omaha Afford Homes	24	1	1	95.8%	–	\$ 13,021	\$ 16,834	0.59	0.77	↓	\$ (129,451)	\$ (151,468)	\$ 22,017	\$ 15,164	NA
	Crown I	16	2	1	93.8%	↑	\$ 3,371	\$ 4,089	0.53	0.82	↑	\$ (20,214)	\$ 6,060	\$ (26,274)	\$ (15,343)	NA
	Crown II	12	0	0	100.0%	–	\$ 1,592	\$ 3,496	0.21	0.46	↑	\$ (34,730)	\$ (27,870)	\$ 6,860	\$ 1,904	NA
	Scat-Site South East	137	3	1	99.3%	↑	\$ 24,728	\$ 58,707	0.22	0.42	↑	\$ 99,503	\$ (131,663)	\$ 231,166	\$ 216,475	20
	Scat-Site North West	115	3	1	99.1%	↑	\$ 14,626	\$ 49,130	0.21	0.30	↑	\$ 66,820	\$ (58,864)	\$ 125,684	\$ 107,260	20
	Keystone Crown Creek	37	1	1	97.3%	–	\$ 7,979	\$ 13,778		0.58	↑	\$ (120,216)	\$ (179,696)	\$ 59,480	\$ 45,902	NA
	Scat-Site South West	75	3	1	98.7%	↑	\$ 5,424	\$ 28,244	0.60	0.19	↑	\$ 949	\$ (50,701)	\$ 51,650	\$ 42,590	20
<b>Total</b>		<b>2491</b>	<b>96</b>	<b>88</b>	<b>96.5%</b>	<b>↑</b>	<b>\$ 455,234</b>	<b>\$ 744,959</b>	<b>0.58</b>	<b>0.61</b>	<b>↑</b>	<b>\$ (1,796,548)</b>	<b>\$ (515,706)</b>	<b>\$ (1,267,122)</b>	<b>\$ 516,806</b>	<b>15.8</b>





6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

# Memorandum

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To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: December 21, 2023

Re: Compliance Department Update- October 2023

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## Intake Department

During the month of October, 402 families applied for public housing. There was a jump up to 85 approved applications from the 47 applications approved during September. The breakdown for approved applications is 53 one-bedrooms, 13 two-bedrooms and 19 three-bedrooms. 3 out of the 5 applicants for straight tax credit at Farnam and Chambers were not income eligible and did not have a Section 8 voucher.

There were 148 applications withdrawn from the wait list with the majority reasons for No Response and as a result of their background checks.

## Recertifications

HUD's monthly Re-examination Delinquency Report for September continued to modestly increase from 95.44 to 95.65. We are working with staff to complete both late and current files. Since there are some staff current with their workload, they can assist their co-workers with other outstanding files. There is an increase of 26 residents this month in legal. We are still seeing a low number of actual evictions for non-compliance with annual reviews. Residents who are behind in the recertification process are also behind in their rent or have other lease violations in progress.

The interim completion rate is at 82% for the interims reported between January and July. The completion of interim reported income changes continues to be an emphasis in the department. Quality Control Specialists are working on the interims for the open position.

Our new Housing Compliance Specialist did not start in November as planned but we are in the process of hiring another person to start in December.

## Process Improvements

Nicole, along with Procurement staff worked with vendors, such as Lowes, Home Depot and Sherwin Williams on their set up with Yardi Market Place that went live in November. This program will assist our Maintenance Managers in ordering the materials they need to complete work orders, etc. There were 201 requests for assistance from staff with 21 cases forwarded on for Yardi support assistance. Nicole conducted in-person training sessions with new Section 8 staff during October after re-vamping the training process that will improve staff retention. The Aspire classes for Finance were set up and worked on reporting data for the 6CNI grant with the Intensive Services Manager.

# Memorandum



To: The Board of Commissioners  
 From: Susan Gilroy, Director of Compliance  
 Date: December 21, 2023  
 Re: Intake Approved Applications October 2023

**Intake Department  
 Month of October 2023**

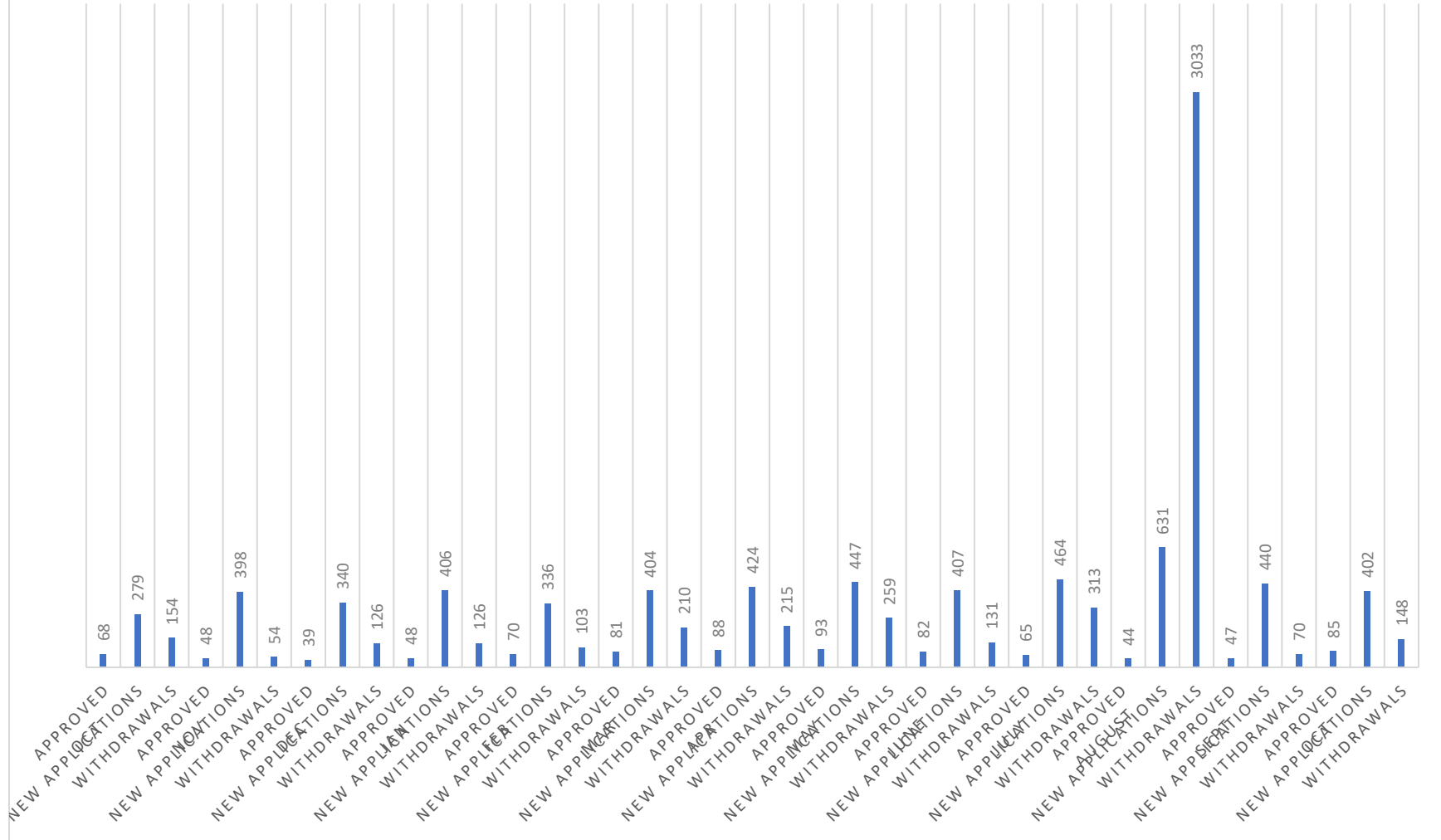
New Public Housing Applications	<b>402</b>
New Villas Housing Applications	<b>0</b>
New Farnam Straight Tax Credit Housing Applications	<b>2*</b>
New Chambers Straight Tax Credit Housing Applications	<b>3*</b>
Approved Public Housing Applications	<b>85</b>
Approved Applications for Villas	<b>0</b>
Approved Applications for Chambers Straight Tax Credit	<b>0</b>
Approved Applications for Farnam Apts Straight Tax Credit	<b>0</b>

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		<b>53</b>	<b>13</b>	<b>19</b>	<b>0</b>
Villas Applications Approved		Two	Three		
North Villas		<b>0</b>	<b>0</b>		
Arbor Villa		<b>0</b>	<b>0</b>		
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
		<b>0</b>	<b>0</b>		

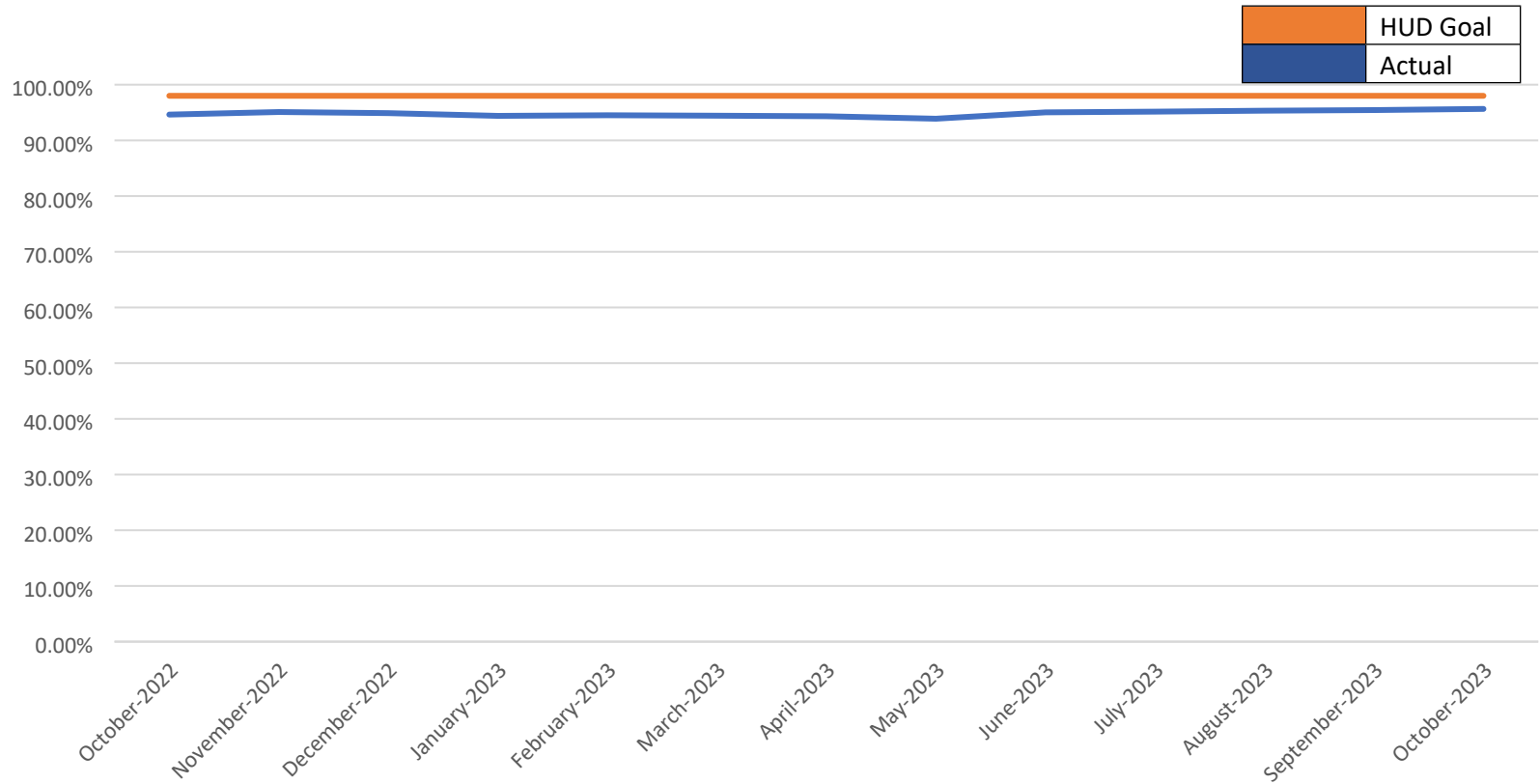
<b>Applications Withdrawn from PH Wait List</b>	<b>148</b>	
<b>No Response During Full Application Process</b>	<b>132</b>	
<b>Applicant Request</b>	<b>3</b>	
<b>Not Eligible to Apply</b>	<b>2</b>	
<b>Failed Background Check</b>	<b>10</b>	
<b>Owe monies</b>	<b>1</b>	
<b>Refused Unit Offer</b>	<b>0</b>	

\*Farnam (1) and Chambers (2) applicants – Not income eligible

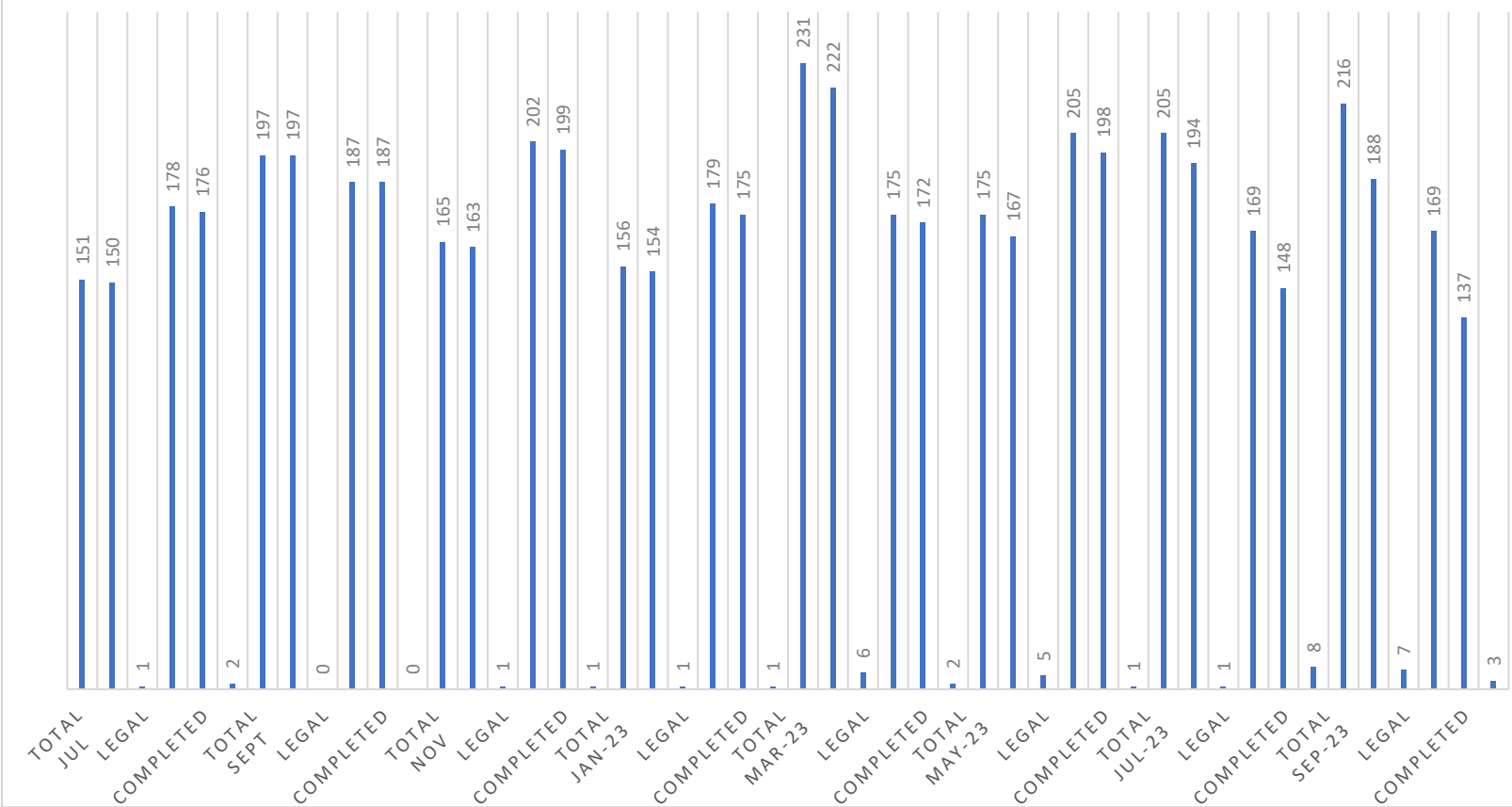
## PUBLIC HOUSING WAITING LIST DATA OCTOBER 2023



# HUD Reporting Rate for Annual Recertifications 95.65%

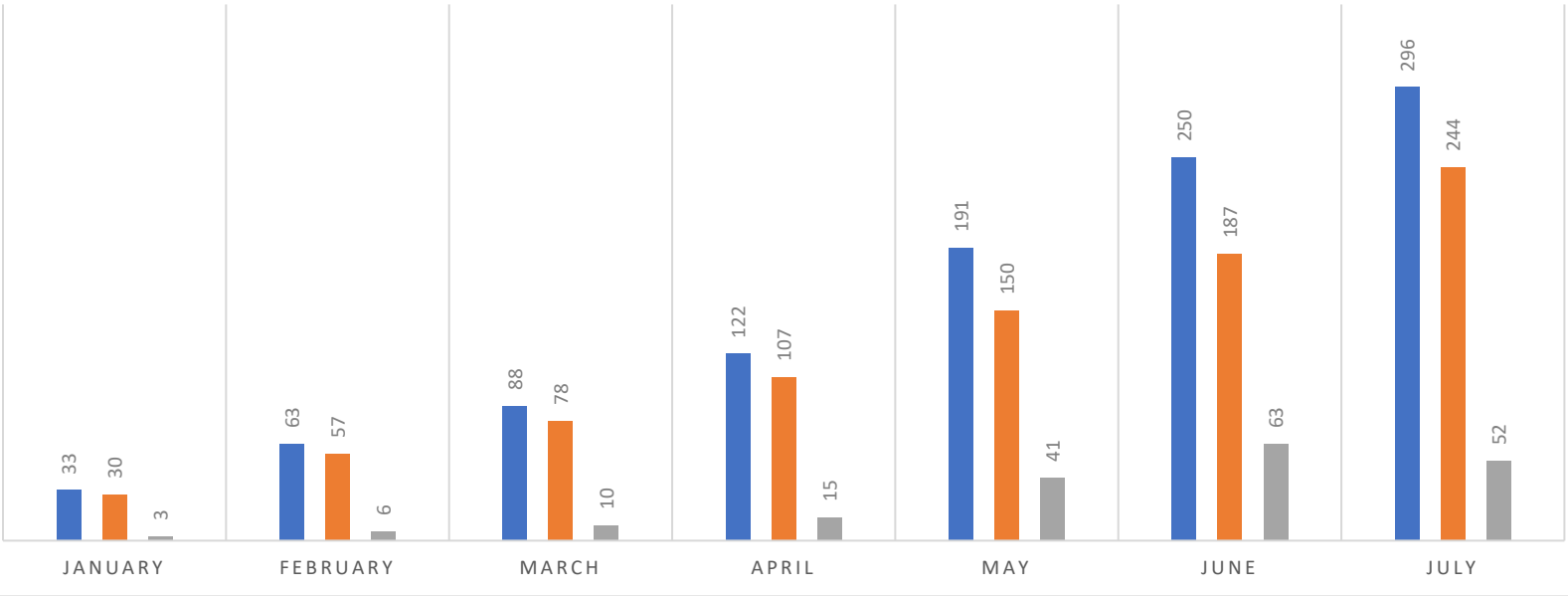


## ANNUAL RECERTIFICATION STATUS OCTOBR 2023



# INTERIM COMPLETION RATE JANUARY - JULY 2023

■ Total Interims Reported ■ Total Interims Completed ■ Total Interims Incomplete

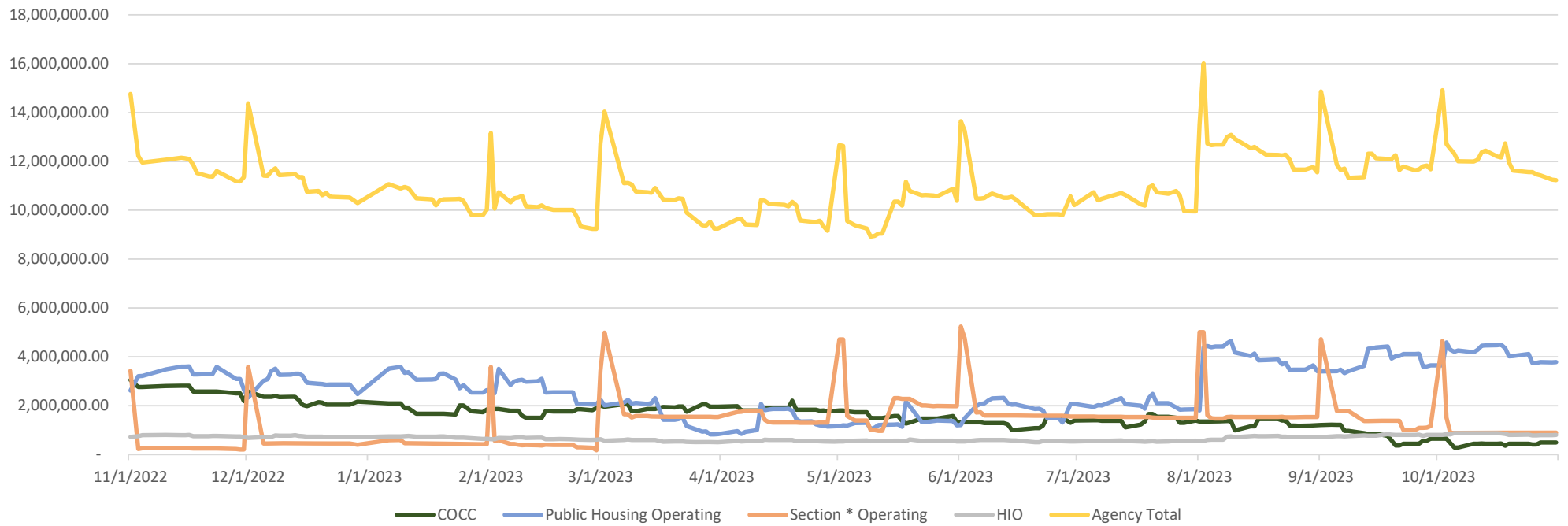


46 residents reported new changes during the month of July. Housing Compliance Staff worked to complete many outstanding carryover files during this month. Overall, staff processed 57 interim files over the month.

The cumulative monthly breakdown will show the progress of completion for the carryover files.

## 6.6. Financials

### Cash Trends



# Memorandum



To: Board of Commissioners  
From: Gary Hatfield, CFO  
Date: November 23, 2023  
Re: Finance Report

## AGENCY BALANCE SHEET

### **October 2023:**

**Cash** position had a net decrease of **(\$576,216)**.

- Public Housing (PH): had a net change of a decrease of **(\$427,080)**.
- HIO: had a net change increase of **\$3,846**.
- Section 8 operating: had a net change decrease of **(\$82,048)**.
- Central Office: had a net change decrease of **(\$68,906)**.

### **Balance Sheet Variance Summary:**

**Accounts Receivable** had a net change increase of **(\$98,631)**

- Operating A/R had a net change decrease of **\$10,917**.
- A/R Inter-property had a net change increase of **(\$13,039)**.
- Tenant Receivables had a net change increase of **(\$87,669)**.
- A/R Promissory Notes had a net change increase of **(\$8,840)**.

**Prepaid Assets** had a net change decrease of **(\$161,951)**.

**Fixed Assets** had a net decrease of **(\$158,553)**.

- Building Improvements – Totaled **\$12,164**.
  - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$247,648**.

**Total Liabilities** had a net change decrease of **(\$1,05,900)**.

**Current Liabilities** had a net change decrease of **\$991,423)**.

- Accounts Payable had a net change decrease of **\$542,455**.
- Unearned Revenue had a decrease of **\$358,660**.
- 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 decrease of **\$14,724**.
- Inter-fund Payable had a net change decrease of **\$105,032**.

# Memorandum



To: Board of Commissioners  
From: Gary Hatfield, CFO  
Date: November 23, 2023  
Re: Finance Report

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## AGENCY BUDGET COMPARISON

**Revenue** was unfavorable to budget MTD by **(588,495)**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **\$10,548** received vs **\$180,691** Budgeted.
- We received Capital Funding of **\$261,830** in Hard costs vs **\$1,030,950** budgeted and **\$896,047** in soft costs vs **\$306,915** Budgeted.

**Total Expenses** were favorable to budget MTD by **\$191,649**

**Admin Expenses:** MTD budget variance was favorable to budget by **\$132,639**.

**Resident Service Expenses:** MTD budget variance was favorable **\$69,568**.

**Utility Expenses:** MTD budget variance was unfavorable **(\$60,070)**.

**Maintenance Expenses:** MTD budget variance was favorable to budget by **\$38,207**.

**Protective Services Expenses:** MTD budget variance was unfavorable to budget by **(\$15,126)**.

**General Expenses:** MTD budget variance was unfavorable **(\$20,233)**. Due to Bad Debts. We have diligently been reconciling the tenet ledgers.

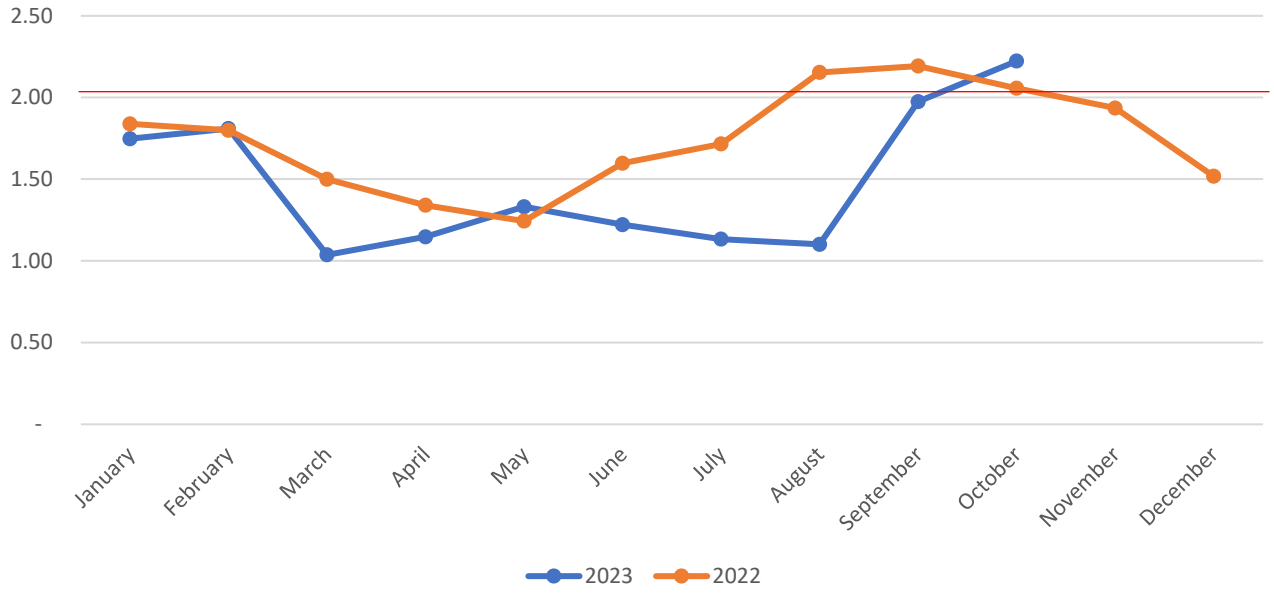
### October 2023:

**Adjusted Net Operating Income/ (Loss)** MTD was **\$360,694** with an unfavorable budget variance of **(\$302,545)** This is adding and subtracting back non-cash transactions which includes depreciation expense of \$247,648.

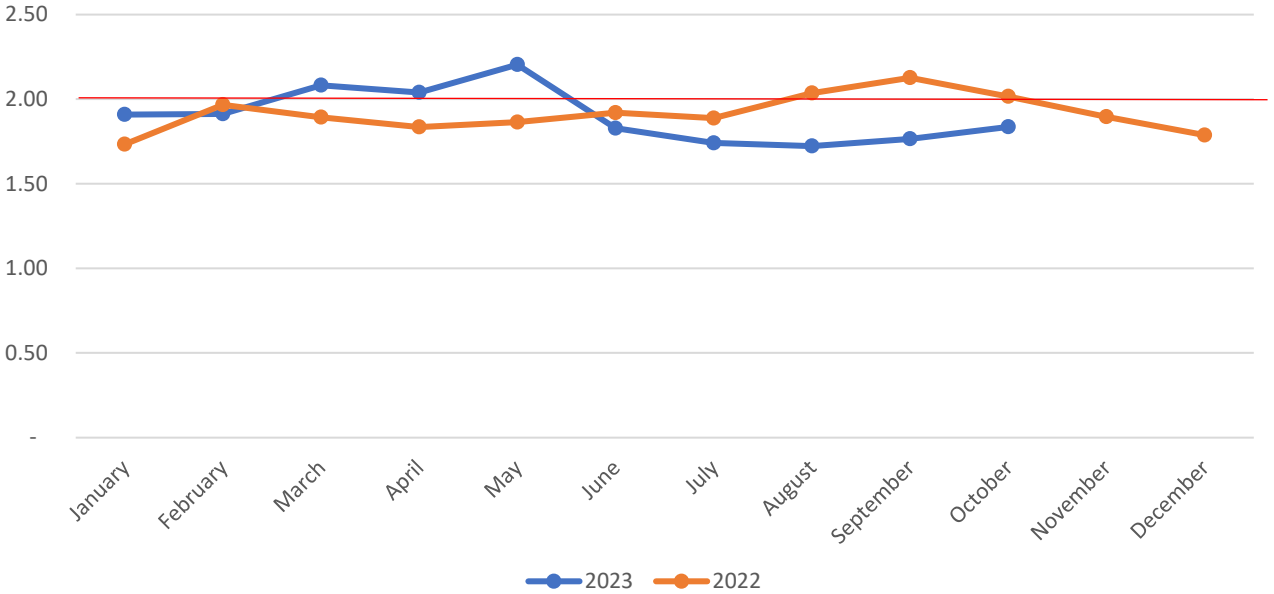
### **Public Housing:**

- The MTD adjusted net operating income/ (loss) \$504,703 budget variance was unfavorable (\$68,822).
- **HIO:**
  - The MTD adjusted net operating income/ (loss) (\$3,118) budget variance was unfavorable (\$2,186).
- **Central Office**
  - Adjusted Net Operating Income/ (Loss) MTD was (\$83,152) budget variance was unfavorable by (\$135,909)
- **Section 8 HAP:**
  - Adjusted Net Operating Income/ (Loss) MTD was (\$41,006) budget variance was unfavorable (\$41,655).
- **Section 8 Admin:**
  - Adjusted Net Operating Income/ (Loss) MTD was (\$14,331). budget variance was unfavorable (\$49,780).

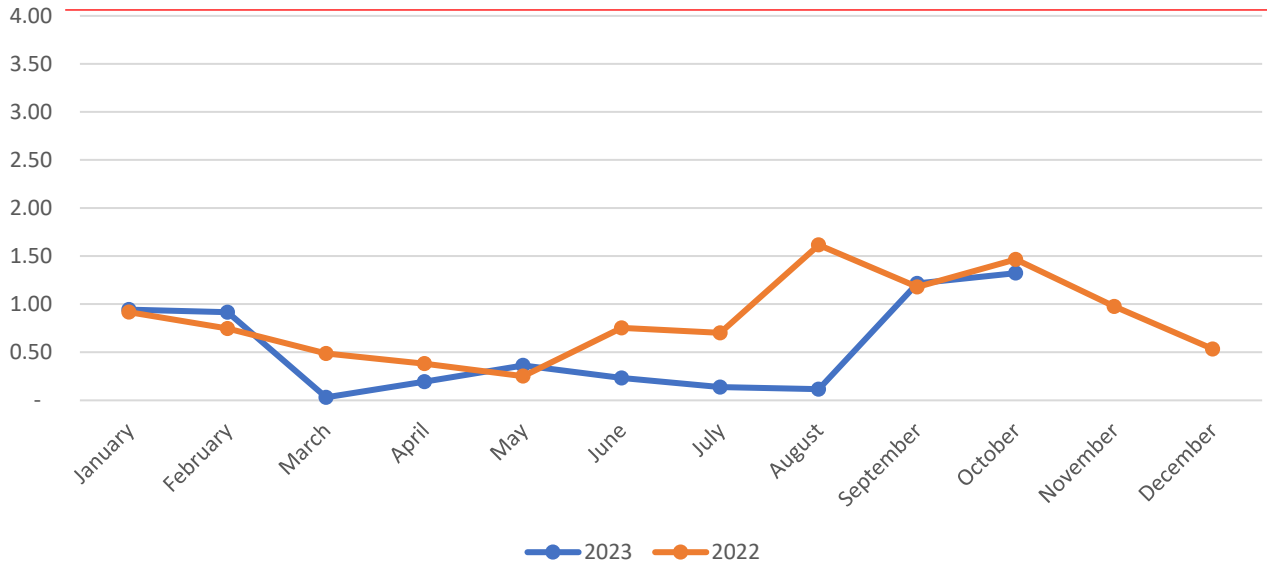
Quick Ratio Comparison  
Public Housing



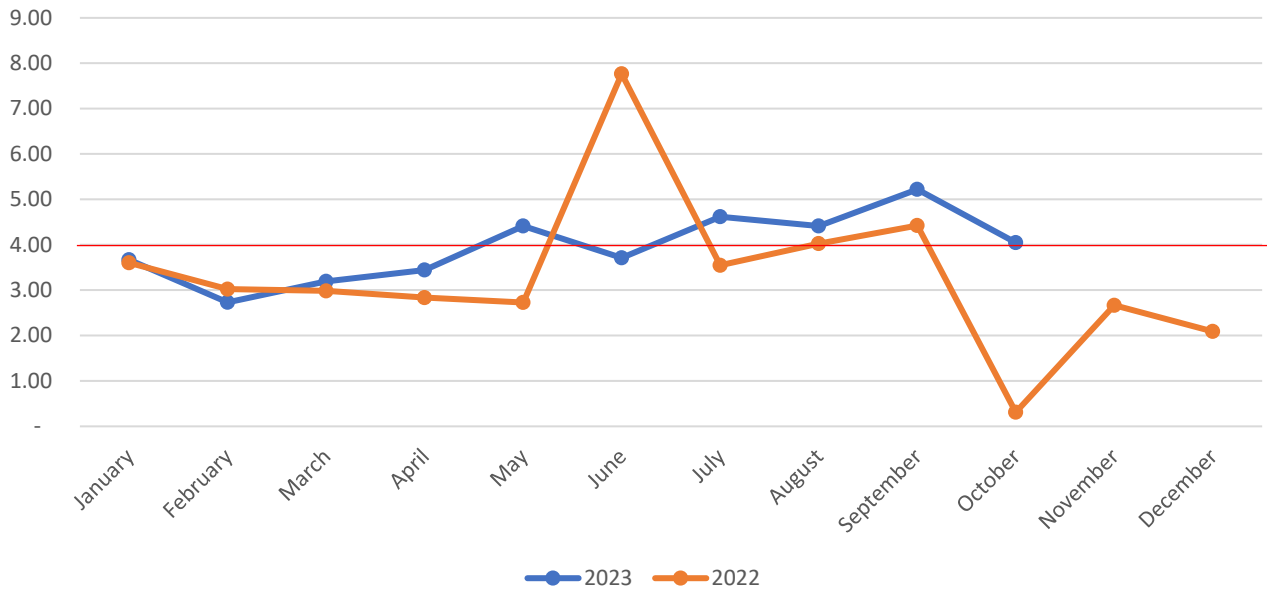
Quick Ratio Comparison  
Agency Wide



MENAR Comparison  
Public Housing



MENAR Comparison  
Agency Wide



New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balor	YTD Net Change
<b>ASSETS</b>					
CASH AND CASH EQUIVALENTS	12,087,202.14	12,663,418.30	-576,216.16	12,368,437.58	-281,235.44
OTHER ACCOUNTS RECEIVABLE	860,877.47	871,794.28	-10,916.81	889,923.46	-29,045.99
A/R INTER-PROPERTY	1,975,363.30	1,962,324.07	13,039.23	637,585.31	1,337,777.99
A/R - TENANT	547,263.01	459,593.74	87,669.27	315,149.47	232,113.54
A/R PROMISSORY NOTES	3,080,444.57	3,071,605.07	8,839.50	3,121,694.23	-41,249.66
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID ASSETS	2,182,630.30	2,344,581.38	-161,951.08	257,597.33	1,925,032.97
INTER-FUND DUE FROM	1,580,952.10	1,715,717.00	-134,764.90	2,396,813.31	-815,861.21
<b>TOTAL CURRENT ASSETS</b>	<b>22,462,929.24</b>	<b>23,237,230.19</b>	<b>-774,300.95</b>	<b>20,135,397.04</b>	<b>2,327,532.20</b>
FIXED ASSETS	31,457,734.99	31,616,288.35	-158,553.36	32,303,306.47	-845,571.48
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	875,765.01	875,765.01	0.00	925,765.01	-50,000.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,330,699.74</b>	<b>38,489,253.10</b>	<b>-158,553.36</b>	<b>39,226,271.22</b>	<b>-895,571.48</b>
<b>TOTAL ASSETS</b>	<b>60,793,628.98</b>	<b>61,726,483.29</b>	<b>-932,854.31</b>	<b>59,361,668.26</b>	<b>1,431,960.72</b>
<b>LIABILITIES AND EQUITY</b>					
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	222,708.58	765,163.15	-542,454.57	660,408.59	-437,700.01
A/P OTHER	3,006,284.89	3,364,945.14	-358,660.25	-231,035.53	3,237,320.42
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	569,267.02	556,227.79	13,039.23	589,105.33	-19,838.31
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	14,727.78	14,654.82	72.96	193,827.09	-179,099.31
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	734,885.56	734,645.56	240.00	689,025.56	45,860.00
UNEARNED REVENUE	282,059.19	280,687.15	1,372.04	305,304.64	-23,245.45
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	1,858,197.68	1,963,230.14	-105,032.46	2,600,147.79	-741,950.11
<b>TOTAL CURRENT LIABILITIES</b>	<b>12,179,032.85</b>	<b>13,170,455.90</b>	<b>-991,423.05</b>	<b>10,357,808.73</b>	<b>1,821,224.12</b>
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	-37,500.00	-37,500.00	0.00	12,500.00	-50,000.00
FSS ESCROW	592,089.63	646,566.63	-54,477.00	567,965.63	24,124.00
<b>TOTAL LT ACRUED FEES</b>	<b>913,264.12</b>	<b>913,264.12</b>	<b>0.00</b>	<b>913,264.12</b>	<b>0.00</b>
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
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,561,570.51</b>	<b>17,616,047.51</b>	<b>-54,477.00</b>	<b>17,587,446.51</b>	<b>-25,876.00</b>
<b>TOTAL LIABILITIES</b>	<b>29,740,603.36</b>	<b>30,786,503.41</b>	<b>-1,045,900.05</b>	<b>27,945,255.24</b>	<b>1,795,348.12</b>
<b>EQUITY</b>					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	11,085,530.70	10,972,484.96	113,045.74	11,349,177.31	-263,646.61
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
<b>TOTAL EQUITY</b>	<b>31,053,025.62</b>	<b>30,939,979.88</b>	<b>113,045.74</b>	<b>31,416,413.02</b>	<b>-363,387.40</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	<b>Current Balance</b>	<b>inning Balance (Mor</b>	<b>Net Change</b>	<b>1 1st Beginning Balar</b>	<b>YTD Net Change</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>60,793,628.98</b>	<b>61,726,483.29</b>	<b>-932,854.31</b>	<b>59,361,668.26</b>	<b>1,431,960.72</b>
<b>TOTAL OF ALL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beg. Balance (Month)	Net Change	Jan 1st Beg. Balance	YTD Net Change
<b>ASSETS</b>					
CASH - OPERATING	5,676,483.09	6,117,239.78	-440,756.69	6,044,767.20	-368,284.11
CASH - PAYROLL	35,933.80	38,528.63	-2,594.83	9,685.37	26,248.43
CASH - OTHER	48,102.01	48,066.32	35.69	47,071.83	1,030.18
FSA CASH	35,940.91	35,940.91	0.00	35,911.91	29.00
PETTY CASH	500.00	500.00	0.00	500.00	0.00
CASH - VENDOR PAYMENTS	-194,349.92	-43,649.80	-150,700.12	-172,231.55	-22,118.37
GRANT ACCOUNT	700.00	286.00	414.00	0.00	700.00
CASH - RESTRICTED	4,199,589.46	4,196,483.54	3,105.92	4,185,083.11	14,506.35
CASH - RESTRICTED MODERNIZATION AND DEV	38,112.90	38,066.02	46.88	37,661.85	451.05
REPLACEMENT RESERVE	69,358.72	69,199.45	159.27	68,058.93	1,299.79
CASH - FSS ESCROW	642,594.63	624,747.63	17,847.00	579,829.63	62,765.00
CASH - FSS FORFEITURES	13,115.00	13,115.00	0.00	0.00	13,115.00
OPERATING RESERVE	267,016.71	266,439.16	577.55	262,451.31	4,565.40
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00	298,602.25	0.00
CASH - SECURITY DEPOSIT	591,235.40	596,034.27	-4,798.87	611,481.45	-20,246.05
HOMEOWNERSHIP FUNDS	364,267.18	363,819.14	448.04	359,564.29	4,702.89
<b>CASH AND CASH EQUIVALENTS</b>	<b>12,087,202.14</b>	<b>12,663,418.30</b>	<b>-576,216.16</b>	<b>12,368,437.58</b>	<b>-281,235.44</b>
A/R HUD	1,381,570.78	1,374,235.23	7,335.55	1,137,108.86	244,461.92
A/R PHA PROJECTS	4,400.00	4,400.00	0.00	4,400.00	0.00
A/R OTHER GOVERNMENTS	111,370.20	134,625.00	-23,254.80	376,494.17	-265,123.97
A/R OTHER	1,800.00	1,800.00	0.00	1,800.00	0.00
ACCRUED INTEREST RECEIVABLE	1,135.02	1,135.02	0.00	0.00	1,135.02
A/R NON DWELLING RENT	13,863.47	8,861.03	5,002.44	23,382.43	-9,518.96
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262.00	-653,262.00	0.00	-653,262.00	0.00
<b>OTHER ACCOUNTS RECEIVABLE</b>	<b>860,877.47</b>	<b>871,794.28</b>	<b>-10,916.81</b>	<b>889,923.46</b>	<b>-29,045.99</b>
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROPERTY {9EC}	113,853.56	108,929.94	4,923.62	60,502.20	53,351.36
INTER-PROPERTY {9KCC}	62,164.74	59,971.98	2,192.76	36,824.28	25,340.46
INTER-PROPERTY {9NOAH}	37,601.87	36,164.54	1,437.33	21,083.19	16,518.68
INTER-PROPERTY {9FAR}	75,480.55	72,046.58	3,433.97	39,685.87	35,794.68
INTER-PROPERTY {9BV}	18,867.71	18,142.09	725.62	10,540.14	8,327.57
INTER-PROPERTY {9CR1}	31,132.25	30,173.56	958.69	20,115.24	11,017.01
INTER-PROPERTY {9CR2}	18,822.01	18,103.33	718.68	10,562.64	8,259.37
INTER-PROPERTY {VILLAS}	27,043.39	25,458.24	1,585.15	12,544.75	14,498.64
INTER-PROPERTY {HCV}	2,195,400.00	2,195,400.00	0.00	545,024.00	1,650,376.00
INTER-PROPERTY {HCV ADM}	-837,842.20	-837,842.20	0.00	-545,024.00	-292,818.20
INTER-PROPERTY {PUB HSG}	182,839.42	185,776.01	-2,936.59	375,727.00	-192,887.58
<b>A/R INTER-PROPERTY</b>	<b>1,975,363.30</b>	<b>1,962,324.07</b>	<b>13,039.23</b>	<b>637,585.31</b>	<b>1,337,777.99</b>
ACCOUNTS RECEIVABLE TENANTS	601,128.30	513,394.03	87,734.27	369,014.76	232,113.54
ALLOWANCE FOR A/R TENANTS	-53,865.29	-53,865.29	0.00	-53,865.29	0.00
A/R - TPA	0.00	65.00	-65.00	0.00	0.00
<b>A/R - TENANT</b>	<b>547,263.01</b>	<b>459,593.74</b>	<b>87,669.27</b>	<b>315,149.47</b>	<b>232,113.54</b>
P-NOTES OUTSTANDING	579,190.90	570,351.40	8,839.50	620,440.56	-41,249.66
ALLOWANCE FOR P-NOTES	-124,238.24	-124,238.24	0.00	-124,238.24	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00	49,301.43	0.00
<b>A/R PROMISSORY NOTES</b>	<b>3,080,444.57</b>	<b>3,071,605.07</b>	<b>8,839.50</b>	<b>3,121,694.23</b>	<b>-41,249.66</b>
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beg. Balance (Month)	Net Change	Jan 1st Beg. Balance	YTD Net Change
<b>ACCRUED INTEREST RECEIVABLE</b>	<b>148,196.35</b>	<b>148,196.35</b>	<b>0.00</b>	<b>148,196.35</b>	<b>0.00</b>
PREPAID INSURANCE	129,507.53	263,558.09	-134,050.56	29,284.29	100,223.24
PREPAID SOFTWARE EXP	231,857.42	255,862.04	-24,004.62	103,586.33	128,271.09
PREPAID MED FSA SEC 125	-30,420.61	-26,524.71	-3,895.90	0.00	-30,420.61
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00	21,859.98	0.00
PREPAID OTHER	1,827,020.57	1,827,020.57	0.00	100,061.32	1,726,959.25
<b>PREPAID ASSETS</b>	<b>2,182,630.30</b>	<b>2,344,581.38</b>	<b>-161,951.08</b>	<b>257,597.33</b>	<b>1,925,032.97</b>
INTER-FUND DUE FROM {COCC}	407,574.09	407,574.09	0.00	383,546.78	24,027.31
INTER-FUND DUE FROM {HIOOPER}	-201,682.88	-201,682.88	0.00	33,524.43	-235,207.31
INTER-FUND DUE FROM {9EC}	133,901.26	135,807.84	-1,906.58	55,515.68	78,385.58
INTER-FUND DUE FROM {9KCC}	47,845.53	50,458.02	-2,612.49	33,834.54	14,010.99
INTER-FUND DUE FROM {9NOAH}	44,259.23	37,197.46	7,061.77	17,188.51	27,070.72
INTER-FUND DUE FROM {9SEC}	20,206.52	20,206.52	0.00	611.13	19,595.39
INTER-FUND DUE FROM {9FAR}	13,184.01	13,901.46	-717.45	26,171.29	-12,987.28
INTER-FUND DUE FROM {9BV}	7,555.68	8,544.94	-989.26	8,839.29	-1,283.61
INTER-FUND DUE FROM {9CR1}	9,550.92	13,638.33	-4,087.41	13,567.00	-4,016.08
INTER-FUND DUE FROM {9CR2}	8,586.04	9,234.35	-648.31	10,865.34	-2,279.30
INTER-FUND DUE FROM {VILLAS}	224.74	-254.32	479.06	-16.76	241.50
INTER-FUND DUE FROM {HCV}	154,639.70	154,639.70	0.00	696,267.12	-541,627.42
INTER-FUND DUE FROM {HCV ADM}	-5.06	-5.06	0.00	4,564.82	-4,569.88
INTER-FUND DUE FROM {HCV MV}	-20,797.25	-20,797.25	0.00	-20,848.25	51.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	239,932.87	0.00	219,310.87	20,622.00
INTER-FUND DUE FROM {MOD REHAB}	-702.00	1,356.00	-2,058.00	4,956.50	-5,658.50
INTER-FUND DUE FROM {FOUND}	27,022.77	27,022.77	0.00	52,003.25	-24,980.48
INTER-FUND DUE FROM {PUB HSG}	96,850.89	252,195.43	-155,344.54	454,352.04	-357,501.15
INTER-FUND DUE FROM {ROSS GRANT}	58,613.69	55,855.16	2,758.53	-14,255.74	72,869.43
INTER-FUND DUE FROM {FSS GRANT}	-44,029.63	-67,329.41	23,299.78	-68,330.99	24,301.36
INTER-FUND DUE FROM {CNI GRANT}	562,426.98	562,426.98	0.00	458,467.21	103,959.77
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00	15,794.00	0.00
INTER-FUND DUE FROM {CFP GRANT}	0.00	0.00	0.00	10,885.25	-10,885.25
<b>INTER-FUND DUE FROM</b>	<b>1,580,952.10</b>	<b>1,715,717.00</b>	<b>-134,764.90</b>	<b>2,396,813.31</b>	<b>-815,861.21</b>
<b>TOTAL CURRENT ASSETS</b>	<b>22,462,929.24</b>	<b>23,237,230.19</b>	<b>-774,300.95</b>	<b>20,135,397.04</b>	<b>2,327,532.20</b>
LAND	8,299,143.07	8,299,143.07	0.00	8,299,143.07	0.00
BUILDINGS	158,131,147.35	158,131,147.35	0.00	158,131,147.35	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00	88,112.00	0.00
BUILDING IMPROVEMENTS	41,407,539.24	41,395,375.44	12,163.80	40,757,459.82	650,079.42
CONTRACT WORK IN PROCESS	1,093,371.18	1,020,941.68	72,429.50	562,559.83	530,811.35
WIP - PREDEVELOPMENT	32,400.00	32,400.00	0.00	0.00	32,400.00
WIP - INS PROCEEDS/REPAIRS	502,208.43	497,707.08	4,501.35	330,977.14	171,231.29
DWELLING EQUIPMENT	2,822,471.04	2,822,471.04	0.00	2,492,986.97	329,484.07
SITE IMPROVEMENTS	4,674,056.57	4,674,056.57	0.00	4,780,676.57	-106,620.00
OFFICE EQUIPMENT	238,588.21	238,588.21	0.00	238,588.21	0.00
MAINTENANCE EQUIPMENT	283,276.66	283,276.66	0.00	283,276.16	0.50
COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00	75,003.53	0.00
COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00	527,558.74	0.00
AUTOMOTIVE EQUIPMENT	2,418,517.54	2,418,517.54	0.00	2,301,207.66	117,309.88
SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00	1,173,195.80	0.00
ACCUM DEPR - BUILDINGS	-150,206,826.52	-150,130,507.92	-76,318.60	-149,443,640.52	-763,186.00
ACCUM DEPR - COMMERCIAL	-370,582.69	-370,279.66	-303.03	-367,552.39	-3,030.30
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-76,669.26	-76,402.25	-267.01	-73,999.16	-2,670.10

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beg. Balance (Month)	Net Change	Jan 1st Beg. Balance	YTD Net Change
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-31,510,323.35	-31,405,679.94	-104,643.41	-30,398,623.00	-1,111,700.35
ACCUM DEPR - DWELLING EQUIPMENT	-1,643,384.03	-1,627,716.42	-15,667.61	-1,476,161.06	-167,222.97
ACCUM DEPR - SITE IMPROVE	-3,098,489.95	-3,077,795.13	-20,694.82	-2,883,955.50	-214,534.45
ACCUM DEPR - OFFICE EQUIPMENT	-227,513.26	-226,818.64	-694.62	-220,567.06	-6,946.20
ACCUM DEPR - MAINTENANCE EQUIPMENT	-280,794.62	-280,430.42	-364.20	-277,152.44	-3,642.18
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-523,522.98	-523,056.22	-466.76	-518,528.22	-4,994.76
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,006,267.06	-1,987,804.92	-18,462.14	-1,811,584.48	-194,682.58
ACCUM DEPR - SECURITY EQUIPMENT	-403,177.12	-393,411.31	-9,765.81	-305,519.02	-97,658.10
<b>FIXED ASSETS</b>	<b>31,457,734.99</b>	<b>31,616,288.35</b>	<b>-158,553.36</b>	<b>32,303,306.47</b>	<b>-845,571.48</b>
N/R STREHLOW	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
<b>NOTES RECEIVABLE</b>	<b>1,347,673.32</b>	<b>1,347,673.32</b>	<b>0.00</b>	<b>1,347,673.32</b>	<b>0.00</b>
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00	462,868.94	0.00
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	214,719.15	214,719.15	0.00	214,719.15	0.00
<b>LT INTER-FUND DUE FROM</b>	<b>2,390,434.51</b>	<b>2,390,434.51</b>	<b>0.00</b>	<b>2,390,434.51</b>	<b>0.00</b>
A/R P-NOTES - LONG TERM	-332,815.00	-332,815.00	0.00	-332,815.00	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
<b>TAX CREDIT FEES</b>	<b>71,654.90</b>	<b>71,654.90</b>	<b>0.00</b>	<b>71,654.90</b>	<b>0.00</b>
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
<b>PREPAID LEASE COSTS</b>	<b>4,640,570.00</b>	<b>4,640,570.00</b>	<b>0.00</b>	<b>4,640,570.00</b>	<b>0.00</b>
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
<b>ACCUMULATED AMORTIZATION</b>	<b>-4,416,382.66</b>	<b>-4,416,382.66</b>	<b>0.00</b>	<b>-4,416,382.66</b>	<b>0.00</b>
LT INTER-PROPERTY {COCC}	-37,500.00	-37,500.00	0.00	12,500.00	-50,000.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	227,253.54	227,253.54	0.00	227,253.54	0.00
<b>LT INTER-PROPERTY</b>	<b>875,765.01</b>	<b>875,765.01</b>	<b>0.00</b>	<b>925,765.01</b>	<b>-50,000.00</b>
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
<b>INVESTMENT IN JOINT VENTURES</b>	<b>2,296,064.67</b>	<b>2,296,064.67</b>	<b>0.00</b>	<b>2,296,064.67</b>	<b>0.00</b>
<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,330,699.74</b>	<b>38,489,253.10</b>	<b>-158,553.36</b>	<b>39,226,271.22</b>	<b>-895,571.48</b>
<b>TOTAL ASSETS</b>	<b>60,793,628.98</b>	<b>61,726,483.29</b>	<b>-932,854.31</b>	<b>59,361,668.26</b>	<b>1,431,960.72</b>
<b>LIABILITIES AND EQUITY</b>					
<b>LIABILITIES</b>					
<b>ACCOUNTS PAYABLE</b>					
ACCOUNTS PAYABLE	222,708.58	765,163.15	-542,454.57	660,408.59	-437,700.01
<b>ACCOUNTS PAYABLE</b>	<b>222,708.58</b>	<b>765,163.15</b>	<b>-542,454.57</b>	<b>660,408.59</b>	<b>-437,700.01</b>
UNEARNED INCOME	3,019,923.26	3,378,583.51	-358,660.25	-218,555.16	3,238,478.42
A/P OTHER	-13,638.37	-13,638.37	0.00	-12,480.37	-1,158.00
<b>A/P OTHER</b>	<b>3,006,284.89</b>	<b>3,364,945.14</b>	<b>-358,660.25</b>	<b>-231,035.53</b>	<b>3,237,320.42</b>
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beg. Balance (Month)	Net Change	Jan 1st Beg. Balance	YTD Net Change
<b>A/P GENERAL PARTNER</b>	<b>2,625,491.90</b>	<b>2,625,491.90</b>	<b>0.00</b>	<b>2,625,491.90</b>	<b>0.00</b>
ACCRUED MGMT & BKKPING FEE	63,479.46	63,479.46	0.00	63,537.96	-58.50
ACCRUED FRONT-LINE FEES	505,787.56	492,748.33	13,039.23	525,567.37	-19,779.81
<b>ACCRUED FEES</b>	<b>569,267.02</b>	<b>556,227.79</b>	<b>13,039.23</b>	<b>589,105.33</b>	<b>-19,838.31</b>
<b>ACCR WAGES &amp; WITHHOLDINGS</b>					
COURT ORDERED WITHHOLDING	4.73	4.73	0.00	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
OTHER WITHHOLDING	2,084.74	1,984.24	100.50	2,097.26	-12.52
DEFERRED COMPENSATION WITHHOLDING	0.00	0.00	0.00	180,820.56	-180,820.56
EE INS DEDUCTIONS	12,653.55	12,681.09	-27.54	10,919.78	1,733.77
<b>ACCR WAGES &amp; WITHHOLDINGS</b>	<b>14,727.78</b>	<b>14,654.82</b>	<b>72.96</b>	<b>193,827.09</b>	<b>-179,099.31</b>
COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
<b>COMP ABSENCES - CURRENT</b>	<b>202,034.51</b>	<b>202,034.51</b>	<b>0.00</b>	<b>202,034.51</b>	<b>0.00</b>
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
<b>A/P PHA PROJECTS</b>	<b>-24,848.00</b>	<b>-24,848.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-24,848.00</b>
TENANT SECURITY DEPOSIT	689,316.55	688,776.55	540.00	644,136.55	45,180.00
PET DEPOSIT	7,614.00	7,914.00	-300.00	6,984.00	630.00
DEPOSIT REFUND ACCOUNT	37,955.01	37,955.01	0.00	37,905.01	50.00
<b>TENANT SECURITY DEPOSIT</b>	<b>734,885.56</b>	<b>734,645.56</b>	<b>240.00</b>	<b>689,025.56</b>	<b>45,860.00</b>
DEFERRED REVENUE	503,694.00	503,694.00	0.00	503,694.00	0.00
TENANT PREPAID RENT	273,760.57	272,388.53	1,372.04	297,356.02	-23,595.45
NO UNIT HOLDING ACCT	8,298.62	8,298.62	0.00	7,948.62	350.00
<b>UNEARNED REVENUE</b>	<b>282,059.19</b>	<b>280,687.15</b>	<b>1,372.04</b>	<b>305,304.64</b>	<b>-23,245.45</b>
MORTGAGE PAYABLE - CURRENT	1,709.42	1,709.42	0.00	8,020.53	-6,311.11
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00	878,685.36	0.00
ACCRUED INTEREST HIO	138,863.00	138,863.00	0.00	138,863.00	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00	690,100.00	0.00
<b>CURRENT PORTION OF DEBT</b>	<b>1,709,357.78</b>	<b>1,709,357.78</b>	<b>0.00</b>	<b>1,715,668.89</b>	<b>-6,311.11</b>
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
CONTRACT RETAINAGE	51,085.96	51,085.96	0.00	80,049.96	-28,964.00
<b>OTHER CURRENT LIABILITIES</b>	<b>425,171.96</b>	<b>425,171.96</b>	<b>0.00</b>	<b>454,135.96</b>	<b>-28,964.00</b>
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00	50,000.00	0.00
<b>INTER-PROGRAM PAYABLES</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>0.00</b>	<b>50,000.00</b>	<b>0.00</b>
INTER-FUND DUE TO {COCC}	1,592,606.37	1,699,137.10	-106,530.73	1,884,444.11	-291,837.74
INTER-FUND DUE TO {HIOOPER}	839.85	839.85	0.00	9,691.34	-8,851.49
INTER-FUND DUE TO {9EC}	24,791.22	24,791.22	0.00	24,278.33	512.89
INTER-FUND DUE TO {9KCC}	19,876.95	19,876.95	0.00	19,575.79	301.16
INTER-FUND DUE TO {9NOAH}	4,674.79	4,674.79	0.00	4,685.63	-10.84
INTER-FUND DUE TO {9SEC}	172,354.19	172,354.19	0.00	32,198.09	140,156.10
INTER-FUND DUE TO {9FAR}	11,651.26	11,651.26	0.00	20,860.03	-9,208.77
INTER-FUND DUE TO {9BV}	10,231.49	10,231.49	0.00	10,216.27	15.22
INTER-FUND DUE TO {9CR1}	4,295.67	4,295.67	0.00	4,981.53	-685.86
INTER-FUND DUE TO {9CR2}	2,996.87	2,996.87	0.00	2,999.63	-2.76
INTER-FUND DUE TO {VILLAS}	-174,288.83	-174,288.83	0.00	26,599.09	-200,887.92
INTER-FUND DUE TO {HCV ADM}	171,638.12	173,696.12	-2,058.00	548,868.12	-377,230.00
INTER-FUND DUE TO {PUB HSG}	16,529.73	12,973.46	3,556.27	10,749.83	5,779.90
<b>INTER-FUND DUE TO</b>	<b>1,858,197.68</b>	<b>1,963,230.14</b>	<b>-105,032.46</b>	<b>2,600,147.79</b>	<b>-741,950.11</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>12,179,032.85</b>	<b>13,170,455.90</b>	<b>-991,423.05</b>	<b>10,357,808.73</b>	<b>1,821,224.12</b>
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00	4,000.00	0.00
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00	1,349,569.05	0.00

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beg. Balance (Month)	Net Change	Jan 1st Beg. Balance	YTD Net Change
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00	324,213.00	0.00
<b>LONG TERM DEBT</b>	<b>13,311,097.61</b>	<b>13,311,097.61</b>	<b>0.00</b>	<b>13,311,097.61</b>	<b>0.00</b>
NONCURRENT LIABILITIES - OTHER	-37,500.00	-37,500.00	0.00	12,500.00	-50,000.00
<b>LT LIABILITIES - OTHER</b>	<b>-37,500.00</b>	<b>-37,500.00</b>	<b>0.00</b>	<b>12,500.00</b>	<b>-50,000.00</b>
FSS ESCROW	592,089.63	646,566.63	-54,477.00	567,965.63	24,124.00
<b>FSS ESCROW</b>	<b>592,089.63</b>	<b>646,566.63</b>	<b>-54,477.00</b>	<b>567,965.63</b>	<b>24,124.00</b>
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00	20,458.27	0.00
<b>TOTAL LT ACRUED FEES</b>	<b>913,264.12</b>	<b>913,264.12</b>	<b>0.00</b>	<b>913,264.12</b>	<b>0.00</b>
COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
<b>COMP ABSENCES-LONG TERM</b>	<b>392,184.64</b>	<b>392,184.64</b>	<b>0.00</b>	<b>392,184.64</b>	<b>0.00</b>
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00	416,378.05	0.00
<b>LT INTER-FUND DUE TO</b>	<b>2,390,434.51</b>	<b>2,390,434.51</b>	<b>0.00</b>	<b>2,390,434.51</b>	<b>0.00</b>
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,561,570.51</b>	<b>17,616,047.51</b>	<b>-54,477.00</b>	<b>17,587,446.51</b>	<b>-25,876.00</b>
<b>TOTAL LIABILITIES</b>	<b>29,740,603.36</b>	<b>30,786,503.41</b>	<b>-1,045,900.05</b>	<b>27,945,255.24</b>	<b>1,795,348.12</b>
<b>EQUITY</b>					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00	24,349,744.85	0.00
<b>NET INVEST IN CAPITAL ASSETS</b>	<b>27,758,697.26</b>	<b>27,758,697.26</b>	<b>0.00</b>	<b>27,758,697.26</b>	<b>0.00</b>
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00	-4,996,419.31	0.00
RETAINED EARNINGS	11,085,530.70	10,972,484.96	113,045.74	11,349,177.31	-263,646.61
<b>RETAINED EARNINGS</b>	<b>11,085,530.70</b>	<b>10,972,484.96</b>	<b>113,045.74</b>	<b>11,349,177.31</b>	<b>-263,646.61</b>
CONTRA EQUITY	6,806,279.54	6,806,279.54	0.00	6,706,538.75	99,740.79
UNRESTRICTED NET ASSETS	2,511,896.51	2,511,896.51	0.00	2,511,896.51	0.00
<b>UNRESTRICTED NET POSITION</b>	<b>-4,294,383.03</b>	<b>-4,294,383.03</b>	<b>0.00</b>	<b>-4,194,642.24</b>	<b>-99,740.79</b>
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
<b>RE - EQUITY TRANSFERS</b>	<b>1,499,600.00</b>	<b>1,499,600.00</b>	<b>0.00</b>	<b>1,499,600.00</b>	<b>0.00</b>
<b>TOTAL EQUITY</b>	<b>31,053,025.62</b>	<b>30,939,979.88</b>	<b>113,045.74</b>	<b>31,416,413.02</b>	<b>-363,387.40</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>60,793,628.98</b>	<b>61,726,483.29</b>	<b>-932,854.31</b>	<b>59,361,668.26</b>	<b>1,431,960.72</b>
<b>TOTAL OF ALL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>REVENUES</b>	<b>6,663,594.81</b>	<b>7,252,090.10</b>	<b>(588,495.29)</b>	<b>63,772,824.87</b>	<b>65,831,572.30</b>	<b>(2,058,747.43)</b>
<b>EXPENSES</b>	<b>6,597,140.07</b>	<b>6,788,789.23</b>	<b>191,649.16</b>	<b>64,504,059.49</b>	<b>68,369,514.83</b>	<b>3,865,455.34</b>
<b>TRANSFERS</b>	<b>(46,643.00)</b>	<b>57,149.01</b>	<b>103,792.01</b>	<b>(464,772.01)</b>	<b>(505,185.95)</b>	<b>(40,413.94)</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>52.00</b>	<b>0.00</b>	<b>(52.00)</b>	<b>(2,816.00)</b>	<b>0.00</b>	<b>2,816.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>113,045.74</b>	<b>406,151.86</b>	<b>(293,106.12)</b>	<b>(263,646.61)</b>	<b>(2,032,756.58)</b>	<b>1,769,109.97</b>
<b>PLUS NON-CASH EXPENSE (HIO LOANS)</b>						
<b>PLUS NON-CASH EXPENSE (DEPRECIATION)</b>	<b>247,648.01</b>	<b>238,208.76</b>	<b>(9,439.25)</b>	<b>2,570,267.99</b>	<b>2,382,087.60</b>	<b>(188,180.39)</b>
<b>PLUS NON-CASH EXPENSE (Prior Period Adj)</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>360,693.75</b>	<b>644,360.62</b>	<b>(302,545.37)</b>	<b>2,306,621.38</b>	<b>349,331.02</b>	<b>1,580,929.58</b>

New Agency Structure after FMR (7agency2)

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

	MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
<b>700-0000 REVENUES</b>						
<b>701-0000 TENANT REVENUES</b>						
703-0000 DWELLING RENTS	664,058.15	590,218.69	73,839.46	6,469,687.12	5,902,186.90	567,500.22
703-0500 DWELLING RENTS SUBSIDY	36,830.58	31,364.16	5,466.42	395,514.76	313,641.60	81,873.16
703-2000 TPA - RENT	-65.00	0.00	-65.00	0.00	0.00	0.00
704-0100 LATE FEES	12,865.00	13,330.61	-465.61	126,348.02	133,306.10	-6,958.08
704-0110 LATE FEES {P-NOTES}	0.00	0.00	0.00	-100.00	0.00	-100.00
704-0200 LEGAL FEES	15,397.00	12,485.18	2,911.82	184,297.23	124,851.80	59,445.43
704-0300 MAINTENANCE FEES	31,069.65	16,089.09	14,980.56	291,905.35	160,890.90	131,014.45
704-0500 OTHER TENANT REVENUE	17,898.57	2,108.99	15,789.58	71,029.75	21,089.90	49,939.85
704-0600 BAD DEBT RECOVERY	0.00	0.00	0.00	177.00	0.00	177.00
704-0700 FRAUD RECOVERY REVENUE	2,885.00	416.67	2,468.33	24,009.68	4,166.70	19,842.98
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>780,938.95</b>	<b>666,013.39</b>	<b>114,925.56</b>	<b>7,562,868.91</b>	<b>6,660,133.90</b>	<b>902,735.01</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>						
706-0000 REVENUES-HUD SUBSIDY	692,677.00	609,126.16	83,550.84	6,921,142.00	6,091,261.60	829,880.40
706-0010 HOUSING ASST PAYMENTS	3,233,578.00	3,318,076.80	-84,498.80	33,478,075.00	33,180,768.00	297,307.00
706-0020 ONGOING ADMIN FEES EARNED	286,892.00	317,801.00	-30,909.00	3,143,049.00	3,178,010.00	-34,961.00
706-0100 REVENUES - HUD CAPITAL - HARD COSTS	261,830.30	1,030,950.39	-769,120.09	1,714,991.99	5,154,751.95	-3,439,759.96
706-0200 REVENUES - HUD CAPITAL - SOFT COSTS	896,046.99	306,915.35	589,131.64	4,653,222.20	1,534,576.75	3,118,645.45
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>5,371,024.29</b>	<b>5,582,869.70</b>	<b>-211,845.41</b>	<b>49,910,480.19</b>	<b>49,139,368.30</b>	<b>771,111.89</b>
<b>707-0000 TOTAL FEE REVENUE</b>						
707-0010 MANAGEMENT FEE	189,204.90	181,962.36	7,242.54	1,591,047.95	1,819,623.60	-228,575.65
707-0030 BOOKKEEPING FEE	50,160.00	53,936.25	-3,776.25	470,880.30	539,362.50	-68,482.20
707-0040 FRONT LINE SERVICE FEE	191,137.49	238,961.82	-47,824.33	2,290,517.14	2,389,618.20	-99,101.06
707-0050 FRONT LINE SERVICE FEE {IT}	7,364.78	20,833.33	-13,468.55	93,378.92	208,333.30	-114,954.38
707-0060 OTHER FEES FOR SERVICE	0.00	3,975.00	-3,975.00	0.00	39,750.00	-39,750.00
<b>707-9999 TOTAL FEE REVENUE</b>	<b>437,867.17</b>	<b>499,668.76</b>	<b>-61,801.59</b>	<b>4,445,824.31</b>	<b>4,996,687.60</b>	<b>-550,863.29</b>
708-0000 OTHER GOV'T GRANTS/DONATIONS	10,548.00	180,691.54	-170,143.54	906,065.53	1,806,915.40	-900,849.87
<b>708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>10,548.00</b>	<b>180,691.54</b>	<b>-170,143.54</b>	<b>906,065.53</b>	<b>1,806,915.40</b>	<b>-900,849.87</b>
<b>710-0000 INVESTMENT INCOME</b>						
711-0100 INTEREST INCOME - MAIN	3,141.61	416.67	2,724.94	27,888.85	4,166.70	23,722.15
<b>711-0199 TOTAL INTEREST INCOME - MAIN</b>	<b>3,141.61</b>	<b>416.67</b>	<b>2,724.94</b>	<b>27,888.85</b>	<b>4,166.70</b>	<b>23,722.15</b>
711-0200 INTEREST INCOME - OTHER	0.00	0.00	0.00	101,752.86	0.00	101,752.86

New Agency Structure after FMR (7agency2)

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
<b>711-0299</b>	<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>101,752.86</b>	<b>0.00</b>	<b>101,752.86</b>
712-0000	INTEREST INCOME - RESTRICTED FUNDS	1,231.74	158.34	1,073.40	10,626.55	1,583.40	9,043.15
<b>712-1999</b>	<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,231.74</b>	<b>158.34</b>	<b>1,073.40</b>	<b>10,626.55</b>	<b>1,583.40</b>	<b>9,043.15</b>
<b>714-0000</b>	<b>OTHER INCOME</b>						
715-0000	NON-DWELLING RENTS	35,200.94	36,078.72	-877.78	352,668.96	360,787.20	-8,118.24
715-0010	FSS FORFEITURE REVENUE	0.00	4,500.00	-4,500.00	0.00	45,000.00	-45,000.00
715-0100	MISCELLANEOUS INCOME	175.00	25.00	150.00	53,011.45	250.00	52,761.45
715-0150	COMMISSION INCOME	7,127.86	5,896.38	1,231.48	69,762.13	58,963.80	10,798.33
715-0200	ADMINISTRATIVE FEES	928.50	3,333.33	-2,404.83	26,091.60	33,333.30	-7,241.70
715-0300	DONATIONS - GENERAL	502.00	833.33	-331.33	27,670.00	8,333.30	19,336.70
715-5000	DEVELOPERS FEES	0.00	0.00	0.00	98,539.00	0.00	98,539.00
716-0000	GAIN/LOSS ON SALE OF FIXED ASSET	14,908.75	271,604.94	-256,696.19	14,908.75	2,716,049.40	-2,701,140.65
717-0000	INSURANCE PROCEEDS	0.00	0.00	0.00	164,665.78	0.00	164,665.78
<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>58,843.05</b>	<b>322,271.70</b>	<b>-263,428.65</b>	<b>807,317.67</b>	<b>3,222,717.00</b>	<b>-2,415,399.33</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>6,663,594.81</b>	<b>7,252,090.10</b>	<b>-588,495.29</b>	<b>63,772,824.87</b>	<b>65,831,572.30</b>	<b>-2,058,747.43</b>
<b>900-0000</b>	<b>EXPENSES</b>						
<b>900-0100</b>	<b>OPERATING EXPENSES</b>						
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>						
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>						
910-0100	TOTAL OPERATING ADMINISTRATIVE	31.00	0.00	-31.00	31.00	0.00	-31.00
911-0000	ADMIN SALARIES	500,485.21	556,197.94	55,712.73	5,143,935.31	5,832,389.39	688,454.08
911-0200	ALLOC ADMIN SALARIES	-0.04	0.00	0.04	0.00	0.00	0.00
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>500,516.17</b>	<b>556,197.94</b>	<b>55,681.77</b>	<b>5,143,966.31</b>	<b>5,832,389.39</b>	<b>688,423.08</b>
912-0000	AUDIT EXPENSE	0.00	5,849.99	5,849.99	104,298.30	118,299.92	14,001.62
913-0000	MANAGEMENT FEE	189,204.90	181,962.36	-7,242.54	1,591,047.95	1,819,623.60	228,575.65
913-0020	BOOKKEEPING FEE	50,160.00	53,936.25	3,776.25	470,880.30	539,362.50	68,482.20
913-0030	NIFA MONITORING FEE	0.00	0.00	0.00	6,045.00	0.00	-6,045.00
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>239,364.90</b>	<b>241,748.60</b>	<b>2,383.70</b>	<b>2,172,271.55</b>	<b>2,477,286.02</b>	<b>305,014.47</b>
915-0000	ADMIN EMPLOYEE BENEFITS	5,282.00	0.00	-5,282.00	80,644.15	0.00	-80,644.15
915-0100	ALLOC ADMIN EMP BENEFITS	0.00	-0.01	-0.01	0.13	-0.10	-0.23
915-0600	ER MEDICAL/DENTAL INS - ADMIN	117,874.78	115,738.69	-2,136.09	1,217,696.43	1,163,175.06	-54,521.37
915-0700	ER PENSION - ADMIN	25,476.08	30,694.07	5,217.99	242,311.91	320,494.41	78,182.50
915-0800	ER TAXES-ADMIN	35,867.30	44,764.50	8,897.20	421,624.84	464,274.94	42,650.10

New Agency Structure after FMR (7agency2)

**Budget Comparison (with PTB)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		<b>MTD Actual</b>	<b>MTD Budget</b>	<b>Variance</b>	<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>184,500.16</b>	<b>191,197.25</b>	<b>6,697.09</b>	<b>1,962,277.46</b>	<b>1,947,944.31</b>	<b>-14,333.15</b>
916-0100	LEGAL SERVICES - OUTSIDE	1,525.00	3,333.33	1,808.33	57,337.00	33,333.30	-24,003.70
916-0101	ALLOC OUTSIDE LEGAL	0.00	0.00	0.00	294.61	0.00	-294.61
916-0200	TRAINING/CONFERENCE	6,955.00	8,993.25	2,038.25	60,322.08	89,932.50	29,610.42
916-0260	BOARD MEETING/RETREAT	0.00	41.67	41.67	0.00	416.70	416.70
916-0265	STAFF MEETING/RETREAT	0.00	2,615.97	2,615.97	5,104.10	26,159.70	21,055.60
916-0300	TRAVEL	276.50	2,229.17	1,952.67	29,009.39	22,291.70	-6,717.69
916-0400	MILEAGE	874.31	1,214.98	340.67	5,927.96	12,149.80	6,221.84
916-0401	ADMIN VEHICLE - FUEL	0.00	1,194.44	1,194.44	-850.75	11,944.40	12,795.15
916-0402	ADMIN VEHICLE - MTCE & REPAIR	0.00	772.43	772.43	7,452.95	7,724.30	271.35
916-0410	ADMIN VEHICLE - LICENSE	0.00	0.00	0.00	30.00	0.00	-30.00
916-0500	PUBLICATIONS	0.00	917.30	917.30	359.00	9,173.00	8,814.00
916-0600	MEMBERSHIPS	1,299.00	3,720.82	2,421.82	28,722.90	37,208.20	8,485.30
916-0650	PAYROLL PROCESSING FEE	5,167.44	6,214.45	1,047.01	52,291.30	62,144.50	9,853.20
916-0700	TELEPHONE	4,170.77	13,141.66	8,970.89	139,280.79	131,416.60	-7,864.19
916-0750	SAFETY EXPENSE	0.00	133.33	133.33	0.00	1,333.30	1,333.30
916-0751	SAFETY EQUIPMENT/SUPPLIES	3,269.30	191.01	-3,078.29	13,546.04	1,910.10	-11,635.94
916-0752	SAFETY CERTIFICATIONS	0.00	0.00	0.00	89.99	0.00	-89.99
916-0753	SAFETY TRAINING	0.00	0.00	0.00	176.80	0.00	-176.80
916-0800	LEGAL SERVICES - INTERNAL	0.00	1,052.64	1,052.64	13,471.00	10,526.40	-2,944.60
916-0801	ALLOC INTERNAL LEGAL EXP	11,297.00	7,302.29	-3,994.71	140,972.00	73,022.90	-67,949.10
916-0810	PRINTER SUPPLIES AND EXP	1,712.86	2,947.38	1,234.52	27,206.08	29,473.80	2,267.72
916-0815	SOFTWARE EXP	24,004.62	32,675.01	8,670.39	272,602.48	326,750.10	54,147.62
916-0900	FORMS AND PRINTING	0.00	967.93	967.93	3,149.82	9,679.30	6,529.48
916-0950	OFFICE EXPENSE	200.00	1,516.43	1,316.43	7,562.98	15,164.30	7,601.32
916-1000	OFFICE FURNISHINGS	0.00	1,124.99	1,124.99	4,417.91	11,249.90	6,831.99
916-1001	POSTAGE	5,933.44	6,236.98	303.54	59,578.95	62,369.80	2,790.85
916-1002	OFFICE SUPPLIES	3,670.31	4,483.79	813.48	61,368.72	44,837.90	-16,530.82
916-1003	OFFICE EQUIPMENT LEASES	6,015.06	412.49	-5,602.57	17,256.02	4,124.90	-13,131.12
916-1004	COMPUTER SUPPLIES	943.54	1,972.47	1,028.93	5,530.43	19,724.70	14,194.27
916-1005	COMPUTER EQUIPMENT	-132.00	8,883.40	9,015.40	69,472.45	88,834.00	19,361.55
916-1006	NETWORK COMMUNICATION	67.44	11,728.47	11,661.03	86,868.35	117,284.70	30,416.35
916-1007	ADVERTISING /NEWSPAPER ADS	0.00	2,938.39	2,938.39	3,456.20	29,383.90	25,927.70
916-1009	EMPLOYEE HIRING & ADMIN EXP	375.00	1,301.13	926.13	21,378.17	13,011.30	-8,366.87
916-1010	CONSULTING	16,154.60	8,355.78	-7,798.82	177,439.85	83,557.80	-93,882.05
916-1011	BANK FEE	0.00	3,448.32	3,448.32	10,047.50	34,483.20	24,435.70

New Agency Structure after FMR (7agency2)

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
916-1012	SECT 8 PORT OUT ADMIN FEES	681.86	3,634.86	2,953.00	15,547.09	36,348.60	20,801.51
916-1014	LATE FEES	99.63	0.00	-99.63	2,143.91	0.00	-2,143.91
916-1015	MISCELLANEOUS EXPENSE	0.00	50.00	50.00	47,895.79	500.00	-47,395.79
916-1025	FEES - PERMITS	0.00	106.79	106.79	1,079.83	1,067.90	-11.93
916-1030	PROPERTY TAX	-554.66	1,309.98	1,864.64	22,490.79	13,099.80	-9,390.99
916-1060	RENTAL EXPENSE	376.36	2,059.05	1,682.69	44,864.03	20,590.50	-24,273.53
916-2000	LAND ACQUISITION EXPENSE	0.00	0.00	0.00	372.00	0.00	-372.00
916-3001	IT SUPPORT - CONTR SERV	20,194.36	17,834.97	-2,359.39	210,834.09	178,349.70	-32,484.39
916-3002	PROFESSIONAL FEES	3,125.00	0.00	-3,125.00	61,210.00	0.00	-61,210.00
916-3999	PROFESSIONAL/CONTR SERV	0.00	833.33	833.33	2,300.00	8,333.30	6,033.30
916-5000	DEVELOPER'S FEE	0.00	0.00	0.00	2,175.00	0.00	-2,175.00
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>117,701.74</b>	<b>167,890.68</b>	<b>50,188.94</b>	<b>1,791,785.60</b>	<b>1,678,906.80</b>	<b>-112,878.80</b>
918-0010	FRONT LINE SERVICE FEES	5,205.87	9,424.50	4,218.63	60,663.44	94,245.00	33,581.56
919-0000	FEE FOR SERVICE	7,364.78	20,833.33	13,468.55	93,378.92	208,333.30	114,954.38
<b>919-0999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>12,570.65</b>	<b>30,257.83</b>	<b>17,687.18</b>	<b>154,042.36</b>	<b>302,578.30</b>	<b>148,535.94</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,054,653.62</b>	<b>1,187,292.30</b>	<b>132,638.68</b>	<b>11,224,343.28</b>	<b>12,239,104.82</b>	<b>1,014,761.54</b>
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>						
921-0000	RESIDENT SERVICES SALARIES	3,988.12	8,191.94	4,203.82	40,878.23	86,015.35	45,137.12
921-0100	RESIDENT SERVICE CASUAL LABOR	6,275.00	7,225.00	950.00	63,725.00	72,250.00	8,525.00
<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>10,263.12</b>	<b>15,416.94</b>	<b>5,153.82</b>	<b>104,603.23</b>	<b>158,265.35</b>	<b>53,662.12</b>
922-0000	RELOCATION EXPENSES	1,792.50	21,065.54	19,273.04	98,988.90	210,655.40	111,666.50
922-0200	RELOCATION - SECURITY DEPOSITS	0.00	0.00	0.00	11,423.00	0.00	-11,423.00
922-0300	RELOCATION - MOVING EXPENSE	1,157.50	602.35	-555.15	29,395.80	6,023.50	-23,372.30
922-0400	RELOCATION - UTILITY DEPOSITS	0.00	0.00	0.00	339.50	0.00	-339.50
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>2,950.00</b>	<b>21,667.89</b>	<b>18,717.89</b>	<b>140,147.20</b>	<b>216,678.90</b>	<b>76,531.70</b>
923-0600	ER MEDICAL/DENTAL INS - RES SERV	1,752.27	4,149.92	2,397.65	17,419.64	41,499.20	24,079.56
923-0700	ER PENSION - RES SERV	219.34	442.87	223.53	2,131.15	4,650.09	2,518.94
923-0800	ER TAXES-RES SERV	273.82	626.68	352.86	3,367.39	6,580.16	3,212.77
<b>923-9999</b>	<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>2,245.43</b>	<b>5,219.47</b>	<b>2,974.04</b>	<b>22,918.18</b>	<b>52,729.45</b>	<b>29,811.27</b>
924-0000	YOUTH ACTIVITIES	0.00	0.00	0.00	3,888.02	0.00	-3,888.02
924-0003	YOUTH ACTIVITIES - SCHOLARSHIPS	500.00	0.00	-500.00	17,813.00	0.00	-17,813.00
924-0023	YOUTH ACTIVITIES - SOCCER	0.00	83.34	83.34	0.00	833.40	833.40
<b>924-0099</b>	<b>TOTAL YOUTH ACTIVITIES</b>	<b>500.00</b>	<b>83.34</b>	<b>-416.66</b>	<b>21,701.02</b>	<b>833.40</b>	<b>-20,867.62</b>
924-0100	RESIDENT SERVICES EXPENSE	960.00	6,911.68	5,951.68	20,780.12	69,116.80	48,336.68

New Agency Structure after FMR (7agency2)

**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0.00	0.00	0.00	19,020.63	0.00	-19,020.63
924-0200	RESIDENT SERV DIRECT FUNDING	0.00	0.00	0.00	740.00	0.00	-740.00
924-0210	RESIDENT FUND - STIPENDS	2,630.00	0.00	-2,630.00	31,420.06	0.00	-31,420.06
924-0230	RESIDENT FUND - MEETING EXPENSES	2,595.11	0.00	-2,595.11	12,062.73	0.00	-12,062.73
924-0290	RESIDENT FUND - OTHER	0.00	0.00	0.00	13,271.95	0.00	-13,271.95
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>6,185.11</b>	<b>6,911.68</b>	<b>726.57</b>	<b>97,295.49</b>	<b>69,116.80</b>	<b>-28,178.69</b>
924-0300	FRONT LINE SERVICE FEE	139,756.90	182,169.07	42,412.17	1,655,395.70	1,821,690.70	166,295.00
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>139,756.90</b>	<b>182,169.07</b>	<b>42,412.17</b>	<b>1,655,395.70</b>	<b>1,821,690.70</b>	<b>166,295.00</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>161,900.56</b>	<b>231,468.39</b>	<b>69,567.83</b>	<b>2,042,060.82</b>	<b>2,319,314.60</b>	<b>277,253.78</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>161,900.56</b>	<b>231,468.39</b>	<b>69,567.83</b>	<b>2,042,060.82</b>	<b>2,319,314.60</b>	<b>277,253.78</b>
<b>930-0000</b>	<b>UTILITY EXPENSES</b>						
931-0000	UTILITY - WATER	63,004.02	26,871.29	-36,132.73	400,456.87	268,712.90	-131,743.97
932-0000	UTILITY - ELECTRIC	132,730.87	134,158.11	1,427.24	1,434,875.80	1,341,581.10	-93,294.70
933-0000	UTILITY - GAS	23,960.42	38,740.45	14,780.03	469,483.56	387,404.50	-82,079.06
938-0000	UTILITY - SEWER	78,379.69	38,234.74	-40,144.95	534,140.99	382,347.40	-151,793.59
<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>298,075.00</b>	<b>238,004.59</b>	<b>-60,070.41</b>	<b>2,838,957.22</b>	<b>2,380,045.90</b>	<b>-458,911.32</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>						
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>						
941-0000	MAINTENANCE SALARIES	224,546.99	278,182.90	53,635.91	2,603,700.32	2,897,390.11	293,689.79
941-0100	MAINTENANCE CASUAL LABOR	4,488.00	0.00	-4,488.00	100,404.32	0.00	-100,404.32
941-0200	ALLOC MAINT SALARIES	0.01	2,599.70	2,599.69	-0.03	10,398.77	10,398.80
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>229,035.00</b>	<b>280,782.60</b>	<b>51,747.60</b>	<b>2,704,104.61</b>	<b>2,907,788.88</b>	<b>203,684.27</b>
942-0100	APPLIANCES	18,197.57	16,973.58	-1,223.99	226,300.57	169,735.80	-56,564.77
942-0200	PAINT	6,335.07	8,955.39	2,620.32	100,888.49	89,553.90	-11,334.59
942-0300	CLEANING SUPPLIES	1,985.31	2,085.46	100.15	43,796.57	20,854.60	-22,941.97
942-0400	HVAC MATERIALS	1,881.31	2,867.71	986.40	31,807.99	28,677.10	-3,130.89
942-0500	LANDSCAPING MATERIALS	0.00	523.67	523.67	119.75	5,236.70	5,116.95
942-0600	PLUMBING MATERIALS	15,250.83	11,596.73	-3,654.10	151,275.39	115,967.30	-35,308.09
942-0700	ELECTRICAL MATERIALS	1,243.44	2,443.53	1,200.09	23,748.50	24,435.30	686.80
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	2,645.36	4,215.14	1,569.78	65,299.69	42,151.40	-23,148.29
942-0810	MAINTENANCE VEHICLE - LICENSE	7.50	0.00	-7.50	7.50	0.00	-7.50
942-0850	PEST CONTROL SUPPLIES	756.54	1,742.51	985.97	18,330.36	17,425.10	-905.26
942-0900	MAINTENANCE TOOLS	24.98	1,578.62	1,553.64	78,940.06	15,786.20	-63,153.86
942-1000	MAINTENANCE MATERIALS	26,861.19	37,112.03	10,250.84	506,606.74	371,120.30	-135,486.44

New Agency Structure after FMR (7agency2)

**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
942-1010	MAINTENANCE EQUIPMENT	2,649.00	1,401.35	-1,247.65	12,487.49	14,013.50	1,526.01
942-1050	Early Pay Discount	-46.19	0.00	46.19	-12,851.47	0.00	12,851.47
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>77,791.91</b>	<b>91,495.72</b>	<b>13,703.81</b>	<b>1,246,757.63</b>	<b>914,957.20</b>	<b>-331,800.43</b>
943-0100	ELEVATORS - CONTRACTED SERV	9,240.74	17,094.33	7,853.59	121,297.23	170,943.30	49,646.07
943-0200	HVAC - CONTRACTED SERV	76,167.96	16,223.96	-59,944.00	429,730.73	162,239.60	-267,491.13
943-0300	LAWNS - CONTRACTED SERV	47,518.00	23,956.08	-23,561.92	277,934.43	239,560.80	-38,373.63
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	0.00	963.39	963.39	6,252.49	9,633.90	3,381.41
943-0500	PEST CONTROL - CONTRACTED SERV	0.00	233.19	233.19	310.99	2,331.90	2,020.91
943-0600	SNOW REMOVAL - CONTRACTED SERV	0.00	13,148.48	13,148.48	58,227.50	131,484.80	73,257.30
943-0700	TRASH - CONTRACTED SERV	19,685.00	9,434.76	-10,250.24	227,515.89	94,347.60	-133,168.29
943-0750	LANDFILL FEES - CONTRACTED SERV	319.00	542.28	223.28	3,406.80	5,422.80	2,016.00
943-0800	CLEANING - CONTRACTED SERV	45,825.00	77,089.25	31,264.25	542,223.05	770,892.50	228,669.45
943-0900	PAINTING - CONTRACTED SERV	13,732.00	13,126.39	-605.61	226,192.48	131,263.90	-94,928.58
943-1000	ARBORIST - CONTRACTED SERV	2,805.00	9,359.02	6,554.02	57,073.00	93,590.20	36,517.20
943-1100	FLOORING REPL - CONTRACTED SERV	35,486.80	14,738.65	-20,748.15	456,431.86	147,386.50	-309,045.36
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	197.30	0.00	-197.30	1,861.30	0.00	-1,861.30
943-1300	CONCRETE WORK - CONTRACTED SERV	42,432.00	22,293.20	-20,138.80	102,885.68	222,932.00	120,046.32
943-1400	ELECTRICAL - CONTRACTED SERV	48,366.79	16,884.34	-31,482.45	105,132.81	168,843.40	63,710.59
943-1500	LANDSCAPE - CONTRACTED SERV	34,435.00	21,190.19	-13,244.81	94,421.76	211,901.90	117,480.14
943-1600	PLUMBING - CONTRACTED SERV	11,544.76	59,791.70	48,246.94	162,627.63	597,917.00	435,289.37
943-1700	ROOF REPAIRS - CONTRACTED SERV	1,975.00	37,070.02	35,095.02	38,362.00	370,700.20	332,338.20
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	33,535.00	17,137.25	-16,397.75	159,460.01	171,372.50	11,912.49
943-1800	VEHICLE MAINTENANCE & REPAIR	5,236.77	3,602.46	-1,634.31	70,024.65	36,024.60	-34,000.05
943-1850	MAINTENANCE EQUIPMENT REPAIR	5,360.73	1,006.36	-4,354.37	10,696.22	10,063.60	-632.62
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	231,448.68	125,935.57	-105,513.11	355,088.32	1,259,355.70	904,267.38
943-1950	VACANT TURNOVER - CONTRACTED SERV	0.00	297.71	297.71	18,150.00	2,977.10	-15,172.90
943-1951	VACANCY REDUCTION - CONTRACTED SERV	0.00	59,800.46	59,800.46	825.00	598,004.60	597,179.60
943-2000	INSPECTIONS - CONTRACTED SERV	16,460.00	1,821.73	-14,638.27	121,639.00	18,217.30	-103,421.70
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	25,317.50	138,273.39	112,955.89	296,988.84	1,382,733.90	1,085,745.06
943-2300	Fire Safety - Contracted Services	14,228.15	0.00	-14,228.15	168,250.25	0.00	-168,250.25
943-2500	OTHER - OUTSIDE MAINT	0.00	38.20	38.20	105.00	382.00	277.00
943-2600	HAZMAT - CONTRACTED SERV	142,005.00	79,719.77	-62,285.23	362,457.36	797,197.70	434,740.34
943-2800	RADON - CONTRACTED SERV	0.00	0.00	0.00	43,220.00	0.00	-43,220.00
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR	0.00	17,650.70	17,650.70	0.00	176,507.00	176,507.00
943-3100	ALLOC INSPECTIONS EXPENSE	0.00	2,173.93	2,173.93	0.00	21,739.30	21,739.30
943-5000	ALLOC FORCE ACCOUNT LABOR	0.00	15,288.87	15,288.87	0.00	152,888.70	152,888.70

New Agency Structure after FMR (7agency2)

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>863,322.18</b>	<b>815,885.63</b>	<b>-47,436.55</b>	<b>4,518,792.28</b>	<b>8,158,856.30</b>	<b>3,640,064.02</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	-29.02	3,133.33	3,162.35	-8,422.79	31,333.30	39,756.09
945-0100	ALLOC MAINT EMP BENEFITS	0.04	699.79	699.75	0.00	2,799.28	2,799.28
945-0600	ER MED/DENTAL INS - MAINT	61,771.49	64,165.94	2,394.45	734,682.29	641,659.40	-93,022.89
945-0700	ER PENSION - MAINT	11,955.78	17,602.92	5,647.14	127,878.82	182,322.18	54,443.36
945-0800	ER TAXES - MAINT	16,195.92	24,484.09	8,288.17	214,713.51	253,593.67	38,880.16
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>89,894.21</b>	<b>110,086.07</b>	<b>20,191.86</b>	<b>1,068,851.83</b>	<b>1,111,707.83</b>	<b>42,856.00</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,260,043.30</b>	<b>1,298,250.02</b>	<b>38,206.72</b>	<b>9,538,506.35</b>	<b>13,093,310.21</b>	<b>3,554,803.86</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>						
<b>950-0100</b>	<b>PROTECTIVE SERVICE SALARIES</b>						
951-0000	SECURITY SALARY	19,047.77	18,329.45	-718.32	233,876.53	183,294.50	-50,582.03
<b>951-0199</b>	<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>19,047.77</b>	<b>18,329.45</b>	<b>-718.32</b>	<b>233,876.53</b>	<b>183,294.50</b>	<b>-50,582.03</b>
951-0200	FRONT LINE SERVICE FEES	46,174.72	47,368.20	1,193.48	574,458.02	473,682.00	-100,776.02
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>46,174.72</b>	<b>47,368.20</b>	<b>1,193.48</b>	<b>574,458.02</b>	<b>473,682.00</b>	<b>-100,776.02</b>
952-0000	GUARDS - CONTRACTED SECURITY	0.00	0.00	0.00	23,692.50	0.00	-23,692.50
952-0100	SECURITY & MONITORING	22,847.40	6,722.37	-16,125.03	257,005.24	67,223.70	-189,781.54
952-0300	SECURITY - CONTRACTED SERV	1,312.50	35.00	-1,277.50	13,699.83	350.00	-13,349.83
953-0000	SECURITY EQUIPMENT & MATERIALS	4,086.75	39,810.16	35,723.41	146,043.47	398,101.60	252,058.13
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>28,246.65</b>	<b>46,567.53</b>	<b>18,320.88</b>	<b>440,441.04</b>	<b>465,675.30</b>	<b>25,234.26</b>
955-0600	ER MEDICAL/DENTAL INS - SECURITY	4,450.38	1,561.14	-2,889.24	54,589.49	15,611.40	-38,978.09
955-0700	ER PENSION - SECURITY	803.87	0.00	-803.87	6,716.39	0.00	-6,716.39
955-0800	ER TAXES - SECURITY	1,378.66	1,402.20	23.54	20,359.81	14,022.00	-6,337.81
<b>955-9999</b>	<b>TOTAL SECURITY EMPLOYEE BENEFITS</b>	<b>6,632.91</b>	<b>2,963.34</b>	<b>-3,669.57</b>	<b>81,665.69</b>	<b>29,633.40</b>	<b>-52,032.29</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>100,102.05</b>	<b>115,228.52</b>	<b>15,126.47</b>	<b>1,330,441.28</b>	<b>1,152,285.20</b>	<b>-178,156.08</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>						
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>						
961-0000	INSURANCE - LIABILITY	28,179.12	26,712.54	-1,466.58	279,527.54	267,125.40	-12,402.14
961-0050	INSURANCE - PROPERTY	69,519.42	64,457.72	-5,061.70	667,266.20	644,577.20	-22,689.00
961-0100	INSURANCE - WORKERS COMP	25,058.05	25,972.84	914.79	242,259.95	259,728.40	17,468.45
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>122,756.59</b>	<b>117,143.10</b>	<b>-5,613.49</b>	<b>1,189,053.69</b>	<b>1,171,431.00</b>	<b>-17,622.69</b>
964-0000	BAD DEBT EXPENSE	42,908.94	21,622.44	-21,286.50	533,759.87	216,224.40	-317,535.47
<b>964-9999</b>	<b>TOTAL BAD DEBT EXPENSE</b>	<b>42,908.94</b>	<b>21,622.44</b>	<b>-21,286.50</b>	<b>533,759.87</b>	<b>216,224.40</b>	<b>-317,535.47</b>
967-0000	MORTGAGE INTEREST	0.00	6,666.67	6,666.67	61.92	66,666.70	66,604.78
<b>967-0190</b>	<b>TOTAL LOAN INTEREST</b>	<b>0.00</b>	<b>6,666.67</b>	<b>6,666.67</b>	<b>61.92</b>	<b>66,666.70</b>	<b>66,604.78</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		<b>MTD Actual</b>	<b>MTD Budget</b>	<b>Variance</b>	<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>165,665.53</b>	<b>145,432.21</b>	<b>-20,233.32</b>	<b>1,722,875.48</b>	<b>1,454,322.10</b>	<b>-268,553.38</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>3,040,440.06</b>	<b>3,215,676.03</b>	<b>175,235.97</b>	<b>28,697,184.43</b>	<b>32,638,382.83</b>	<b>3,941,198.40</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>						
<b>972-9999</b>	<b>HAP EXPENSES</b>						
973-0000	HAP EXPENSE	3,147,921.00	3,154,451.24	6,530.24	31,388,368.07	31,544,512.40	156,144.33
973-0200	HAP EXPENSE - PORTABLE	16,987.00	79,093.80	62,106.80	343,244.00	790,938.00	447,694.00
973-0500	UTILITY REIMBURSEMENT	144,144.00	101,359.40	-42,784.60	1,504,995.00	1,013,594.00	-491,401.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>3,309,052.00</b>	<b>3,334,904.44</b>	<b>25,852.44</b>	<b>33,236,607.07</b>	<b>33,349,044.40</b>	<b>112,437.33</b>
974-0000	DEPRECIATION EXPENSE	247,648.01	238,208.76	-9,439.25	2,570,267.99	2,382,087.60	-188,180.39
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>247,648.01</b>	<b>238,208.76</b>	<b>-9,439.25</b>	<b>2,570,267.99</b>	<b>2,382,087.60</b>	<b>-188,180.39</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>3,556,700.01</b>	<b>3,573,113.20</b>	<b>16,413.19</b>	<b>35,806,875.06</b>	<b>35,731,132.00</b>	<b>-75,743.06</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>6,597,140.07</b>	<b>6,788,789.23</b>	<b>191,649.16</b>	<b>64,504,059.49</b>	<b>68,369,514.83</b>	<b>3,865,455.34</b>
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	46,643.00	249,766.34	-203,123.34	2,975,393.76	2,039,762.70	935,631.06
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0.00	306,915.35	306,915.35	2,510,621.75	1,534,576.75	-976,045.00
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>-46,643.00</b>	<b>57,149.01</b>	<b>103,792.01</b>	<b>-464,772.01</b>	<b>-505,185.95</b>	<b>-40,413.94</b>
999-1000	PRIOR PERIOD ADJUSTMENT	52.00	0.00	-52.00	-2,816.00	0.00	2,816.00
<b>999-1999</b>	<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>52.00</b>	<b>0.00</b>	<b>-52.00</b>	<b>-2,816.00</b>	<b>0.00</b>	<b>2,816.00</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>113,045.74</b>	<b>406,151.86</b>	<b>-293,106.12</b>	<b>-263,646.61</b>	<b>-2,032,756.58</b>	<b>1,769,109.97</b>

Property = 7pubhsg 7cap

## Budget Comparison

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
<b>REVENUES</b>	<b>2,531,987.95</b>	<b>2,856,023.80</b>	<b>(324,035.85)</b>	<b>20,312,718.38</b>	<b>21,870,909.30</b>	<b>(1,558,190.92)</b>
<b>EXPENSES</b>	<b>2,197,884.40</b>	<b>2,275,355.51</b>	<b>77,471.11</b>	<b>19,571,629.01</b>	<b>22,873,819.77</b>	<b>3,302,190.76</b>
<b>TRANSFERS</b>	<b>0.00</b>	<b>186,338.57</b>	<b>186,338.57</b>	<b>827,422.86</b>	<b>348,259.15</b>	<b>(479,163.71)</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>52.00</b>	<b>0.00</b>	<b>8.00</b>	<b>(1,847.00)</b>	<b>0.00</b>	<b>103.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>334,051.55</b>	<b>394,329.72</b>	<b>(60,278.17)</b>	<b>(84,486.49)</b>	<b>(1,351,169.62)</b>	<b>1,266,683.13</b>
LESS NON-CASH REVENUE (HIO LOANS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	170,651.49	162,107.94	(8,543.55)	1,583,748.51	1,458,971.46	(124,777.05)
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00	0.00	0.00	0.00	0.00
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>504,703.04</b>	<b>556,437.66</b>	<b>(68,821.72)</b>	<b>1,499,262.02</b>	<b>107,801.84</b>	<b>1,141,906.08</b>

HIO, Inc. (7hioinc)

## Budget Comparison

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
<b>REVENUES</b>	<b>134,780.86</b>	<b>108,281.82</b>	<b>26,499.04</b>	<b>1,285,864.75</b>	<b>1,082,818.20</b>	<b>157,316.78</b>
<b>EXPENSES</b>	<b>243,215.32</b>	<b>206,750.16</b>	<b>(36,465.16)</b>	<b>2,401,336.75</b>	<b>2,080,123.57</b>	<b>(304,079.47)</b>
<b>TRANSFERS</b>	<b>(46,643.00)</b>	<b>(40,289.23)</b>	<b>6,353.77</b>	<b>(574,874.37)</b>	<b>(402,892.30)</b>	<b>158,036.53</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>8.00</b>	<b>(969.00)</b>	<b>0.00</b>	<b>969.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(61,791.46)</b>	<b>(58,179.11)</b>	<b>(3,612.35)</b>	<b>(539,628.63)</b>	<b>(594,413.07)</b>	<b>(54,784.44)</b>
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	0.00	0.00	0.00	0.00	0.00	0.00
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (HIO LOANS)	0.00	0.00	0.00	0.00	15,821.32	15,821.32
PLUS NON-CASH EXPENSE (DEPRECIATION)	58,673.01	57,247.15	(3,612.35)	616,976.01	572,471.50	(41,652.79)
PLUS NON-CASH EXPENSE (Prior Period Adj)	0.00	0.00	0.00	0.00	0.00	0.00
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(3,118.45)</b>	<b>(931.96)</b>	<b>(2,186.49)</b>	<b>77,347.38</b>	<b>(6,120.25)</b>	<b>(80,615.91)</b>

## Section 8 Operating (7fin8op)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
<b>REVENUES</b>	<b>3,253,180.00</b>	<b>3,326,160.13</b>	<b>(72,980.13)</b>	<b>33,655,143.00</b>	<b>33,261,601.30</b>	<b>393,541.70</b>
<b>EXPENSES</b>	<b>3,294,185.86</b>	<b>3,325,510.55</b>	<b>31,324.69</b>	<b>33,060,716.57</b>	<b>33,256,223.99</b>	<b>195,507.42</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(41,005.86)</b>	<b>649.58</b>	<b>(41,655.44)</b>	<b>594,426.43</b>	<b>5,377.31</b>	<b>589,049.12</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)	0.00	0.00	0.00	0.00	0.00	0.00
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(41,005.86)</b>	<b>649.58</b>	<b>(41,655.44)</b>	<b>594,426.43</b>	<b>5,377.31</b>	<b>589,049.12</b>

## Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
<b>REVENUES</b>	<b>278,766.50</b>	<b>358,204.34</b>	<b>(79,437.84)</b>	<b>3,405,895.07</b>	<b>3,582,043.40</b>	<b>(176,148.33)</b>
<b>EXPENSES</b>	<b>294,390.33</b>	<b>324,048.15</b>	<b>29,657.82</b>	<b>3,116,580.81</b>	<b>3,363,695.46</b>	<b>247,114.65</b>
	0.00	0.00		0.00	0.00	
<b>NET OPERATING INCOME (LOSS)</b>	<b>(15,623.83)</b>	<b>34,156.19</b>	<b>(49,780.02)</b>	<b>289,314.26</b>	<b>218,347.94</b>	<b>70,966.32</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	<b>1,292.52</b>	<b>1,292.52</b>	<b>0.00</b>	<b>12,925.20</b>	<b>12,925.20</b>	<b>0.00</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)						
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(14,331.31)</b>	<b>35,448.71</b>	<b>(49,780.02)</b>	<b>302,239.46</b>	<b>231,273.14</b>	<b>70,966.32</b>

Property = 7fdscent

## Budget Comparison

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>464,211.26</b>	<b>603,420.01</b>	<b>(139,208.75)</b>	<b>4,985,593.33</b>	<b>6,034,200.10</b>	<b>(1,048,606.77)</b>
<b>EXPENSES</b>	<b>566,628.39</b>	<b>657,124.86</b>	<b>90,496.47</b>	<b>6,268,461.57</b>	<b>6,795,652.04</b>	<b>527,190.47</b>
<b>TRANSFERS</b>	<b>0.00</b>	<b>(88,900.33)</b>	<b>(88,900.33)</b>	<b>(717,320.50)</b>	<b>(450,552.80)</b>	<b>266,767.70</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(102,417.13)</b>	<b>35,195.48</b>	<b>(137,612.61)</b>	<b>(565,547.74)</b>	<b>(310,899.14)</b>	<b>(254,648.60)</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	<b>19,264.77</b>	<b>17,561.15</b>	<b>1,703.62</b>	<b>135,318.43</b>	<b>122,928.05</b>	<b>12,390.38</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)						
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(83,152.36)</b>	<b>52,756.63</b>	<b>(135,908.99)</b>	<b>(430,229.31)</b>	<b>(187,971.09)</b>	<b>(242,258.22)</b>

Property = 7pubhsg 7cap  
**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

	MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
<b>700-0000 REVENUES</b>						
<b>701-0000 TENANT REVENUES</b>						
703-0000 DWELLING RENTS	597,897.00	523,186.59	74,710.41	5,801,444.22	5,231,865.90	569,578.32
703-2000 TPA - RENT	-65.00	0.00	-65.00	0.00	0.00	0.00
704-0100 LATE FEES	12,525.00	11,503.17	1,021.83	112,675.00	115,031.70	-2,356.70
704-0110 LATE FEES {P-NOTES}	0.00	0.00	0.00	-100.00	0.00	-100.00
704-0200 LEGAL FEES	3,450.00	3,178.51	271.49	78,924.00	31,785.10	47,138.90
704-0300 MAINTENANCE FEES	25,575.65	14,152.04	11,423.61	215,508.68	141,520.40	73,988.28
704-0500 OTHER TENANT REVENUE	5,637.00	1,514.83	4,122.17	43,174.79	15,148.30	28,026.49
704-0600 BAD DEBT RECOVERY	0.00	0.00	0.00	177.00	0.00	177.00
704-0700 FRAUD RECOVERY REVENUE	2,860.00	0.00	2,860.00	14,147.00	0.00	14,147.00
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>647,879.65</b>	<b>553,535.14</b>	<b>94,344.51</b>	<b>6,265,950.69</b>	<b>5,535,351.40</b>	<b>730,599.29</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>						
706-0000 REVENUES-HUD SUBSIDY	692,677.00	606,784.35	85,892.65	6,921,142.00	6,067,843.50	853,298.50
706-0100 REVENUES - HUD CAPITAL - HARD COSTS	261,830.30	1,030,950.39	-769,120.09	1,714,991.99	5,154,751.95	-3,439,759.96
706-0200 REVENUES - HUD CAPITAL - SOFT COSTS	896,046.99	306,915.35	589,131.64	4,653,222.20	1,534,576.75	3,118,645.45
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>1,850,554.29</b>	<b>1,944,650.09</b>	<b>-94,095.80</b>	<b>13,289,356.19</b>	<b>12,757,172.20</b>	<b>532,183.99</b>
708-0000 OTHER GOV'T GRANTS/DONATIONS	0.00	58,132.81	-58,132.81	161,776.50	581,328.10	-419,551.60
<b>708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0.00</b>	<b>58,132.81</b>	<b>-58,132.81</b>	<b>161,776.50</b>	<b>581,328.10</b>	<b>-419,551.60</b>
<b>710-0000 INVESTMENT INCOME</b>						
711-0100 INTEREST INCOME - MAIN	2,939.68	416.67	2,523.01	26,145.33	4,166.70	21,978.63
<b>711-0199 TOTAL INTEREST INCOME - MAIN</b>	<b>2,939.68</b>	<b>416.67</b>	<b>2,523.01</b>	<b>26,145.33</b>	<b>4,166.70</b>	<b>21,978.63</b>
711-0200 INTEREST INCOME - OTHER	0.00	0.00	0.00	97,724.44	0.00	97,724.44
<b>711-0299 TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>97,724.44</b>	<b>0.00</b>	<b>97,724.44</b>
712-0000 INTEREST INCOME - RESTRICTED FUNDS	494.92	54.17	440.75	4,761.36	541.70	4,219.66
<b>712-1999 INT INCOME - RESTRICT FUNDS</b>	<b>494.92</b>	<b>54.17</b>	<b>440.75</b>	<b>4,761.36</b>	<b>541.70</b>	<b>4,219.66</b>
<b>714-0000 OTHER INCOME</b>						
715-0000 NON-DWELLING RENTS	23,240.27	22,244.74	995.53	235,148.88	222,447.40	12,701.48
715-0100 MISCELLANEOUS INCOME	125.00	25.00	100.00	925.00	250.00	675.00
715-0150 COMMISSION INCOME	6,754.14	5,360.24	1,393.90	66,264.21	53,602.40	12,661.81
716-0000 GAIN/LOSS ON SALE OF FIXED ASSET	0.00	271,604.94	-271,604.94	0.00	2,716,049.40	-2,716,049.40
717-0000 INSURANCE PROCEEDS	0.00	0.00	0.00	164,665.78	0.00	164,665.78
<b>719-9999 TOTAL OTHER INCOME</b>	<b>30,119.41</b>	<b>299,234.92</b>	<b>-269,115.51</b>	<b>467,003.87</b>	<b>2,992,349.20</b>	<b>-2,525,345.33</b>

Property = 7pubhsg 7cap  
**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

	MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
<b>799-9999 TOTAL REVENUES</b>	<b>2,531,987.95</b>	<b>2,856,023.80</b>	<b>-324,035.85</b>	<b>20,312,718.38</b>	<b>21,870,909.30</b>	<b>-1,558,190.92</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
<b>901-0000 ADMINISTRATIVE EXPENSES</b>						
<b>910-0000 ADMINISTRATIVE SALARIES</b>						
910-0100 TOTAL OPERATING ADMINISTRATIVE	31.00	0.00	-31.00	31.00	0.00	-31.00
911-0000 ADMIN SALARIES	73,657.55	84,928.87	11,271.32	824,319.26	884,937.24	60,617.98
911-0200 ALLOC ADMIN SALARIES	3,569.67	-154.23	-3,723.90	31,832.42	-1,542.30	-33,374.72
<b>911-9900 TOTAL ADMIN SALARIES</b>	<b>77,258.22</b>	<b>84,774.64</b>	<b>7,516.42</b>	<b>856,182.68</b>	<b>883,394.94</b>	<b>27,212.26</b>
912-0000 AUDIT EXPENSE	0.00	5,384.08	5,384.08	51,218.58	53,840.80	2,622.22
913-0000 MANAGEMENT FEE	126,374.60	117,315.15	-9,059.45	955,058.60	1,173,151.50	218,092.90
913-0020 BOOKKEEPING FEE	16,350.00	16,006.25	-343.75	127,230.00	160,062.50	32,832.50
<b>913-9999 TOTAL ADMINISTRATIVE FEE</b>	<b>142,724.60</b>	<b>138,705.48</b>	<b>-4,019.12</b>	<b>1,133,507.18</b>	<b>1,387,054.80</b>	<b>253,547.62</b>
915-0000 ADMIN EMPLOYEE BENEFITS	2,049.08	0.00	-2,049.08	30,154.82	0.00	-30,154.82
915-0100 ALLOC ADMIN EMP BENEFITS	1,085.52	-5.59	-1,091.11	8,877.85	-55.90	-8,933.75
915-0600 ER MEDICAL/DENTAL INS - ADMIN	16,438.60	15,532.16	-906.44	152,871.09	155,321.60	2,450.51
915-0700 ER PENSION - ADMIN	4,051.22	4,844.45	793.23	40,533.59	49,495.95	8,962.36
915-0800 ER TAXES-ADMIN	5,278.99	6,001.98	722.99	69,947.67	60,948.54	-8,999.13
<b>915-9999 TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>28,903.41</b>	<b>26,373.00</b>	<b>-2,530.41</b>	<b>302,385.02</b>	<b>265,710.19</b>	<b>-36,674.83</b>
916-0100 LEGAL SERVICES - OUTSIDE	1,428.00	0.00	-1,428.00	10,200.00	0.00	-10,200.00
916-0200 TRAINING/CONFERENCE	4,045.14	3,690.42	-354.72	22,168.04	36,904.20	14,736.16
916-0265 STAFF MEETING/RETREAT	0.00	299.12	299.12	626.36	2,991.20	2,364.84
916-0300 TRAVEL	0.00	291.67	291.67	4,323.42	2,916.70	-1,406.72
916-0400 MILEAGE	342.57	394.13	51.56	3,198.74	3,941.30	742.56
916-0401 ADMIN VEHICLE - FUEL	0.00	37.08	37.08	-1,115.99	370.80	1,486.79
916-0402 ADMIN VEHICLE - MTCE & REPAIR	0.00	238.78	238.78	60.00	2,387.80	2,327.80
916-0600 MEMBERSHIPS	0.00	250.06	250.06	87.47	2,500.60	2,413.13
916-0650 PAYROLL PROCESSING FEE	1,795.15	2,258.39	463.24	18,474.30	22,583.90	4,109.60
916-0700 TELEPHONE	922.52	5,630.11	4,707.59	38,358.49	56,301.10	17,942.61
916-0751 SAFETY EQUIPMENT/SUPPLIES	3,211.76	57.68	-3,154.08	12,832.59	576.80	-12,255.79
916-0752 SAFETY CERTIFICATIONS	0.00	0.00	0.00	81.38	0.00	-81.38
916-0800 LEGAL SERVICES - INTERNAL	0.00	833.88	833.88	3,403.00	8,338.80	4,935.80
916-0801 ALLOC INTERNAL LEGAL EXP	10,352.00	6,554.34	-3,797.66	126,498.00	65,543.40	-60,954.60

Property = 7pubhsg 7cap

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
916-0810	PRINTER SUPPLIES AND EXP	355.49	300.13	-55.36	2,574.40	3,001.30	426.90
916-0815	SOFTWARE EXP	7,705.70	10,750.23	3,044.53	81,002.62	107,502.30	26,499.68
916-0900	FORMS AND PRINTING	0.00	336.69	336.69	447.40	3,366.90	2,919.50
916-0950	OFFICE EXPENSE	0.00	16.42	16.42	25.94	164.20	138.26
916-1000	OFFICE FURNISHINGS	0.00	208.33	208.33	-25.28	2,083.30	2,108.58
916-1001	POSTAGE	0.00	275.70	275.70	149.00	2,757.00	2,608.00
916-1002	OFFICE SUPPLIES	44.49	1,087.28	1,042.79	9,452.67	10,872.80	1,420.13
916-1003	OFFICE EQUIPMENT LEASES	891.48	0.00	-891.48	1,750.14	0.00	-1,750.14
916-1004	COMPUTER SUPPLIES	-98.95	130.00	228.95	739.53	1,300.00	560.47
916-1005	COMPUTER EQUIPMENT	-132.00	1,791.93	1,923.93	3,400.37	17,919.30	14,518.93
916-1006	NETWORK COMMUNICATION	0.00	6,528.94	6,528.94	36,675.24	65,289.40	28,614.16
916-1007	ADVERTISING /NEWSPAPER ADS	0.00	720.06	720.06	0.00	7,200.60	7,200.60
916-1009	EMPLOYEE HIRING & ADMIN EXP	59.00	360.05	301.05	984.20	3,600.50	2,616.30
916-1010	CONSULTING	13,647.60	145.21	-13,502.39	72,297.00	1,452.10	-70,844.90
916-1011	BANK FEE	0.00	1,400.32	1,400.32	1,361.09	14,003.20	12,642.11
916-1014	LATE FEES	57.06	0.00	-57.06	1,115.35	0.00	-1,115.35
916-1015	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	451.72	0.00	-451.72
916-1025	FEES - PERMITS	0.00	0.00	0.00	480.60	0.00	-480.60
916-1030	PROPERTY TAX	0.00	0.00	0.00	84.33	0.00	-84.33
916-1060	RENTAL EXPENSE	0.00	0.00	0.00	2,504.54	0.00	-2,504.54
916-3001	IT SUPPORT - CONTR SERV	8,208.82	4,671.97	-3,536.85	80,406.64	46,719.70	-33,686.94
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>52,835.83</b>	<b>49,258.92</b>	<b>-3,576.91</b>	<b>535,073.30</b>	<b>492,589.20</b>	<b>-42,484.10</b>
918-0010	FRONT LINE SERVICE FEES	4,827.89	8,840.48	4,012.59	55,932.58	88,404.80	32,472.22
919-0000	FEE FOR SERVICE	6,685.28	20,833.33	14,148.05	86,011.11	208,333.30	122,322.19
<b>919-0999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>11,513.17</b>	<b>29,673.81</b>	<b>18,160.64</b>	<b>141,943.69</b>	<b>296,738.10</b>	<b>154,794.41</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>313,235.23</b>	<b>328,785.85</b>	<b>15,550.62</b>	<b>2,969,091.87</b>	<b>3,325,487.23</b>	<b>356,395.36</b>
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>						
921-0000	RESIDENT SERVICES SALARIES	3,988.12	0.00	-3,988.12	25,922.78	0.00	-25,922.78
921-0100	RESIDENT SERVICE CASUAL LABOR	6,275.00	6,875.00	600.00	38,212.50	68,750.00	30,537.50
<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>10,263.12</b>	<b>6,875.00</b>	<b>-3,388.12</b>	<b>64,135.28</b>	<b>68,750.00</b>	<b>4,614.72</b>
922-0000	RELOCATION EXPENSES	1,555.50	232.21	-1,323.29	2,837.47	2,322.10	-515.37
922-0300	RELOCATION - MOVING EXPENSE	1,157.50	572.23	-585.27	13,745.95	5,722.30	-8,023.65
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>2,713.00</b>	<b>804.44</b>	<b>-1,908.56</b>	<b>16,583.42</b>	<b>8,044.40</b>	<b>-8,539.02</b>
923-0600	ER MEDICAL/DENTAL INS - RES SERV	-331.05	0.00	331.05	-2,600.35	0.00	2,600.35
923-0700	ER PENSION - RES SERV	219.34	0.00	-219.34	1,425.79	0.00	-1,425.79

Property = 7pubhsg 7cap

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
923-0800	ER TAXES-RES SERV	273.82	0.00	-273.82	2,166.03	0.00	-2,166.03
<b>923-9999</b>	<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>162.11</b>	<b>0.00</b>	<b>-162.11</b>	<b>991.47</b>	<b>0.00</b>	<b>-991.47</b>
924-0100	RESIDENT SERVICES EXPENSE	0.00	4,765.42	4,765.42	0.00	47,654.20	47,654.20
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0.00	0.00	0.00	200.41	0.00	-200.41
924-0210	RESIDENT FUND - STIPENDS	0.00	0.00	0.00	224.75	0.00	-224.75
924-0230	RESIDENT FUND - MEETING EXPENSES	0.00	0.00	0.00	33.09	0.00	-33.09
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>0.00</b>	<b>4,765.42</b>	<b>4,765.42</b>	<b>458.25</b>	<b>47,654.20</b>	<b>47,195.95</b>
924-0300	FRONT LINE SERVICE FEE	127,934.51	171,051.93	43,117.42	1,516,341.13	1,710,519.30	194,178.17
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>127,934.51</b>	<b>171,051.93</b>	<b>43,117.42</b>	<b>1,516,341.13</b>	<b>1,710,519.30</b>	<b>194,178.17</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>141,072.74</b>	<b>183,496.79</b>	<b>42,424.05</b>	<b>1,598,509.55</b>	<b>1,834,967.90</b>	<b>236,458.35</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>141,072.74</b>	<b>183,496.79</b>	<b>42,424.05</b>	<b>1,598,509.55</b>	<b>1,834,967.90</b>	<b>236,458.35</b>
<b>930-0000</b>	<b>UTILITY EXPENSES</b>						
931-0000	UTILITY - WATER	49,419.83	24,255.12	-25,164.71	363,504.18	242,551.20	-120,952.98
932-0000	UTILITY - ELECTRIC	117,992.37	126,014.40	8,022.03	1,373,946.93	1,260,144.00	-113,802.93
933-0000	UTILITY - GAS	22,949.98	36,736.72	13,786.74	461,089.16	367,367.20	-93,721.96
938-0000	UTILITY - SEWER	58,631.80	34,226.79	-24,405.01	471,576.35	342,267.90	-129,308.45
<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>248,993.98</b>	<b>221,233.03</b>	<b>-27,760.95</b>	<b>2,670,116.62</b>	<b>2,212,330.30</b>	<b>-457,786.32</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>						
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>						
941-0000	MAINTENANCE SALARIES	194,904.43	227,215.56	32,311.13	2,178,605.42	2,362,815.83	184,210.41
941-0100	MAINTENANCE CASUAL LABOR	0.00	0.00	0.00	48,451.58	0.00	-48,451.58
941-0200	ALLOC MAINT SALARIES	-7,546.35	-3,164.34	4,382.01	-99,197.17	-47,241.63	51,955.54
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>187,358.08</b>	<b>224,051.22</b>	<b>36,693.14</b>	<b>2,127,859.83</b>	<b>2,315,574.20</b>	<b>187,714.37</b>
942-0100	APPLIANCES	18,197.57	14,742.46	-3,455.11	213,335.74	147,424.60	-65,911.14
942-0200	PAINT	5,495.89	8,069.54	2,573.65	88,119.31	80,695.40	-7,423.91
942-0300	CLEANING SUPPLIES	361.15	1,357.31	996.16	33,378.36	13,573.10	-19,805.26
942-0400	HVAC MATERIALS	1,821.76	2,266.61	444.85	27,401.32	22,666.10	-4,735.22
942-0500	LANDSCAPING MATERIALS	0.00	215.17	215.17	0.00	2,151.70	2,151.70
942-0600	PLUMBING MATERIALS	11,116.86	10,049.59	-1,067.27	129,425.95	100,495.90	-28,930.05
942-0700	ELECTRICAL MATERIALS	610.94	2,138.26	1,527.32	23,463.35	21,382.60	-2,080.75
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	2,011.09	3,282.38	1,271.29	51,495.43	32,823.80	-18,671.63
942-0810	MAINTENANCE VEHICLE - LICENSE	7.50	0.00	-7.50	7.50	0.00	-7.50
942-0850	PEST CONTROL SUPPLIES	645.91	1,628.10	982.19	17,246.20	16,281.00	-965.20
942-0900	MAINTENANCE TOOLS	0.00	1,405.41	1,405.41	77,710.80	14,054.10	-63,656.70

Property = 7pubhsg 7cap

### Budget Comparison (with PTD)

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
942-1000	MAINTENANCE MATERIALS	23,786.87	32,406.83	8,619.96	442,076.42	324,068.30	-118,008.12
942-1010	MAINTENANCE EQUIPMENT	2,620.46	1,388.20	-1,232.26	12,162.63	13,882.00	1,719.37
942-1050	Early Pay Discount	-41.12	0.00	41.12	-1,309.63	0.00	1,309.63
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>66,634.88</b>	<b>78,949.86</b>	<b>12,314.98</b>	<b>1,114,513.38</b>	<b>789,498.60</b>	<b>-325,014.78</b>
943-0100	ELEVATORS - CONTRACTED SERV	8,462.85	16,518.05	8,055.20	113,208.10	165,180.50	51,972.40
943-0200	HVAC - CONTRACTED SERV	60,974.31	13,390.44	-47,583.87	364,414.92	133,904.40	-230,510.52
943-0300	LAWNS - CONTRACTED SERV	37,284.91	17,384.24	-19,900.67	199,083.34	173,842.40	-25,240.94
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	0.00	636.50	636.50	4,179.01	6,365.00	2,185.99
943-0500	PEST CONTROL - CONTRACTED SERV	0.00	141.32	141.32	300.87	1,413.20	1,112.33
943-0600	SNOW REMOVAL - CONTRACTED SERV	0.00	10,005.19	10,005.19	50,737.50	100,051.90	49,314.40
943-0700	TRASH - CONTRACTED SERV	16,720.00	8,171.13	-8,548.87	200,868.38	81,711.30	-119,157.08
943-0750	LANDFILL FEES - CONTRACTED SERV	168.00	459.73	291.73	2,612.20	4,597.30	1,985.10
943-0800	CLEANING - CONTRACTED SERV	39,300.00	64,692.74	25,392.74	476,353.05	646,927.40	170,574.35
943-0900	PAINTING - CONTRACTED SERV	13,732.00	12,164.30	-1,567.70	214,085.81	121,643.00	-92,442.81
943-1000	ARBORIST - CONTRACTED SERV	2,805.00	8,738.20	5,933.20	50,233.00	87,382.00	37,149.00
943-1100	FLOORING REPL - CONTRACTED SERV	32,328.33	10,535.30	-21,793.03	408,469.00	105,353.00	-303,116.00
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	197.30	0.00	-197.30	476.30	0.00	-476.30
943-1300	CONCRETE WORK - CONTRACTED SERV	42,432.00	21,187.20	-21,244.80	101,651.00	211,872.00	110,221.00
943-1400	ELECTRICAL - CONTRACTED SERV	30,807.64	16,546.64	-14,261.00	82,016.84	165,466.40	83,449.56
943-1500	LANDSCAPE - CONTRACTED SERV	34,435.00	21,190.19	-13,244.81	87,121.76	211,901.90	124,780.14
943-1600	PLUMBING - CONTRACTED SERV	10,096.05	58,648.39	48,552.34	151,987.04	586,483.90	434,496.86
943-1700	ROOF REPAIRS - CONTRACTED SERV	0.00	35,858.47	35,858.47	35,166.00	358,584.70	323,418.70
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	33,535.00	14,133.08	-19,401.92	156,735.01	141,330.80	-15,404.21
943-1800	VEHICLE MAINTENANCE & REPAIR	1,914.15	3,005.38	1,091.23	32,864.41	30,053.80	-2,810.61
943-1850	MAINTENANCE EQUIPMENT REPAIR	5,360.73	987.92	-4,372.81	10,696.22	9,879.20	-817.02
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	231,235.07	124,593.12	-106,641.95	319,928.99	1,245,931.20	926,002.21
943-1950	VACANT TURNOVER - CONTRACTED SERV	0.00	297.71	297.71	18,150.00	2,977.10	-15,172.90
943-1951	VACANCY REDUCTION - CONTRACTED SERV	0.00	59,800.46	59,800.46	825.00	598,004.60	597,179.60
943-2000	INSPECTIONS - CONTRACTED SERV	16,260.00	1,499.83	-14,760.17	112,922.50	14,998.30	-97,924.20
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	25,317.50	138,231.72	112,914.22	294,988.85	1,382,317.20	1,087,328.35
943-2300	Fire Safety - Contracted Services	12,287.65	0.00	-12,287.65	158,928.57	0.00	-158,928.57
943-2500	OTHER - OUTSIDE MAINT	0.00	38.20	38.20	105.00	382.00	277.00
943-2600	HAZMAT - CONTRACTED SERV	142,005.00	79,719.77	-62,285.23	362,457.36	797,197.70	434,740.34
943-2800	RADON - CONTRACTED SERV	0.00	0.00	0.00	42,210.00	0.00	-42,210.00
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR	0.00	17,650.70	17,650.70	0.00	176,507.00	176,507.00
943-3100	ALLOC INSPECTIONS EXPENSE	0.00	1,965.09	1,965.09	0.00	19,650.90	19,650.90

Property = 7pubhsg 7cap  
**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
943-5000	ALLOC FORCE ACCOUNT LABOR	0.00	33,977.28	33,977.28	131,384.44	339,772.80	208,388.36
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>797,658.49</b>	<b>792,168.29</b>	<b>-5,490.20</b>	<b>4,185,160.47</b>	<b>7,921,682.90</b>	<b>3,736,522.43</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	-104.73	3,080.67	3,185.40	-8,462.36	30,806.70	39,269.06
945-0100	ALLOC MAINT EMP BENEFITS	-3,248.91	-1,024.77	2,224.14	-47,672.16	-14,446.32	33,225.84
945-0600	ER MED/DENTAL INS - MAINT	47,290.89	49,297.09	2,006.20	559,627.94	492,970.90	-66,657.04
945-0700	ER PENSION - MAINT	10,325.45	14,482.60	4,157.15	106,513.41	149,749.93	43,236.52
945-0800	ER TAXES - MAINT	14,062.39	20,144.00	6,081.61	178,358.04	208,288.63	29,930.59
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>68,325.09</b>	<b>85,979.59</b>	<b>17,654.50</b>	<b>788,364.87</b>	<b>867,369.84</b>	<b>79,004.97</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,119,976.54</b>	<b>1,181,148.96</b>	<b>61,172.42</b>	<b>8,215,898.55</b>	<b>11,894,125.54</b>	<b>3,678,226.99</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>						
951-0200	FRONT LINE SERVICE FEES	43,078.77	45,831.06	2,752.29	539,824.69	458,310.60	-81,514.09
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>43,078.77</b>	<b>45,831.06</b>	<b>2,752.29</b>	<b>539,824.69</b>	<b>458,310.60</b>	<b>-81,514.09</b>
952-0000	GUARDS - CONTRACTED SECURITY	0.00	0.00	0.00	23,692.50	0.00	-23,692.50
952-0100	SECURITY & MONITORING	21,135.40	5,556.49	-15,578.91	244,509.67	55,564.90	-188,944.77
952-0300	SECURITY - CONTRACTED SERV	1,312.50	18.33	-1,294.17	12,277.33	183.30	-12,094.03
953-0000	SECURITY EQUIPMENT & MATERIALS	4,053.78	37,945.43	33,891.65	136,274.90	379,454.30	243,179.40
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>26,501.68</b>	<b>43,520.25</b>	<b>17,018.57</b>	<b>416,754.40</b>	<b>435,202.50</b>	<b>18,448.10</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>69,580.45</b>	<b>89,351.31</b>	<b>19,770.86</b>	<b>956,579.09</b>	<b>893,513.10</b>	<b>-63,065.99</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>						
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>						
961-0000	INSURANCE - LIABILITY	19,201.45	18,189.22	-1,012.23	192,258.42	181,892.20	-10,366.22
961-0050	INSURANCE - PROPERTY	53,585.51	50,521.68	-3,063.83	535,855.10	505,216.80	-30,638.30
961-0100	INSURANCE - WORKERS COMP	8,876.81	9,619.14	742.33	87,468.07	96,191.40	8,723.33
961-0300	ALLOC INSURANCE EXPENSES	149.16	0.00	-149.16	1,805.64	0.00	-1,805.64
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>81,812.93</b>	<b>78,330.04</b>	<b>-3,482.89</b>	<b>817,387.23</b>	<b>783,300.40</b>	<b>-34,086.83</b>
964-0000	BAD DEBT EXPENSE	41,473.98	19,079.59	-22,394.39	402,216.57	190,795.90	-211,420.67
<b>964-9999</b>	<b>TOTAL BAD DEBT EXPENSE</b>	<b>41,473.98</b>	<b>19,079.59</b>	<b>-22,394.39</b>	<b>402,216.57</b>	<b>190,795.90</b>	<b>-211,420.67</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>123,286.91</b>	<b>97,409.63</b>	<b>-25,877.28</b>	<b>1,219,603.80</b>	<b>974,096.30</b>	<b>-245,507.50</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>2,016,145.85</b>	<b>2,101,425.57</b>	<b>85,279.72</b>	<b>17,629,799.48</b>	<b>21,134,520.37</b>	<b>3,504,720.89</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>						
<b>972-9999</b>	<b>HAP EXPENSES</b>						
973-0000	HAP EXPENSE	2,721.00	2,798.50	77.50	67,913.47	27,985.00	-39,928.47

Property = 7pubhsg 7cap

**Budget Comparison (with PTD)**

Period = Jan 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		MTD Actual	MTD Budget	Variance	PTD Actual	PTD Budget	Variance
973-0500	UTILITY REIMBURSEMENT	10,661.00	9,023.50	-1,637.50	121,811.00	90,235.00	-31,576.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>13,382.00</b>	<b>11,822.00</b>	<b>-1,560.00</b>	<b>189,724.47</b>	<b>118,220.00</b>	<b>-71,504.47</b>
974-0000	DEPRECIATION EXPENSE	168,356.55	162,107.94	-6,248.61	1,752,105.06	1,621,079.40	-131,025.66
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>168,356.55</b>	<b>162,107.94</b>	<b>-6,248.61</b>	<b>1,752,105.06</b>	<b>1,621,079.40</b>	<b>-131,025.66</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>181,738.55</b>	<b>173,929.94</b>	<b>-7,808.61</b>	<b>1,941,829.53</b>	<b>1,739,299.40</b>	<b>-202,530.13</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>2,197,884.40</b>	<b>2,275,355.51</b>	<b>77,471.11</b>	<b>19,571,629.01</b>	<b>22,873,819.77</b>	<b>3,302,190.76</b>
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	0.00	120,576.78	-120,576.78	1,683,198.89	1,186,317.60	496,881.29
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0.00	306,915.35	306,915.35	2,510,621.75	1,534,576.75	-976,045.00
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>0.00</b>	<b>186,338.57</b>	<b>186,338.57</b>	<b>827,422.86</b>	<b>348,259.15</b>	<b>-479,163.71</b>
999-1000	PRIOR PERIOD ADJUSTMENT	52.00	0.00	-52.00	-1,847.00	0.00	1,847.00
<b>999-1999</b>	<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>52.00</b>	<b>0.00</b>	<b>-52.00</b>	<b>-1,847.00</b>	<b>0.00</b>	<b>1,847.00</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>334,051.55</b>	<b>394,329.72</b>	<b>-60,278.17</b>	<b>-84,486.49</b>	<b>-1,351,169.62</b>	<b>1,266,683.13</b>

HIO, Inc. (7hioinc)  
**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>						
<b>701-0000 TENANT REVENUES</b>						
704-9999 TOTAL TENANT REVENUES	121,762.30	94,087.41	113,652.35	1,159,033.72	940,874.10	1,008,183.74
<b>705-0000 HUD GRANTS AND SUBSIDY</b>						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0.00	0.00	0.00	0.00	0.00	36.00
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	1,060.00	1,010.00	0.00	5,220.00
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	5,000.12
712-1999 INT INCOME - RESTRICT FUNDS	736.82	104.17	0.00	5,865.19	1,041.70	1,122.09
<b>714-0000 OTHER INCOME</b>						
719-9999 TOTAL OTHER INCOME	12,281.74	14,090.24	8,630.36	119,955.84	140,902.40	4,216,481.12
<b>799-9999 TOTAL REVENUES</b>	<b>134,780.86</b>	<b>108,281.82</b>	<b>123,342.71</b>	<b>1,285,864.75</b>	<b>1,082,818.20</b>	<b>5,236,043.07</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
919-9999 ADMINISTRATIVE EXPENSES	25,985.55	26,380.57	27,387.38	358,070.76	266,327.50	315,162.88
925-9999 RESIDENT SERVICE EXPENSES	12,059.39	11,688.51	8,784.26	128,544.03	116,885.10	141,337.92
939-9999 UTILITY EXPENSES	36,300.86	11,147.72	17,597.92	120,946.13	111,477.20	164,536.60
949-9999 MAINTENANCE EXPENSES	82,197.53	72,926.52	97,183.77	795,862.70	739,365.37	831,228.74
959-9999 PROTECT SERVICE EXPENSES	3,659.95	3,276.08	3,173.91	50,825.28	32,760.80	39,701.23
969-9999 GENERAL EXPENSES	21,346.03	20,193.11	21,185.87	289,643.84	201,931.10	475,624.56
972-9900 OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	250.00
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>181,549.31</b>	<b>145,612.51</b>	<b>175,313.11</b>	<b>1,743,892.74</b>	<b>1,468,747.07</b>	<b>1,967,841.93</b>
<b>972-9995 NON-OPERATING EXPENSES</b>						
973-9999 HAP EXPENSES	2,993.00	3,890.50	3,427.00	40,468.00	38,905.00	40,755.00
974-0299 DEPR & AMORT EXPENSE	58,673.01	57,247.15	63,368.21	616,976.01	572,471.50	631,595.50

HIO, Inc. (7hioinc)  
**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
979-9900	TOTAL NON-OPERATING EXPENSES	61,666.01	61,137.65	66,795.21	657,444.01	611,376.50	672,350.50
979-9999	TOTAL EXPENSES	243,215.32	206,750.16	242,108.32	2,401,336.75	2,080,123.57	2,640,192.43
999-0999	TOTAL TRANSFERS	-46,643.00	-40,289.23	-41,773.00	-574,874.37	-402,892.30	1,167,473.91
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	0.00
999-9990	NET OPERATING INCOME (LOSS)	-61,791.46	-58,179.11	-76,992.61	-539,628.63	-594,413.07	1,428,376.73

Section 8 Operating (7fin8op)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>						
<b>701-0000 TENANT REVENUES</b>						
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>0.00</b>	<b>250.00</b>	<b>50.00</b>	<b>1,488.00</b>	<b>2,500.00</b>	<b>3,942.28</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>						
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>3,242,632.00</b>	<b>3,318,076.80</b>	<b>2,998,571.00</b>	<b>33,492,000.00</b>	<b>33,180,768.00</b>	<b>30,676,045.14</b>
<b>708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>10,548.00</b>	<b>0.00</b>	<b>0.00</b>	<b>151,047.00</b>	<b>0.00</b>	<b>0.00</b>
<b>712-1999 INT INCOME - RESTRICT FUNDS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>714-0000 OTHER INCOME</b>						
<b>719-9999 TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>7,833.33</b>	<b>0.00</b>	<b>10,608.00</b>	<b>78,333.30</b>	<b>56,798.26</b>
<b>799-9999 TOTAL REVENUES</b>	<b>3,253,180.00</b>	<b>3,326,160.13</b>	<b>2,998,621.00</b>	<b>33,655,143.00</b>	<b>33,261,601.30</b>	<b>30,736,785.68</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
<b>919-9999 ADMINISTRATIVE EXPENSES</b>	<b>3,005.86</b>	<b>6,233.62</b>	<b>15,759.45</b>	<b>37,986.09</b>	<b>63,454.69</b>	<b>42,159.09</b>
<b>925-9999 RESIDENT SERVICE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>828.13</b>	<b>19,437.80</b>	<b>0.00</b>	<b>33,325.53</b>
<b>939-9999 UTILITY EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-21.52</b>	<b>0.00</b>	<b>279.41</b>
<b>949-9999 MAINTENANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>959-9999 PROTECT SERVICE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46.87</b>
<b>969-9999 GENERAL EXPENSES</b>	<b>0.00</b>	<b>84.99</b>	<b>-288.00</b>	<b>-228.00</b>	<b>849.90</b>	<b>-288.00</b>
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>3,005.86</b>	<b>6,318.61</b>	<b>16,299.58</b>	<b>57,174.37</b>	<b>64,304.59</b>	<b>75,522.90</b>
<b>972-9995 NON-OPERATING EXPENSES</b>						
<b>973-9999 HAP EXPENSES</b>	<b>3,291,180.00</b>	<b>3,319,191.94</b>	<b>3,333,924.00</b>	<b>33,003,542.20</b>	<b>33,191,919.40</b>	<b>31,666,640.93</b>
<b>979-9900 TOTAL NON-OPERATING EXPENSES</b>	<b>3,291,180.00</b>	<b>3,319,191.94</b>	<b>3,333,924.00</b>	<b>33,003,542.20</b>	<b>33,191,919.40</b>	<b>31,666,640.93</b>
<b>979-9999 TOTAL EXPENSES</b>	<b>3,294,185.86</b>	<b>3,325,510.55</b>	<b>3,350,223.58</b>	<b>33,060,716.57</b>	<b>33,256,223.99</b>	<b>31,742,163.83</b>

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**Budget Comparison**

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		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	5,155.00
999-9990	NET OPERATING INCOME (LOSS)	-41,005.86	649.58	-351,602.58	594,426.43	5,377.31	-1,010,533.15

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**Budget Comparison**

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		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
<b>700-0000</b>	<b>REVENUES</b>						
<b>701-0000</b>	<b>TENANT REVENUES</b>						
704-0100	LATE FEES	0.00	0.00	0.00	0.00	0.00	-25.00
704-0700	FRAUD RECOVERY REVENUE	0.00	166.67	50.00	1,488.00	1,666.70	3,942.29
<b>704-9999</b>	<b>TOTAL TENANT REVENUES</b>	<b>0.00</b>	<b>166.67</b>	<b>50.00</b>	<b>1,488.00</b>	<b>1,666.70</b>	<b>3,917.29</b>
<b>705-0000</b>	<b>HUD GRANTS AND SUBSIDY</b>						
706-0010	HOUSING ASST PAYMENTS	-543.00	0.00	0.00	3,753.00	0.00	-6,590.00
706-0020	ONGOING ADMIN FEES EARNED	278,381.00	317,801.00	297,118.00	3,125,371.00	3,178,010.00	3,006,725.00
<b>706-9999</b>	<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>277,838.00</b>	<b>317,801.00</b>	<b>297,118.00</b>	<b>3,129,124.00</b>	<b>3,178,010.00</b>	<b>3,000,135.00</b>
<b>707-0000</b>	<b>TOTAL FEE REVENUE</b>						
707-0060	OTHER FEES FOR SERVICE	0.00	3,975.00	0.00	0.00	39,750.00	28,312.80
<b>707-9999</b>	<b>TOTAL FEE REVENUE</b>	<b>0.00</b>	<b>3,975.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39,750.00</b>	<b>28,312.80</b>
708-0000	OTHER GOV'T GRANTS/DONATIONS	0.00	36,261.67	55,798.45	259,495.30	362,616.70	394,995.98
<b>708-9999</b>	<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0.00</b>	<b>36,261.67</b>	<b>55,798.45</b>	<b>259,495.30</b>	<b>362,616.70</b>	<b>394,995.98</b>
711-0200	INTEREST INCOME - OTHER	0.00	0.00	0.00	304.17	0.00	0.00
<b>711-0299</b>	<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>304.17</b>	<b>0.00</b>	<b>0.00</b>
<b>714-0000</b>	<b>OTHER INCOME</b>						
715-0200	ADMINISTRATIVE FEES	928.50	0.00	0.00	15,483.60	0.00	0.00
717-0000	INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	0.00	8,631.93
<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>928.50</b>	<b>0.00</b>	<b>0.00</b>	<b>15,483.60</b>	<b>0.00</b>	<b>8,631.93</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>278,766.50</b>	<b>358,204.34</b>	<b>352,966.45</b>	<b>3,405,895.07</b>	<b>3,582,043.40</b>	<b>3,435,993.00</b>
<b>900-0000</b>	<b>EXPENSES</b>						
<b>900-0100</b>	<b>OPERATING EXPENSES</b>						
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>						
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>						

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**Budget Comparison**

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		Actual	Budget	Last Year	Actual	Budget	Last Year
911-0000	ADMIN SALARIES	116,134.23	117,410.14	115,722.43	1,158,069.49	1,232,806.47	1,083,694.47
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>116,134.23</b>	<b>117,410.14</b>	<b>115,722.43</b>	<b>1,158,069.49</b>	<b>1,232,806.47</b>	<b>1,083,694.47</b>
912-0000	AUDIT EXPENSE	0.00	0.00	0.00	35,779.96	46,800.00	15,986.10
913-0000	MANAGEMENT FEE	50,556.00	58,307.34	53,016.00	515,172.00	583,073.40	528,768.00
913-0020	BOOKKEEPING FEE	31,597.50	36,442.50	33,135.00	322,830.30	364,425.00	330,480.50
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>82,153.50</b>	<b>94,749.84</b>	<b>86,151.00</b>	<b>873,782.26</b>	<b>994,298.40</b>	<b>875,234.60</b>
915-0000	ADMIN EMPLOYEE BENEFITS	844.96	0.00	923.80	8,570.54	0.00	37,560.77
915-0600	ER MEDICAL/DENTAL INS - ADMIN	25,688.18	28,752.16	22,199.69	294,932.72	287,521.60	264,040.27
915-0700	ER PENSION - ADMIN	5,758.49	6,457.55	5,592.75	53,714.71	67,804.33	54,960.43
915-0800	ER TAXES-ADMIN	8,372.69	8,981.87	8,298.55	97,210.46	94,309.66	54,505.62
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>40,664.32</b>	<b>44,191.58</b>	<b>37,014.79</b>	<b>454,428.43</b>	<b>449,635.59</b>	<b>411,067.09</b>
916-0200	TRAINING/CONFERENCE	-274.61	1,951.35	280.54	16,127.36	19,513.50	14,822.54
916-0250	TRAINING - TUITION REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	319.00
916-0265	STAFF MEETING/RETREAT	0.00	41.67	0.00	811.78	416.70	682.09
916-0300	TRAVEL	0.00	916.67	6,729.23	21,801.33	9,166.70	13,202.15
916-0400	MILEAGE	76.64	0.00	59.38	486.68	0.00	59.38
916-0401	ADMIN VEHICLE - FUEL	0.00	635.06	620.85	0.00	6,350.60	4,651.35
916-0402	ADMIN VEHICLE - MTCE & REPAIR	0.00	83.33	0.00	6,187.54	833.30	842.81
916-0500	PUBLICATIONS	0.00	83.97	0.00	120.00	839.70	1,136.00
916-0600	MEMBERSHIPS	0.00	535.00	0.00	6,580.00	5,350.00	0.00
916-0650	PAYROLL PROCESSING FEE	898.55	962.63	890.92	8,488.30	9,626.30	9,510.08
916-0700	TELEPHONE	0.00	1,054.30	-306.24	9,093.98	10,543.00	12,136.61
916-0800	LEGAL SERVICES - INTERNAL	0.00	166.67	0.00	0.00	1,666.70	0.00
916-0810	PRINTER SUPPLIES AND EXP	682.40	436.96	224.48	2,954.13	4,369.60	4,179.23
916-0815	SOFTWARE EXP	13,202.55	16,572.77	11,394.51	136,384.09	165,727.70	161,328.17
916-0900	FORMS AND PRINTING	0.00	341.66	0.00	2,161.86	3,416.60	2,086.50
916-0950	OFFICE EXPENSE	0.00	41.67	0.00	1,230.00	416.70	459.90
916-1000	OFFICE FURNISHINGS	0.00	83.33	435.00	674.95	833.30	435.00
916-1001	POSTAGE	3,750.00	3,650.83	3,750.00	35,937.50	36,508.30	35,336.69
916-1002	OFFICE SUPPLIES	463.87	1,585.94	2,317.29	14,906.73	15,859.40	15,256.81

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916-1003	OFFICE EQUIPMENT LEASES	673.95	83.33	0.00	1,969.55	833.30	701.42
916-1004	COMPUTER SUPPLIES	73.62	41.67	0.00	521.64	416.70	8.99
916-1005	COMPUTER EQUIPMENT	0.00	166.67	0.00	1,356.53	1,666.70	759.98
916-1006	NETWORK COMMUNICATION	0.00	253.30	193.04	1,823.86	2,533.00	2,588.59
916-1007	ADVERTISING /NEWSPAPER ADS	0.00	2,133.33	0.00	0.00	21,333.30	275.00
916-1009	EMPLOYEE HIRING & ADMIN EXP	88.00	50.00	0.00	812.39	500.00	440.00
916-1010	CONSULTING	0.00	1,323.34	2,572.50	10,879.25	13,233.40	13,330.49
916-1011	BANK FEE	0.00	586.69	0.00	4,713.78	5,866.90	6,736.41
916-1014	LATE FEES	0.00	0.00	0.00	77.50	0.00	0.00
916-1015	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	-226.96	0.00	293.00
916-1030	PROPERTY TAX	0.00	0.00	0.00	66.75	0.00	91.32
916-1060	RENTAL EXPENSE	0.00	0.00	0.00	2,368.00	0.00	0.00
916-3001	IT SUPPORT - CONTR SERV	1,865.01	3,533.23	94.00	25,700.76	35,332.30	20,239.17
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>21,499.98</b>	<b>37,315.37</b>	<b>29,255.50</b>	<b>314,009.28</b>	<b>373,153.70</b>	<b>321,908.68</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>260,452.03</b>	<b>293,666.93</b>	<b>268,143.72</b>	<b>2,800,289.46</b>	<b>3,049,894.16</b>	<b>2,691,904.84</b>
922-0300	RELOCATION - MOVING EXPENSE	0.00	0.00	0.00	0.00	0.00	498.88
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>498.88</b>
924-0100	RESIDENT SERVICES EXPENSE	960.00	141.67	299.00	2,167.00	1,416.70	2,431.45
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0.00	0.00	0.00	346.32	0.00	0.00
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>960.00</b>	<b>141.67</b>	<b>299.00</b>	<b>2,513.32</b>	<b>1,416.70</b>	<b>2,431.45</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>960.00</b>	<b>141.67</b>	<b>299.00</b>	<b>2,513.32</b>	<b>1,416.70</b>	<b>2,930.33</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>960.00</b>	<b>141.67</b>	<b>299.00</b>	<b>2,513.32</b>	<b>1,416.70</b>	<b>2,930.33</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>						
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>						
941-0000	MAINTENANCE SALARIES	16,514.18	17,656.44	16,032.00	169,264.19	185,392.60	150,068.73
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>16,514.18</b>	<b>17,656.44</b>	<b>16,032.00</b>	<b>169,264.19</b>	<b>185,392.60</b>	<b>150,068.73</b>
942-0300	CLEANING SUPPLIES	218.37	0.00	0.00	274.78	0.00	122.90
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	0.00	0.00	335.36	205.20	0.00	440.09
942-1000	MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	149.10

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<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>218.37</b>	<b>0.00</b>	<b>335.36</b>	<b>479.98</b>	<b>0.00</b>	<b>712.09</b>
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	0.00	0.00	0.00	806.08	0.00	0.00
943-0800	CLEANING - CONTRACTED SERV	0.00	247.10	315.00	2,275.00	2,471.00	2,380.00
943-1800	VEHICLE MAINTENANCE & REPAIR	2,143.68	61.04	0.00	14,325.72	610.40	906.49
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>2,143.68</b>	<b>308.14</b>	<b>315.00</b>	<b>17,406.80</b>	<b>3,081.40</b>	<b>3,286.49</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	78.00	0.00	-32.00	442.00	0.00	2,522.76
945-0600	ER MED/DENTAL INS - MAINT	3,734.62	3,856.75	3,500.10	37,125.07	38,567.50	36,712.82
945-0700	ER PENSION - MAINT	908.29	971.10	881.76	8,731.17	10,196.56	8,338.63
945-0800	ER TAXES - MAINT	1,188.66	1,350.72	1,156.30	14,483.80	14,182.54	8,133.14
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>5,909.57</b>	<b>6,178.57</b>	<b>5,506.16</b>	<b>60,782.04</b>	<b>62,946.60</b>	<b>55,707.35</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>24,785.80</b>	<b>24,143.15</b>	<b>22,188.52</b>	<b>247,933.01</b>	<b>251,420.60</b>	<b>209,774.66</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>						
952-0100	SECURITY & MONITORING	0.00	83.33	0.00	0.00	833.30	503.16
952-0300	SECURITY - CONTRACTED SERV	0.00	16.67	0.00	0.00	166.70	0.00
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>503.16</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>503.16</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>						
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>						
961-0000	INSURANCE - LIABILITY	712.79	687.09	712.79	7,127.90	6,870.90	7,123.35
961-0050	INSURANCE - PROPERTY	246.83	0.00	246.83	2,468.30	0.00	2,468.30
961-0100	INSURANCE - WORKERS COMP	4,443.36	4,016.79	4,682.80	40,451.22	40,167.90	38,637.84
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>5,402.98</b>	<b>4,703.88</b>	<b>5,642.42</b>	<b>50,047.42</b>	<b>47,038.80</b>	<b>48,229.49</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>5,402.98</b>	<b>4,703.88</b>	<b>5,642.42</b>	<b>50,047.42</b>	<b>47,038.80</b>	<b>48,229.49</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>291,600.81</b>	<b>322,755.63</b>	<b>296,273.66</b>	<b>3,100,783.21</b>	<b>3,350,770.26</b>	<b>2,953,342.48</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>						
<b>972-9999</b>	<b>HAP EXPENSES</b>						

Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
973-0000	HAP EXPENSE	1,497.00	0.00	0.00	2,872.40	0.00	0.00
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>1,497.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,872.40</b>	<b>0.00</b>	<b>0.00</b>
974-0000	DEPRECIATION EXPENSE	1,292.52	1,292.52	1,292.52	12,925.20	12,925.20	12,925.20
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>1,292.52</b>	<b>1,292.52</b>	<b>1,292.52</b>	<b>12,925.20</b>	<b>12,925.20</b>	<b>12,925.20</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>2,789.52</b>	<b>1,292.52</b>	<b>1,292.52</b>	<b>15,797.60</b>	<b>12,925.20</b>	<b>12,925.20</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>294,390.33</b>	<b>324,048.15</b>	<b>297,566.18</b>	<b>3,116,580.81</b>	<b>3,363,695.46</b>	<b>2,966,267.68</b>
999-0100	OPERATING TRANSFER - IN	0.00	0.00	0.00	0.00	0.00	7,813.95
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-7,813.95</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>-15,623.83</b>	<b>34,156.19</b>	<b>55,400.27</b>	<b>289,314.26</b>	<b>218,347.94</b>	<b>477,539.27</b>

C/O - after FMR 2016 (7fdscent)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>						
<b>701-0000 TENANT REVENUES</b>						
<b>704-9999 TOTAL TENANT REVENUES</b>	<b>11,297.00</b>	<b>17,974.17</b>	<b>20,265.90</b>	<b>134,908.50</b>	<b>179,741.70</b>	<b>177,899.22</b>
<b>705-0000 HUD GRANTS AND SUBSIDY</b>						
<b>706-9999 TOTAL HUD GRANTS AND SUBSIDY</b>	<b>0.00</b>	<b>2,341.81</b>	<b>0.00</b>	<b>0.00</b>	<b>23,418.10</b>	<b>0.00</b>
<b>707-0000 TOTAL FEE REVENUE</b>						
<b>707-9999 TOTAL FEE REVENUE</b>	<b>437,867.17</b>	<b>495,693.76</b>	<b>428,840.70</b>	<b>4,445,824.31</b>	<b>4,956,937.60</b>	<b>4,644,637.67</b>
<b>708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0.00</b>	<b>86,297.06</b>	<b>0.00</b>	<b>332,736.73</b>	<b>862,970.60</b>	<b>122,824.53</b>
<b>710-0000 INVESTMENT INCOME</b>						
<b>711-0199 TOTAL INTEREST INCOME - MAIN</b>	<b>35.69</b>	<b>0.00</b>	<b>0.00</b>	<b>342.18</b>	<b>0.00</b>	<b>61.04</b>
<b>711-0299 TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,724.25</b>	<b>0.00</b>	<b>0.00</b>
<b>714-0000 OTHER INCOME</b>						
<b>719-9999 TOTAL OTHER INCOME</b>	<b>15,011.40</b>	<b>1,113.21</b>	<b>25.00</b>	<b>68,057.36</b>	<b>11,132.10</b>	<b>10,366.13</b>
<b>799-9999 TOTAL REVENUES</b>	<b>464,211.26</b>	<b>603,420.01</b>	<b>449,131.60</b>	<b>4,985,593.33</b>	<b>6,034,200.10</b>	<b>4,955,788.59</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
<b>919-9999 ADMINISTRATIVE EXPENSES</b>	<b>451,700.34</b>	<b>532,225.33</b>	<b>455,188.11</b>	<b>5,046,284.33</b>	<b>5,533,941.24</b>	<b>4,545,242.03</b>
<b>925-9999 RESIDENT SERVICE EXPENSES</b>	<b>7,308.43</b>	<b>36,141.42</b>	<b>48,649.81</b>	<b>224,804.63</b>	<b>366,044.90</b>	<b>192,109.06</b>
<b>939-9999 UTILITY EXPENSES</b>	<b>12,780.16</b>	<b>5,623.84</b>	<b>2,259.52</b>	<b>47,915.99</b>	<b>56,238.40</b>	<b>54,244.14</b>
<b>949-9999 MAINTENANCE EXPENSES</b>	<b>33,083.43</b>	<b>20,031.39</b>	<b>56,939.64</b>	<b>274,961.17</b>	<b>208,398.70</b>	<b>166,885.50</b>
<b>959-9999 PROTECT SERVICE EXPENSES</b>	<b>26,861.65</b>	<b>22,501.13</b>	<b>32,150.42</b>	<b>323,036.91</b>	<b>225,011.30</b>	<b>206,986.88</b>
<b>969-9999 GENERAL EXPENSES</b>	<b>15,629.61</b>	<b>23,040.60</b>	<b>22,457.22</b>	<b>163,808.42</b>	<b>230,406.00</b>	<b>216,187.35</b>
<b>972-9900 OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>611.55</b>
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>547,363.62</b>	<b>639,563.71</b>	<b>617,644.72</b>	<b>6,080,811.45</b>	<b>6,620,040.54</b>	<b>5,382,266.51</b>

C/O - after FMR 2016 (7fdscent)

**Budget Comparison**

Period = Oct 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>					
<b>974-0299</b>	<b>19,264.77</b>	<b>17,561.15</b>	<b>18,096.97</b>	<b>187,650.12</b>	<b>175,611.50</b>	<b>181,022.36</b>
<b>979-9900</b>	<b>19,264.77</b>	<b>17,561.15</b>	<b>18,096.97</b>	<b>187,650.12</b>	<b>175,611.50</b>	<b>181,022.36</b>
<b>979-9999</b>	<b>566,628.39</b>	<b>657,124.86</b>	<b>635,741.69</b>	<b>6,268,461.57</b>	<b>6,795,652.04</b>	<b>5,563,288.87</b>
<b>999-0999</b>	<b>0.00</b>	<b>-88,900.33</b>	<b>0.00</b>	<b>-717,320.50</b>	<b>-450,552.80</b>	<b>-2,297,872.20</b>
<b>999-1999</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>183.00</b>
<b>999-9990</b>	<b>-102,417.13</b>	<b>35,195.48</b>	<b>-186,610.09</b>	<b>-565,547.74</b>	<b>-310,899.14</b>	<b>1,690,188.92</b>

OHA Foundation (4found)  
**Budget Comparison**  
 Period = Oct 2023  
 Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>						
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	0.00	0.00	1,600.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	502.00	0.00	2.00	27,670.00	0.00	27,033.11
<b>799-9999 TOTAL REVENUES</b>	<b>502.00</b>	<b>0.00</b>	<b>2.00</b>	<b>27,670.00</b>	<b>0.00</b>	<b>28,633.11</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
919-9999 ADMINISTRATIVE EXPENSES	274.61	0.00	0.00	10,478.44	0.00	724.28
925-9999 RESIDENT SERVICE EXPENSES	500.00	0.00	0.00	37,311.99	0.00	24,467.80
949-9999 MAINTENANCE EXPENSES	0.00	0.00	0.00	3,121.56	0.00	572.00
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>774.61</b>	<b>0.00</b>	<b>0.00</b>	<b>50,911.99</b>	<b>0.00</b>	<b>25,764.08</b>
<b>972-9995 NON-OPERATING EXPENSES</b>						
974-0299 DEPR & AMORT EXPENSE	61.16	0.00	61.16	611.60	0.00	611.60
979-9900 TOTAL NON-OPERATING EXPENSES	61.16	0.00	61.16	611.60	0.00	611.60
<b>979-9999 TOTAL EXPENSES</b>	<b>835.77</b>	<b>0.00</b>	<b>61.16</b>	<b>51,523.59</b>	<b>0.00</b>	<b>26,375.68</b>
<b>999-9990 NET OPERATING INCOME (LOSS)</b>	<b>-333.77</b>	<b>0.00</b>	<b>-59.16</b>	<b>-23,853.59</b>	<b>0.00</b>	<b>2,257.43</b>

6.7. Development

6.8. Procurement/Contracting/Capital Budgets

# Memorandum



To: The OHA Board of Commissioners  
 From: Jennifer Dexter, Procurement Manager  
 Date: December 21, 2023  
 Re: Procurement Report for December 2023

## Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Appliances	IFB	TBD	Published	March
Cellular Tower Consultant	RFP	TBD	Published	March
Tradesmen International	TIPS	\$240,000	Awaiting Board Approval	December
Crown Tower General Contractor	Extension	No change	Awaiting Board Approval	December
Resident Relocation	Renewal	\$100,000	Awaiting Board Approval	December
Commercial HVAC	Renewal	\$550,000	Awaiting Board Approval	December
Fire Safety & Suppression	Renewal	\$310,000	Awaiting Board Approval	December

## Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
Gallagher	Insurance Broker and Consultant	n/a	none
TCI General Contracting	SCSE Hail Damage Repairs	\$95,000	MBE
A&B Construction and Rehab	Trash Removal	\$175,000	MBE
First Investment Renovation	Trash Removal	\$175,000	MBE
Miyawa Restoration, LLC	Trash Removal	\$175,000	MBE/WBE
DyNasty Movers, LLC	Trash Removal	\$175,000	MBE
All Around Brown, LLC	Trash Removal	\$175,000	MBE
Four Alarm Lawn & Landscape	Snow and Ice Removal	n/a	none
Navarro Lawn and Landscape	Snow and Ice Removal	n/a	none
Panga Lawn & Snow Services	Snow and Ice Removal	n/a	MBE
GS Elite Services	Snow and Ice Removal	n/a	MBE
Novogradac	Independent Professional Audit	\$105,000	none
Eyman Plumbing, Heating & Air	Residential HVAC	No increase	none

## Procurements Executed – over \$30,000

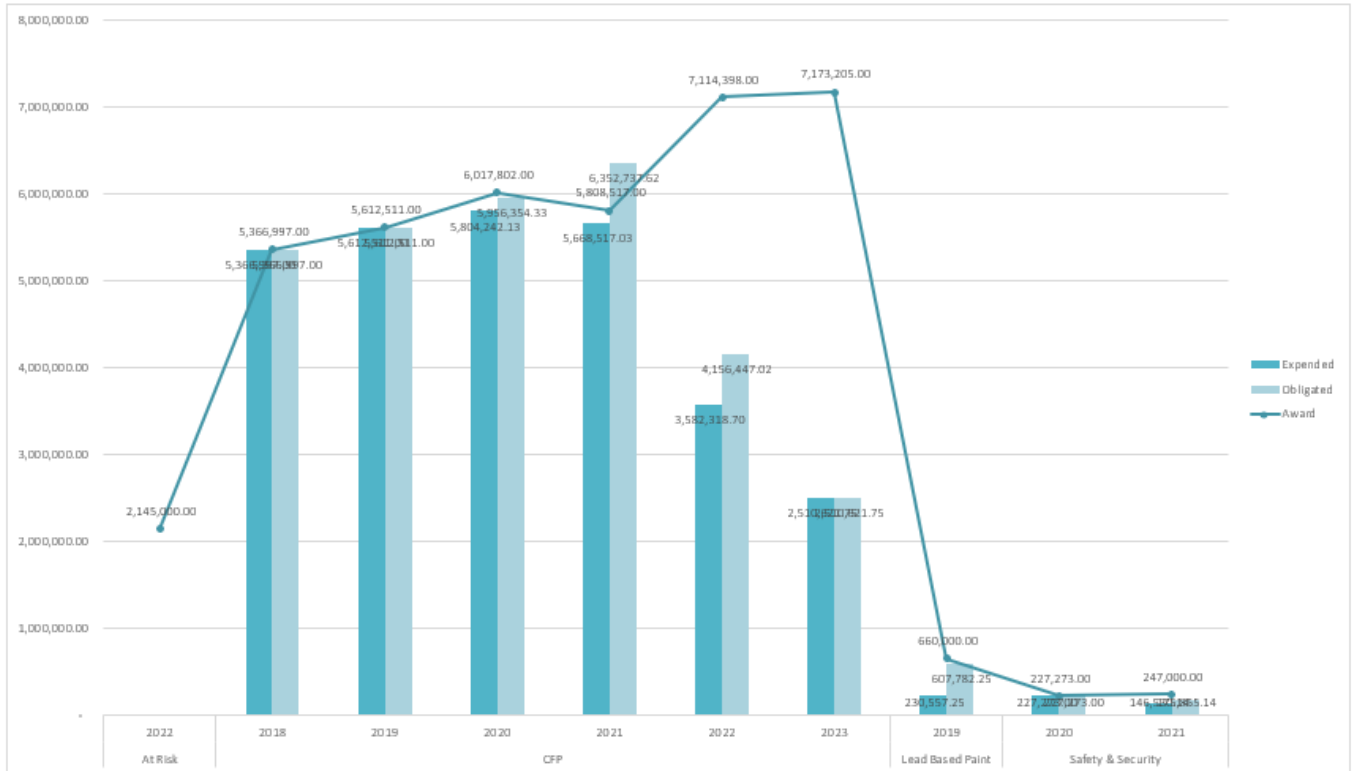
Vendor	Project	Project Amount	MBE/WBE Section 3
City of Omaha	Spencer East Demolition	\$40,000	none



# Capital Funds Board Report

12/12/2023

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	5,804,242.13	96.45%	5,956,354.33	98.98%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	5,668,517.03	97.59%	6,352,737.62	109.37%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	3,582,318.70	50.35%	4,156,447.02	58.42%
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 Pai	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	230,557.25	34.93%	607,782.25	92.09%
Safety & Securi	2020	4/2/2021	4/1/2022	4/1/2023	227,273.00	227,273.00	100.00%	227,273.00	100.00%
Safety & Securi	2021	9/1/2021	9/9/2022	9/9/2023	247,000.00	146,530.14	59.32%	175,855.14	71.20%



## 6.9. Human Resources

# Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: November 27, 2023

Re: Staffing Report Summary October 20, 2023 – November 27, 2023

## Total Open Positions 17

Position(s)	Number of Positions Open	Department	Status
Maintenance Repairer	3	Property Management	Interviewing & checking references
Property Manager	1	Property Management	Interviewing
Case Manager – Intensive Services	2	Property Management	Interviewing
Housing Specialist	1	Housing Choice Voucher	Interviewing
FSS Coordinator II	1	Family & Community Services	Checking references
Inspection Clerk	1	Inspections	Checking references
Housing Specialist – Waitlist	1	Housing Choice Voucher	Reviewing applications
Painter	1	Property Management	Reviewing applications
Paint Crew Leader	1	Property Management	Reviewing applications
Senior Property Manager	1	Property Management	Interviewing
Senior Administrative Assistant	1	Property Management	Reviewing applications
Housing Compliance Specialist	1	Compliance	Interviewing
Public Safety Officer – FT	2	Public Safety	Interviewing

## Total New Hires 5

Title	Number of Positions Filled	Department/Location
Drywaller	1	Property Management
Accountant	1	Finance
Facilities Operation Manager	1	Property Management
Assistant Property Manager	1	Property Management
Maintenance Repairer	1	Property Management

## Total Transfers 0

Name	Old Title	New Title	Department	Date

**Total Promotions 0**

Name	Old Title	New Title	Department	Date

Type of Termination	Number of Employees
Involuntary	4
Voluntary	2

Current Monthly Turnover Rate
3.68%

Annual Turnover Rate (12/2022 – 11/2023)
37.82%

## 6.10. Family and Community Services

*Family and Community Services Department*

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**Synergy of Services = Self-Sufficiency**

**Outreach**

**Academic Achievement**

**Transportation**

**Elderly and Disabled Services**

**Resident Education and Employment**

**Family Self-Sufficiency**

**Homeownership**

**Grants**



*Families Towards Self-Sufficiency*

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**Family and Community Services Department**


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**Family Services and Community Outreach (FSCO) Program**

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities and offer youth tutoring and mentoring as well as quality services that allow the elderly to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payments of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations, and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	51
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	47
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	25
Number of New Enrollment (Case management)	0
Number of New Community Partnerships	25
Number of Cultural/Recreational Activities (Soccer training)	12
Referral to FSS/HOP	8
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	31

**Residents' Opportunity for Self-Sufficiency (ROSS) Program:**

The Resident Opportunity for Self-Sufficiency (ROSS) Program is designed to help adults and youth living in public housing set and achieve goals related to economic self-sufficiency. The program is broken down into a set of purposes related to the following:

- Education
- Employment and Job Training
- Health/Wellness

The program is self-directed and self-paced. The ROSS coordinator will collaborate with participants to access these resources. This program will best serve those who are initiative-taking and genuinely interested in improving their current situation.

***Family and Community Services Department***

**Purpose:** To provide case management services to residents living within Omaha Housing Authority communities that focus on strengthening the family and promoting self-sufficiency through supportive services and referrals to community partners.

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	140
New Enrollments	2
TANF Recipients	0
Face-to-Face Contact Visit	50
Virtual Contact Visit	0
Phone Visit	5
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	32
Employed Part-Time	15
Employment Referrals	0
Education Goals	0
Education Goals Met	90 MCC/UNO
Education Referrals	2
College Enrollment	2
Healthcare Coverage	40
Program Coordination Committee (PCC)	0
New PCP Partners	0

***Resident Education and Employment Program (REEP)***

Goal: The primary goal of the Resident Education and Employment Program (REEP) is to provide meaningful opportunities for Public Housing and Section 8 residents to receive job readiness training, soft and life skill development, post-secondary education, GED/ABE/ESL, job search assistance, and resume preparation. By connecting residents with Metro-area employers, REEP seeks employment opportunities that lead to economic self-sufficiency.

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF)	26
Job Readiness Training/Referral and Job Fair	105
Direct Employment Leads/Flyers	300+
Post-Secondary Education (Certificate Programs/2/4-year University)	176

**Family and Community Services Department****Family Self-Sufficiency Program (HCV/PH) (FSS)**

Goal: The primary goal of the Family Self-Sufficiency Program is to empower families to become economically self-sufficient. Through intensive case management services, financial literacy counseling, asset development, life skills workshops, goal planning (ITSP), and strategic service coordination through the Program Coordinating Committee (PCC), residents have the skills necessary to live and lead self-sufficient lives.

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-148 PH-26
TANF Recipients (Welfare to Work)	HCV-2 PH-0
Recommendation for Graduation	HCV-0 PH-0
Recommendation for Termination	HCV-0 PH-1
Program graduates	HCV-3 H-1
New Enrollment	HCV-2 PH-0
Employment/Job Training/Referrals (YTD)	122
Post-Secondary Education (YTD)	75
Employed full-time (YTD)	HCV-93 PH-18
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	55
Asset Development (Escrows)	<b>HCV-\$481, 506.00</b> <b>PH-\$101, 960.00</b> <b>Total-\$583, 466.00</b> <b>Forfeiture Total-\$16,945.00</b> <b>HCV-\$14,390</b> <b>PH-\$2,555</b>
Life Skills	81
Service Coordination (PCC)	14
In-Person Meetings	27

**How do We Impact OHA and the Community?****ACHIEVEMENTS:**

- 4 HCV/PH tenants were approved for a home mortgage loan this month.
- 2 FSS tenants closed on a home using their Section 8 voucher.
- 2 Southside Home tenants are approved for a mortgage through Habitat.
- 2 FSS tenants were recommended for graduation or graduated this month.
- 4 HCV and 2 PH tenants enrolled in the FSS program this month.
- MCC Career Forward update: 58 OHA students currently enrolled for the winter quarter at MCC (22 from the fall 2023 cohort and 36 from Spring 2023 cohort)
- Continued our partnership with Methodist College Mobile Diabetes Clinic- Nursing students to continue administering an on-site free screening, Blood Pressure Mass, Pre-Diabetes, Blood Glucose, Cholesterol, etc.

**Family and Community Services Department**

- *Youth involvement remains a top priority for our organization. We have continued to develop and implement programs that empower and engage young people in our community. Last month we focused on mentorship programs, skills training, educational needs, and leadership development opportunities. For the month of September, we have actively promoted scholarship opportunities to assist deserving 55 HS students in pursuing higher education. Our team has worked diligently to ensure that students are aware of these opportunities.*
- *All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all.*
- *FSS staff attended the National Case Management Conference and HUD FSS Office hours training.*
- *Staff continue to attend community resources meetings, including UNMC Social Work Department, MCC, Habitat for Humanity, OPPD, OPS, Nebraska Methodist College, TSF, Heart Ministry, etc.*
- *Still, 17 tenants are enrolled in the MCC GED program.*
- *Partnership with Heart Ministry for International Food Day. (Over 250 families participated)*
- *Family Self-Sufficiency coordinators continued to develop local strategies to connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.*
- *Partnership with Brighter Home Health Care to provide additional home health care service to OHA's four Senior towers.*
- *NDOT disposition application for OHA to retain the program 14-passenger bus.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers.*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (We hosted 5 seminars this month and served over 100 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 55 tenants were served)*
- *Partnership with Select Wireless to assist tenants with the Affordable Connectivity Program (ACP). (This month, they presented to 48 tenants)*
- *OHA continued to work with partners to educate tenants about changes to their health care plans (This month, Nitsch Insurance served 200 tenants, and Always At Home Health Care served over 20 tenants).*
- *Continue our partnership with Creighton University Psychology Department to provide ongoing mental health services at all OHA towers.*
- *Continue our distribution of Heart Ministry Fresh Start Laundromat cards and pantry packs to OHA families. (15 Card were distributed this month)*
- *The OHA/TSF Soccer program is at the highest level in its history, with over 600 kids participating throughout the week for all-year-round programming. (17 teams are registered to play in the upcoming Nebraska State Soccer League throughout the state.)*
- *Continuing our monthly follow-up/assessment with current High School seniors on their performance in school, gathered information on scholarships, GPAs, and college of interest information. (19 students stay on Creighton Campus this month throughout the summer.)*
- *Continued to work with 171 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK,*

### **Family and Community Services Department**

*University of Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship during the Fall and Spring semester. So far, the Scott Foundation has committed over \$250,000 annually. (This month, the Foundation committed to cover all expenses for one of the OHA tenant Aviation programs at UNK.)*

- *Continued our partnership with The Simple Foundation for the 2022-23 school year to provide a safe place, coaching, and learning opportunities to over 500 OHA youth. The Simple Foundation provides daily after-school Learning POD to over 400 OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students attend from 4 p.m. to 8:00 p.m.; dinner and snacks are provided.*
- *Staff continue to work with 78 OHA High School seniors to ensure they get students into educational institutions to help break the cycle of generational poverty.*
- *OHA staff continues to bridge communication barriers with the Sudanese, Somali, and Somali Bantu populations throughout OHA programs. The most critical topics continue to focus on CNI, CNP, Trash, and Public Safety. (19 tenants served.)*

#### **UPCOMING EVENTS:**

- *Possible two HCV homeownership closing.*
- *13<sup>th</sup> Annual Christmas in the Village*
- *15 OHA/TSF students will be attending the upcoming Rockhurst University ID Camp in Kansas City.*
- *CPHHE Journal Club meeting*
- *FY23 NOFO HUD-Webinar*
- *DED Open House*
- *United Way of Midland Board follow-up Call*
- *HUD-Strong Families Resources Webinar*
- *HUD-Addressing Residents' Social Isolation*
- *HUD Webinar-Helping Elderly Residents Age in Place with Support*
- *Meeting with Councilwomen Johnson and County Commissioner Rodgers*
- *2024 HBCU College & Culture Enrichment meeting*
- *Collective Youth Partnership meeting.*
- *St. Vincent De Paul Annual Coat Giveaway*
- *Spooktacular Job/Career Fair*
- *HUD-Immunization Webinar*
- *DCHD-COVID clinics*
- *African American Leadership Summit*
- *HUD-Immunization Webinar*
- *Toys for Tots & Goodfellows registration*
- *Creighton CPHHE REACH Grant meeting.*
- *Nebraska Methodist-Mobile Diabetes Screening.*
- *Simple Foundation & OHA Internship partnership monthly meeting.*
- *OHA will host a "Hiring Now" Job/Career fair on October 18.*
- *Omaha Section 3 TA final meeting*

***Family and Community Services Department***

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- *HWS monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*
- *ORTF-Monthly Housing Committee meeting.*

## 6.11. Legal

# Memorandum



To: OHA Board of Commissioners  
 From: Brian Hansen, General Counsel  
 Date: December 21, 2023  
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 09/15/23 OHA motion to make more definite 10/12/23 Hearing on motion scheduled 11/12/23 OHA Answer etc. filed 12/01/23 P serves discovery requests	Douglas County District Court	PENDING
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## TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Fraction v. OHA</i>	Appeal of eviction	08/02/22 County Court grants restitution 09/12/22 T filed appeal of eviction 01/03/23 Hearing court affirmed lower court	Douglas County District Court	YES
<i>Fraction v. OHA</i>	Misc civil complaint	09/22/22 T filed complaint 02/24/23 Dismissed b/c lack of prosecution	Douglas County District Court	YES
<i>Booth v. OHA</i>	Small claims	09/09/22 T filed small claim 09/29/22 OHA transferred to civil court 09/30/22 OHA filed answer 11/02/23 Pretrial hearing continued to 12/07 12/07/23 Pretrial hearing continued to 02/01	Douglas County County Court	PENDING
<i>Tanuvasa v. OHA</i>	Appeal of eviction	01/17/23 Court grants restitution (default) 01/24/23 T filed appeal of eviction 06/29/23 Court affirmed lower court	Douglas County District Court	YES
<i>Richardson v. OHA</i>	Appeal of eviction	03/06/23 County Court grants restitution 03/06/23 T filed appeal 05/30/23 OHA brief submitted 06/13/23 Hearing 10/02/23 Court affirmed lower court	Douglas County District Court	YES
<i>Gaver v. OHA</i>	T discrimination	03/17/23 Notice of charge 04/03/23 OHA response submitted 06/22/23 Decision: No Reasonable Cause	OHRR	YES
<i>Davis v. OHA</i>	T discrimination	05/31/23 NEOC notice of complaint 07/01/23 OHA response submitted 11/14/23 NEOC interviews with OHA staff	NEOC	PENDING
<i>Moreland v. OHA</i>	Appeal of eviction	07/11/23 Court grants restitution (default) 07/12/23 T filed appeal 10/20/23 Dismissed	Douglas County District Court	YES
<i>Tyler v. OHA</i>	Misc civil complaint	08/17/23 Summons & complaint 09/16/23 OHA filed motion to dismiss 12/14/23 Hearing on motion to dismiss	Douglas County County Court	PENDING
<i>Carter v. OHA</i>	T discrimination	12/04/23 Notice of charge 01/03/24 OHA response due	OHRR	PENDING

**EMPLOYEE CLAIMS**

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of complaint CONCILIATION PENDING	NEOC	PENDING
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint CONCILIATION PENDING	NEOC	PENDING
<i>Harris v OHA #3</i>	Employment discrimination	05/09/22 OHA received charge CONCILIATION PENDING	NEOC	PENDING
<i>Mitchell v OHA #3</i>	Employment discrimination	07/11/22 OHA received charge 03/17/23 Decision: No reasonable cause	NEOC	YES
<i>Heiman v OHA</i>	Employment discrimination	08/22/22 OHA received charge 03/17/23 Complaint withdrawn/dismissed	NEOC	YES
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 OHA received charge 09/15/23 OHA response submitted	NEOC	PENDING
<i>Miller v. OHA</i>	Employment discrimination	06/01/23 NEOC notice of complaint 09/14/23 OHA received charge 10/16/23 OHA response submitted	NEOC	PENDING
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 OHA received charge 01/05/23 OHA response due	NEOC	PENDING

**OCTOBER 2023 EVICTION CASES**

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	14	5	4	14	1		38
Lease	1	2		2	1		6
Criminal/HSW					1		1
10/23 Totals	15	7	4	16	3	0	45
09/23 Totals	21	15	8	6	2	1	53
08/23 Totals	6	16	5	7	3	0	37
07/23 Totals	13	21	3	2	1	0	40
06/23 Totals	12	16	3	4			35
05/23 Totals		6	1	2			9
04/23 Totals							73
03/23 Totals							43
02/23 Totals	8	18	3	4		1	34
01/23 Totals	13	21	1	7	1		43

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT