

OHA Regular Meeting of the Board of
Commissioners
Tuesday, July 9, 2024 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (06/06/2024)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. June 6, 2024

STAFF PRESENT: Joanie Poore, Brian Hansen, Michelle Therkildsen, Sal Issaka, Philisa Smith, Susan Gilroy, Ashley Hatheway, Michael Wehling, Sarah Nothhorn

The meeting was called to order at 8:37 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
Cammy Watkins
Jennifer Taylor
Christine Johnson
Danielle Goodwin

Commissioners Absent:

Tony Veland

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 introduced Michael Wehling, OHA's new Senior Director of Housing Operations. Ms. Poore discussed collaboration with the Douglas County Health Department for community health workers at OHA locations. Chair Levy commended Ms. Poore for her efforts to further pursue valuable partnerships in the community.

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 Special Board Meeting (05/10/2024)

5.1.2. Minutes of Previous Regular Board Meeting (04/04/2024)

5.1.3. Finance/Procurement/Operations Committee Resolutions

5.1.3.1. Resolution 2024-51 OHA Past Due Write-Offs

5.1.3.2. Resolution 2024-52 Tower Renovation A&E Services, Alley Poyner
Macchietto Architecture

5.1.3.3. Resolution 2024-53 Window Replacement A&E Services, Prochaska and
Associates

5.1.3.4. Resolution 2024-54 RAD Capital Needs Assessment & Energy Audit
Services, Renewal

- 5.1.3.5. Resolution 2024-55 Environmental Assessment Services, Renewal
- 5.1.4. Development/External Affairs/Public Relations Committee Resolutions**
- 5.1.4.1. Resolution 2024-56 Sale of 2509 Corby Street to Habitat for Humanity
- 5.1.4.2. Resolution 2024-57 MOU with Elmington Affordable, LLC
- 5.1.4.3. Resolution 2024-58 MOA with Brinshore Development for OHA Towers
- 5.1.4.4. Resolution 2024-59 Amend HUD Section 18 Approval of Spencer Land Disposition

Chair Levy questioned if any items needed removed off the Consent Agenda for further discussion. Resolution 2024-57 was pulled for discussion.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve the Consent Agenda, except Resolution 2024-57.

Motion passed. Aye-6, Nay-0

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

Mr. Hansen explained that OHA and Elmington have negotiated a MOU outlining a partnership whereby, among other particulars as stated, OHA will provide project-based voucher assistance to the project and tax exemption and in return, OHA, or its affiliate River City Housing will be a partner in the managing member entity to receive 20% of the paid developer fee.

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve Resolution 2024-57 MOU with Elmington Affordable, LLC

Motion passed. Aye-6, Nay-0

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

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Rivver City Housing Connections**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**

- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

8. EXECUTIVE SESSION:

There was no need for an Executive Session.

9. ADJOURNMENT:

MOTION by Commissioner Dougherty seconded by Commissioner Taylor to adjourn the meeting at 8: 52 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Watkins – Aye

Commissioner Levy – Aye

Commissioner Goodwin – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2024-60 OHA Past Due Write-Offs

RESOLUTION NO. 2024-60
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of June 24, 2024, 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 \$81,401.75 which represents 30 tenants: and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 9, 2024

Joanie Poore, Secretary
Housing Authority of the City of Omaha

Write off Report May 2024

Property/Resident Codes	Late Fees	Legal Fees	Maintenance Charges	Cleaning/Moveout Charges	Rent	Security Deposits	Grand Total	Explanation of larger balances over \$1200.00		
Benson Tower		35	700	2038.27		10196.79	12970.06			
t0044534		35	350			6600	6985	10 months rent		
May		35	350			6600	6985			
2024		35	350			6600	6985			
t0064028			350	2038.27		2844	5232.27	10 months rent/ replacement of damaged appliances/ removal & hauling of personal property cleaning		
Jun			350	2038.27		2844	5232.27			
2024			350	2038.27		2844	5232.27			
t0077430						752.79	752.79			
Jun						752.79	752.79			
2024						752.79	752.79			
Crown Tower				25		321	346			
t0078605				25		321	346			
Jun				25		321	346			
2024				25		321	346			
Evans Tower						815	815			
t0065851						700	700			
Apr						700	700			
2024						700	700			
t0067775						115	115			
May						115	115			
2024						115	115			
Florence Tower		130				845	1554	43	2572	
t0066235		105				770	1477	2352	5 months rent removal & haul away of personal property cleaning	
May		105				770	1477	2352		
2024		105				770	1477	2352		
t0083642		25				75	77	177		
Mar		25				75	77	177		
2024		25				75	77	177		
t0083722							43	43		
Dec							43	43		

2023					43	43	
Highland Tower		14826.21			3467	18293.21	
t0067400		15				15	
Oct		15				15	
2023		15				15	
t0082620		1118.18			2833	3951.18	5 months rent removal & haul away of personal property/storage fees
May		1118.18			2833	3951.18	
2024		1118.18			2833	3951.18	
t0083574		13693.03			634	14327.03	2 months rent/ resident had an episode and destroyed unit including all drywall cabinets countertops, appliances, bathrooms fixtures, fire panel. Unit will go offline for full kitchen & bathroom replacement
May		13693.03			634	14327.03	
2024		13693.03			634	14327.03	
Jackson Tower	950	7055	1347.59		13912	23264.59	
t0014095	35				160	195	
May	35				160	195	
2024	35				160	195	
t0045754		1057			415	1472	2 months rent & drywall repairs due to holes punches in walls
May		1057			415	1472	
2024		1057			415	1472	
t0066463	35	4755	112		1928	6830	7 months rent/cabinet replacement/window replacement/front door & lock replacement/drywall repairs
May	35	4755	112		1928	6830	
2024	35	4755	112		1928	6830	

t0077564	175		300	2367	2842	7 months rent & personal property removal & hauling
May	175		300	2367	2842	
2024	175		300	2367	2842	
t0078186		219	510.59		729.59	
May		219	510.59		729.59	
2024		219	510.59		729.59	
t0078818	140	634		1937	2711	7 months rent, broken window, trash removal, & storage fees
May	140	634		1937	2711	
2024	140	634		1937	2711	
t0082333	365	390	425	6682	7862	10 months rent trash removal, replacement of fridge parts & blinds
May	365	390	425	6682	7862	
2024	365	390	425	6682	7862	
t0085535	200			423	623	
May	200			423	623	
2024	200			423	623	
Park Villa	35	985		106	1126	
t0069785	35	985		106	1126	Trash Removal, Cleaning, carpet cleaning
May	35	985		106	1126	
2024	35	985		106	1126	
Park South	280	2810.74		535	3625.74	
t0057414	140			202	342	
Jun	140			202	342	
2024	140			202	342	
t0084360	140	2810.74		333	3283.74	7 months rent floor replacement, trash removal and removal & hauling of personal property
May	140	2810.74		333	3283.74	
2024	140	2810.74		333	3283.74	
Scatter-site Northwest	175	3276.15		1975	5426.15	

									5 months rent, charges for 2 city code violations, moveout cleaning charges, painting and drywall damage, misc. repairs damage				
t0068832	175		3276.15		1975		5426.15						
May	175		3276.15		1975		5426.15						
2024	175		3276.15		1975		5426.15						
Scatter-site Southeast	70		1813		4298		6181						
									4 months rent, drywall repairs & paint. Back door repair trash removal storm door replacement				
t0051423	70		1813		3214		5097						
May	70		1813		3214		5097						
2024	70		1813		3214		5097						
x0073917					1084		1084						
May					1084		1084						
2024					1084		1084						
Scatter-site Southwest			4555				4555						
t0055987			556				556						
May			556				556						
2024			556				556						
									Repairs to include carpet doors refrigerator,light fixtures cleaning,drywall,paintin g				
t0064827			3999				3999						
Southside Terrace					400		1415						
x0075127					400		1415						
May					400		1415						
2024					400		1415						
Underwood Tower					125		287						
t0053226					125		287						
Jun					125		287						
2024					125		287						
Grand Total	\$	1,675.00	\$	700.00	\$	37,384.37	\$	2,717.59	\$38,881.79	\$	43.00	\$	81,401.75

5.1.2.2. Resolution 2024-61 Construction Contractor Services, Pool of Vendors, Renewal

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: July 9, 2024
 Re: Recommendation for Contract Renewals –Construction Contractor

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approval of the contract renewals for Construction Contractor services with the pool of contractors listed below for an amount not to exceed \$1,000,000. This would be the first one-year renewal with OHA reserving the right to renew for three (3) additional one-year terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 23-Construction-83	2023-83	8/21/2023	\$1,000,000	\$1,000,000	4	1	8/20/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
First Renewal	2024-TBD	8/21/2024	\$1,000,000	\$2,000,000	3	1	8/20/2025

Company Name	MBE/WBE	Section 3 Business	Expended as of 5/31/2024
10 Men Roofing	None	No	\$ 0
First Investment Renovations	MBE	Yes	\$ 40,000
Future Construction Specialties	WBE/MBE	No	\$ 98,736
Gazellas Bright	WBE/MBE	No	\$ 19,675
H.H.E.R.S., LLC	MBE	No	\$ 13,365
Jensen Enterprises	None	No	\$ 118,589
K & L Construction Services, LLC	None	No	\$ 141,669
Keep Off Home Improvements	MBE	No	\$ 16,675
Ken & Associates, LLC	MBE	No	\$ 129,554
The Official Handyman	MBE	No	\$ 4,400
Navarro Lawn & Landscape, LLC	None	No	\$ 0
Paladin, LLC	None	No	\$ 0
Pinnacle GC, Inc	None	No	\$ 15,400
TCI General Contracting	MBE	No	\$ 123,640
TSR Construction	MBE	No	\$ 0
Total Contract Dollars Expended			\$ 721,703

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property budget utilizing the contractor; larger projects of \$2,000 are typically budgeted from Capital Funds Grants

SPONSOR(S): Jennifer Dexter, Procurement Manager
 Charles Karl, Capital Improvements Manager
 Michael Wehling, Senior Director of Housing Operations

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 - 61
RENEWAL OF CONTRACTS FOR CONSTRUCTION CONTRACTORS

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with 10 Men LLC; First Investment Renovations; Future Construction Specialties; Gazellas Bright, LLC; H.H.E.R.S., LLC; Jensen Enterprises; K & L Construction; Keep Off Home Improvements; Ken & Associates, LLC; Navarro Lawn & Landscape, Inc.; Paladin, LLC; Pinnacle Construction; TCI General Contracting Services, LLC; The Official Handyman; and TSR Construction to provide construction contractor services;

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

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

WHEREAS, the previous cumulative amount of the contracts was \$1,000,000, and OHA staff recommends increasing the funding by an additional \$1,000,000, for a total cumulative amount of \$2,000,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with the above-named 15 contractors, to provide construction contractor services, with an increase in the contract amount of \$1,000,000;

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 contracts with the above-named 15 contractors, to provide construction contractor services, with an increase in the contract amount of \$1,000,000.

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 July 9, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2024-62 Security Services, Signal of Omaha, Renewal

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: July 9, 2024
Re: Recommendation for Contract Renewal – Security

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Signal of Omaha for security services for a period of one (1) year in the amount of \$150,000. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner’s approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 23-Security-84	2023-84	8/21/2023	\$ 150,000	\$ 150,000	4	1	8/20/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2024-TBD	8/21/2024	\$150,000	\$300,000	3	1	8/20/2025

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 5/31/2024
Signal of Omaha	No	No	\$ 81,158

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Capital Funds Grants and Property budgets

SPONSOR(S): Jennifer Dexter, Procurement Manager
Charles Karl, Capital Improvements Manager
Michael Wehling, Senior Director of Housing Operations

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 - 62
RENEWAL OF CONTRACT FOR SECURITY

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Signal of Omaha to provide security services at OHA locations to supplement OHA’s in-house public safety staff on an as-needed basis;

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

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

WHEREAS, the previous cumulative amount of the contract was \$150,000, and OHA staff recommends increasing the funding by an additional \$150,000, for a total cumulative contract amount of \$300,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Signal of Omaha to provide security services, with an increase in the contract amount of \$150,000;

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 Signal of Omaha to provide security services, with an increase in the contract amount of \$150,000.

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 July 9, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program



U.S. Department of Housing and Urban Development

Omaha Field Office
Edward Zorinsky Federal Building
1616 Capitol Avenue, Suite 329
Omaha, Nebraska 68102-4908

June 17, 2024

Sent via email: JPoore@ohauthority.org

Ms. Joanie Poore
Chief Executive Officer
Omaha Housing Authority
1823 Harney Street
Omaha, NE 68102

Dear Ms. Poore:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Omaha Housing Authority (OHA). HUD appreciates your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying Public Housing Agency's (PHA) capabilities and deficiencies related to the administration of the HCV Program. As a result, HUD will be able to provide more effective program assistance to PHAs. The information may also be utilized by PHAs to assess and improve their own program operations.

The OHA's final SEMAP score for the Fiscal Year Ended December 31, 2023, is **67%** and the overall performance rating is **Standard**. The following are the scores for each indicator:

Indicator #	Indicator	Total Possible Points	Points
1	Selection from Waiting List	15	15
2	Reasonable Rent	20	15
3	Determination of Adjusted Income	20	15
4	Utility Allowance Schedule	5	5
5	HQS Quality Control	5	5
6	HQS Enforcement	10	10
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	5
9	Timely Annual Reexaminations	10	0
10	Correct Tenant Rent Calculations	5	0
11	Pre-Contract HQS Inspections	5	0
12	Continuing HQS Inspections	10	0
13	Lease-Up	20	15
14	Family Self-Sufficiency	N/A	NA
15	Deconcentration Bonus	0	0
	TOTAL SCORE	135	90

Performance Indicator Deficiencies: Whenever a housing authority receives a zero rating on any performance indicator, it is considered a deficiency. OHA received a zero rating for the following indicators:

Indicator #	Indicator	Points
9	Timely Annual Reexaminations	0
10	Correct Tenant Rent Calculations	0
11	Pre-Contract HQS Inspections	0
12	Continuing HQS Inspections	0

When a PHA scores less than 95% on the Multifamily Tenant Characteristics System (MTCS), the PHA will not be scored on Indicators, 9-12. OHA received an MTCS score of 93%.

For each zero rating, a written response describing what actions(s) and/or provisions(s) your PHA plans to implement in order to improve the deficiency(s) must be submitted to our office within 45 calendar days of the date of this letter. Please ensure that the necessary corrective action(s) you take will bring your agency into compliance with program requirements and regulations. If the response is not received in our office by **August 1, 2024**, a written corrective action plan may be required.

In accordance with 24 CFR §985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions regarding this assessment, please do not hesitate to contact Ms. Felicia Jackson, Portfolio Management Specialist, by email at Felicia.Jackson@hud.gov or by telephone at (402) 492-3153. Thank you again for your cooperation with the SEMAP process.

Sincerely,

6/14/2024

X *Julie Steadman*

Julie Steadman
Supervisory Management Analyst
Signed by: JULIE STEADMAN

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: July 9, 2024
 Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2024

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2024	Allocation	Issued Current Month	Mar	Apr	May	Current Mo % Leased
	All Other Vouchers	5121	69	3622	3642	3630	73%
	Emergency Vouchers	142	0	105	110	109	76%
	Fair Share Vouchers	24	11	4	4	7	29%
	HA Owned Vouchers	21	0	21	21	21	100%
	Home Ownership Vouchers	66	0	65	66	66	100%
	Incremental Vouchers	20	6	0	1	1	0%
	Mainstream Vouchers	115	0	96	96	96	81%
	Portable Vouchers	83	10	80	81	83	100%
	Project Based Vouchers	213	16	190	203	213	96%
	Tenant Protection Vouchers	179	0	183	182	179	100%
	VASH Vouchers	157	6	114	119	134	85%
	VASH Vouchers (PBV)	0	0	36	36	36	100%
Total Vouchers	6141	118	4516	4561	4575	76%	

Other Housing	Utilization 2024	Allocation	Issued	Mar	Apr	May	Current Mo % Leased
	HOME TBRA	30	1	29	29	29	96%
	Mod Rehab	36	2	35	35	34	97%

HUD Delinquency Rate			SEMAP	Mar	Apr	May
			95%	92.80%	92.00%	91.94%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: July 9, 2024
 Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2024

NSPIRE INSPECTION SUMMARY

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	213	235	249	285	251							
Section 8 Fail	156	139	162	176	126							
Section 8 Follow ups	186	163	162	183	256							
Quality Control Pass	12	10	5	9	0							
Quality Control Fail	0	2	3	3	0							
Special, Complaint, Inconclusive	7	13	10	7	6							
Monthly Total S8 Inspections Conducted	574	562	591	663	639	0	0	0	0	0	0	0

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted					77							

5/20/2024 Weather Extension Results	May											
Pass					55							
Fail					21							

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: July 9, 2024
Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2024

HCV 2023 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2023	Annuals Due Monthly	Annuals Incomplete
1	464	0
2	369	0
3	375	1
4	419	3
5	401	1
6	332	6
7	358	9
8	343	1
9	411	21
10	398	7
11	389	6
12	430	3
Totals	4689	54

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Property Management – June 2024 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score has **increased** steadily from 13.76 in March to 15.15 in April to 16.15 in May. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). We currently have 4 AMP's (Asset Management Project) scoring 21 and 3 AMPS scoring 20; numbers are improving.

Occupancy

The overall occupancy rate for public housing **decreased** from 97.5% in April to 97.2% in May. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 8 of 23 properties achieved occupancy rates of 98% or higher.

- Affordable Housing: occupancy rates decreased from 85.4% in April to 79.2% in May. The 9 vacancies are the affordable housing units; the PHA units are fully occupied.
- Market-Rate Housing: occupancy continues to be affected by Arbor Villas; Arbor Villas is no longer leasing due to CNI South redevelopment efforts. This month Arbor Villas and North Villas were separated to give a better picture of the occupancy rates at each AMP for Market-Rate.

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **decreased** from 0.89 to 0.77. Past due rent in public housing decreased by \$41,537. Tenant revenue increased by \$41,178.

Maintenance

The on-time completion rates for work orders **decreased** from 58% in April to 57% in May. The total number of outstanding work orders has **increased** from 1,343 to 1384 during the same period. The slight dip in on-time work orders and the increase in the number of work orders was due to the number of USIG (Inspire or Pre-REAC) inspections that occurred during the month of May. HUD changed the requirements for the placement of smoke detectors, lighting with outlets, and the GFCI (ground-fault circuit interrupter) outlet requirements, which will increase the number of work orders to comply with the October 2024 deadline.

OHA Maintenance Report
5/31/2024

Region	Property	PH Units	Physical			Work Orders Completion						MR
			PASS Points (out of 40)	2022 REAC Score	2023/24 REAC Score	Total Complete	% Complete On-Time	# Open	Prev Mo % Open	% Open / Units	# Open Trend	# Not Ready 60+ Days
North	Evans	110	28.8	72		58	95%	11	8%	10%	↑	0
	Florence	106	33.2	83		125	46%	22	75%	21%	↓	0
	Underwood	104	32.8	82		98	56%	18	54%	17%	↓	0
North Central	Benson	143	34	85		70	83%	13	15%	9%	↓	0
	Crown	149	35.2	88		77	95%	8	5%	5%	-	0
Central	Jackson	207	35.2	58	88	138	99%	2	3%	1%	↓	0
	ParkSouth	221	38	78	95	112	94%	14	3%	6%	↑	1
South	Pine	143	34.4	86		124	47%	74	48%	52%	↑	2
	KayJay	117	28.8	72		141	64%	63	12%	54%	↑	0
	Highland	106	28.8	72		139	82%	30	13%	28%	↑	1
SS	Southside	356	33.6	53	84	149	86%	27	7%	8%	↑	n/a
Single Family	SCNE	225	25.6	64		398	28%	297	135%	132%	↓	1
	SCSE	137	27.2	68		241	24%	200	123%	146%	↑	1
	SCNW	115	28	70		257	30%	197	160%	171%	↑	0
	SCSW	75	17.2	43		164	21%	127	151%	169%	↑	0
Multi Family	Keystone	37	24.8	62		50	32%	48	100%	130%	↑	0
	Chambers	32	37.2	26	93	99	68%	28	103%	88%	↓	8
	Farnam	20	32	56	80	23	78%	16	35%	80%	↑	1
	ParkVilla	24	NA	NA		17	53%	13	38%	54%	↑	0
	NOAH	24	25.6	64		27	22%	38	108%	158%	↑	0
	Crown1	16	36.8	40	92	16	6%	17	125%	106%	↓	0
	Crown2	12	33.2	63	83	19	26%	24	125%	200%	↑	0
	Bayview	12	36	69	90	25	40%	16	133%	133%	-	0
Trades	Villas		NA	NA	NA	34	68%	20	59%	63%	↑	1
	Paint		NA	NA	NA	93	52%	61	NA	NA	NA	NA
	PestControl		NA	NA	NA	1356	82%	0	NA	NA	NA	NA
OHA PASS Score		2491	31.3	TOTAL / AVE			57%	1384	16	54%	↑	16

OHA Property Management Report

May 31, 2024

PUBLIC HOUSING

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Actual - Non-Cash	MASS Points (of 25)
Towers	Florence Tower	116	6	5	95.3%	↑	\$ 34,401	\$ 19,692	3.02	1.75	↓	\$ (92,391)	\$ (14,426)	\$ (77,965)	\$ (47,634)	13
	Benson Tower	143	5	6	95.8%	↓	\$ 48,822	\$ 28,603	1.98	1.71	↓	\$ (127,258)	\$ (80,160)	\$ (47,098)	\$ (67,087)	13
	Jackson Tower	207	7	9	95.6%	↓	\$ 82,105	\$ 43,578	1.60	1.88	↑	\$ (241,561)	\$ 121,449	\$ (363,010)	\$ (167,316)	17
	Park South Tower	221	9	6	97.3%	↑	\$ 51,651	\$ 49,873	1.04	1.04	-	\$ (325,762)	\$ (136,050)	\$ (189,712)	\$ (230,204)	17
	Highland Tower	116	1	3	97.1%	↓	\$ 33,957	\$ 25,348	1.53	1.34	↓	\$ (118,826)	\$ (38,788)	\$ (80,038)	\$ (66,031)	17
	Pine Tower	143	2	2	98.6%	-	\$ 17,625	\$ 30,023	0.64	0.59	↓	\$ (76,011)	\$ (11,835)	\$ (64,176)	\$ (23,429)	21
Elderly	Evans Tower	111	8	6	94.5%	↑	\$ 26,226	\$ 29,640	1.15	0.88	↓	\$ (116,249)	\$ (12,896)	\$ (103,353)	\$ (90,347)	13
	Crown Tower	149	6	4	97.1%	↑	\$ 27,414	\$ 43,791	0.62	0.63	↑	\$ (248,046)	\$ (185,416)	\$ (62,630)	\$ (77,294)	17
	Underwood Tower	114	2	2	98.1%	-	\$ 12,868	\$ 32,604	0.42	0.39	↓	\$ (109,426)	\$ (17,901)	\$ (91,525)	\$ (71,143)	21
	Kay Jay Tower	117	1	0	100.0%	↑	\$ 7,271	\$ 32,814	0.20	0.22	↑	\$ (107,489)	\$ (25,135)	\$ (82,354)	\$ (59,808)	21
Multi Family	Southside	356	0	0	100.0%	-	\$ 44,376	\$ 59,794	0.74	0.74	-	\$ (338,292)	\$ 37	\$ (338,329)	\$ (292,351)	21
	Park Villa	24	1	2	91.7%	↓	\$ 4,122	\$ 8,111	0.68	0.51	↓	\$ (86,757)	\$ 42,845	\$ (43,912)	\$ (45,228)	1
	Chambers Court	32	1	5	84.4%	↓	\$ (680)	\$ (15,177)	0.04	0.04	-	\$ (127,415)	\$ (75,886)	\$ (203,301)	\$ (33,442)	4
	Farnam	20	1	1	95.0%	-	\$ (212)	\$ 1,472	-0.14	-0.14	-	\$ (44,605)	\$ 7,336	\$ 10	\$ 10	NA
	Bayview	12	1	1	91.7%	-	\$ (9,425)	\$ 7,434	-1.27	-1.27	-	\$ (6,242)	\$ 37,168	\$ (43,410)	\$ (1,490)	10
Single Family Homes/ Duplexes	Scat-Site North East	225	5	4	98.2%	↑	\$ 49,867	\$ 72,453	1.03	0.69	↓	\$ (44,558)	\$ (101,023)	\$ 56,465	\$ 10,205	20
	N. Omaha Afford Homes	24	1	1	95.8%	-	\$ 3,724	\$ 11,757	2.06	0.32	↓	\$ (42,358)	\$ (14,122)	\$ (28,236)	\$ 30,154	NA
	Crown I	16	0	1	93.8%	↓	\$ 2,343	\$ 7,716	0.92	0.30	↓	\$ 20,089	\$ 16,105	\$ 3,984	\$ 22,525	NA
	Crown II	12	0	0	100.0%	-	\$ 1,988	\$ 3,354	0.27	0.59	↑	\$ (6,921)	\$ (9,403)	\$ (2,482)	\$ 11,394	NA
	Scat-Site South East	137	3	8	94.2%	↓	\$ 16,332	\$ 50,621	0.45	0.32	↓	\$ 43,163	\$ (8,776)	\$ 51,939	\$ 82,139	8
	Scat-Site North West	115	2	2	98.3%	-	\$ 28,064	\$ 50,439	0.71	0.56	↓	\$ 24,252	\$ (52,296)	\$ 76,548	\$ 45,878	20
	Keystone Crown Creek	37	0	0	100.0%	-	\$ 3,194	\$ 13,023	0.19	0.25	↑	\$ (108,368)	\$ (100,861)	\$ (7,507)	\$ 43,799	NA
	Scat-Site South West	75	0	2	97.3%	↓	\$ 1,633	\$ 27,487	0.27	0.06	↓	\$ 30,273	\$ (13,473)	\$ 43,746	\$ 52,526	20
Total		2522	85	70	97.2%	↓	\$ 487,666	\$ 634,450	0.89	0.77	↓	\$ (2,250,758)	\$ (673,507)	\$ (1,596,346)	\$ (974,174)	16.15

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: July 9, 2024

Re: Compliance Department Update- May 2024

Intake Department

During the month of May, 479 families applied for public housing. There was a total of 40 approved applications in May for 36 1- bedrooms, one 2-bedroom and three 3-bedrooms. There were 2 applications approved for Farnam Apartments and one for Chambers.

There were 128 applications withdrawn from the waiting list during May with 101 for no response, 5 for applicant requests, 2 not eligible to apply, 4 for failed background checks and 16 refused housing offer.

We continue to work closely with Property Management staff to determine the bedroom size and number of applicants to select off the waiting list for upcoming vacancies.

The Public Housing Waiting list closed June 1st as planned. There have been no issues with anyone regarding the closed wait list.

The Intake Department is now fully staffed. Our new team members are receiving training for their work tasks.

Recertifications

HUD's monthly Re-examination Delinquency Report for May has continued the downward trend from 88.42% to 86.37%. We continue to process late annual files and giving residents 30-day notice of increase will affect when the file comes off the report. We did have 2 new staff start recently but we lost one new staff, who decided to join the Navy. We continue to adjust our work out plan in order to address staff needs in order to optimize the number of files that can be completed each week.

The interim completion rate dropped to 44% for the interims reported between 2023 through February 2024. We added our 2 newly hired staff to our interim team for a total of three staff persons to concentrate solely on interim recertifications. The interims are being prioritized for residents with income decreases to be worked first. We are averaging 75 new interims each month.

We currently have 2 Housing Compliance Specialist positions open. We were able to hire 2 of our 3 candidates from last month's report. Staffing numbers will have the greatest impact on improving our completion numbers for both annual and interim recertifications.

We continue to adjust our work out plan to address staff needs and suggestions in order to optimize the number of files that can be completed each week.

So far, we have met with all but 2 resident groups to introduce the upcoming HOTMA changes. The ACOP committee continues to meet weekly to update the policy and plan to have it completed by our July Operations Committee meeting as planned.

Process Improvements

During the month of May, Nicole worked with staff from Section 8, Property Management, PH Intake, Finance and FSS departments. For Finance, she updated received goods settings and clean up on Accounts Payables aging detail. Began set up for Yardi on-line screening implementation for Property Management. Addressed Section 8 census tracts issues with HUD’s team and created draft process for new properties/waitlists requests. Updated OHA website and Yardi for the closing of the public housing waitlist June 1st. Set up FSS interest bearing account and emailed employee opportunities blitz to participants and residents. In addition, Nicole monitored Yardi system upgrades and participated in Aspire, and HUD’s HIP (new database) and NSPIRE (inspections) webinars. Training classes were held for Section 8 and Compliance new staff for DocuSign, Rent Café 101 and Recertifications, and Yardi Basics. There were 14 cases submitted to Yardi.

There were 178 requests from staff for assistance as outlined below:

Requests by Department:

Capital Improvements	4
Compliance	16
Executive	0
Finance	32
Family Self Sufficiency	0
HR	20
Inspections	2
Intensive Services	3
Leasing	0
Legal	1
Maintenance	16
PH Intake	16
Procurement	0
Property Management	25
Public Safety	2
Requests for Training	9
Section 8	32

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: July 9, 2024
 Re: Intake Approved Applications May 2024

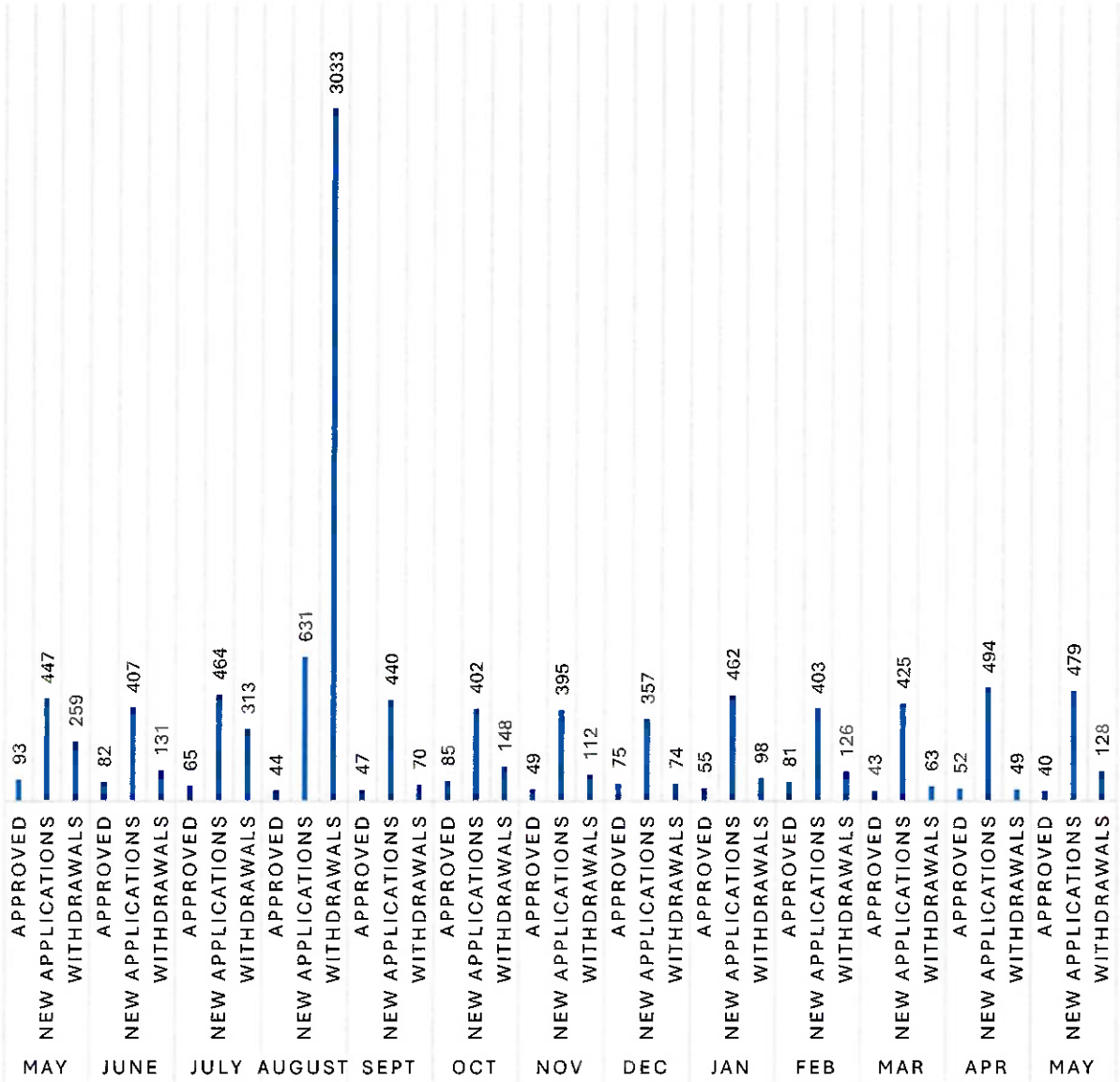
**Intake Department
 Month of May 2024**

New Public Housing Applications	479
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	40
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	1
Approved Applications for Farnam Apts Straight Tax Credit	2

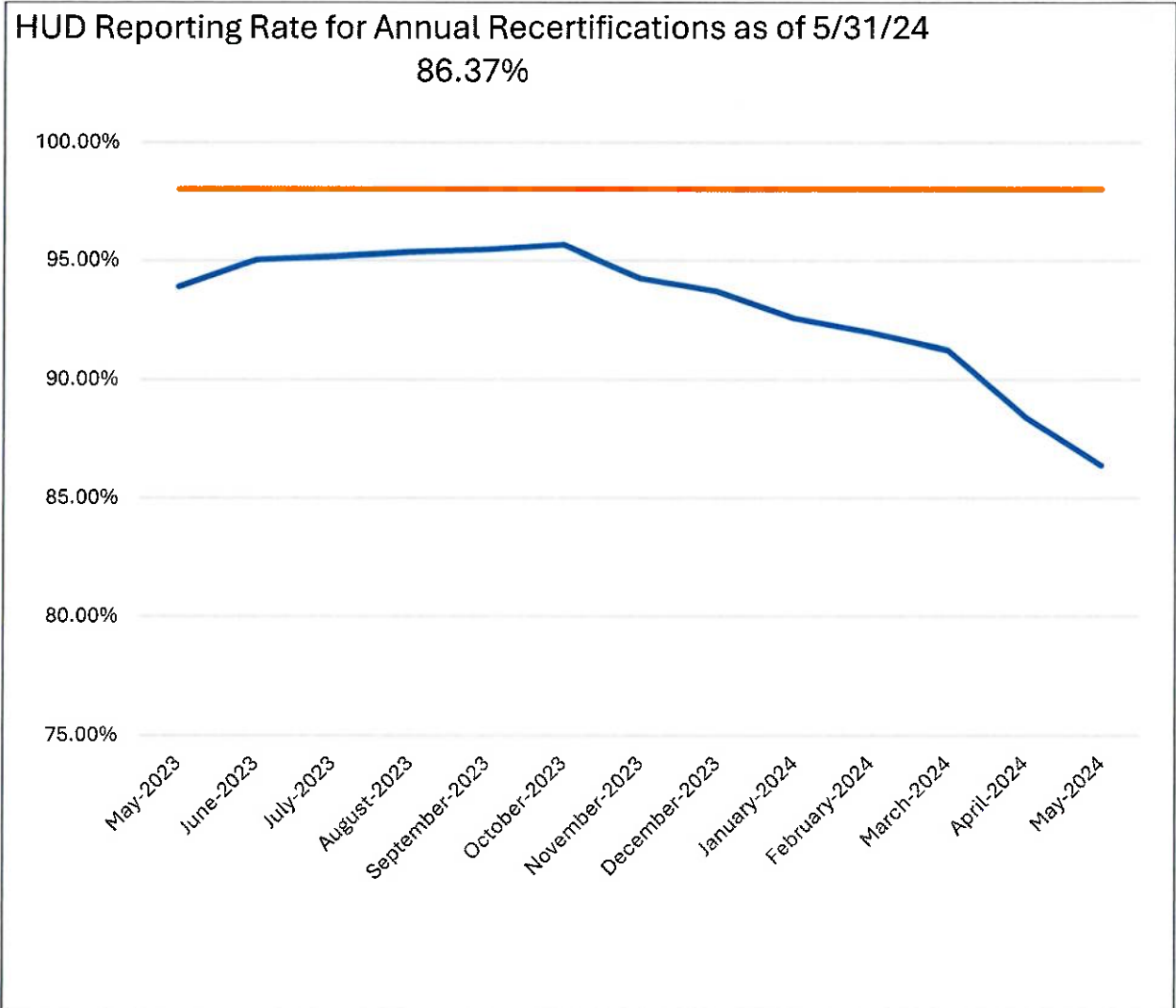
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		36	1	3
Villas Applications Approved	Two	Three		
North Villas	0	0		
Arbor Villa	0	0		
Chambers Court Straight Tax Credit Applications Approved	One	Two	Three	Four
	1	0	0	0
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three		
	1	1		

Applications Withdrawn from PH Wait List	128	
No Response During Full Application Process	101	
Over Income	0	
Not Eligible to Apply	1	
Failed Background Check	4	
Applicant Request	5	
Refused Offer	16	
Wait List not Available	1	

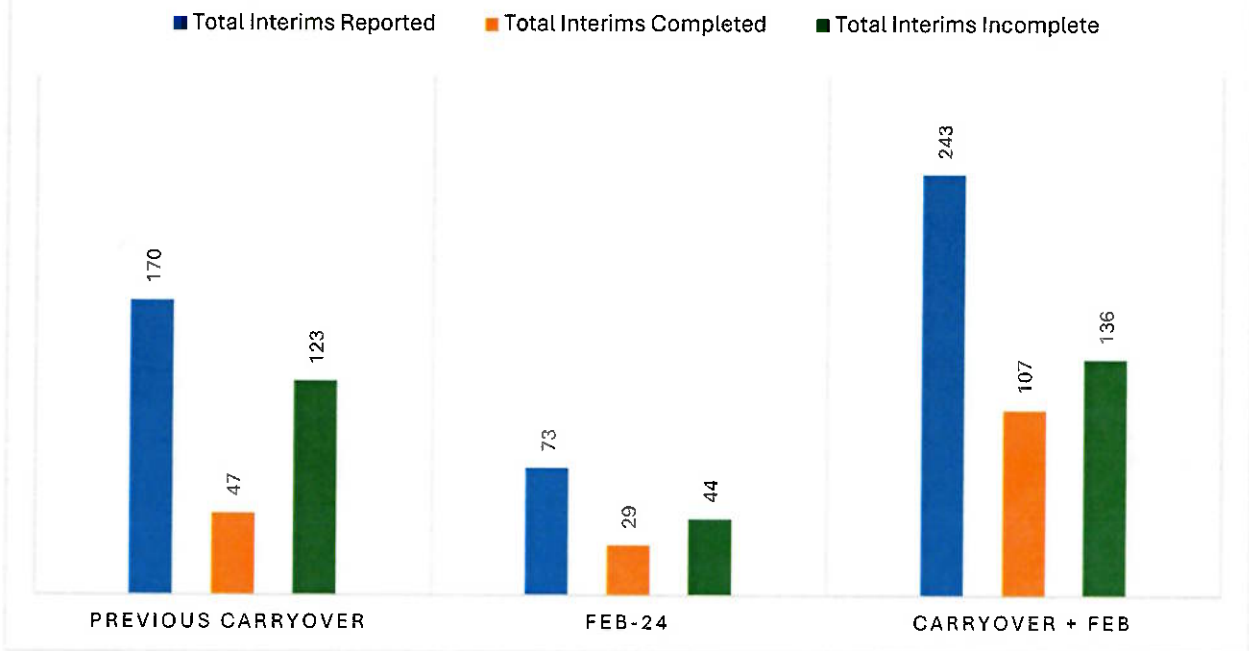
PUBLIC HOUSING INTAKE WAITING LIST MAY 2024



	HUD Goal
	Actual



INTERIM COMPLETION RATE THROUGH FEBRUARY 2024



73 residents reported new changes during the month of January. Housing Compliance Staff continued completion of those outstanding interims during this month. Overall, staff processed a total 60 interim files over the month.

The cumulative monthly breakdown will show the progress of completion for the carryover files from 2023.

6.6. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2024

Book = Accrual ; Tree = ysi_bs

	May 31, 2024	May 1, 2024	Net Change	January 1, 2024	YTD Net Change
100-0000 ASSETS					
119-0000 CASH AND CASH EQUIVALENTS	10,435,939	9,981,180	454,759	12,857,358	(2,421,418)
125-1999 OTHER ACCOUNTS RECEIVABLE	138,668	99,978	38,690	456,163	(317,495)
125-9900 A/R INTER-PROPERTY	880,293	853,030	27,263	704,837	175,456
126-9999 A/R - TENANT	629,805	672,472	(42,667)	588,355	41,450
127-9999 A/R PROMISSORY NOTES	3,144,909	3,140,046	4,863	3,134,441	10,468
129-9999 ACCRUED INTEREST RECEIVABLE	5,171,183	5,171,183	0	5,171,183	0
142-9999 PREPAID ASSETS	469,415	407,601	61,813	326,854	142,560
144-5999 INTER-FUND DUE FROM	2,577,884	2,300,099	277,785	2,502,381	75,503
150-0000 TOTAL CURRENT ASSETS	23,448,097	22,625,589	822,508	25,741,572	(2,293,475)
168-9999 FIXED ASSETS	31,538,687	31,693,546	(154,859)	31,959,545	(420,858)
171-9999 NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
172-9999 LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
174-0198 TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0299 PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-1999 ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
175-5000 LT INTER-PROPERTY	913,265	913,265	0	913,265	0
177-0000 INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
180-0000 TOTAL NON-CURRENT ASSETS	47,301,931	47,456,790	(154,859)	47,722,789	(420,858)
190-9999 TOTAL ASSETS	70,750,028	70,082,379	667,648	73,464,361	(2,714,333)
300-0000 LIABILITIES AND EQUITY					
300-0100 LIABILITIES					
311-9999 ACCOUNTS PAYABLE					
312-0099 ACCOUNTS PAYABLE	273,456	989,509	(716,053)	713,481	(440,025)
312-0299 A/P OTHER	385,629	385,332	297	376,771	8,858
312-1999 A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-2999 ACCRUED FEES	839,828	812,565	27,263	664,372	175,456
320-0000 ACCR WAGES & WITHHOLDINGS					
321-9999 ACCR WAGES & WITHHOLDINGS	12,289	12,375	(86)	217,386	(205,098)
322-9999 COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
341-9999 TENANT SECURITY DEPOSIT	724,424	729,051	(4,627)	789,108	(64,684)
342-0999 UNEARNED REVENUE	311,855	310,547	1,307	311,465	390
343-0099 CURRENT PORTION OF DEBT	5,231,298	5,231,298	0	5,239,366	(8,068)
345-0299 OTHER CURRENT LIABILITIES	-147,322	-147,322	0	-147,322	0
345-9999 INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
347-5000 INTER-FUND DUE TO	1,518,934	1,253,211	265,723	1,409,772	109,162
349-9999 TOTAL CURRENT LIABILITIES	14,235,461	14,661,637	(426,176)	14,659,470	(424,009)
352-9999 LONG TERM DEBT	9,245,310	9,245,310	0	9,245,310	0
353-0050 LT LIABILITIES - OTHER	404,743	404,743	0	404,743	0
353-0500 FSS ESCROW	665,017	646,327	18,690	574,211	90,806
353-5000 TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
354-9999 COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
355-5000 LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
359-9999 TOTAL NON-CURRENT LIABILITIES	14,010,953	13,992,263	18,690	13,920,147	90,806
399-9999 TOTAL LIABILITIES	28,246,414	28,653,900	(407,486)	28,579,617	(333,203)
500-0000 EQUITY					
508-9999 NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
512-0005 RETAINED EARNINGS	11,005,820	9,930,686	1,075,134	13,386,950	(2,381,130)
512-0150 UNRESTRICTED NET POSITION	7,303,322	7,303,322	0	7,303,322	0
512-9999 RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
599-9999 TOTAL EQUITY	42,503,614	41,428,479	1,075,134	44,884,744	(2,381,130)
600-9999 TOTAL LIABILITIES AND EQUITY	70,750,028	70,082,379	667,648	73,464,361	(2,714,333)
999-9999 TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		May 31, 2024	May 1, 2024	Net Change	January 1, 2024	YTD Net Change
100-0000	ASSETS					
111-0100	CASH - OPERATING	3,444,443	3,108,307	336,136	6,321,460	(2,877,017)
111-0200	CASH - PAYROLL	85,502	98,607	(13,106)	496,193	(410,691)
111-0300	CASH - OTHER	46,334	46,301	33	48,168	(1,834)
111-0400	PETTY CASH	560	560	0	560	0
111-1000	CASH - VENDOR PAYMENTS	110,891	323,424	(212,533)	-129,914	240,804
112-0000	CASH - RESTRICTED	4,321,587	4,027,475	294,111	3,869,166	452,421
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	38,436	38,389	47	38,205	231
112-3000	REPLACEMENT RESERVE	70,463	70,301	162	69,673	790
113-0000	CASH - FSS ESCROW	664,553	615,191	49,362	574,458	90,095
113-1000	CASH - FSS FORFEITURES	28,757	20,687	8,070	21,209	7,548
113-3000	OPERATING RESERVE	271,020	270,433	586	268,157	2,863
113-3500	OHA HUD OPERATING RESERVE	298,602	298,602	0	298,602	0
114-0000	CASH - SECURITY DEPOSIT	687,439	695,998	(8,560)	616,269	71,169
115-0000	HOMEOWNERSHIP FUNDS	367,355	366,904	451	365,150	2,204
119-0000	CASH AND CASH EQUIVALENTS	10,435,939	9,981,180	454,759	12,857,358	(2,421,418)
122-0000	A/R HUD	535,922	402,308	133,614	443,785	92,137
123-0000	A/R OTHER GOVERNMENTS	240,562	329,553	(88,991)	651,313	(410,751)
125-0000	A/R OTHER	1,800	1,800	0	1,800	0
125-0400	A/R NON DWELLING RENT	13,646	19,579	(5,933)	12,527	1,119
125-0500	A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
125-0501	ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
125-1999	OTHER ACCOUNTS RECEIVABLE	138,668	99,978	38,690	456,163	(317,495)
125-6000	INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
125-6002	INTER-PROPERTY {9EC}	158,509	150,494	8,015	126,499	32,010
125-6003	INTER-PROPERTY {9KCC}	82,043	79,036	3,007	68,159	13,885
125-6004	INTER-PROPERTY {9NOAH}	50,830	48,853	1,977	41,509	9,322
125-6006	INTER-PROPERTY {9FAR}	100,518	96,669	3,848	83,367	17,151
125-6007	INTER-PROPERTY {9BV}	25,806	24,646	1,160	20,840	4,966
125-6008	INTER-PROPERTY {9CR1}	39,962	38,643	1,319	33,738	6,224
125-6009	INTER-PROPERTY {9CR2}	25,436	24,448	989	20,775	4,661
125-6010	INTER-PROPERTY {VILLAS}	41,402	38,794	2,608	31,049	10,353
125-6011	INTER-PROPERTY {HCV}	526,290	788,690	(262,400)	838,690	(312,400)
125-6012	INTER-PROPERTY {HCV ADM}	-436,045	-698,445	262,400	-831,320	395,275
125-6015	INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
125-6017	INTER-PROPERTY {PUB HSG}	213,768	209,427	4,340	219,758	(5,991)
125-9900	A/R INTER-PROPERTY	880,293	853,030	27,263	704,837	175,456
126-0000	ACCOUNTS RECEIVABLE TENANTS	692,715	735,381	(42,667)	651,264	41,450
126-0100	ALLOWANCE FOR A/R TENANTS	-62,909	-62,909	0	-62,909	0
126-9999	A/R - TENANT	629,805	672,472	(42,667)	588,355	41,450
127-0100	P-NOTES OUTSTANDING	585,910	581,047	4,863	575,442	10,468
127-0120	ALLOWANCE FOR P-NOTES	-66,493	-66,493	0	-66,493	0
127-0200	A/R BAYVIEW	387,861	387,861	0	387,861	0
127-0201	A/R FARNAM	1,375,882	1,375,882	0	1,375,882	0
127-0206	A/R STREHLOW	812,448	812,448	0	812,448	0
127-0207	A/R NOAH	49,301	49,301	0	49,301	0
127-9999	A/R PROMISSORY NOTES	3,144,909	3,140,046	4,863	3,134,441	10,468
129-0100	ACCRUED INTEREST RECEIVABLE	5,171,183	5,171,183	0	5,171,183	0
129-9999	ACCRUED INTEREST RECEIVABLE	5,171,183	5,171,183	0	5,171,183	0
142-0000	PREPAID INSURANCE	199,410	205,088	(5,678)	142,025	57,385
142-0100	PREPAID SOFTWARE EXP	99,952	123,957	(24,005)	152,700	(52,748)
142-0200	PREPAID MED FSA SEC 125	7,016	4,251	2,765	1,160	5,856
142-0300	PREPAID CREDIT CARDS	31,456	17,621	13,835	118	31,338
142-0500	PREPAID OTHER	131,580	56,684	74,896	30,851	100,729
142-9999	PREPAID ASSETS	469,415	407,601	61,813	326,854	142,560
144-0000	INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
144-3000	INTER-FUND DUE FROM {COCC}	443,013	466,694	(23,681)	436,574	6,439
144-3001	INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,648	(35)
144-3002	INTER-FUND DUE FROM {9EC}	225,752	218,498	7,253	160,591	65,160

New Agency Structure after FMR (7agency2)

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Period = May 2024

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		May 31, 2024	May 1, 2024	Net Change	January 1, 2024	YTD Net Change
144-3003	INTER-FUND DUE FROM {9KCC}	66,268	64,727	1,541	25,683	40,585
144-3004	INTER-FUND DUE FROM {9NOAH}	119,718	115,939	3,780	41,560	78,158
144-3005	INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	22,106	(1,725)
144-3006	INTER-FUND DUE FROM {9FAR}	18,133	16,045	2,088	16,456	1,677
144-3007	INTER-FUND DUE FROM {9BV}	12,247	10,955	1,292	16,101	(3,854)
144-3008	INTER-FUND DUE FROM {9CR1}	9,168	9,944	(776)	14,384	(5,217)
144-3009	INTER-FUND DUE FROM {9CR2}	9,443	9,521	(79)	11,038	(1,595)
144-3010	INTER-FUND DUE FROM {VILLAS}	7,694	13,537	(5,843)	22,213	(14,519)
144-3012	INTER-FUND DUE FROM {HCV ADM}	-153,632	-305,030	151,399	-375,820	222,189
144-3013	INTER-FUND DUE FROM {HCV MV}	-9,043	-12,755	3,712	-15,295	6,253
144-3014	INTER-FUND DUE FROM {HCV CITY}	37,650	13,917	23,732	239,963	(202,313)
144-3015	INTER-FUND DUE FROM {MOD REHAB}	4,192	4,267	(75)	44,668	(40,476)
144-3016	INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	109,222	484
144-3017	INTER-FUND DUE FROM {PUB HSG}	272,268	212,807	59,461	830,062	(557,794)
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	68,492	50,902	17,589	100,054	(31,562)
144-3019	INTER-FUND DUE FROM {FSS GRANT}	-55,120	-94,573	39,453	-20,801	(34,319)
144-3020	INTER-FUND DUE FROM {CNI GRANT}	562,427	562,427	0	562,427	0
144-3021	INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
144-3023	INTER-FUND DUE FROM {EHV}	996,716	999,777	(3,061)	448,747	547,969
144-5999	INTER-FUND DUE FROM	2,577,884	2,300,099	277,785	2,502,381	75,503
150-0000	TOTAL CURRENT ASSETS	23,448,097	22,625,589	822,508	25,741,572	(2,293,475)
161-0000	LAND	8,299,143	8,299,143	0	8,299,143	0
162-0000	BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
162-0025	BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
162-0030	BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
162-0050	BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
162-0100	BUILDING IMPROVEMENTS	42,452,128	42,452,128	0	42,351,958	100,170
162-0200	CONTRACT WORK IN PROCESS	107,218	107,218	0	56,804	50,413
162-0300	WIP - PREDEVELOPMENT	628,863	626,179	2,684	480,876	147,988
162-0600	WIP - INS PROCEEDS/REPAIRS	601,088	601,088	0	537,614	63,474
163-0000	DWELLING EQUIPMENT	3,134,831	3,087,107	47,724	2,957,028	177,803
164-0000	SITE IMPROVEMENTS	4,962,743	4,914,718	48,025	4,892,718	70,025
164-0100	OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
164-0200	MAINTENANCE EQUIPMENT	365,170	365,170	0	298,320	66,850
164-0300	COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
164-0400	COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
164-0500	AUTOMOTIVE EQUIPMENT	2,608,074	2,608,074	0	2,418,518	189,556
164-0600	SECURITY EQUIPMENT	1,183,024	1,183,024	0	1,183,024	0
166-0000	ACCUM DEPR - BUILDINGS	-150,749,746	-150,673,514	(76,232)	-150,359,463	(390,283)
166-0025	ACCUM DEPR - COMMERCIAL	-372,704	-372,401	(303)	-371,189	(1,515)
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
166-0050	ACCUM DEPR - INELIGIBLE BLDG	-78,538	-78,271	(267)	-77,203	(1,335)
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-32,324,770	-32,220,093	(104,677)	-31,778,814	(545,956)
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,763,052	-1,746,024	(17,028)	-1,678,448	(84,604)
166-2000	ACCUM DEPR - SITE IMPROVE	-3,247,899	-3,226,521	(21,379)	-3,141,710	(106,190)
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-232,072	-231,464	(608)	-228,903	(3,169)
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-284,734	-283,841	(893)	-281,385	(3,349)
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-526,790	-526,324	(467)	-524,456	(2,334)
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,144,650	-2,123,006	(21,644)	-2,045,225	(99,425)
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-471,746	-461,950	(9,796)	-422,768	(48,978)
168-9999	FIXED ASSETS	31,538,687	31,693,546	(154,859)	31,959,545	(420,858)
171-0200	N/R BAYVIEW	208,156	208,156	0	208,156	0
171-0201	N/R FARNAM	553,079	553,079	0	553,079	0
171-0203	N/R CROWN I	241,542	241,542	0	241,542	0
171-0204	N/R CROWN II	161,563	161,563	0	161,563	0
171-0205	N/R NOAH	893,253	893,253	0	893,253	0
171-0206	N/R STREHLOW	2,907,673	2,907,673	0	2,907,673	0
171-0207	N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
171-9999	NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0

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		May 31, 2024	May 1, 2024	Net Change	January 1, 2024	YTD Net Change
172-1002	LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
172-1003	LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
172-1007	LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
172-1009	LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
172-1010	LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
172-9999	LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
174-0000	A/R P-NOTES - LONG TERM	-332,815	-332,815	0	-332,815	0
174-0100	TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0198	TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0200	PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-0299	PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-0300	Leases Receivable	2,885,186	2,885,186	0	2,885,186	0
174-1000	ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
174-1999	ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
175-1002	LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
175-1004	LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
175-1006	LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
175-1007	LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
175-1008	LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
175-1009	LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
175-1010	LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
175-5000	LT INTER-PROPERTY	913,265	913,265	0	913,265	0
176-0000	INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
177-0000	INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
180-0000	TOTAL NON-CURRENT ASSETS	47,301,931	47,456,790	(154,859)	47,722,789	(420,858)
190-9999	TOTAL ASSETS	70,750,028	70,082,379	667,648	73,464,361	(2,714,333)
300-0000	LIABILITIES AND EQUITY					
300-0100	LIABILITIES					
311-9999	ACCOUNTS PAYABLE					
312-0000	ACCOUNTS PAYABLE	273,456	989,509	(716,053)	713,481	(440,025)
312-0099	ACCOUNTS PAYABLE	273,456	989,509	(716,053)	713,481	(440,025)
312-0100	UNEARNED INCOME	379,969	379,969	0	379,969	0
312-0200	A/P OTHER	5,660	5,363	297	-3,198	8,858
312-0299	A/P OTHER	385,629	385,332	297	376,771	8,858
312-1000	A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-1999	A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-2000	ACCRUED MGMT & BKKPING FEE	146,296	146,296	0	63,421	82,875
312-2100	ACCRUED FRONT-LINE FEES	693,532	666,269	27,263	600,951	92,581
312-2999	ACCRUED FEES	839,828	812,565	27,263	664,372	175,456
320-0000	ACCR WAGES & WITHHOLDINGS					
321-0000	COURT ORDERED WITHHOLDING	5	5	0	5	0
321-0300	STATE WITHHOLDING	-15	-15	0	-15	0
321-0500	OTHER WITHHOLDING	1,905	1,905	0	1,985	(80)
321-1100	ACCRUED PAYROLL	1,515	1,515	0	187,718	(186,202)
321-1200	ACCRUED PAYROLL TAXES	0	0	0	13,149	(13,149)
321-1300	EE INS DEDUCTIONS	8,879	8,965	(86)	14,545	(5,666)
321-9999	ACCR WAGES & WITHHOLDINGS	12,289	12,375	(86)	217,386	(205,098)
322-0000	COMPENSATED ABSENCES - CURRENT	202,035	202,035	0	202,035	0
322-9999	COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
341-0000	TENANT SECURITY DEPOSIT	677,263	680,845	(3,582)	615,954	61,308
341-0001	PET DEPOSIT	8,014	8,014	0	7,614	400
341-0100	DEPOSIT REFUND ACCOUNT	39,147	40,192	(1,045)	165,539	(126,392)
341-9999	TENANT SECURITY DEPOSIT	724,424	729,051	(4,627)	789,108	(64,684)
342-0000	DEFERRED REVENUE	2,205,974	2,205,974	0	2,205,974	0
342-0200	TENANT PREPAID RENT	303,406	302,199	1,207	303,166	240
342-0300	NO UNIT HOLDING ACCT	8,449	8,349	100	8,299	150

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	May 31, 2024	May 1, 2024	Net Change	January 1, 2024	YTD Net Change	
342-0999	UNEARNED REVENUE	311,855	310,547	1,307	311,465	390
343-0000	MORTGAGE PAYABLE - CURRENT	-8,068	-8,068	0	0	(8,068)
343-0003	ACCRUED INTEREST BRIDGE	798,130	798,130	0	798,130	0
343-0005	ACCRUED INTEREST HIO	3,751,136	3,751,136	0	3,751,136	0
343-0010	ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
343-0099	CURRENT PORTION OF DEBT	5,231,298	5,231,298	0	5,239,366	(8,068)
343-0100	CURRENT PORTION OF LT DEBT	1,572	1,572	0	1,572	0
345-0000	OTHER CURRENT LIABILITIES	-213,641	-213,641	0	-213,641	0
345-0100	CONTRACT RETAINAGE	66,319	66,319	0	66,319	0
345-0299	OTHER CURRENT LIABILITIES	-147,322	-147,322	0	-147,322	0
345-0300	A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
345-9999	INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
347-1000	INTER-FUND DUE TO {COCC}	633,826	392,637	241,189	1,128,133	(494,307)
347-1002	INTER-FUND DUE TO {9EC}	28,813	32,021	(3,208)	25,923	2,889
347-1003	INTER-FUND DUE TO {9KCC}	19,877	19,877	0	39,501	(19,624)
347-1004	INTER-FUND DUE TO {9NOAH}	4,675	4,675	0	4,707	(32)
347-1005	INTER-FUND DUE TO {9SEC}	173,462	173,462	0	173,538	(76)
347-1006	INTER-FUND DUE TO {9FAR}	11,651	12,440	(789)	17,530	(5,879)
347-1007	INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,547	(334)
347-1008	INTER-FUND DUE TO {9CR1}	4,390	4,390	0	-14,901	19,291
347-1009	INTER-FUND DUE TO {9CR2}	2,903	2,903	0	2,955	(52)
347-1010	INTER-FUND DUE TO {VILLAS}	-43,991	-43,991	0	-171,079	127,087
347-1012	INTER-FUND DUE TO {HCV ADM}	623,767	595,288	28,480	69,380	554,387
347-1017	INTER-FUND DUE TO {PUB HSG}	30,464	30,464	0	86,569	(56,105)
347-1018	INTER-FUND DUE TO {ROSS GRANT}	6,426	6,374	51	33,721	(27,296)
347-1019	INTER-FUND DUE TO {FSS GRANT}	11,545	11,545	0	1,825	9,720
347-1021	INTER-FUND DUE TO {EHV}	914	914	0	1,422	(508)
347-5000	INTER-FUND DUE TO	1,518,934	1,253,211	265,723	1,409,772	109,162
349-9999	TOTAL CURRENT LIABILITIES	14,235,461	14,661,637	(426,176)	14,659,470	(424,009)
351-0000	MORTGAGE PAYABLE	1,537,064	1,537,064	0	1,537,064	0
351-0001	LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
351-0002	LOAN PAYABLE OHA	4,924,142	4,924,142	0	4,924,142	0
351-0007	ACCRUED INTEREST LONG TERM	4,000	4,000	0	4,000	0
351-0009	ACCR INT L-T CDBG LOAN	64,373	64,373	0	64,373	0
351-0102	MORTGAGE-HIO	1,349,569	1,349,569	0	1,349,569	0
351-0202	MORTGAGE-OHA # 2	539,949	539,949	0	539,949	0
352-0000	LONG TERM LIABILITIES - OPERATING	324,213	324,213	0	324,213	0
352-9999	LONG TERM DEBT	9,245,310	9,245,310	0	9,245,310	0
353-0000	NONCURRENT LIABILITIES - OTHER	404,743	404,743	0	404,743	0
353-0050	LT LIABILITIES - OTHER	404,743	404,743	0	404,743	0
353-0100	FSS ESCROW	665,017	646,327	18,690	574,211	90,806
353-0500	FSS ESCROW	665,017	646,327	18,690	574,211	90,806
353-1000	LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
353-2000	LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
353-3000	LT ACCRUED FEES	20,458	20,458	0	20,458	0
353-5000	TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
354-0000	COMPENSATED ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
354-9999	COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
355-1000	LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
355-1001	LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
355-1002	LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
355-1003	LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
355-1004	LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
355-1006	LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
355-1007	LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
355-1008	LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
355-1009	LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
355-1010	LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
355-5000	LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
359-9999	TOTAL NON-CURRENT LIABILITIES	14,010,953	13,992,263	18,690	13,920,147	90,806
399-9999	TOTAL LIABILITIES	28,246,414	28,653,900	(407,486)	28,579,617	(333,203)

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		May 31, 2024	May 1, 2024	Net Change	January 1, 2024	YTD Net Change
500-0000	EQUITY					
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
508-0100	NET INVESTED IN CAPITAL ASSETS	24,282,338	24,282,338	0	24,282,338	0
508-9999	NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
511-0100	RESTRICTED NET ASSETS	-4,996,419	-4,996,419	0	-4,996,419	0
512-0000	RETAINED EARNINGS	11,005,820	9,930,686	1,075,134	13,386,950	(2,381,130)
512-0005	RETAINED EARNINGS	11,005,820	9,930,686	1,075,134	13,386,950	(2,381,130)
512-0040	CONTRA EQUITY	6,821,565	6,821,565	0	6,821,565	0
512-0100	UNRESTRICTED NET ASSETS	14,124,887	14,124,887	0	14,124,887	0
512-0150	UNRESTRICTED NET POSITION	7,303,322	7,303,322	0	7,303,322	0
512-0200	RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
512-9999	RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
599-9999	TOTAL EQUITY	42,503,614	41,428,479	1,075,134	44,884,744	(2,381,130)
600-9999	TOTAL LIABILITIES AND EQUITY	70,750,028	70,082,379	667,648	73,464,361	(2,714,333)
999-9999	TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES	7,733,721	6,692,243	1,041,478	7,547,899	185,822	30,847,878	33,215,361	(2,367,484)	32,186,273	(1,338,396)
EXPENSES	6,658,586	6,696,099	37,513	6,401,949	(256,637)	33,229,008	33,407,762	178,755	32,345,270	(883,738)
TRANSFERS	0	49,811	49,811	0	(0)	0	257,115	257,115	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	-4,029	(4,029)	0	0	0	-3,933	(3,933)
NET OPERATING INCOME (LOSS)	1,075,134	-53,668	1,128,802	1,149,979	(74,844)	-2,381,130	-449,516	(1,931,614)	-155,063	(2,226,067)
ADJUSTED NET OPERATING INCOME (LOSS)	1,328,427	183,893	1,144,535	1,401,780	(73,352)	-1,093,993	738,287	(1,832,280)	1,128,798	(2,222,791)

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	625,556	618,452	7,104	629,707	(4,150)	3,205,576	3,091,499	114,078	3,148,735	56,841
DWELLING RENTS SUBSIDY	32,573	30,231	2,342	40,830	(8,257)	187,470	151,155	36,315	197,639	(10,169)
TPA - RENT	0	0	0	-67	67	0	0	0	333	(333)
TPA - DAMAGE	-50	0	(50)	0	(50)	-50	0	(50)	0	(50)
LATE FEES	17,280	11,667	5,613	12,775	4,505	81,931	58,458	23,473	64,298	17,633
LATE FEES (P-NOTES)	425	0	425	0	425	550	0	550	25	525
LEGAL FEES	14,264	22,562	(8,298)	9,300	4,964	20,472	112,810	(92,338)	125,849	(105,377)
MAINTENANCE FEES	26,646	24,074	2,572	20,258	6,388	81,339	118,535	(37,196)	147,142	(65,803)
OTHER TENANT REVENUE	5,042	4,837	204	5,680	(638)	23,496	28,427	(4,930)	46,931	(23,434)
BAD DEBT RECOVERY	0	0	0	0	0	0	0	0	177	(177)
FRAUD RECOVERY REVENUE	50	300	(250)	300	(250)	1,347	1,500	(153)	10,864	(9,517)
TOTAL TENANT REVENUES	721,786	712,123	9,663	718,783	3,003	3,602,132	3,562,383	39,749	3,741,994	(139,861)
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	971,736	786,728	185,008	1,050,300	(78,564)	3,620,015	3,933,639	(313,624)	3,683,314	(63,299)
HOUSING ASST PAYMENTS	4,627,206	3,463,693	1,163,513	4,312,377	314,829	17,234,934	17,318,463	(83,529)	17,977,226	(742,292)
ONGOING ADMIN FEES EARNED	289,454	345,856	(56,402)	285,725	3,729	1,462,639	1,729,280	(266,641)	1,455,693	6,946
REVENUES - HUD CAPITAL - HARD COSTS	69,879	132,594	(62,715)	160,422	(90,543)	527,441	662,968	(135,527)	654,894	(127,453)
REVENUES - HUD CAPITAL - SOFT COSTS	104,680	562,698	(458,018)	240,760	(136,080)	1,041,512	2,813,490	(1,771,978)	1,270,169	(228,657)
TOTAL HUD GRANTS AND SUBSIDY	6,062,955	5,291,568	771,387	6,049,584	13,371	23,886,541	26,457,839	(2,571,298)	25,041,296	(1,154,756)
TOTAL FEE REVENUE										
MANAGEMENT FEE	182,089	150,427	31,662	139,101	42,988	909,553	752,136	157,416	690,972	218,581
BOOKKEEPING FEE	49,643	96,398	(46,755)	45,150	4,493	248,363	481,990	(233,627)	225,143	23,220
FRONT LINE SERVICE FEE	232,411	228,900	3,511	250,414	(18,003)	988,648	1,144,500	(155,852)	1,156,995	(168,347)
FRONT LINE SERVICE FEE (IT)	12,988	7,364	5,624	6,429	6,559	154,617	36,820	117,797	52,920	101,697
OTHER FEES FOR SERVICE	3,908	0	3,908	0	3,908	3,908	0	3,908	0	3,908
TOTAL FEE REVENUE	481,039	483,089	(2,050)	441,095	39,944	2,305,087	2,415,446	(110,358)	2,126,030	179,058
OTHER GOV'T GRANTS/DONATIONS	140,996	140,595	401	277,703	(136,707)	217,924	455,355	(237,432)	687,938	(470,015)
TOTAL OTHER GOV'T GRANTS DONATIONS	140,996	140,595	401	277,703	(136,707)	217,924	455,355	(237,432)	687,938	(470,015)
INVESTMENT INCOME										
INTEREST INCOME - MAIN	3,144	2,925	219	2,938	206	13,681	14,625	(944)	13,329	352
TOTAL INTEREST INCOME - MAIN	3,144	2,925	219	2,938	206	13,681	14,625	(944)	13,329	352
INTEREST INCOME - OTHER	0	832	(832)	0	0	108,043	4,160	103,883	101,753	6,290
TOTAL NON-CASH INT INCOME (HIO)	0	832	(832)	0	0	108,043	4,160	103,883	101,753	6,290
INTEREST INCOME - RESTRICTED FUNDS	1,246	90	1,156	1,103	143	6,087	450	5,637	4,755	1,332
INT INCOME - RESTRICT FUNDS	1,246	90	1,156	1,103	143	6,087	450	5,637	4,755	1,332
OTHER INCOME										
NON-DWELLING RENTS	33,611	37,566	(3,956)	35,251	(1,640)	184,696	187,831	(3,135)	175,346	9,350
MISCELLANEOUS INCOME	175	110	65	25	150	783	550	233	19,918	(19,135)
COMMISSION INCOME	5,040	6,638	(1,598)	11,819	(6,779)	31,835	33,188	(1,353)	28,199	3,635
ADMINISTRATIVE FEES	1,205	40	1,165	100	1,105	8,898	200	8,698	19,168	(10,270)
DONATIONS - GENERAL	2	0	2	22	(20)	11	0	11	25,030	(25,019)
DEVELOPERS FEES	269,040	16,667	252,373	0	269,040	456,866	83,333	373,532	98,539	358,327
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	11,810	0	11,810	0	11,810
INSURANCE PROCEEDS	13,483	0	13,483	9,477	4,006	13,483	0	13,483	102,978	(89,495)
TOTAL OTHER INCOME	322,556	61,020	261,535	56,694	265,861	708,382	305,102	403,279	469,178	239,204
TOTAL REVENUES	7,733,721	6,692,243	1,041,478	7,547,899	185,822	30,847,878	33,215,361	(2,367,484)	32,186,273	(1,338,396)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	763,190	550,893	(212,297)	505,680	(257,510)	2,673,514	2,754,467	80,953	2,342,343	(331,171)
ADMIN CASUAL LABOR	5,491	0	(5,491)	0	(5,491)	13,422	0	(13,422)	0	(13,422)
ALLOC ADMIN SALARIES	-20,741	16,200	36,941	0	20,741	-88,103	81,000	169,103	0	88,103
TOTAL ADMIN SALARIES	747,941	567,093	(180,847)	505,680	(242,261)	2,598,833	2,835,467	236,634	2,342,343	(256,489)
AUDIT EXPENSE	13,590	7,112	(6,478)	0	(13,590)	62,825	35,604	(27,221)	62,083	(742)
MANAGEMENT FEE	180,373	156,650	(23,722)	139,101	(41,271)	934,755	783,252	(151,503)	690,972	(243,783)
BOOKKEEPING FEE	48,644	96,488	(47,844)	45,150	(3,494)	212,391	482,438	270,047	225,143	12,751
NIFA MONITORING FEE	0	394	(394)	0	0	4,020	3,386	(634)	6,045	2,025
TOTAL ADMINISTRATIVE FEE	242,606	260,644	18,038	184,251	(58,355)	1,213,991	1,304,681	90,690	984,242	(229,749)
ADMIN EMPLOYEE BENEFITS	5,634	5,165	(469)	7,588	1,954	28,155	25,817	(2,339)	36,977	8,822
ALLOC ADMIN EMP BENEFITS	0	3,450	3,450	0	0	0	17,251	17,251	0	0
ER MEDICAL/DENTAL INS - ADMIN	121,088	123,931	2,843	133,490	12,402	615,006	619,647	4,640	754,813	139,806
ER PENSION - ADMIN	978	31,834	30,856	25,550	24,572	103,639	159,168	55,529	131,840	28,200
ER TAXES-ADMIN	56,233	43,389	(12,845)	55,648	(585)	204,216	216,943	12,727	205,686	1,470
TOTAL ADMIN EMPLOYEE BENEFITS	183,932	207,769	23,836	222,276	38,343	951,016	1,038,825	87,809	1,129,315	178,299
LEGAL SERVICES - OUTSIDE	15,033	7,244	(7,789)	12,289	(2,744)	62,772	36,221	(26,552)	37,042	(25,730)
TRAINING/CONFERENCE	4,302	4,418	116	41	(4,261)	16,494	22,088	5,594	32,322	15,828
STAFF MEETING/RETREAT	487	463	(25)	263	(224)	2,191	2,313	122	2,824	633
TRAVEL	1,582	2,550	969	267	(1,314)	7,078	12,752	5,674	15,015	7,937
MILEAGE	1,694	615	(1,080)	1,094	(601)	3,689	3,074	(615)	3,237	(452)
ADMIN VEHICLE - FUEL	30	146	116	7	(23)	182	732	550	-851	(1,033)
ADMIN VEHICLE - MTCE & REPAIR	0	310	310	0	0	533	1,550	1,017	2,202	1,669
ADMIN VEHICLE - LICENSE	0	2	2	30	30	0	10	10	30	30
PUBLICATIONS	239	31	(209)	359	120	747	153	(595)	359	(388)
MEMBERSHIPS	2,144	3,111	967	3,070	926	6,953	15,554	8,601	13,605	6,651
PAYROLL PROCESSING FEE	5,015	4,843	(173)	6,706	1,691	26,874	24,213	(2,661)	35,936	9,062
TELEPHONE	14,735	7,759	(6,976)	14,184	(550)	84,660	38,794	(45,866)	89,354	4,694
SAFETY EXPENSE	0	0	0	36	36	94	0	(94)	36	(59)

New Agency Structure after FMR (7agency2)

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	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
SAFETY EQUIPMENT/SUPPLIES	115	302	187	371	257	10,431	1,510	(8,921)	6,327	(4,104)
SAFETY CERTIFICATIONS	0	0	0	0	0	0	0	0	90	90
SAFETY TRAINING	0	10	10	0	0	0	50	50	177	177
LEGAL SERVICES - INTERNAL	20,748	612	(20,136)	3,746	(17,002)	88,179	3,062	(85,117)	13,133	(75,046)
ALLOC INTERNAL LEGAL EXP	12,514	12,354	(160)	1,700	(10,814)	17,740	61,769	44,029	74,825	57,085
PRINTER SUPPLIES AND EXP	1,643	1,430	(212)	1,783	140	8,483	7,152	(1,331)	9,880	1,396
SOFTWARE EXP	23,989	26,172	2,184	34,971	10,983	123,471	130,862	7,391	135,870	12,399
FORMS AND PRINTING	0	191	191	0	0	0	953	953	1,379	1,379
OFFICE EXPENSE	255	183	(72)	947	692	4,669	915	(3,754)	2,105	(2,564)
OFFICE FURNISHINGS	719	302	(417)	511	(207)	4,242	1,510	(2,732)	1,567	(2,675)
POSTAGE	5,973	4,217	(1,756)	6,500	527	31,906	21,084	(10,822)	29,926	(1,980)
OFFICE SUPPLIES	4,791	5,253	462	11,996	7,205	22,761	26,264	3,503	40,808	18,047
OFFICE EQUIPMENT LEASES	757	2,393	1,636	1,027	270	15,383	11,964	(3,420)	4,360	(11,023)
COMPUTER SUPPLIES	15	117	102	410	395	15	585	570	789	774
COMPUTER EQUIPMENT	3,828	4,391	563	14,062	10,234	31,788	21,953	(9,835)	35,201	3,413
NETWORK COMMUNICATION	8,552	6,821	(1,731)	11,455	2,903	28,439	34,107	5,668	53,400	24,961
ADVERTISING /NEWSPAPER ADS	786	166	(620)	330	(456)	865	830	(35)	1,300	435
CABLE TV	768	0	(768)	0	(768)	2,172	0	(2,172)	0	(2,172)
EMPLOYEE HIRING & ADMIN EXP	334	2,113	1,779	1,253	920	17,504	10,571	(6,933)	16,849	(655)
CONSULTING	17,828	39,308	21,479	15,895	(1,933)	201,953	194,539	(7,413)	65,606	(136,347)
BANK FEE	1,488	561	(927)	788	(700)	5,557	3,216	(2,341)	7,281	1,724
SECT 8 PORT OUT ADMIN FEES	3,349	0	(3,349)	1,223	(2,126)	11,610	0	(11,610)	9,085	(2,526)
LATE FEES	29	2	(27)	406	378	1,390	10	(1,380)	961	(429)
MISCELLANEOUS EXPENSE	3,832	879	(2,953)	3,746	(86)	4,906	4,395	(511)	210,085	205,180
FEES - PERMITS	0	35	35	390	390	2,092	175	(1,917)	1,038	(1,054)
PROPERTY TAX	0	1,747	1,747	0	0	9,503	8,733	(770)	15,438	5,935
RENTAL EXPENSE	1,180	1,659	479	5,213	4,032	8,727	8,297	(430)	14,284	5,557
LAND ACQUISITION EXPENSE	0	31	31	0	0	0	155	155	372	372
IT SUPPORT - CONTR SERV	989	20,456	19,467	50,302	49,313	75,729	102,278	26,549	70,331	(5,398)
PROFESSIONAL FEES	0	2,500	2,500	4,844	4,844	0	12,500	12,500	47,073	47,073
PROFESSIONAL/CONTR SERV	0	0	0	0	0	381	0	(381)	0	(381)
TOTAL OTHER ADMIN EXPENSES	159,740	165,694	5,955	212,215	52,476	942,164	826,890	(115,273)	1,100,650	158,487
FRONT LINE SERVICE FEES	0	0	0	5,219	5,219	0	0	0	32,031	32,031
FEE FOR SERVICE	12,988	8,532	(4,457)	6,429	(6,559)	154,617	42,659	(111,958)	52,920	(101,697)
TOTAL FEE FOR SERVICE	12,988	8,532	(4,457)	11,648	(1,341)	154,617	42,659	(111,958)	84,951	(69,666)
TOTAL ADMINISTRATIVE EXPENSES	1,347,207	1,209,732	(137,475)	1,136,071	(211,137)	5,860,621	6,048,522	187,901	5,641,501	(219,119)
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	6,223	4,067	(2,156)	3,988	(2,235)	21,822	20,335	(1,486)	18,944	(2,878)
RESIDENT SERVICE CASUAL LABOR	6,525	7,450	925	6,063	(463)	31,800	37,250	5,450	31,175	(625)
TOTAL RESIDENT SERV SALARIES	12,748	11,517	(1,231)	10,051	(2,698)	53,622	57,585	3,964	50,119	(3,503)
RELOCATION EXPENSES	-148,319	12,143	160,461	32,398	180,717	177,075	60,714	(116,361)	37,817	(139,259)
RELOCATION - SECURITY DEPOSITS	3,501	0	(3,501)	3,575	74	7,019	0	(7,019)	7,108	89
RELOCATION - MOVING EXPENSE	300	357	57	3,006	2,706	2,794	1,786	(1,008)	17,659	14,865
RELOCATION - UTILITY DEPOSITS	0	0	0	0	0	0	0	0	340	340
TOTAL RELOCATION EXPENSE	-144,518	12,500	157,018	38,979	183,497	186,888	62,500	(124,388)	62,923	(123,965)
ER MEDICAL/DENTAL INS - RES SERV	1,816	280	(1,536)	1,752	(64)	9,081	1,400	(7,681)	10,948	1,867
ER PENSION - RES SERV	52	218	167	219	168	964	1,091	127	1,159	195
ER TAXES-RES SERV	441	324	(117)	467	26	1,607	1,618	11	1,668	61
TOTAL RESIDENT SERV EMP BENEFITS	2,308	822	(1,487)	2,439	130	11,653	4,110	(7,543)	13,775	2,122
YOUTH ACTIVITIES	0	0	0	0	0	0	0	0	294	294
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	13,750	13,750	4,782	0	(4,782)	13,750	8,968
TOTAL YOUTH ACTIVITIES	0	0	0	13,750	13,750	4,782	0	(4,782)	14,044	9,262
RESIDENT SERVICES EXPENSE	649	3,206	2,557	2,300	1,651	1,909	16,032	14,123	15,109	13,200
RESIDENT SERVICES EVENTS & ACTIVITIES	-14	0	14	2,362	2,376	7,611	0	(7,611)	8,436	825
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	-130	0	130	240	370
RESIDENT FUND - STIPENDS	1,865	1,767	(98)	1,423	(442)	13,513	8,833	(4,680)	13,497	(16)
RESIDENT FUND - MEETING EXPENSES	486	183	(302)	2,296	1,811	3,435	917	(2,519)	6,850	3,415
RESIDENT FUND - OTHER	206	0	(206)	6,511	6,305	4,575	0	(4,575)	12,485	7,910
TOTAL RESIDENT FUND	3,191	5,156	1,965	14,892	11,701	30,913	25,781	(5,132)	56,617	25,704
FRONT LINE SERVICE FEE	195,559	156,628	(38,931)	181,321	(14,238)	800,592	783,140	(17,452)	827,867	27,275
TOTAL FEE FOR SERVICE	195,559	156,628	(38,931)	181,321	(14,238)	800,592	783,140	(17,452)	827,867	27,275
TOTAL OTHER RESIDENT SERVICES	69,289	186,623	117,334	261,431	192,142	1,088,449	933,116	(155,334)	1,025,344	(63,105)
TOTAL RESIDENT SERVICE EXPENSES	69,289	186,623	117,334	261,431	192,142	1,088,449	933,116	(155,334)	1,025,344	(63,105)
COVID-19 EXPENSES										
COVID-19 (COMPUTER SUPPLIES)	-15	0	15	0	15	-15	15	0	15	15
TOTAL COVID-19 EXPENSES	-15	0	15	0	15	-15	0	15	0	15
UTILITY EXPENSES										
UTILITY - WATER	35,673	42,359	6,686	30,285	(5,388)	187,762	212,056	24,295	158,242	(29,520)
UTILITY - ELECTRIC	112,350	141,397	29,047	116,746	4,396	801,212	706,214	(94,999)	757,700	(43,512)
UTILITY - GAS	7,823	45,955	38,132	27,784	19,960	191,025	229,777	38,752	418,992	227,966
UTILITY - SEWER	50,824	54,587	3,763	45,549	(5,275)	266,906	272,934	6,029	240,490	(26,416)
ALLOC SEWER	0	88	88	0	0	0	440	440	0	0
TOTAL UTILITY EXPENSES	206,670	284,386	77,716	220,363	13,693	1,446,905	1,421,421	(25,484)	1,575,423	128,518
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	337,179	250,799	(86,380)	257,376	(79,803)	1,237,391	1,253,997	16,606	1,230,080	(7,310)
MAINTENANCE CASUAL LABOR	12,055	15,556	3,501	7,261	(4,794)	128,332	77,778	(50,555)	68,112	(60,220)
ALLOC MAINT SALARIES	-1	1,657	1,658	0	1	-45	7,672	7,718	0	45
TOTAL MAINTENANCE SALARIES	349,233	268,012	(81,221)	264,637	(84,596)	1,365,678	1,339,447	(26,231)	1,298,192	(67,486)
APPLIANCES	31,727	17,913	(13,814)	7,348	(24,380)	110,268	89,567	(20,701)	102,700	(7,568)
DWELLING EQUIPMENT	0	0	0	0	0	675	0	(675)	0	(675)

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	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
PAINT	5,571	7,313	1,741	8,232	2,661	31,731	36,563	4,832	46,285	14,555
CLEANING SUPPLIES	1,364	3,252	1,888	4,382	3,018	9,742	16,258	6,516	25,706	15,963
HVAC MATERIALS	521	2,709	2,188	256	(266)	12,378	13,545	1,167	15,163	2,784
LANDSCAPING MATERIALS	0	401	401	0	0	1,031	2,006	975	120	(911)
PLUMBING MATERIALS	11,803	14,629	2,826	13,533	1,731	86,831	73,144	(13,688)	81,622	(5,209)
ELECTRICAL MATERIALS	4,009	2,506	(1,503)	5,073	1,064	38,644	12,530	(26,114)	9,493	(29,151)
GASOLINE USAGE FOR MAINT VEHICLES	6,714	3,585	(3,129)	4,041	(2,673)	20,134	17,926	(2,208)	44,974	24,840
MAINTENANCE VEHICLE - LICENSE	0	0	0	-30	(30)	0	0	0	521	521
PEST CONTROL SUPPLIES	264	1,686	1,421	2,665	2,400	13,358	8,428	(4,931)	7,560	(5,798)
MAINTENANCE TOOLS	2,158	2,376	218	11,943	9,785	9,702	11,878	2,176	68,267	58,565
MAINTENANCE MATERIALS	41,064	38,212	(2,852)	60,292	19,228	200,125	191,060	(9,066)	285,884	85,759
MAINTENANCE EQUIPMENT	289	677	388	7,051	6,762	2,510	3,384	874	9,094	6,584
Early Pay Discount	0	0	0	-52	(52)	-17,370	0	17,370	-24,397	(7,027)
FEE FOR SERVICE	0	0	0	1,331	1,331	0	0	0	1,331	1,331
TOTAL MAINTENANCE MATERIALS	105,485	95,258	(10,227)	126,064	20,579	519,762	476,289	(43,473)	674,322	154,561
ELEVATORS - CONTRACTED SERV	11,159	12,685	1,526	9,215	(1,944)	37,449	63,424	25,975	78,002	40,552
HVAC - CONTRACTED SERV	20,384	90,825	70,441	37,896	17,512	113,037	454,126	341,089	145,120	32,083
LAWNS - CONTRACTED SERV	1,126	50,457	49,331	37,054	35,928	29,201	141,461	112,260	105,538	76,337
MATS/UNIFORMS - CONTRACTED SVCE	0	576	576	1,883	1,883	2,756	2,880	124	5,111	2,356
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	2,472	0	(2,472)	311	(2,161)
SNOW REMOVAL - CONTRACTED SERV	0	5,226	5,226	5,610	5,610	59,828	64,489	4,661	58,228	(1,600)
TRASH - CONTRACTED SERV	10,618	19,422	8,803	24,616	13,998	169,854	97,108	(72,746)	94,107	(75,747)
LANDFILL FEES - CONTRACTED SERV	160	457	296	260	100	910	2,283	1,373	1,843	933
CLEANING - CONTRACTED SERV	45,329	59,674	14,345	58,293	12,964	265,260	298,370	33,111	304,368	39,109
PAINTING - CONTRACTED SERV	13,874	11,004	(2,870)	18,252	4,379	93,911	55,019	(38,893)	103,561	9,650
ARBORIST - CONTRACTED SERV	900	7,994	7,094	5,790	4,890	8,750	40,970	32,220	26,958	18,208
FLOORING REPL - CONTRACTED SERV	53,038	25,326	(27,713)	68,287	15,249	236,074	126,628	(109,446)	258,399	22,325
OUTDOOR CLEANING - CONTRACTED SERV	3,700	33	(3,667)	2,375	(1,325)	11,100	163	(10,937)	4,075	(7,025)
CONCRETE WORK - CONTRACTED SERV	1,100	4,646	3,546	1,500	400	5,405	23,229	17,824	49,800	44,395
ELECTRICAL - CONTRACTED SERV	6,862	10,601	3,740	3,667	(3,195)	27,406	53,006	25,600	31,271	3,865
LANDSCAPE - CONTRACTED SERV	3,300	23,096	19,796	0	(3,300)	3,600	115,479	111,879	22,621	19,021
PLUMBING - CONTRACTED SERV	6,242	21,528	15,286	38,057	31,815	82,252	107,640	25,388	89,241	6,989
ROOF REPAIRS - CONTRACTED SERV	24,843	48,695	23,852	250	(24,593)	26,053	243,474	217,421	2,525	(23,528)
EXTERIOR REPAIRS - CONTRACTED SERV	500	44,037	43,537	3,530	3,030	9,202	220,187	210,985	61,399	52,197
VEHICLE MAINTENANCE & REPAIR	4,940	4,946	6	5,613	673	21,536	24,732	3,195	30,226	8,690
MAINTENANCE EQUIPMENT REPAIR	283	831	547	925	642	1,491	4,153	2,662	3,345	1,854
WINDOWS/DOORS REPL - CONTRACTED SERV	3,733	45,832	42,098	5,134	1,401	153,114	229,158	76,043	66,716	(86,398)
VACANT TURNOVER - CONTRACTED SERV	0	270	270	0	0	17,246	1,350	(15,896)	0	(17,246)
INSPECTIONS - CONTRACTED SERV	1,425	2,594	1,169	450	(975)	6,660	12,968	6,308	-2,300	(8,960)
INTERIOR REPAIRS - CONTRACTED SERV	63,174	93,147	29,973	1,300	(61,874)	269,806	465,736	195,931	117,888	(151,917)
Fire Safety - Contracted Services	11,855	12,894	1,038	16,481	4,625	124,342	64,468	(59,873)	86,877	(37,465)
OTHER - OUTSIDE MAINT	9,791	0	(9,791)	44	(9,747)	9,791	0	(9,747)	44	(9,747)
HAZMAT - CONTRACTED SERV	26,578	36,337	9,759	25,641	(937)	247,943	181,685	(66,259)	190,153	(57,790)
RADON - CONTRACTED SERV	1,950	0	(1,950)	0	(1,950)	4,355	0	(4,355)	42,995	38,640
ALLOC INSPECTIONS EXPENSE	3,908	2,173	(1,734)	0	(3,908)	3,908	10,866	6,959	0	(3,908)
TOTAL MAINT SERVICES AND CONTRACTS	330,773	635,303	304,530	372,124	41,351	2,044,709	3,105,051	1,060,341	1,978,424	(66,285)
MAINTENANCE EMPLOYEE BENEFITS	90	71	(19)	-1,829	(1,919)	-42	355	397	-8,354	(8,311)
ALLOC MAINT EMP BENEFITS	0	-2,663	(2,663)	0	0	-19	-13,317	(13,297)	0	19
ER MED/DENTAL INS - MAINT	64,030	63,389	(642)	75,131	11,101	331,757	316,934	(14,823)	486,254	154,497
ER PENSION - MAINT	-567	13,212	13,779	13,187	13,754	47,564	66,060	18,496	72,795	25,232
ER TAXES - MAINT	24,827	17,518	(7,310)	29,248	4,420	94,468	87,588	(6,881)	109,397	14,929
ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	0	0	18,500	18,500	0	0
ER PENSION - GROUND CREW	0	555	555	0	0	0	2,775	2,775	0	0
ER TAXES - GROUND CREW	0	10,886	10,886	0	0	0	54,430	54,430	0	0
TOTAL MAINT EMPLOYEE BENEFITS	88,380	106,667	18,287	115,736	27,356	473,727	533,324	59,597	660,092	186,365
TOTAL MAINTENANCE EXPENSES	873,870	1,105,239	231,369	878,560	4,690	4,403,876	5,454,111	1,050,235	4,611,031	207,155
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	16,177	34,000	17,823	24,342	8,165	64,375	170,000	105,625	118,897	54,523
TOTAL PROTECTIVE SERV SALARIES	16,177	34,000	17,823	24,342	8,165	64,375	170,000	105,625	118,897	54,523
FRONT LINE SERVICE FEES	36,852	50,524	13,672	63,875	27,022	188,056	252,621	64,564	297,098	109,041
TOTAL FEE FOR SERVICE	36,852	50,524	13,672	63,875	27,022	188,056	252,621	64,564	297,098	109,041
GUARDS - CONTRACTED SECURITY	0	0	0	0	0	9,544	0	(9,544)	0	(9,544)
SECURITY & MONITORING	1,924	1,534	(390)	20,024	18,100	27,726	7,670	(20,056)	124,747	97,021
SECURITY - CONTRACTED SERV	420	4,242	3,822	2,768	2,348	3,300	21,208	17,909	2,768	(532)
SECURITY EQUIPMENT & MATERIALS	4,662	4,343	(319)	36,210	31,548	50,402	21,714	(28,687)	59,087	8,685
TOTAL SECURITY EXPENSE	7,006	10,118	3,112	59,002	51,996	90,971	50,592	(40,379)	186,602	95,631
ER MEDICAL/DENTAL INS - SECURITY	3,126	5,000	1,874	5,419	2,293	17,867	25,000	7,133	39,099	21,232
ER PENSION - SECURITY	37	1,870	1,833	753	717	2,080	9,350	7,270	3,028	948
ER TAXES - SECURITY	1,215	2,720	1,505	3,031	1,816	5,062	13,600	8,538	10,756	5,694
TOTAL SECURITY EMPLOYEE BENEFITS	4,378	9,590	5,212	9,203	4,825	25,009	47,950	22,941	52,883	27,874
TOTAL PROTECT SERVICE EXPENSES	64,413	104,233	39,819	156,422	92,009	368,411	521,163	152,752	655,480	287,069
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	5,676	27,057	21,380	27,998	22,321	90,221	135,283	45,061	141,305	51,084
INSURANCE - PROPERTY	0	64,626	64,626	69,519	69,519	333,460	323,129	(10,331)	347,597	14,137
INSURANCE - WORKERS COMP	21,874	23,790	1,916	26,509	4,635	120,353	118,950	(1,403)	131,851	11,498
TOTAL INSURANCE EXP	27,551	115,472	87,922	124,026	96,475	544,034	577,362	33,327	620,753	76,719
BAD DEBT EXPENSE	92,409	20,270	(72,139)	20,874	(71,535)	264,875	101,350	(163,526)	196,573	(68,302)
TOTAL BAD DEBT EXPENSE	92,409	20,270	(72,139)	20,874	(71,535)	264,875	101,350	(163,526)	196,573	(68,302)
CLOSING COSTS	0	0	0	0	0	126	0	(126)	0	(126)
MORTGAGE INTEREST	0	0	0	5,967	5,967	12,059	0	(12,059)	31,322	19,264
TOTAL LOAN INTEREST	0	0	0	5,967	5,967	12,059	0	(12,059)	31,322	19,264
TOTAL GENERAL EXPENSES	119,960	135,742	15,782	150,867	30,907	821,094	678,711	(142,383)	848,648	27,554

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
TOTAL OPERATING EXPENSES	2,681,395	3,025,956	344,560	2,803,714	122,319	13,989,341	15,057,043	1,067,703	14,357,427	368,087
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,503,961	3,250,846	(253,115)	3,171,450	(332,511)	16,913,443	16,254,231	(659,212)	15,739,815	(1,173,628)
HAP EXPENSE - PORTABLE	52,094	38,333	(13,761)	24,018	(28,076)	222,700	191,667	(31,034)	179,016	(43,684)
UTILITY REIMBURSEMENT	167,843	143,404	(24,439)	150,966	(16,877)	816,387	717,019	(99,368)	785,150	(31,237)
TOTAL HAP EXPENSES	3,723,898	3,432,583	(291,315)	3,346,434	(377,464)	17,952,530	17,162,916	(789,614)	16,703,981	(1,248,549)
DEPRECIATION EXPENSE	253,293	237,561	(15,732)	251,801	(1,492)	1,287,137	1,187,803	(99,334)	1,283,862	(3,275)
TOTAL DEPR & AMORT EXPENSE	253,293	237,561	(15,732)	251,801	(1,492)	1,287,137	1,187,803	(99,334)	1,283,862	(3,275)
TOTAL NON-OPERATING EXPENSES	3,977,191	3,670,144	(307,047)	3,598,235	(378,956)	19,239,667	18,350,719	(888,948)	17,987,842	(1,251,825)
TOTAL EXPENSES	6,658,586	6,696,099	37,513	6,401,949	(256,637)	33,229,008	33,407,762	178,755	32,345,270	(883,738)
INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	(1,439)	0	0	0	7,196	(7,196)	0	0
TRANSFERS BET PROGRAMS & PROJECTS - IN	70,163	271,699	(201,536)	71,951	(1,788)	1,125,441	1,350,436	(224,995)	230,357	895,084
TRANSFERS BET PROGRAMS & PROJECTS - OUT	70,163	322,949	252,787	71,951	1,788	1,125,441	1,614,747	489,306	230,357	(895,084)
OPERATING TRANSFER - IN	0	0	0	0	0	24,614	0	24,614	0	24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	24,614	0	(24,614)	0	(24,614)
TOTAL TRANSFERS	0	49,811	49,811	0	(0)	0	257,115	257,115	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	-4,029	(4,029)	0	0	0	-3,933	(3,933)
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	-4,029	(4,029)	0	0	0	-3,933	(3,933)
NET OPERATING INCOME (LOSS)	1,075,134	-53,668	1,128,802	1,149,979	(74,844)	-2,381,130	-449,516	(1,931,614)	-155,063	(2,226,067)
ADJUSTED NET OPERATING INCOME (LOSS)	1,328,427	183,893	1,144,535	1,401,780	(73,352)	-1,093,993	738,287	(1,832,280)	1,128,798	(2,222,791)

Public Housing (7pubhsg)
Budget Comparison
 Period = May 2024
 Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	573,569	555,322	18,247	562,031	11,538	2,914,175	2,776,609	137,566	2,816,143	98,032
TPA - RENT	0	0	0	-67	67	0	0	0	333	(333)
LATE FEES	15,215	10,374	4,841	10,975	4,240	72,329	51,869	20,460	55,825	16,504
LATE FEES (P-NOTES)	375	0	375	0	375	500	0	500	25	475
LEGAL FEES	1,400	3,751	(2,351)	7,000	(5,600)	2,450	18,755	(16,305)	45,899	(43,449)
MAINTENANCE FEES	14,037	17,517	(3,481)	9,280	4,757	62,678	87,587	(24,909)	101,694	(39,015)
OTHER TENANT REVENUE	7,347	4,070	3,276	4,290	3,057	25,347	20,351	4,995	33,425	(8,078)
BAD DEBT RECOVERY	0	0	0	0	0	0	0	0	177	(177)
FRAUD RECOVERY REVENUE	25	0	25	25	0	622	0	622	4,611	(3,989)
TOTAL TENANT REVENUES	611,968	591,034	20,933	593,534	18,434	3,078,101	2,955,171	122,930	3,058,131	19,970
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	971,736	786,728	185,008	1,050,300	(78,564)	3,620,015	3,933,639	(313,624)	3,683,314	(63,299)
TOTAL HUD GRANTS AND SUBSIDY	971,736	786,728	185,008	1,050,300	(78,564)	3,620,015	3,933,639	(313,624)	3,683,314	(63,299)
OTHER GOV'T GRANTS/DONATIONS	34,706	16,173	18,534	33,721	985	34,706	80,864	(46,158)	100,951	(66,245)
TOTAL OTHER GOV'T GRANTS DONATIONS	34,706	16,173	18,534	33,721	985	34,706	80,864	(46,158)	100,951	(66,245)
INVESTMENT INCOME										
INTEREST INCOME - MAIN	2,411	2,925	(514)	2,727	(316)	11,946	14,625	(2,679)	12,551	(605)
TOTAL INTEREST INCOME - MAIN	2,411	2,925	(514)	2,727	(316)	11,946	14,625	(2,679)	12,551	(605)
INTEREST INCOME - OTHER	0	832	(832)	0	0	103,548	4,160	99,388	97,724	5,824
TOTAL NON-CASH INT INCOME (HIO)	0	832	(832)	0	0	103,548	4,160	99,388	97,724	5,824
INTEREST INCOME - RESTRICTED FUNDS	498	0	498	492	6	2,435	0	2,435	2,325	110
INT INCOME - RESTRICT FUNDS	498	0	498	492	6	2,435	0	2,435	2,325	110
OTHER INCOME										
NON-DWELLING RENTS	22,371	23,590	(1,219)	23,540	(1,169)	127,748	117,950	9,798	116,680	11,068
MISCELLANEOUS INCOME	150	0	150	25	125	700	0	700	400	300
COMMISSION INCOME	4,983	6,482	(1,499)	11,447	(6,464)	30,450	32,408	(1,958)	26,978	3,472
DEVELOPERS FEES	0	8,333	(8,333)	0	0	0	41,667	(41,667)	0	0
INSURANCE PROCEEDS	13,483	0	13,483	9,477	4,006	13,483	0	13,483	102,978	(89,495)
TOTAL OTHER INCOME	40,987	38,405	2,582	44,489	(3,502)	172,381	192,024	(19,644)	247,036	(74,655)
TOTAL REVENUES	1,662,305	1,436,097	226,209	1,725,264	(62,958)	7,023,132	7,180,484	(157,351)	7,202,032	(178,899)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	116,062	86,599	(29,463)	80,125	(35,937)	406,504	432,993	26,489	358,543	(47,961)
ADMIN CASUAL LABOR	0	0	0	0	0	626	0	(626)	0	(626)
ALLOC ADMIN SALARIES	5,813	3,877	(1,936)	3,112	(2,701)	20,735	19,385	(1,350)	12,852	(7,883)
TOTAL ADMIN SALARIES	121,875	90,476	(31,399)	83,237	(38,638)	427,865	452,378	24,513	371,396	(56,470)
AUDIT EXPENSE	6,700	3,234	(3,466)	0	(6,700)	27,942	16,169	(11,773)	1,307	(26,635)
MANAGEMENT FEE	110,537	93,590	(16,946)	75,034	(35,503)	560,584	467,952	(92,632)	371,448	(189,136)
BOOKKEEPING FEE	14,902	12,425	(2,477)	10,238	(4,665)	75,578	62,126	(13,452)	51,195	(24,382)
TOTAL ADMINISTRATIVE FEE	132,139	109,249	(22,890)	85,272	(46,867)	664,103	546,247	(117,856)	423,950	(240,153)
ADMIN EMPLOYEE BENEFITS	2,282	2,402	120	3,937	1,655	11,949	12,011	62	19,275	7,326
ALLOC ADMIN EMP BENEFITS	1,363	1,390	27	950	(413)	5,970	6,949	979	3,148	(2,822)
ER MEDICAL/DENTAL INS - ADMIN	14,014	17,943	3,929	16,119	2,105	89,645	89,714	69	91,125	1,480
ER PENSION - ADMIN	175	4,659	4,484	4,210	4,036	15,990	23,295	7,305	21,296	5,307
ER TAXES-ADMIN	8,587	6,851	(1,736)	9,716	1,129	31,592	34,256	2,663	33,162	1,570
TOTAL ADMIN EMPLOYEE BENEFITS	26,420	33,245	6,825	34,933	8,513	155,146	166,225	11,079	168,007	12,860
LEGAL SERVICES - OUTSIDE	4,423	1,128	(3,295)	754	(3,669)	5,194	5,638	444	3,866	(1,328)
TRAINING/CONFERENCE	144	902	758	0	(144)	239	4,508	4,269	1,990	1,751
STAFF MEETING/RETREAT	72	252	180	10	(62)	449	1,260	810	626	177
TRAVEL	0	667	667	267	267	0	3,334	3,334	4,293	4,293
MILEAGE	916	379	(538)	198	(719)	1,713	1,894	182	1,344	(369)
ADMIN VEHICLE - FUEL	-35	121	155	7	42	59	604	545	-1,116	(1,175)
ADMIN VEHICLE - MTCE & REPAIR	-350	5	355	0	350	39	25	(14)	0	(39)
MEMBERSHIPS	0	0	0	-3	(3)	0	0	0	87	87
PAYROLL PROCESSING FEE	1,689	1,776	87	2,434	745	9,455	8,880	(575)	12,632	3,177
TELEPHONE	5,783	3,546	(2,237)	6,084	301	17,753	17,732	(21)	22,627	4,874
SAFETY EXPENSE	0	0	0	36	36	94	0	(94)	36	(59)
SAFETY EQUIPMENT/SUPPLIES	115	302	187	371	257	9,189	1,510	(7,679)	6,327	(2,862)
SAFETY CERTIFICATIONS	0	0	0	0	0	0	0	0	90	90
LEGAL SERVICES - INTERNAL	19,481	599	(18,881)	3,260	(16,221)	82,811	2,997	(79,814)	3,155	(79,656)
ALLOC INTERNAL LEGAL EXP	12,199	11,139	(1,060)	1,700	(10,499)	14,590	55,697	41,107	67,825	53,235
PRINTER SUPPLIES AND EXP	12	598	586	267	255	988	2,990	2,002	1,336	348
SOFTWARE EXP	7,706	7,322	(384)	10,365	2,660	38,528	36,611	(1,918)	37,291	(1,238)
OFFICE EXPENSE	30	0	(30)	26	(4)	30	0	(30)	26	(4)
OFFICE FURNISHINGS	0	250	250	-25	(25)	0	1,250	1,250	-25	(25)
POSTAGE	0	12	12	0	0	0	62	62	149	149
OFFICE SUPPLIES	2,137	1,291	(846)	1,676	(461)	6,468	6,455	(13)	6,574	106
OFFICE EQUIPMENT LEASES	0	171	171	0	0	5,191	854	(4,338)	0	(5,191)
COMPUTER SUPPLIES	0	104	104	529	529	0	520	520	529	529
COMPUTER EQUIPMENT	969	314	(655)	1,379	410	4,759	1,570	(3,189)	1,908	(2,851)
NETWORK COMMUNICATION	4,458	3,639	(819)	6,594	2,136	16,155	18,195	2,040	20,478	4,323
CABLE TV	689	0	(689)	0	(689)	2,329	0	(2,329)	0	(2,329)
EMPLOYEE HIRING & ADMIN EXP	0	12	12	167	167	433	60	(373)	621	188
CONSULTING	0	2,000	2,000	14,344	14,344	0	8,000	8,000	15,023	15,023
BANK FEE	694	141	(553)	610	(84)	1,069	703	(366)	1,889	820
LATE FEES	3	0	(3)	287	284	491	0	(491)	312	(180)

Public Housing (7pubhsg)
Budget Comparison
 Period = May 2024
 Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
MISCELLANEOUS EXPENSE	0	0	0	4,560	4,560	370	0	(370)	118,380	118,010
PROPERTY TAX	0	0	0	0	0	285	0	(285)	67	(218)
RENTAL EXPENSE	0	327	327	4	4	0	1,637	1,637	4	4
IT SUPPORT - CONTR SERV	0	8,613	8,613	19,979	19,979	31,162	43,067	11,905	25,648	(5,514)
PROFESSIONAL/CONTR SERV	0	0	0	0	0	283	0	(283)	0	(283)
TOTAL OTHER ADMIN EXPENSES	61,134	45,610	(15,523)	75,879	14,746	250,128	226,052	(24,076)	353,992	103,864
FRONT LINE SERVICE FEES	0	0	0	4,791	4,791	0	0	0	29,501	29,501
FEE FOR SERVICE	11,790	7,862	(3,928)	5,774	(6,016)	140,351	39,309	(101,042)	49,469	(90,883)
TOTAL FEE FOR SERVICE	11,790	7,862	(3,928)	10,565	(1,225)	140,351	39,309	(101,042)	78,970	(61,381)
TOTAL ADMINISTRATIVE EXPENSES	353,358	286,442	(66,915)	289,886	(63,472)	1,637,594	1,430,211	(207,384)	1,396,315	(241,280)
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	6,223	4,067	(2,156)	3,988	(2,235)	21,822	20,335	(1,486)	3,988	(17,833)
RESIDENT SERVICE CASUAL LABOR	6,525	7,275	750	6,062	(462)	31,800	36,375	4,575	43,997	12,197
TOTAL RESIDENT SERV SALARIES	12,748	11,342	(1,406)	10,051	(2,698)	53,622	56,710	3,089	47,985	(5,637)
RELOCATION EXPENSES	0	4,277	4,277	0	0	0	21,383	21,383	712	712
RELOCATION - MOVING EXPENSE	300	325	25	2,206	1,906	850	1,626	776	6,468	5,618
TOTAL RELOCATION EXPENSE	300	4,602	4,302	2,206	1,906	850	23,008	22,158	7,180	6,330
ER MEDICAL/DENTAL INS - RES SERV	1,816	280	(1,536)	-413	(2,229)	9,081	1,400	(7,681)	-413	(9,494)
ER PENSION - RES SERV	52	218	167	219	168	964	1,091	127	219	(745)
ER TAXES-RES SERV	441	324	(117)	467	26	1,607	1,618	11	467	(1,140)
TOTAL RESIDENT SERV EMP BENEFITS	2,308	822	(1,486)	274	(2,035)	11,653	4,110	(7,543)	274	(11,379)
RESIDENT SERVICES EXPENSE	0	2,504	2,504	0	0	120	12,522	12,402	0	(120)
RESIDENT SERVICES EVENTS & ACTIVITIES	0	0	0	0	0	10	0	(10)	0	(10)
RESIDENT FUND - STIPENDS	0	16	16	0	0	0	82	82	225	225
RESIDENT FUND - MEETING EXPENSES	0	0	0	0	0	0	0	0	33	33
RESIDENT FUND - OTHER	0	0	0	0	0	-18	0	18	0	18
TOTAL RESIDENT FUND	0	2,521	2,521	0	0	112	12,605	12,493	258	146
FRONT LINE SERVICE FEE	179,218	143,775	(35,443)	165,387	(13,831)	733,980	718,873	(15,106)	759,658	25,678
TOTAL FEE FOR SERVICE	179,218	143,775	(35,443)	165,387	(13,831)	733,980	718,873	(15,106)	759,658	25,678
TOTAL OTHER RESIDENT SERVICES	194,574	163,061	(31,513)	177,917	(16,657)	800,216	815,306	15,091	815,355	15,139
TOTAL RESIDENT SERVICE EXPENSES	194,574	163,061	(31,513)	177,917	(16,657)	800,216	815,306	15,091	815,355	15,139
UTILITY EXPENSES										
UTILITY - WATER	33,085	39,307	6,222	27,545	(5,540)	174,742	196,536	21,794	141,679	(33,063)
UTILITY - ELECTRIC	106,894	138,729	31,835	110,311	3,417	759,038	693,643	(65,395)	729,357	(29,681)
UTILITY - GAS	7,289	44,851	37,562	27,313	20,024	186,390	224,254	37,864	413,783	227,394
UTILITY - SEWER	46,574	50,298	3,724	40,809	(5,765)	244,943	251,491	6,548	207,927	(37,016)
ALLOC SEWER	0	88	88	0	0	0	440	440	0	0
TOTAL UTILITY EXPENSES	193,843	273,273	79,430	205,978	12,135	1,365,112	1,366,364	1,252	1,492,746	127,634
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	283,219	209,100	(74,119)	213,366	(69,853)	1,041,595	1,045,502	3,907	1,021,682	(19,912)
MAINTENANCE CASUAL LABOR	12,055	15,556	3,501	2,709	(9,345)	117,336	77,778	(39,559)	45,952	(71,385)
ALLOC MAINT SALARIES	-22,472	-6,092	16,381	-7,791	14,681	-45,683	-30,458	15,225	-50,210	(4,527)
TOTAL MAINTENANCE SALARIES	272,801	218,564	(54,237)	208,284	(64,517)	1,113,248	1,092,822	(20,426)	1,017,424	(95,824)
APPLIANCES	21,427	16,215	(5,212)	9,372	(12,056)	87,483	81,075	(6,408)	60,003	(27,480)
DWELLING EQUIPMENT	0	0	0	0	0	675	0	(675)	0	(675)
PAINT	3,909	6,428	2,519	7,134	3,225	25,378	32,141	6,763	37,594	12,216
CLEANING SUPPLIES	268	2,431	2,163	3,629	3,361	6,150	12,154	6,004	19,989	13,839
HVAC MATERIALS	488	2,598	2,110	25	(462)	9,751	12,991	3,240	13,695	3,944
LANDSCAPING MATERIALS	0	356	356	0	0	0	1,779	1,779	0	0
PLUMBING MATERIALS	10,120	12,748	2,629	11,625	1,505	70,712	63,742	(6,970)	70,727	15
ELECTRICAL MATERIALS	3,976	2,295	(1,681)	4,474	498	34,909	11,477	(23,432)	10,108	(24,801)
GASOLINE USAGE FOR MAINT VEHICLES	6,003	2,821	(3,182)	3,108	(2,895)	16,936	14,104	(2,832)	35,588	18,652
MAINTENANCE VEHICLE - LICENSE	0	0	0	0	0	0	0	0	521	521
PEST CONTROL SUPPLIES	264	1,526	1,262	2,593	2,328	13,015	7,631	(5,383)	7,262	(5,752)
MAINTENANCE TOOLS	2,158	2,208	50	8,398	6,240	7,327	11,041	3,715	13,129	5,802
MAINTENANCE MATERIALS	29,361	33,633	4,273	41,611	12,250	152,494	168,167	15,673	172,751	20,256
MAINTENANCE EQUIPMENT	232	648	416	7,035	6,803	2,356	3,241	885	8,707	6,351
Early Pay Discount	0	0	0	-52	(52)	-124	0	124	-1,012	(889)
FEE FOR SERVICE	0	0	0	1,331	1,331	0	0	0	1,331	1,331
TOTAL MAINTENANCE MATERIALS	78,206	83,909	5,703	100,282	22,076	427,061	419,543	(7,518)	450,391	23,330
ELEVATORS - CONTRACTED SERV	7,839	7,698	(141)	8,238	399	42,708	38,491	(4,217)	39,595	(3,113)
HVAC - CONTRACTED SERV	5,246	20,714	15,468	26,414	21,168	73,536	103,569	30,033	102,539	29,003
LAWNS - CONTRACTED SERV	1,126	36,273	35,147	26,036	24,910	23,101	89,073	65,972	77,940	54,839
MATS/UNIFORMS - CONTRACTED SVCE	818	464	(354)	1,586	767	1,807	2,322	515	3,354	1,547
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	2,334	0	(2,334)	301	(2,033)
SNOW REMOVAL - CONTRACTED SERV	0	3,447	3,447	5,610	5,610	54,862	55,596	734	50,738	(4,125)
TRASH - CONTRACTED SERV	9,973	17,550	7,576	21,268	11,294	145,530	87,748	(57,782)	81,298	(64,231)
LANDFILL FEES - CONTRACTED SERV	82	380	298	216	135	755	1,144	389	1,223	468
CLEANING - CONTRACTED SERV	38,890	51,151	12,261	48,778	9,888	229,966	255,753	25,788	259,568	29,603
PAINTING - CONTRACTED SERV	13,874	9,949	(3,925)	17,332	3,458	89,641	49,744	(39,897)	73,241	(16,400)
ARBORIST - CONTRACTED SERV	900	6,837	5,937	3,600	2,700	4,900	34,185	29,285	23,768	18,868
FLOORING REPL - CONTRACTED SERV	3,648	8,984	5,336	12,282	8,632	13,984	44,920	30,936	32,958	18,974
OUTDOOR CLEANING - CONTRACTED SERV	3,700	33	(3,667)	2,375	(1,325)	11,100	163	(10,937)	3,665	(7,435)
CONCRETE WORK - CONTRACTED SERV	1,100	1,502	402	1,500	400	2,825	7,512	4,687	41,475	38,650
ELECTRICAL - CONTRACTED SERV	6,862	2,694	(4,168)	296	(6,565)	19,798	13,468	(6,330)	14,260	(5,538)
LANDSCAPE - CONTRACTED SERV	3,300	2,275	(1,025)	0	(3,300)	3,600	11,373	7,773	800	(2,800)
PLUMBING - CONTRACTED SERV	6,073	8,976	2,902	9,808	3,735	70,667	44,878	(25,789)	40,137	(30,530)
ROOF REPAIRS - CONTRACTED SERV	0	1,566	1,566	250	250	0	7,828	7,828	2,150	2,150
EXTERIOR REPAIRS - CONTRACTED SERV	500	1,914	1,414	1,560	1,060	800	9,572	8,772	6,768	5,968
VEHICLE MAINTENANCE & REPAIR	3,094	2,846	(247)	1,953	(1,141)	9,849	14,232	4,383	7,852	(1,996)
MAINTENANCE EQUIPMENT REPAIR	283	831	547	925	642	1,491	4,153	2,662	3,345	1,854
WINDOWS/DOORS REPL - CONTRACTED SERV	3,733	6,672	2,939	4,634	901	32,878	33,360	483	30,129	(2,749)

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	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
VACANT TURNOVER - CONTRACTED SERV	0	270	270	0	0	950	1,350	400	0	(950)
INSPECTIONS - CONTRACTED SERV	0	1,711	1,711	0	0	2,430	8,557	6,127	-5,750	(8,180)
INTERIOR REPAIRS - CONTRACTED SERV	3,636	1,845	(1,792)	1,300	(2,336)	35,254	9,225	(26,029)	3,560	(31,694)
Fire Safety - Contracted Services	10,582	11,126	544	8,873	(1,709)	88,401	55,629	(32,772)	68,347	(20,054)
HAZMAT - CONTRACTED SERV	40	550	510	1,782	1,742	4,065	2,750	(1,315)	22,769	18,704
RADON - CONTRACTED SERV	0	0	0	0	0	0	0	0	2,550	2,550
ALLOC INSPECTIONS EXPENSE	2,449	1,965	(484)	0	(2,449)	2,449	9,824	7,375	0	(2,449)
TOTAL MAINT SERVICES AND CONTRACTS	127,749	210,220	82,472	206,615	78,867	969,679	997,173	27,494	988,581	18,902
MAINTENANCE EMPLOYEE BENEFITS	-201	30	231	-1,742	(1,541)	-1,111	150	1,261	-7,944	(6,833)
ALLOC MAINT EMP BENEFITS	-6,402	-5,270	1,132	-3,043	3,358	-15,854	-26,348	(10,494)	-30,541	(14,686)
ER MED/DENTAL INS - MAINT	48,267	59,105	10,837	56,948	8,681	258,391	295,524	37,133	374,579	116,188
ER PENSION - MAINT	-488	10,933	11,421	10,938	11,426	40,199	54,663	14,464	60,742	20,543
ER TAXES - MAINT	20,892	15,733	(5,159)	24,011	3,119	79,559	78,666	(893)	90,259	10,700
ER PENSION - GROUND CREW	0	555	555	0	0	0	2,775	2,775	0	0
ER TAXES - GROUND CREW	0	10,886	10,886	0	0	0	54,430	54,430	0	0
TOTAL MAINT EMPLOYEE BENEFITS	62,069	91,972	29,903	87,111	25,043	361,183	459,860	98,677	487,095	125,912
TOTAL MAINTENANCE EXPENSES	540,825	604,665	63,841	602,293	61,468	2,871,172	2,969,398	98,226	2,943,491	72,320
PROTECTIVE SERVICE EXPENSES										
FRONT LINE SERVICE FEES	31,469	48,477	17,008	59,865	28,396	170,363	242,385	72,023	279,760	109,397
TOTAL FEE FOR SERVICE	31,469	48,477	17,008	59,865	28,396	170,363	242,385	72,023	279,760	109,397
SECURITY & MONITORING	962	302	(660)	2,750	1,788	15,307	1,510	(13,796)	12,193	(3,114)
SECURITY - CONTRACTED SERV	420	0	(420)	2,768	2,348	3,300	0	(3,300)	2,768	(532)
SECURITY EQUIPMENT & MATERIALS	4,284	3,697	(587)	5,451	1,167	18,474	18,483	8	16,581	(1,894)
TOTAL SECURITY EXPENSE	5,666	3,999	(1,667)	10,969	5,303	37,081	19,993	(17,087)	31,541	(5,540)
TOTAL PROTECT SERVICE EXPENSES	37,135	52,476	15,341	70,834	33,699	207,443	262,379	54,935	311,300	103,857
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	2,384	18,830	16,447	19,213	16,830	52,086	94,152	42,067	96,217	44,131
INSURANCE - PROPERTY	0	51,699	51,699	53,586	53,586	167,162	258,495	91,333	267,928	100,765
INSURANCE - WORKERS COMP	7,514	8,525	1,010	9,704	2,189	43,260	42,623	(637)	46,662	3,402
ALLOC INSURANCE EXPENSES	243	0	(243)	130	(113)	864	0	(864)	1,013	149
TOTAL INSURANCE EXP	10,141	79,054	68,913	82,633	72,492	263,372	395,271	131,899	411,819	148,448
BAD DEBT EXPENSE	54,478	17,751	(36,727)	18,739	(35,739)	202,128	88,756	(113,372)	177,114	(25,014)
TOTAL BAD DEBT EXPENSE	54,478	17,751	(36,727)	18,739	(35,739)	202,128	88,756	(113,372)	177,114	(25,014)
TOTAL GENERAL EXPENSES	64,619	96,805	32,186	101,372	36,753	465,499	484,027	18,527	588,933	123,434
TOTAL OPERATING EXPENSES	1,384,353	1,476,723	92,370	1,448,279	63,926	7,347,037	7,327,684	(19,353)	7,548,140	201,104
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	-334	3,118	3,452	17,059	17,393	8,848	15,590	6,742	53,771	44,923
UTILITY REIMBURSEMENT	13,561	11,702	(1,859)	12,410	(1,151)	59,950	58,510	(1,440)	63,127	3,177
TOTAL HAP EXPENSES	13,227	14,820	1,593	29,469	16,242	68,798	74,100	5,302	116,898	48,100
DEPRECIATION EXPENSE	179,907	159,814	(20,093)	172,482	(7,425)	920,245	799,068	(121,177)	873,804	(46,441)
TOTAL DEPR & AMORT EXPENSE	179,907	159,814	(20,093)	172,482	(7,425)	920,245	799,068	(121,177)	873,804	(46,441)
TOTAL NON-OPERATING EXPENSES	193,134	174,634	(18,500)	201,951	8,817	989,043	873,168	(115,874)	990,702	1,660
TOTAL EXPENSES	1,577,486	1,651,356	73,870	1,650,229	72,743	8,336,079	8,200,852	(135,227)	8,538,843	202,764
INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	(1,439)	0	0	0	7,196	(7,196)	0	0
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	109,287	(109,287)	0	0	0	538,375	(538,375)	0	0
TRANSFERS BET PROGRAMS & PROJECTS - OUT	70,163	38,731	(31,432)	71,951	1,788	408,121	193,655	(214,466)	230,357	(177,764)
OPERATING TRANSFER - OUT	0	0	0	0	0	24,614	0	(24,614)	0	(24,614)
TOTAL TRANSFERS	70,163	-71,995	(142,158)	71,951	1,788	432,734	-351,917	(784,651)	230,357	(202,377)
PRIOR PERIOD ADJUSTMENT	0	0	0	-3,060	(3,060)	0	0	0	-2,964	(2,964)
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	-3,060	(3,060)	0	0	0	-2,964	(2,964)
NET OPERATING INCOME (LOSS)	14,656	-143,264	157,921	6,144	8,513	-1,745,681	-668,452	(1,077,229)	-1,564,204	(181,477)

HIO, Inc. (7hioinc)
Budget Comparison
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	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	51,987	63,130	(11,143)	65,704	(13,716)	290,103	314,890	(24,787)	324,156	(34,052)
DWELLING RENTS SUBSIDY	32,601	30,231	2,370	38,545	(5,944)	180,706	151,155	29,551	179,770	936
TPA - DAMAGE	-50	0	(50)	0	(50)	-50	0	(50)	0	(50)
LATE FEES	2,100	1,293	807	1,550	550	9,672	6,589	3,083	8,397	1,275
LATE FEES (P-NOTES)	50	0	50	0	50	50	0	50	0	50
LEGAL FEES	350	583	(233)	600	(250)	700	2,915	(2,215)	5,125	(4,425)
MAINTENANCE FEES	12,609	6,557	6,052	8,778	3,831	18,661	30,948	(12,287)	36,586	(17,925)
OTHER TENANT REVENUE	218	767	(549)	1,390	(1,172)	673	8,075	(7,403)	13,506	(12,833)
FRAUD RECOVERY REVENUE	25	0	25	-25	50	125	0	125	3,427	(3,302)
TOTAL TENANT REVENUES	99,890	102,561	(2,671)	116,542	(16,651)	500,640	514,572	(13,932)	570,967	(70,327)
OTHER GOV'T GRANTS/DONATIONS	0	0	0	0	0	0	0	0	1,010	(1,010)
TOTAL OTHER GOV'T GRANTS DONATIONS	0	0	0	0	0	0	0	0	1,010	(1,010)
INTEREST INCOME - RESTRICTED FUNDS	748	90	658	611	138	3,652	450	3,202	2,431	1,222
INT INCOME - RESTRICT FUNDS	748	90	658	611	138	3,652	450	3,202	2,431	1,222
OTHER INCOME										
NON-DWELLING RENTS	11,240	13,976	(2,737)	11,711	(471)	56,948	69,881	(12,933)	58,553	(1,605)
MISCELLANEOUS INCOME	25	0	25	0	25	25	0	25	50	(25)
COMMISSION INCOME	57	156	(99)	301	(244)	862	780	82	584	278
TOTAL OTHER INCOME	11,321	14,132	(2,811)	12,012	(690)	57,835	70,661	(12,826)	59,187	(1,352)
TOTAL REVENUES	111,960	116,783	(4,823)	129,164	(17,204)	562,128	585,683	(23,556)	633,595	(71,467)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	9,682	13,027	3,345	6,011	(3,671)	22,453	65,136	42,684	31,363	8,911
ADMIN CASUAL LABOR	0	0	0	0	0	239	0	(239)	0	(239)
TOTAL ADMIN SALARIES	9,682	13,027	3,345	6,011	(3,671)	22,691	65,136	42,445	31,363	8,672
AUDIT EXPENSE	654	162	(492)	0	(654)	2,056	855	(1,201)	128	(1,928)
MANAGEMENT FEE	20,361	10,888	(9,473)	10,499	(9,861)	92,457	54,438	(38,020)	52,716	(39,741)
BOOKKEEPING FEE	2,745	1,450	(1,295)	1,432	(1,312)	12,465	7,250	(5,215)	7,192	(5,272)
NIFA MONITORING FEE	0	394	394	0	0	4,020	3,386	(634)	6,045	2,025
TOTAL ADMINISTRATIVE FEE	23,759	12,894	(10,866)	11,932	(11,828)	110,998	65,928	(45,069)	66,081	(44,917)
ADMIN EMPLOYEE BENEFITS	205	161	(43)	153	(52)	926	807	(118)	731	(195)
ALLOC ADMIN EMP BENEFITS	112	78	(34)	81	(31)	307	389	82	453	146
ER MEDICAL/DENTAL INS - ADMIN	-200	2,020	2,220	1,846	2,046	3,977	10,090	6,113	6,232	2,256
ER PENSION - ADMIN	34	695	662	331	297	583	3,477	2,894	1,849	1,266
ER TAXES-ADMIN	774	990	216	784	11	1,780	4,949	3,170	2,974	1,195
TOTAL ADMIN EMPLOYEE BENEFITS	924	3,945	3,020	3,195	2,271	7,572	19,713	12,141	12,240	4,668
LEGAL SERVICES - OUTSIDE	184	117	(67)	156	(28)	435	583	148	444	9
TRAINING/CONFERENCE	0	76	76	0	0	0	380	380	1,000	1,000
STAFF MEETING/RETREAT	0	22	22	2	2	0	108	108	2	2
ADMIN VEHICLE - FUEL	35	26	(9)	0	(35)	63	128	65	264	202
ADMIN VEHICLE - MTCE & REPAIR	350	0	(350)	0	(350)	350	0	(350)	0	(350)
MEMBERSHIPS	0	0	0	3	3	400	0	(400)	3	(397)
PAYROLL PROCESSING FEE	264	184	(80)	214	(50)	1,107	920	(188)	1,141	34
TELEPHONE	1,169	744	(425)	1,185	16	3,710	3,719	9	4,121	411
SAFETY EQUIPMENT/SUPPLIES	0	0	0	0	0	1,242	0	(1,242)	0	(1,242)
LEGAL SERVICES - INTERNAL	1,261	0	(1,261)	447	(814)	5,362	0	(5,362)	478	(4,884)
ALLOC INTERNAL LEGAL EXP	315	1,214	899	0	(315)	3,150	6,072	2,922	7,000	3,850
PRINTER SUPPLIES AND EXP	42	26	(16)	88	46	127	132	5	397	270
SOFTWARE EXP	636	667	31	1,109	473	3,179	3,337	157	3,502	322
POSTAGE	0	11	11	0	0	0	56	56	63	63
OFFICE SUPPLIES	186	130	(57)	84	(102)	303	648	345	571	268
OFFICE EQUIPMENT LEASES	0	0	0	0	0	662	0	(662)	0	(662)
COMPUTER EQUIPMENT	28	0	(28)	100	72	633	0	(633)	100	(533)
NETWORK COMMUNICATION	698	1,029	331	1,459	760	2,982	5,147	2,165	8,149	5,166
EMPLOYEE HIRING & ADMIN EXP	0	0	0	0	0	221	0	(221)	10	(212)
CONSULTING	0	0	0	0	0	0	0	0	491	491
BANK FEE	536	594	58	640	104	2,209	2,970	761	3,478	1,268
LATE FEES	23	0	(23)	55	32	182	0	(182)	250	67
MISCELLANEOUS EXPENSE	0	0	0	-1,030	(1,030)	-727	0	727	39,949	40,677
FEES - PERMITS	0	0	0	210	210	0	0	0	210	210
PROPERTY TAX	0	1,743	1,743	0	0	8,953	8,713	(240)	15,106	6,153
RENTAL EXPENSE	1,188	779	(409)	2,376	1,188	1,479	3,895	2,416	7,870	6,391
IT SUPPORT - CONTR SERV	0	954	954	2,211	2,211	3,292	4,770	1,478	2,841	(451)
PROFESSIONAL/CONTR SERV	0	0	0	0	0	98	0	(98)	0	(98)
TOTAL OTHER ADMIN EXPENSES	6,916	8,316	1,400	9,309	2,392	39,414	41,579	2,165	97,440	58,026
FRONT LINE SERVICE FEES	0	0	0	379	379	0	0	0	2,226	2,226
FEE FOR SERVICE	1,198	670	(528)	593	(605)	14,266	3,350	(10,916)	2,932	(11,333)
TOTAL FEE FOR SERVICE	1,198	670	(528)	972	(226)	14,266	3,350	(10,916)	5,158	(9,107)
TOTAL ADMINISTRATIVE EXPENSES	42,480	38,851	(3,629)	31,419	(11,062)	194,941	195,706	765	212,283	17,342
RESIDENT SERVICES SALARIES										
RESIDENT SERVICE CASUAL LABOR	0	175	175	0	0	0	875	875	0	0
TOTAL RESIDENT SERV SALARIES	0	175	175	0	0	0	875	875	0	0
RELOCATION EXPENSES	0	5,033	5,033	158	158	0	25,165	25,165	158	158
TOTAL RELOCATION EXPENSE	0	5,033	5,033	158	158	0	25,165	25,165	158	158
RESIDENT SERVICES EXPENSE	0	191	191	0	0	0	956	956	0	0
TOTAL RESIDENT FUND	0	191	191	0	0	0	956	956	0	0

HIO, Inc. (7hioinc)
Budget Comparison
 Period = May 2024
 Book = Accrual ; Tree = ysi_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
FRONT LINE SERVICE FEE	16,341	12,853	(3,488)	14,265	(2,076)	66,612	64,266	(2,346)	60,795	(5,817)
TOTAL FEE FOR SERVICE	16,341	12,853	(3,488)	14,265	(2,076)	66,612	64,266	(2,346)	60,795	(5,817)
TOTAL OTHER RESIDENT SERVICES	16,341	18,252	1,911	14,423	(1,918)	66,612	91,262	24,650	60,953	(5,659)
TOTAL RESIDENT SERVICE EXPENSES	16,341	18,252	1,911	14,423	(1,918)	66,612	91,262	24,650	60,953	(5,659)
UTILITY EXPENSES										
UTILITY - WATER	2,492	3,052	560	2,504	13	12,581	15,520	2,940	15,539	2,959
UTILITY - ELECTRIC	2,360	2,668	309	3,249	889	19,994	12,571	(7,423)	11,942	(8,052)
UTILITY - GAS	534	1,092	559	246	(288)	4,635	5,462	827	-176	(4,811)
UTILITY - SEWER	4,097	4,289	192	4,276	179	21,245	21,443	198	30,740	9,495
TOTAL UTILITY EXPENSES	9,482	11,102	1,619	10,275	793	58,455	54,997	(3,458)	58,045	(409)
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	26,695	21,493	(5,202)	15,230	(11,466)	106,776	107,465	689	67,447	(39,329)
MAINTENANCE CASUAL LABOR	0	0	0	4,552	4,552	10,996	0	(10,996)	22,160	11,164
ALLOC MAINT SALARIES	19,929	7,748	(12,181)	5,332	(14,597)	42,156	38,130	(4,027)	28,446	(13,710)
TOTAL MAINTENANCE SALARIES	46,624	29,241	(17,383)	25,114	(21,511)	159,929	145,595	(14,334)	118,053	(41,875)
APPLIANCES	2,372	1,699	(674)	4,311	1,939	10,902	8,493	(2,409)	7,506	(3,396)
PAINT	1,616	884	(731)	934	(681)	4,460	4,422	(38)	3,766	(694)
CLEANING SUPPLIES	0	321	321	10	10	375	1,604	1,229	3,049	2,674
HVAC MATERIALS	34	111	77	230	196	2,628	554	(2,073)	1,555	(1,072)
LANDSCAPING MATERIALS	0	35	35	0	0	1,031	177	(854)	0	(1,031)
PLUMBING MATERIALS	361	1,880	1,519	1,903	1,542	13,836	9,402	(4,434)	9,024	(4,812)
ELECTRICAL MATERIALS	0	211	211	519	519	1,852	1,053	(798)	1,261	(591)
GASOLINE USAGE FOR MAINT VEHICLES	547	764	218	690	143	2,864	3,822	958	9,029	6,165
PEST CONTROL SUPPLIES	0	159	159	72	72	342	797	454	251	(92)
MAINTENANCE TOOLS	0	167	167	191	191	2,376	837	(1,538)	380	(1,995)
MAINTENANCE MATERIALS	3,415	4,564	1,150	10,178	6,763	21,596	22,822	1,226	36,753	15,156
MAINTENANCE EQUIPMENT	57	29	(28)	11	(46)	154	143	(11)	149	(5)
Early Pay Discount	0	0	0	0	0	-12	0	12	-41	(29)
TOTAL MAINTENANCE MATERIALS	8,401	10,825	2,424	19,049	10,649	62,405	54,126	(8,279)	72,682	10,277
ELEVATORS - CONTRACTED SERV	1,179	685	(494)	855	(324)	3,816	3,425	(391)	3,386	(430)
HVAC - CONTRACTED SERV	0	1,647	1,647	1,938	1,938	6,960	8,234	1,274	9,135	2,175
LAWNS - CONTRACTED SERV	0	11,145	11,145	9,918	9,918	5,950	37,188	31,238	20,963	15,013
MATS/UNIFORMS - CONTRACTED SVCE	530	84	(446)	297	(232)	621	418	(203)	609	(12)
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	137	0	(137)	9	(128)
SNOW REMOVAL - CONTRACTED SERV	0	1,779	1,779	0	0	4,965	8,893	3,928	7,490	2,525
TRASH - CONTRACTED SERV	645	1,872	1,227	3,152	2,507	22,457	9,360	(13,096)	10,132	(12,325)
LANDFILL FEES - CONTRACTED SERV	79	77	(2)	44	(35)	155	383	229	132	(23)
CLEANING - CONTRACTED SERV	2,614	3,233	619	4,855	2,241	13,689	16,167	2,478	18,530	4,841
PAINTING - CONTRACTED SERV	0	1,055	1,055	920	920	1,275	5,275	4,000	7,355	6,080
ARBORIST - CONTRACTED SERV	0	1,157	1,157	2,190	2,190	3,850	6,785	2,935	3,190	(660)
FLOORING REPL - CONTRACTED SERV	933	3,842	2,909	3,731	2,798	12,968	19,208	6,240	28,600	15,632
OUTDOOR CLEANING - CONTRACTED SERV	0	0	0	0	0	0	0	0	410	410
CONCRETE WORK - CONTRACTED SERV	0	485	485	0	0	0	2,425	2,425	700	700
ELECTRICAL - CONTRACTED SERV	0	424	424	679	679	1,663	2,122	460	1,304	(360)
LANDSCAPE - CONTRACTED SERV	0	267	267	0	0	0	1,335	1,335	5,330	5,330
PLUMBING - CONTRACTED SERV	168	869	701	169	1	8,060	4,347	(3,713)	2,494	(5,565)
ROOF REPAIRS - CONTRACTED SERV	0	217	217	0	0	0	1,087	1,087	375	375
EXTERIOR REPAIRS - CONTRACTED SERV	0	670	670	0	0	0	3,349	3,349	2,725	2,725
VEHICLE MAINTENANCE & REPAIR	509	238	(271)	21	(487)	1,994	1,190	(804)	287	(1,707)
WINDOWS/DOORS REPL - CONTRACTED SERV	0	1,950	1,950	500	500	9,361	9,752	392	24,307	14,946
VACANT TURNOVER - CONTRACTED SERV	0	0	0	0	0	4,396	0	(4,396)	0	(4,396)
INSPECTIONS - CONTRACTED SERV	1,425	882	(543)	450	(975)	4,230	4,412	182	3,450	(780)
INTERIOR REPAIRS - CONTRACTED SERV	0	309	309	0	0	1,900	1,547	(353)	2,000	100
Fire Safety - Contracted Services	1,273	1,302	29	-2,218	(3,491)	11,399	6,509	(4,890)	142	(11,257)
OTHER - OUTSIDE MAINT	0	0	0	44	44	0	0	0	44	44
RADON - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,010	1,010
ALLOC INSPECTIONS EXPENSE	1,459	208	(1,250)	0	(1,459)	1,459	1,042	(416)	0	(1,459)
TOTAL MAINT SERVICES AND CONTRACTS	10,813	34,398	23,585	27,546	16,733	121,303	154,454	33,151	154,109	32,806
MAINTENANCE EMPLOYEE BENEFITS	-1	0	1	0	1	-2	0	2	0	2
ALLOC MAINT EMP BENEFITS	5,855	2,606	(3,249)	2,082	(3,774)	14,921	13,032	(1,889)	15,098	177
ER MED/DENTAL INS - MAINT	7,581	3,862	(3,719)	3,986	(3,595)	31,849	19,300	(12,549)	24,656	(7,193)
ER PENSION - MAINT	65	1,166	1,101	666	601	3,864	5,831	1,967	3,366	(498)
ER TAXES - MAINT	1,929	1,675	(254)	1,721	(208)	8,057	8,376	319	6,326	(1,731)
TOTAL MAINT EMPLOYEE BENEFITS	15,430	9,310	(6,120)	8,455	(6,975)	58,689	46,539	(12,150)	49,445	(9,244)
TOTAL MAINTENANCE EXPENSES	81,268	83,774	2,506	80,164	(1,104)	402,325	400,714	(1,612)	394,290	(8,035)
PROTECTIVE SERVICE EXPENSES										
FRONT LINE SERVICE FEES	5,383	2,047	(3,336)	4,009	(1,374)	17,694	10,235	(7,458)	16,687	(1,007)
TOTAL FEE FOR SERVICE	5,383	2,047	(3,336)	4,009	(1,374)	17,694	10,235	(7,458)	16,687	(1,007)
GUARDS - CONTRACTED SECURITY	0	0	0	0	0	574	0	(574)	0	(574)
SECURITY & MONITORING	962	84	(878)	500	(462)	3,619	419	(3,200)	6,957	3,338
SECURITY EQUIPMENT & MATERIALS	305	418	113	1,393	1,088	2,450	2,091	(359)	5,528	3,078
TOTAL SECURITY EXPENSE	1,267	502	(765)	1,893	626	6,644	2,510	(4,133)	12,485	5,842
TOTAL PROTECT SERVICE EXPENSES	6,650	2,549	(4,101)	5,902	(748)	24,338	12,746	(11,592)	29,172	4,835
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	334	5,006	4,672	5,052	4,718	19,124	25,030	5,906	26,586	7,461
INSURANCE - PROPERTY	0	10,927	10,927	13,725	13,725	158,989	54,634	(104,355)	68,625	(90,364)
INSURANCE - WORKERS COMP	1,176	870	(305)	890	(285)	5,134	4,350	(784)	4,219	(916)
TOTAL INSURANCE EXP	1,510	16,803	15,293	19,667	18,157	183,248	84,014	(99,234)	99,429	(83,819)
BAD DEBT EXPENSE	37,931	2,519	(35,412)	2,135	(35,796)	62,202	12,594	(49,608)	19,687	(42,515)
TOTAL BAD DEBT EXPENSE	37,931	2,519	(35,412)	2,135	(35,796)	62,202	12,594	(49,608)	19,687	(42,515)

HIO, Inc. (7hioinc)
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	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
TOTAL GENERAL EXPENSES	39,441	19,322	(20,119)	21,802	(17,639)	245,450	96,608	(148,842)	119,116	(126,334)
TOTAL OPERATING EXPENSES	195,663	173,850	(21,813)	163,985	(31,678)	992,121	852,034	(140,087)	873,860	(118,261)
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	0	1,196	1,196	1,831	1,831	1,328	5,979	4,651	9,155	7,827
UTILITY REIMBURSEMENT	4,412	2,872	(1,540)	2,999	(1,413)	20,770	14,358	(6,412)	14,928	(5,842)
TOTAL HAP EXPENSES	4,412	4,067	(345)	4,830	418	22,098	20,337	(1,761)	24,083	1,985
DEPRECIATION EXPENSE	57,807	75,312	17,505	59,137	1,330	288,864	376,560	87,696	312,806	23,942
TOTAL DEPR & AMORT EXPENSE	57,807	75,312	17,505	59,137	1,330	288,864	376,560	87,696	312,806	23,942
TOTAL NON-OPERATING EXPENSES	62,219	79,379	17,161	63,967	1,748	310,962	396,897	85,935	336,889	25,927
TOTAL EXPENSES	257,882	253,229	(4,652)	227,952	(29,930)	1,303,083	1,248,931	(54,152)	1,210,749	(92,334)
TRANSFERS BET PROGRAMS & PROJECTS - IN	70,163	102,635	(32,472)	71,951	(1,788)	408,121	513,176	(105,055)	230,357	177,764
TOTAL TRANSFERS	-70,163	-102,635	(32,472)	-71,951	(1,788)	-408,121	-513,176	(105,055)	-230,357	177,764
PRIOR PERIOD ADJUSTMENT	0	0	0	-969	(969)	0	0	0	-969	(969)
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	-969	(969)	0	0	0	-969	(969)
NET OPERATING INCOME (LOSS)	-75,759	-33,811	(41,948)	-25,868	(49,891)	-332,835	-150,072	(182,763)	-345,828	12,994

Section 8 Operating (7fn8op)
Budget Comparison
 Period = May 2024
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	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	0	0	0	825	(825)	0	0	0	1,243	(1,243)
FRAUD RECOVERY REVENUE	0	100	(100)	150	(150)	300	500	(200)	1,413	(1,113)
TOTAL TENANT REVENUES	0	100	(100)	975	(975)	300	500	(200)	2,656	(2,356)
HUD GRANTS AND SUBSIDY										
HOUSING ASST PAYMENTS	4,627,206	3,463,693	1,163,513	4,312,377	314,829	17,234,934	17,318,463	(83,529)	17,972,930	(737,996)
ONGOING ADMIN FEES EARNED	0	10,245	(10,245)	0	0	0	51,225	(51,225)	0	0
TOTAL HUD GRANTS AND SUBSIDY	4,627,206	3,473,938	1,153,268	4,312,377	314,829	17,234,934	17,369,688	(134,754)	17,972,930	(737,996)
TOTAL FEE REVENUE										
MANAGEMENT FEE	0	2,212	(2,212)	0	0	0	11,060	(11,060)	0	0
BOOKKEEPING FEE	0	1,162	(1,162)	0	0	0	5,810	(5,810)	0	0
TOTAL FEE REVENUE	0	3,374	(3,374)	0	0	0	16,870	(16,870)	0	0
OTHER GOV'T GRANTS/DONATIONS	12,052	0	12,052	0	12,052	88,980	0	88,980	86,546	2,434
TOTAL OTHER GOV'T GRANTS DONATIONS	12,052	0	12,052	0	12,052	88,980	0	88,980	86,546	2,434
OTHER INCOME										
ADMINISTRATIVE FEES	0	40	(40)	100	(100)	0	200	(200)	10,008	(10,008)
TOTAL OTHER INCOME	0	40	(40)	100	(100)	0	200	(200)	10,008	(10,008)
TOTAL REVENUES	4,639,258	3,477,452	1,161,806	4,313,452	325,806	17,324,214	17,387,258	(63,044)	18,072,140	(747,926)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	0	1,508	1,508	0	0	0	7,540	7,540	0	0
TOTAL ADMIN SALARIES	0	1,508	1,508	0	0	0	7,540	7,540	0	0
MANAGEMENT FEE	0	0	0	1,344	1,344	0	0	0	6,612	6,612
BOOKKEEPING FEE	0	0	0	840	840	0	0	0	4,133	4,133
TOTAL ADMINISTRATIVE FEE	0	0	0	2,184	2,184	0	0	0	10,745	10,745
ADMIN EMPLOYEE BENEFITS	0	30	30	0	0	0	150	150	0	0
ER MEDICAL/DENTAL INS - ADMIN	0	452	452	0	0	0	2,260	2,260	0	0
ER PENSION - ADMIN	0	83	83	0	0	0	415	415	0	0
ER TAXES-ADMIN	0	116	116	0	0	0	580	580	0	0
TOTAL ADMIN EMPLOYEE BENEFITS	0	681	681	0	0	0	3,405	3,405	0	0
PAYROLL PROCESSING FEE	0	30	30	0	0	0	150	150	0	0
PRINTER SUPPLIES AND EXP	0	7	7	0	0	0	35	35	0	0
SOFTWARE EXP	0	100	100	0	0	0	500	500	0	0
POSTAGE	0	50	50	0	0	0	250	250	0	0
OFFICE SUPPLIES	0	80	80	0	0	0	400	400	0	0
BANK FEE	22	0	(22)	0	(22)	-237	0	237	0	237
SECT 8 PORT OUT ADMIN FEES	3,349	0	(3,349)	1,223	(2,126)	11,610	0	(11,610)	9,085	(2,526)
MISCELLANEOUS EXPENSE	0	0	0	0	0	0	0	0	138,491	138,491
IT SUPPORT - CONTR SERV	0	74	74	0	0	0	370	370	0	0
TOTAL OTHER ADMIN EXPENSES	3,371	341	(3,030)	1,223	(2,148)	11,373	1,705	(9,668)	147,576	136,203
TOTAL ADMINISTRATIVE EXPENSES	3,371	2,530	(841)	3,407	36	11,373	12,650	1,277	158,321	146,947
RELOCATION - SECURITY DEPOSITS	3,501	0	(3,501)	3,575	74	7,019	0	(7,019)	7,108	89
RELOCATION - MOVING EXPENSE	0	0	0	0	0	0	0	0	7,675	7,675
RELOCATION - UTILITY DEPOSITS	0	0	0	0	0	0	0	0	340	340
TOTAL RELOCATION EXPENSE	3,501	0	(3,501)	3,575	74	7,019	0	(7,019)	15,123	8,104
RESIDENT SERVICES EXPENSE	0	3	3	0	0	0	15	15	0	0
RESIDENT FUND - OTHER	0	0	0	0	0	525	0	(525)	0	(525)
TOTAL RESIDENT FUND	0	3	3	0	0	525	15	(510)	0	(525)
TOTAL OTHER RESIDENT SERVICES	3,501	3	(3,498)	3,575	74	7,544	15	(7,529)	15,123	7,579
TOTAL RESIDENT SERVICE EXPENSES	3,501	3	(3,498)	3,575	74	7,544	15	(7,529)	15,123	7,579
UTILITY EXPENSES										
UTILITY - ELECTRIC	0	0	0	0	0	0	0	0	2	2
UTILITY - GAS	0	0	0	-24	(24)	0	0	0	-24	(24)
TOTAL UTILITY EXPENSES	0	0	0	-24	(24)	0	0	0	-22	(22)
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	0	506	506	0	0	0	2,530	2,530	0	0
TOTAL MAINTENANCE SALARIES	0	506	506	0	0	0	2,530	2,530	0	0
VEHICLE MAINTENANCE & REPAIR	0	60	60	0	0	0	300	300	0	0
TOTAL MAINT SERVICES AND CONTRACTS	0	60	60	0	0	0	300	300	0	0
ER MED/DENTAL INS - MAINT	0	115	115	0	0	0	575	575	0	0
ER PENSION - MAINT	0	28	28	0	0	0	140	140	0	0
ER TAXES - MAINT	0	38	38	0	0	0	190	190	0	0
TOTAL MAINT EMPLOYEE BENEFITS	0	181	181	0	0	0	905	905	0	0
TOTAL MAINTENANCE EXPENSES	0	747	747	0	0	0	3,735	3,735	0	0
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	0	5	5	0	0	0	25	25	0	0
INSURANCE - WORKERS COMP	0	20	20	0	0	0	100	100	0	0
TOTAL INSURANCE EXP	0	25	25	0	0	0	125	125	0	0
BAD DEBT EXPENSE	0	0	0	0	0	0	0	0	-228	(228)
TOTAL BAD DEBT EXPENSE	0	0	0	0	0	0	0	0	-228	(228)
TOTAL GENERAL EXPENSES	0	25	25	0	0	0	125	125	-228	(228)
TOTAL OPERATING EXPENSES	6,872	3,305	(3,567)	6,958	86	18,917	16,525	(2,392)	173,194	154,277

Section 8 Operating (7fin8op)
Budget Comparison
 Period = May 2024
 Book = Accrual ; Tree = ysi_js

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,504,295	3,246,532	(257,763)	3,151,410	(352,885)	16,899,117	16,232,662	(666,455)	15,675,738	(1,223,379)
HAP EXPENSE - PORTABLE	52,094	38,333	(13,761)	24,018	(28,076)	222,700	191,667	(31,034)	179,016	(43,684)
UTILITY REIMBURSEMENT	149,870	128,830	(21,040)	135,557	(14,313)	735,667	644,150	(91,517)	707,095	(28,572)
TOTAL HAP EXPENSES	3,706,259	3,413,696	(292,563)	3,310,985	(395,274)	17,857,484	17,068,478	(789,006)	16,561,849	(1,295,635)
TOTAL NON-OPERATING EXPENSES	3,706,259	3,413,696	(292,563)	3,310,985	(395,274)	17,857,484	17,068,478	(789,006)	16,561,849	(1,295,635)
TOTAL EXPENSES	3,713,131	3,417,001	(296,130)	3,317,943	(395,188)	17,876,402	17,085,003	(791,398)	16,735,043	(1,141,358)
NET OPERATING INCOME (LOSS)	926,127	60,451	865,676	995,509	(69,382)	-552,188	302,255	(854,443)	1,337,097	(1,889,284)
BAD DEBT EXPENSE	0	0	0	-516	(516)	-228	0	228	-516	(288)
TOTAL BAD DEBT EXPENSE	0	0	0	-516	(516)	-228	0	228	-516	(288)
TOTAL GENERAL EXPENSES	0	780	780	-516	(516)	-228	1,120	1,348	-516	(288)
TOTAL OPERATING EXPENSES	49,260	66,006	16,745	66,928	17,668	215,497	91,280	(124,216)	92,842	(122,655)
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	38,505,803	38,196,114	(309,689)	36,963,523	(1,542,280)	51,030,131	50,801,106	(229,025)	48,676,394	(2,353,737)
HAP EXPENSE - PORTABLE	491,874	786,084	294,210	558,177	66,303	646,872	1,102,459	455,587	832,642	185,770
UTILITY REIMBURSEMENT	1,641,318	1,226,121	(415,197)	1,571,211	(70,107)	2,212,856	1,581,521	(631,335)	1,926,767	(286,089)
TOTAL HAP EXPENSES	40,638,995	40,208,318	(430,677)	39,092,911	(1,546,084)	53,889,859	53,485,086	(404,773)	51,435,803	(2,454,056)
TOTAL NON-OPERATING EXPENSES	40,638,995	40,208,318	(430,677)	39,092,911	(1,546,084)	53,889,859	53,485,086	(404,773)	51,435,803	(2,454,056)
TOTAL EXPENSES	40,688,256	40,274,324	(413,932)	39,159,839	(1,528,416)	54,105,356	53,576,366	(528,990)	51,528,645	(2,576,711)
PRIOR PERIOD ADJUSTMENT	20	0	(20)	-11,713	(11,733)	20	0	(20)	-11,713	(11,733)
TOTAL PRIOR PERIOD ADJUSTMENT	20	0	(20)	-11,713	(11,733)	20	0	(20)	-11,713	(11,733)
NET OPERATING INCOME (LOSS)	-1,401,244	244,764	(1,646,008)	-467,679	(933,566)	-1,059,656	247,362	(1,307,018)	-924,115	(135,542)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	0	0	0	0	0	930	0	930	0	930
FRAUD RECOVERY REVENUE	0	200	(200)	150	(150)	300	1,000	(700)	1,413	(1,113)
TOTAL TENANT REVENUES	0	200	(200)	150	(150)	1,230	1,000	230	1,413	(183)
HUD GRANTS AND SUBSIDY										
HOUSING ASST PAYMENTS	0	0	0	0	0	0	0	0	4,296	(4,296)
ONGOING ADMIN FEES EARNED	289,454	335,611	(46,157)	285,725	3,729	1,462,639	1,678,055	(215,416)	1,455,693	6,946
TOTAL HUD GRANTS AND SUBSIDY	289,454	335,611	(46,157)	285,725	3,729	1,462,639	1,678,055	(215,416)	1,459,989	2,650
TOTAL FEE REVENUE										
OTHER FEES FOR SERVICE	3,908	0	3,908	0	3,908	3,908	0	3,908	0	3,908
TOTAL FEE REVENUE	3,908	0	3,908	0	3,908	3,908	0	3,908	0	3,908
OTHER GOV'T GRANTS/DONATIONS	94,237	41,882	52,355	73,932	20,306	94,237	209,411	(115,174)	172,297	(78,059)
TOTAL OTHER GOV'T GRANTS DONATIONS	94,237	41,882	52,355	73,932	20,306	94,237	209,411	(115,174)	172,297	(78,059)
INTEREST INCOME - OTHER	0	0	0	0	0	442	0	442	304	138
TOTAL NON-CASH INT INCOME (HIO)	0	0	0	0	0	442	0	442	304	138
OTHER INCOME										
ADMINISTRATIVE FEES	1,205	0	1,205	0	1,205	8,898	0	8,898	9,160	(262)
TOTAL OTHER INCOME	1,205	0	1,205	0	1,205	8,898	0	8,898	9,160	(262)
TOTAL REVENUES	388,804	377,693	11,111	359,807	28,997	1,571,354	1,888,466	(317,112)	1,643,163	(71,809)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	183,557	111,491	(72,065)	108,968	(74,589)	642,311	557,456	(84,855)	517,395	(124,916)
TOTAL ADMIN SALARIES	183,557	111,491	(72,065)	108,968	(74,589)	642,311	557,456	(84,855)	517,395	(124,916)
AUDIT EXPENSE	4,875	2,383	(2,492)	0	(4,875)	19,510	11,915	(7,595)	957	(18,553)
MANAGEMENT FEE	49,475	52,172	2,697	52,224	2,749	281,714	260,862	(20,852)	260,196	(21,518)
BOOKKEEPING FEE	30,996	32,612	1,616	32,640	1,644	124,349	163,062	38,714	162,622	38,274
TOTAL ADMINISTRATIVE FEE	85,346	87,168	1,822	84,864	(482)	425,573	435,840	10,267	423,775	(1,798)
ADMIN EMPLOYEE BENEFITS	726	670	(56)	937	211	3,051	3,350	299	4,610	1,559
ER MEDICAL/DENTAL INS - ADMIN	32,120	27,144	(4,976)	32,695	575	159,973	135,720	(24,253)	186,431	26,458
ER PENSION - ADMIN	-507	6,132	6,639	5,375	5,882	24,538	30,661	6,122	29,513	4,975
ER TAXES-ADMIN	13,441	8,482	(4,958)	12,972	(469)	49,109	42,412	(6,696)	46,736	(2,372)
TOTAL ADMIN EMPLOYEE BENEFITS	45,780	42,429	(3,351)	51,980	6,200	236,671	212,143	(24,528)	267,290	30,619
TRAINING/CONFERENCE	0	1,371	1,371	0	0	4,855	6,855	2,000	4,627	(228)
STAFF MEETING/RETREAT	310	0	(310)	0	(310)	368	0	(368)	94	(274)
TRAVEL	1,447	1,856	408	0	(1,447)	6,354	9,278	2,924	10,013	3,659
MILEAGE	354	20	(334)	145	(209)	511	100	(411)	178	(333)
ADMIN VEHICLE - MTCE & REPAIR	0	305	305	0	0	128	1,525	1,397	1,373	1,244
PUBLICATIONS	0	10	10	120	120	0	52	52	120	120
MEMBERSHIPS	0	576	576	100	100	382	2,879	2,497	100	(282)
PAYROLL PROCESSING FEE	875	854	(21)	1,043	168	4,779	4,269	(510)	5,717	938
TELEPHONE	2,779	97	(2,682)	773	(2,007)	5,412	485	(4,927)	5,981	569
PRINTER SUPPLIES AND EXP	173	139	(34)	224	51	2,644	695	(1,949)	1,350	(1,294)
SOFTWARE EXP	13,187	13,475	288	12,384	(803)	66,155	67,374	1,219	60,944	(5,211)
FORMS AND PRINTING	0	167	167	0	0	0	833	833	1,091	1,091
OFFICE EXPENSE	0	102	102	0	0	0	510	510	0	0
OFFICE FURNISHINGS	719	52	(667)	540	(179)	1,066	260	(806)	540	(526)
POSTAGE	3,723	2,600	(1,123)	3,750	27	18,723	13,000	(5,723)	17,500	(1,223)
OFFICE SUPPLIES	1,274	1,340	66	5,418	4,144	6,858	6,700	(158)	9,879	3,022
OFFICE EQUIPMENT LEASES	124	740	616	127	3	2,186	3,700	1,514	403	(1,784)
COMPUTER EQUIPMENT	704	100	(604)	62	(643)	3,496	500	(2,996)	174	(3,322)
NETWORK COMMUNICATION	154	103	(51)	188	34	475	515	40	1,150	676
CABLE TV	20	0	(20)	0	(20)	51	0	(51)	0	(51)
EMPLOYEE HIRING & ADMIN EXP	0	50	50	132	132	288	250	(38)	548	260
CONSULTING	-1	1,053	1,054	765	766	539	5,264	4,724	6,065	5,526
BANK FEE	365	0	(365)	-232	(597)	934	0	(934)	3,423	2,490
LATE FEES	0	0	0	0	0	240	0	(240)	50	(190)
MISCELLANEOUS EXPENSE	0	0	0	0	0	0	0	0	0	0
PROPERTY TAX	0	0	0	0	0	20	0	(20)	67	47
RENTAL EXPENSE	-8	177	185	2,128	2,136	5,303	885	(4,418)	2,128	(3,175)
IT SUPPORT - CONTR SERV	229	2,025	1,796	6,352	6,123	7,799	10,126	2,326	10,404	2,605
TOTAL OTHER ADMIN EXPENSES	26,428	27,211	783	34,019	7,591	139,566	136,055	(3,511)	143,918	4,352
TOTAL ADMINISTRATIVE EXPENSES	341,111	268,299	(72,812)	279,831	(61,280)	1,444,121	1,341,494	(102,627)	1,352,378	(91,743)
RESIDENT SERVICES EXPENSE	246	128	(118)	155	(91)	779	640	(139)	493	(286)
TOTAL RESIDENT FUND	246	128	(118)	155	(91)	779	640	(139)	493	(286)
TOTAL OTHER RESIDENT SERVICES	246	128	(118)	155	(91)	779	640	(139)	493	(286)
TOTAL RESIDENT SERVICE EXPENSES	246	128	(118)	155	(91)	779	640	(139)	493	(286)
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	25,626	19,661	(5,965)	16,513	(9,113)	87,763	98,305	10,542	78,439	(9,324)
TOTAL MAINTENANCE SALARIES	25,626	19,661	(5,965)	16,513	(9,113)	87,763	98,305	10,542	78,439	(9,324)
CLEANING SUPPLIES	0	0	0	0	0	0	0	0	56	56
ELECTRICAL MATERIALS	33	0	(33)	0	(33)	33	0	(33)	0	(33)
GASOLINE USAGE FOR MAINT VEHICLES	107	0	(107)	205	98	277	0	(277)	205	(72)
TOTAL MAINTENANCE MATERIALS	140	0	(140)	205	65	310	0	(310)	262	(49)
MATS/UNIFORMS - CONTRACTED SVCE	0	0	0	0	0	0	0	0	806	806
CLEANING - CONTRACTED SERV	0	140	140	630	630	0	700	700	1,820	1,820
VEHICLE MAINTENANCE & REPAIR	362	1,152	790	1,514	1,153	3,246	5,760	2,514	9,365	6,119
TOTAL MAINT SERVICES AND CONTRACTS	362	1,292	930	2,144	1,783	3,246	6,460	3,214	11,991	8,745
MAINTENANCE EMPLOYEE BENEFITS	295	41	(254)	-32	(327)	1,075	205	(870)	-152	(1,227)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysl_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
ER MED/DENTAL INS - MAINT	3,839	307	(3,532)	3,735	(104)	19,318	1,535	(17,783)	23,318	4,000
ER PENSION - MAINT	-206	1,082	1,288	908	1,114	3,439	5,410	1,971	4,893	1,454
ER TAXES - MAINT	1,881	67	(1,814)	2,026	145	6,758	335	(6,423)	7,210	453
ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	0	0	18,500	18,500	0	0
TOTAL MAINT EMPLOYEE BENEFITS	5,809	5,197	(612)	6,637	827	30,589	25,985	(4,604)	35,269	4,680
TOTAL MAINTENANCE EXPENSES	31,937	26,150	(5,787)	25,499	(6,438)	121,909	130,750	8,841	125,961	4,052
PROTECTIVE SERVICE EXPENSES										
TOTAL SECURITY EXPENSE	0	0	0	0	0	0	0	0	0	0
TOTAL PROTECT SERVICE EXPENSES	0	0	0	0	0	0	0	0	0	0
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	157	743	586	713	555	2,890	3,715	825	3,564	674
INSURANCE - PROPERTY	0	0	0	247	247	817	0	(817)	1,234	417
INSURANCE - WORKERS COMP	3,892	4,637	745	4,203	311	21,831	23,187	1,356	21,527	(304)
TOTAL INSURANCE EXP	4,050	5,380	1,331	5,163	1,113	25,538	26,902	1,364	26,325	788
TOTAL GENERAL EXPENSES	4,050	5,380	1,331	5,163	1,113	25,538	26,902	1,364	26,325	788
TOTAL OPERATING EXPENSES	377,343	299,957	(77,386)	310,648	(66,696)	1,592,346	1,499,786	(92,560)	1,505,157	(87,189)
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	0	0	0	1,150	1,150	4,150	0	(4,150)	1,150	(3,000)
TOTAL HAP EXPENSES	0	0	0	1,150	1,150	4,150	0	(4,150)	1,150	(3,000)
DEPRECIATION EXPENSE	1,293	1,303	10	1,293	0	6,463	6,515	52	6,462	0
TOTAL DEPR & AMORT EXPENSE	1,293	1,303	10	1,293	0	6,463	6,515	52	6,462	0
TOTAL NON-OPERATING EXPENSES	1,293	1,303	10	2,443	1,150	10,613	6,515	(4,098)	7,612	(3,000)
TOTAL EXPENSES	378,636	301,260	(77,376)	313,090	(65,546)	1,602,958	1,506,301	(96,658)	1,512,769	(90,189)
NET OPERATING INCOME (LOSS)	10,168	76,433	(66,265)	46,717	(36,548)	-31,604	382,165	(413,770)	130,393	(161,998)
INSURANCE - PROPERTY	2,791	0	(2,791)	3,209	417	3,779	0	(3,779)	4,196	417
INSURANCE - WORKERS COMP	56,854	55,321	(1,533)	53,721	(3,133)	74,178	71,388	(2,790)	69,294	(4,884)
TOTAL INSURANCE EXP	79,293	64,533	(14,760)	66,194	(13,099)	100,455	83,348	(17,107)	85,603	(14,852)
TOTAL GENERAL EXPENSES	79,293	64,533	(14,760)	66,194	(13,099)	100,455	83,348	(17,107)	85,603	(14,852)
TOTAL OPERATING EXPENSES	4,249,134	4,265,859	16,725	4,048,795	(200,339)	5,443,643	5,572,481	128,838	5,184,332	(259,311)
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	8,438	0	(8,438)	1,950	(6,488)	8,438	0	(8,438)	1,950	(6,488)
TOTAL HAP EXPENSES	8,438	0	(8,438)	1,950	(6,488)	8,438	0	(8,438)	1,950	(6,488)
DEPRECIATION EXPENSE	16,803	16,855	52	16,803	0	21,973	22,025	52	21,973	0
TOTAL DEPR & AMORT EXPENSE	16,803	16,855	52	16,803	0	21,973	22,025	52	21,973	0
TOTAL NON-OPERATING EXPENSES	25,241	16,855	(8,386)	18,753	(6,489)	30,411	22,025	(8,386)	23,923	(6,489)
TOTAL EXPENSES	4,274,375	4,282,714	8,339	4,067,548	(206,827)	5,474,054	5,594,506	120,452	5,208,255	(265,799)
OPERATING TRANSFER - IN	0	0	0	7,814	(7,814)	0	0	0	7,814	(7,814)
TOTAL TRANSFERS	0	0	0	-7,814	(7,814)	0	0	0	-7,814	(7,814)
PRIOR PERIOD ADJUSTMENT	0	0	0	-46,011	(46,011)	0	0	0	-46,011	(46,011)
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	-46,011	(46,011)	0	0	0	-46,011	(46,011)
NET OPERATING INCOME (LOSS)	193,269	471,387	(278,118)	1,455,273	(1,262,004)	276,946	592,412	(315,466)	1,531,242	(1,254,296)

C/O - after FMR 2016 (7fidscent)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	0	0	0	1,147	(1,147)	368	0	368	7,194	(6,826)
DWELLING RENTS SUBSIDY	0	0	0	2,285	(2,285)	6,792	0	6,792	17,869	(11,077)
LATE FEES	0	0	0	250	(250)	0	0	0	76	(76)
LEGAL FEES	12,514	18,228	(5,714)	1,700	10,814	17,322	91,140	(73,818)	74,825	(57,503)
MAINTENANCE FEES	0	0	0	2,200	(2,200)	0	0	0	8,863	(8,863)
TOTAL TENANT REVENUES	12,514	18,228	(5,714)	7,582	4,932	24,482	91,140	(66,658)	108,826	(84,344)
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	0	0	0	0
TOTAL FEE REVENUE										
MANAGEMENT FEE	182,089	148,215	33,874	139,101	42,988	909,553	741,076	168,476	690,972	218,581
BOOKKEEPING FEE	49,642	95,236	(45,593)	45,150	4,492	248,362	476,180	(227,817)	225,142	23,220
FRONT LINE SERVICE FEE	232,411	228,900	3,511	250,414	(18,003)	988,648	1,144,500	(155,852)	1,156,995	(168,347)
FRONT LINE SERVICE FEE (IT)	12,988	7,364	5,624	6,429	6,559	154,617	36,820	117,797	52,920	101,697
TOTAL FEE REVENUE	477,131	479,715	(2,584)	441,095	36,037	2,301,180	2,398,576	(97,396)	2,126,030	175,150
OTHER GOV'T GRANTS/DONATIONS										
OTHER GOV'T GRANTS/DONATIONS	0	82,540	(82,540)	170,050	(170,050)	0	165,080	(165,080)	327,135	(327,135)
TOTAL OTHER GOV'T GRANTS DONATIONS	0	82,540	(82,540)	170,050	(170,050)	0	165,080	(165,080)	327,135	(327,135)
INVESTMENT INCOME										
INTEREST INCOME - MAIN	33	0	33	38	(5)	166	0	166	171	(5)
TOTAL INTEREST INCOME - MAIN	33	0	33	38	(5)	166	0	166	171	(5)
INTEREST INCOME - OTHER	0	0	0	0	0	4,053	0	4,053	3,724	328
TOTAL NON-CASH INT INCOME (HIO)	0	0	0	0	0	4,053	0	4,053	3,724	328
OTHER INCOME										
NON-DWELLING RENTS	0	0	0	0	0	0	0	0	113	(113)
MISCELLANEOUS INCOME	0	110	(110)	0	0	58	550	(492)	19,468	(19,410)
COMMISSION INCOME	0	0	0	71	(71)	523	0	523	637	(115)
DEVELOPERS FEES	0	8,333	(8,333)	0	0	0	41,667	(41,667)	0	0
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	11,810	0	11,810	0	11,810
TOTAL OTHER INCOME	0	8,443	(8,443)	71	(71)	12,391	42,217	(29,826)	20,218	(7,827)
TOTAL REVENUES	489,679	588,926	(99,248)	618,835	(129,157)	2,342,271	2,697,012	(354,741)	2,586,104	(243,833)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	453,890	338,268	(115,622)	310,576	(143,314)	1,602,246	1,691,342	89,095	1,435,041	(167,205)
ADMIN CASUAL LABOR	5,491	0	(5,491)	0	(5,491)	12,557	0	(12,557)	0	(12,557)
ALLOC ADMIN SALARIES	-26,554	12,323	38,877	-3,112	23,442	-108,838	61,615	170,454	-12,852	95,986
TOTAL ADMIN SALARIES	432,827	350,591	(82,236)	307,464	(125,363)	1,505,965	1,752,957	246,992	1,422,189	(83,776)
AUDIT EXPENSE	1,362	1,333	(29)	0	(1,362)	4,675	6,665	1,990	266	(4,410)
BOOKKEEPING FEE	0	50,000	50,000	0	0	0	250,000	250,000	0	0
TOTAL ADMINISTRATIVE FEE	1,362	51,333	49,971	0	(1,362)	4,675	256,665	251,990	266	(4,410)
ADMIN EMPLOYEE BENEFITS	2,421	1,901	(519)	2,560	139	12,229	9,498	(2,731)	12,361	132
ALLOC ADMIN EMP BENEFITS	-1,474	1,983	3,457	-1,031	443	-6,277	9,913	16,191	-3,601	2,677
ER MEDICAL/DENTAL INS - ADMIN	75,153	76,372	1,219	82,829	7,676	361,412	381,862	20,450	471,024	109,612
ER PENSION - ADMIN	1,276	20,264	18,988	15,634	14,358	62,528	101,320	38,792	79,181	16,653
ER TAXES-ADMIN	33,432	26,949	(6,483)	32,176	(1,256)	121,735	134,745	13,010	122,813	1,078
TOTAL ADMIN EMPLOYEE BENEFITS	110,808	127,469	16,661	132,168	21,360	551,627	637,339	85,712	681,778	130,151
LEGAL SERVICES - OUTSIDE	10,426	6,000	(4,426)	11,379	953	57,143	30,000	(27,143)	32,732	(24,411)
TRAINING/CONFERENCE	4,158	2,069	(2,088)	0	(4,158)	11,400	10,345	(1,055)	8,958	(2,443)
STAFF MEETING/RETREAT	106	189	83	189	83	798	945	147	2,040	1,243
TRAVEL	0	28	28	0	0	590	140	(450)	-84	(674)
MILEAGE	424	216	(208)	751	327	1,466	1,080	(386)	1,716	250
ADMIN VEHICLE - FUEL	0	0	0	0	0	30	0	(30)	1	(29)
ADMIN VEHICLE - MTCE & REPAIR	0	0	0	0	0	15	0	(15)	830	815
ADMIN VEHICLE - LICENSE	0	2	2	30	30	0	10	10	30	30
PUBLICATIONS	239	20	(219)	239	0	747	100	(647)	239	(508)
MEMBERSHIPS	2,144	2,535	391	2,970	826	6,021	12,675	6,654	13,415	7,393
PAYROLL PROCESSING FEE	2,188	1,999	(189)	3,015	827	11,533	9,995	(1,538)	16,446	4,914
TELEPHONE	5,003	3,372	(1,632)	6,143	1,139	57,786	16,858	(40,928)	56,625	(1,161)
SAFETY TRAINING	0	10	10	0	0	0	50	50	177	177
LEGAL SERVICES - INTERNAL	6	13	6	39	32	6	65	58	9,494	9,494
PRINTER SUPPLIES AND EXP	1,415	660	(755)	1,203	(212)	4,725	3,300	(1,425)	6,405	1,680
SOFTWARE EXP	2,460	4,608	2,148	5,774	3,313	15,608	23,040	7,432	28,793	13,185
FORMS AND PRINTING	0	24	24	0	0	0	120	120	289	289
OFFICE EXPENSE	225	81	(144)	921	696	4,639	405	(4,234)	2,079	(2,560)
OFFICE FURNISHINGS	0	0	0	-159	(159)	3,176	0	(3,176)	897	(2,280)
POSTAGE	2,250	1,543	(707)	2,750	500	13,183	7,715	(5,468)	12,214	(969)
OFFICE SUPPLIES	1,193	2,412	1,219	4,818	3,625	9,132	12,060	2,928	23,471	14,338
OFFICE EQUIPMENT LEASES	633	1,482	849	900	267	7,343	7,410	67	3,957	(3,386)
COMPUTER SUPPLIES	15	13	(2)	-119	(134)	15	65	50	260	245
COMPUTER EQUIPMENT	2,126	1,060	(1,066)	12,522	10,395	22,900	5,300	(17,600)	32,967	10,068
NETWORK COMMUNICATION	3,241	2,050	(1,191)	3,214	(27)	8,827	10,250	1,423	23,436	14,608
ADVERTISING /NEWSPAPER ADS	786	166	(620)	330	(456)	865	830	(35)	1,300	435
CABLE TV	59	0	(59)	0	(59)	-209	0	209	0	209
EMPLOYEE HIRING & ADMIN EXP	334	2,051	1,717	954	620	16,561	10,261	(6,300)	15,669	(892)
CONSULTING	17,829	11,929	(5,900)	786	(17,043)	172,753	59,645	(113,108)	44,027	(128,727)
BANK FEE	-142	-174	(32)	-246	(104)	1,551	-458	(2,009)	-1,596	(3,147)
LATE FEES	3	2	(1)	64	61	476	10	(466)	350	(126)
MISCELLANEOUS EXPENSE	592	879	287	216	(376)	2,022	4,395	2,373	-86,736	(88,758)

C/O - after FMR 2016 (7fidscent)

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
FEES - PERMITS	0	35	35	180	180	2,092	175	(1,917)	348	(1,744)
PROPERTY TAX	0	4	4	0	0	245	20	(225)	197	(48)
RENTAL EXPENSE	0	376	376	705	705	1,944	1,880	(64)	4,117	2,172
LAND ACQUISITION EXPENSE	0	31	31	0	0	0	155	155	372	372
IT SUPPORT - CONTR SERV	760	8,789	8,029	21,760	21,000	33,475	43,945	10,470	31,437	(2,039)
PROFESSIONAL FEES	0	2,500	2,500	4,844	4,844	0	12,500	12,500	47,072	47,072
TOTAL OTHER ADMIN EXPENSES	58,474	56,974	(1,500)	86,171	27,697	468,861	285,286	(183,574)	333,951	(134,910)
FRONT LINE SERVICE FEES	0	0	0	49	49	0	0	0	304	304
FEE FOR SERVICE	0	0	0	62	62	0	0	0	519	519
TOTAL FEE FOR SERVICE	0	0	0	111	111	0	0	0	822	822
TOTAL ADMINISTRATIVE EXPENSES	603,471	586,367	(17,104)	525,914	(77,557)	2,531,129	2,932,247	401,118	2,439,006	(92,123)
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	0	0	0	0	0	0	0	0	14,955	14,955
RESIDENT SERVICE CASUAL LABOR	0	0	0	0	0	0	0	0	-12,822	(12,822)
TOTAL RESIDENT SERV SALARIES	0	0	0	0	0	0	0	0	2,134	2,134
RELOCATION EXPENSES	-153,601	2,833	156,434	28,515	182,116	168,523	14,167	(154,357)	29,090	(139,433)
RELOCATION - MOVING EXPENSE	0	32	32	0	0	544	160	(384)	385	(159)
TOTAL RELOCATION EXPENSE	-153,601	2,865	156,466	28,515	182,116	169,067	14,327	(154,740)	29,475	(139,592)
ER MEDICAL/DENTAL INS - RES SERV	0	0	0	2,165	2,165	0	0	0	11,360	11,360
ER PENSION - RES SERV	0	0	0	0	0	0	0	0	940	940
ER TAXES-RES SERV	0	0	0	0	0	0	0	0	1,201	1,201
TOTAL RESIDENT SERV EMP BENEFITS	0	0	0	2,165	2,165	0	0	0	13,502	13,502
TOTAL YOUTH ACTIVITIES										
RESIDENT SERVICES EXPENSE	147	380	233	596	449	754	1,898	1,144	7,948	7,194
RESIDENT SERVICES EVENTS & ACTIVITIES	-724	0	724	0	724	-14	0	14	70	84
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	-130	0	130	240	370
RESIDENT FUND - STIPENDS	1,865	1,750	(115)	1,423	(442)	12,363	8,750	(3,613)	13,272	909
RESIDENT FUND - MEETING EXPENSES	486	183	(302)	2,296	1,811	3,435	917	(2,519)	6,817	3,382
RESIDENT FUND - OTHER	206	0	(206)	0	(206)	3,009	0	(3,009)	1,150	(1,860)
TOTAL RESIDENT FUND	1,979	2,313	334	4,315	2,336	19,418	11,565	(7,853)	29,497	10,079
FRONT LINE SERVICE FEE	0	0	0	1,669	1,669	0	0	0	7,414	7,414
TOTAL FEE FOR SERVICE	0	0	0	1,669	1,669	0	0	0	7,414	7,414
TOTAL OTHER RESIDENT SERVICES	-151,622	5,178	156,800	36,664	188,286	188,485	25,892	(162,593)	82,022	(106,463)
TOTAL RESIDENT SERVICE EXPENSES	-151,622	5,178	156,800	36,664	188,286	188,485	25,892	(162,593)	82,022	(106,463)
COVID-19 EXPENSES										
COVID-19 (COMPUTER SUPPLIES)	-15	0	15	0	15	-15	0	15	0	15
TOTAL COVID-19 EXPENSES	-15	0	15	0	15	-15	0	15	0	15
UTILITY EXPENSES										
UTILITY - WATER	96	0	(96)	236	140	439	0	(439)	1,023	584
UTILITY - ELECTRIC	3,097	0	(3,097)	3,187	90	22,181	0	(22,181)	16,399	(5,781)
UTILITY - GAS	0	12	12	248	248	0	60	60	5,408	5,408
UTILITY - SEWER	153	0	(153)	463	311	718	0	(718)	1,822	1,105
TOTAL UTILITY EXPENSES	3,346	12	(3,334)	4,134	789	23,338	60	(23,278)	24,653	1,315
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	1,639	39	(1,600)	12,267	10,628	1,257	195	(1,062)	62,512	61,255
ALLOC MAINT SALARIES	2,543	0	(2,543)	2,459	(84)	3,481	0	(3,481)	21,764	18,283
TOTAL MAINTENANCE SALARIES	4,181	39	(4,142)	14,726	10,545	4,738	195	(4,543)	84,276	79,538
PAINT	47	0	(47)	164	117	108	0	(108)	3,138	3,030
CLEANING SUPPLIES	1,096	500	(596)	682	(414)	3,217	2,500	(717)	2,550	(668)
HVAC MATERIALS	0	0	0	0	0	0	0	0	-87	(87)
LANDSCAPING MATERIALS	0	10	10	0	0	0	50	50	120	120
PLUMBING MATERIALS	1,322	0	(1,322)	5	(1,317)	1,699	0	(1,699)	640	(1,059)
ELECTRICAL MATERIALS	0	0	0	0	0	1,850	0	(1,850)	-1,955	(3,805)
GASOLINE USAGE FOR MAINT VEHICLES	58	0	(58)	38	(20)	58	0	(58)	152	94
MAINTENANCE VEHICLE - LICENSE	0	0	0	-30	(30)	0	0	0	0	0
PEST CONTROL SUPPLIES	0	0	0	0	0	2	0	(2)	47	45
MAINTENANCE TOOLS	0	0	0	0	0	0	0	0	433	433
MAINTENANCE MATERIALS	3,974	14	(3,960)	-240	(4,214)	4,462	70	(4,392)	4,196	(267)
MAINTENANCE EQUIPMENT	0	0	0	6	6	0	0	0	140	140
Early Pay Discount	0	0	0	0	0	-17,234	0	17,234	-23,344	(6,109)
TOTAL MAINTENANCE MATERIALS	6,496	524	(5,972)	624	(5,872)	-5,839	2,620	8,459	-13,972	(8,133)
ELEVATORS - CONTRACTED SERV	141	135	(6)	122	(19)	660	675	15	612	(48)
HVAC - CONTRACTED SERV	0	200	200	5,290	5,290	3,938	1,000	(2,938)	13,973	10,035
LAWNS - CONTRACTED SERV	0	3,040	3,040	1,100	1,100	150	15,200	15,050	6,635	6,485
MATS/UNIFORMS - CONTRACTED SVCE	-1,348	28	1,376	0	1,348	328	140	(188)	342	14
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	0	0	0	1	0
TRASH - CONTRACTED SERV	0	0	0	197	197	1,867	0	(1,867)	2,407	540
LANDFILL FEES - CONTRACTED SERV	0	0	0	0	0	0	0	0	88	88
CLEANING - CONTRACTED SERV	2,750	5,150	2,400	4,030	1,280	12,890	25,750	12,860	18,945	6,055
ELECTRICAL - CONTRACTED SERV	0	0	0	1,501	1,501	2,816	0	(2,816)	2,499	(318)
PLUMBING - CONTRACTED SERV	0	0	0	0	0	0	0	0	2,163	2,163
VEHICLE MAINTENANCE & REPAIR	976	650	(326)	2,125	1,148	6,448	3,250	(3,198)	10,379	3,931
WINDOWS/DOORS REPL - CONTRACTED SERV	0	0	0	0	0	210	0	(210)	0	(210)
Fire Safety - Contracted Services	0	466	466	158	158	841	2,330	1,489	599	(242)
OTHER - OUTSIDE MAINT	9,791	0	(9,791)	0	(9,791)	9,791	0	(9,791)	0	(9,791)
ALLOC FORCE ACCOUNT LABOR	0	0	0	-15,350	(15,350)	0	0	0	-76,295	(76,295)
TOTAL MAINT SERVICES AND CONTRACTS	12,310	9,669	(2,641)	-828	(13,138)	39,940	48,345	8,405	-17,652	(57,592)
MAINTENANCE EMPLOYEE BENEFITS	-4	0	4	-55	(51)	-4	0	4	-258	(253)
ALLOC MAINT EMP BENEFITS	546	0	(546)	962	416	914	0	(914)	14,529	14,529
ER MED/DENTAL INS - MAINT	4,343	0	(4,343)	10,462	6,119	22,199	0	(22,199)	63,701	41,502
ER PENSION - MAINT	62	3	(59)	675	613	62	15	(47)	3,794	3,732

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	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
ER TAXES - MAINT	125	4	(121)	1,489	1,365	94	20	(74)	5,602	5,507
TOTAL MAINT EMPLOYEE BENEFITS	5,072	7	(5,065)	13,533	8,461	23,265	35	(23,230)	88,282	65,017
TOTAL MAINTENANCE EXPENSES	28,059	10,239	(17,820)	28,056	(4)	62,104	51,195	(10,909)	140,934	78,830
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	16,177	34,000	17,823	24,342	8,165	64,375	170,000	105,625	118,897	54,523
TOTAL PROTECTIVE SERV SALARIES	16,177	34,000	17,823	24,342	8,165	64,375	170,000	105,625	118,897	54,523
FRONT LINE SERVICE FEES	0	0	0	0	0	0	0	0	651	651
TOTAL FEE FOR SERVICE	0	0	0	0	0	0	0	0	651	651
SECURITY & MONITORING	0	1,148	1,148	624	624	2,702	5,740	3,038	834	(1,868)
SECURITY - CONTRACTED SERV	0	75	75	0	0	0	375	375	0	0
SECURITY EQUIPMENT & MATERIALS	73	228	155	32	(41)	4,025	1,140	(2,885)	1,854	(2,172)
TOTAL SECURITY EXPENSE	73	1,451	1,378	656	583	6,727	7,255	528	2,688	(4,039)
ER MEDICAL/DENTAL INS - SECURITY	3,126	5,000	1,874	5,419	2,293	17,867	25,000	7,133	39,099	21,232
ER PENSION - SECURITY	37	1,870	1,833	753	717	2,080	9,350	7,270	3,028	948
ER TAXES - SECURITY	1,215	2,720	1,505	3,031	1,816	5,062	13,600	8,538	10,756	5,694
TOTAL SECURITY EMPLOYEE BENEFITS	4,378	9,590	5,212	9,203	4,825	25,009	47,950	22,941	52,883	27,874
TOTAL PROTECT SERVICE EXPENSES	20,628	45,041	24,413	34,202	13,573	96,111	225,205	129,094	175,119	79,009
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	2,801	2,472	(329)	3,019	218	16,121	12,360	(3,761)	14,938	(1,182)
INSURANCE - PROPERTY	0	2,000	2,000	1,962	1,962	6,492	10,000	3,508	9,810	3,318
INSURANCE - WORKERS COMP	9,292	9,738	446	11,712	2,420	50,128	48,690	(1,438)	59,443	9,315
ALLOC INSURANCE EXPENSES	-243	0	243	-130	113	-864	0	864	-1,013	(149)
TOTAL INSURANCE EXP	11,850	14,210	2,360	16,563	4,713	71,877	71,050	(827)	83,179	11,302
BAD DEBT EXPENSE	0	0	0	0	0	545	0	(545)	0	(545)
TOTAL BAD DEBT EXPENSE	0	0	0	0	0	545	0	(545)	0	(545)
CLOSING COSTS	0	0	0	0	0	126	0	(126)	0	(126)
MORTGAGE INTEREST	0	0	0	5,967	5,967	12,059	0	(12,059)	31,322	19,264
TOTAL LOAN INTEREST	0	0	0	5,967	5,967	12,059	0	(12,059)	31,322	19,264
TOTAL GENERAL EXPENSES	11,850	14,210	2,360	22,531	10,680	84,607	71,050	(13,557)	114,502	29,894
TOTAL OPERATING EXPENSES	515,718	661,048	145,330	651,501	135,782	2,985,758	3,305,649	319,891	2,976,236	(9,523)
NON-OPERATING EXPENSES										
DEPRECIATION EXPENSE	14,226	1,132	(13,094)	18,829	4,603	71,260	5,660	(65,600)	90,484	19,224
TOTAL DEPR & AMORT EXPENSE	14,226	1,132	(13,094)	18,829	4,603	71,260	5,660	(65,600)	90,484	19,224
TOTAL NON-OPERATING EXPENSES	14,226	1,132	(13,094)	18,829	4,603	71,260	5,660	(65,600)	90,484	19,224
TOTAL EXPENSES	529,944	662,180	132,236	670,330	140,386	3,057,018	3,311,309	254,291	3,066,719	9,701
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	59,777	(59,777)	0	0	717,320	298,885	418,436	0	717,320
OPERATING TRANSFER - IN	0	0	0	0	0	24,614	0	24,614	0	24,614
TOTAL TRANSFERS	0	-59,777	(59,777)	0	0	-741,934	-298,885	443,049	0	741,934
NET OPERATING INCOME (LOSS)	-40,265	-13,476	(26,789)	-51,494	11,229	27,187	-315,412	342,599	-480,615	507,802

OHA Foundation (4found)
Budget Comparison
 Period = May 2024
 Book = Accrual ; Tree = ysl_ls

	May 2024	May 2024	Actual:Budget	May 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Last Year	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES										
OTHER INCOME										
DONATIONS - GENERAL	2	0	2	22	(20)	11	0	11	25,030	(25,019)
TOTAL OTHER INCOME	2	0	2	22	(20)	11	0	11	25,030	(25,019)
TOTAL REVENUES	2	0	2	22	(20)	11	0	11	25,030	(25,019)
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
AUDIT EXPENSE	0	0	0	0	0	8,625	0	(8,625)	59,425	50,800
TOTAL ADMINISTRATIVE FEE	0	0	0	0	0	8,625	0	(8,625)	59,425	50,800
TRAINING/CONFERENCE	0	0	0	41	41	0	0	0	512	512
STAFF MEETING/RETREAT	0	0	0	62	62	576	0	(576)	62	(514)
TRAVEL	0	0	0	0	0	0	0	0	792	792
ADMIN VEHICLE - FUEL	30	0	(30)	0	(30)	30	0	(30)	0	(30)
OFFICE SUPPLIES	0	0	0	0	0	0	0	0	58	58
BANK FEE	12	0	(12)	16	3	31	0	(31)	87	55
TOTAL OTHER ADMIN EXPENSES	42	0	(42)	119	76	637	0	(637)	1,510	873
TOTAL ADMINISTRATIVE EXPENSES	42	0	(42)	119	76	9,262	0	(9,262)	60,935	51,673
YOUTH ACTIVITIES	0	0	0	0	0	0	0	0	294	294
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	13,750	13,750	4,782	0	(4,782)	13,750	8,968
TOTAL YOUTH ACTIVITIES	0	0	0	13,750	13,750	4,782	0	(4,782)	14,044	9,262
RESIDENT SERVICES EVENTS & ACTIVITIES	0	0	0	727	727	5,000	0	(5,000)	727	(4,273)
RESIDENT FUND - OTHER	0	0	0	6,511	6,511	0	0	0	10,285	10,285
TOTAL RESIDENT FUND	0	0	0	7,238	7,238	5,000	0	(5,000)	11,012	6,012
TOTAL OTHER RESIDENT SERVICES	0	0	0	20,988	20,988	9,782	0	(9,782)	25,056	15,274
TOTAL RESIDENT SERVICE EXPENSES	0	0	0	20,988	20,988	9,782	0	(9,782)	25,056	15,274
TOTAL MAINTENANCE										
VEHICLE MAINTENANCE & REPAIR	0	0	0	0	0	0	0	0	2,344	2,344
WINDOWS/DOORS REPL - CONTRACTED SERV	0	0	0	0	0	0	0	0	518	518
TOTAL MAINT SERVICES AND CONTRACTS	0	0	0	0	0	0	0	0	2,861	2,861
TOTAL MAINTENANCE EXPENSES	0	0	0	0	0	0	0	0	2,861	2,861
TOTAL OPERATING EXPENSES	42	0	(42)	21,106	21,064	19,044	0	(19,044)	88,852	69,808
NON-OPERATING EXPENSES										
DEPRECIATION EXPENSE	61	0	(61)	61	0	306	0	(306)	306	0
TOTAL DEPR & AMORT EXPENSE	61	0	(61)	61	0	306	0	(306)	306	0
TOTAL NON-OPERATING EXPENSES	61	0	(61)	61	0	306	0	(306)	306	0
TOTAL EXPENSES	103	0	(103)	21,168	21,064	19,350	0	(19,350)	89,158	69,808
NET OPERATING INCOME (LOSS)	-101	0	(101)	-21,145	21,044	-19,339	0	(19,339)	-64,128	44,789

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: June 21, 2024
Re: Finance Report

AGENCY BALANCE SHEET

May 2024:

Cash position decreased **\$2,421,418** YTD.

Annual capital grant for \$7.5M was received in June.

- Public Housing (PH): had a decrease of **\$3,107,794**.
- HIO: had a decrease of **\$4,923**.
- Section 8 Operating: had an increase of **\$100,517**.
- Section 8 Admin: had a decrease of **\$47,845**.
- Central Office: had an increase of **\$238,940**.

Accounts Receivable had a decrease of **\$90,121** YTD.

- Operating A/R had a decrease of **\$317,495**.
- A/R Inter-property had an increase of **\$175,456**.
- Tenant Receivables had an increase of **\$41,450**.
- A/R Promissory Notes had an increase of **\$10,468**.

Prepaid Assets had an increase of **\$142,560** YTD.

Total Assets decreased **\$2,714,333** YTD.

Total Liabilities decreased **\$333,203** YTD.

Current Liabilities decreased **\$424,009** YTD.

- Accounts Payable decreased **\$440,025**.
- Accrued Fees increased **\$175,456**.
- Inter-fund Payables increased **\$109,162**.

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: June 21, 2024
Re: Finance Report

AGENCY BUDGET & PRIOR YEAR COMPARISON

Total YTD revenue is \$1.3M less than PYTD revenue. May 2024 revenue was \$185k higher than May 2023 revenue.

- Tenant revenue was \$140k less than PYTD.
- Housing Assistance Payments are \$742k lower than PYTD.
- HUD Subsidy Payments were \$63k less than YTD 2023.
- Hard/Soft Costs – off prior year but 100% offset by expenses.
- Front-Line Service Fees are off PYTD by \$168k.
- Other government grants are \$470k less than PY.

2024 YTD Operating Expenses are down **\$368,087** over 2023 YTD and under budgeted target by \$1,067,703. A couple of items of note –

- **Administrative Expenses:** over PYTD expenses by \$219k, underbudget by \$188k.
- **Resident Service Expenses:** were over budget by \$155k and over PYTD by \$63k.
- **HAP Expenses:** over budget \$789,614 and over PYTD by \$1,248,549.

Adjusted Net Operating Loss (depreciation added back in) was **\$1,093,993** YTD compared to a PYTD income of \$1,128,798.

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: July 8, 2024
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of Kennedy Square East is progressing on schedule. Building plans are on file with OHA staff and available upon request. Kennedy Square East has been rebranded as Maclom’s Place.

OHA / Brinshore closed on Kennedy Square West (MLK Building) in April 2024. The office building has been demolished and construction fencing is up. Kennedy West is being branded as MLK Square. This will be the final phase of the North CNI. Kennedy West will consist of 39 units in a four story building. Retail bays will front 30th Street and parking for residents will be available on the west side. OHA will provide 16 project based vouchers. The project is financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees.

Choice Neighborhood Implementation Grant – Southside

Financial closing on the first phase of the Southside Terrace redevelopment occurred in May 2024. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. All families have been relocated from the two impacted buildings and demolition will occur in the coming weeks.

OHA, Brinshore and the City Planning Department met with architects at Holland Basham to begin planning of replacement housing for Southside at 61st and Arbor. This development will replace the HIO owned townhome development at 61st and Arbor known as Arbor Villa. Arbor Villa consists of 18 townhome units on approximately 1.8 acres. The replacement development will consist of 70 mixed income units. The partners applied for 9% LIHTCs and were not selected. The project was selected as an alternate and the partners will be discussing a path forward.

Design work for SST Phase 2 is being finalized. Phase 2 is a 4% LIHTC development that will consist of 115 units in a mix of townhouses and a multi-family building. Closing is anticipated to occur in December 2024. Current plans are available upon request.

Design work for 3030 Upland Parkway is progressing. This will be a 74 unit development consisting of a 71 unit multifamily building and a three unit townhome development. An application for 9% tax credits was submitted in May 2024.

Selection of an architect and general contractor for Southside Phase III will occur in June 2024.

Scattered Site Housing

OHA staff is in the process of evaluating all single family and duplex scattered site units. Units will be divided between those to be retained and repositioned through RAD or project-based vouchers and those to be sold. Resolutions to sell and a resolution to convert these properties through vouchers will be presented to the board in the coming months.

Currently, the environmental reviews are pending with the City of Omaha.

Frances Court

OHA is proceeding with a Rental Assistance Demonstration (RAD) conversion of the public housing units at Frances Court. Frances Court is a 14 unit townhome development located near Center Street and the Field Club Trail at 37th and Frances. The units are in good condition and will not require substantial renovation prior to the conversion. The environmental review and physical needs assessment have been completed. Meetings with residents were held in June 2023. The RAD application was submitted in July 2023 and the RAD conversion should be complete in Summer 2024.

Frances Court was damaged in a flooding event in May 2024. OHA is reassessing conversion timing for this site as a result.

Tower Repositioning Planning

Planning for renovation and preservation for OHA's public housing towers through a variety of HUD redevelopment tools has started with OHA's RAD consultant, AH Forward, and development partner, Brinshore. OHA staff intends to present the board with more information in the coming months.

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements

The current priority for the Capital Funds Team is the obligation of the 2019 Jackston Tower ARTS grant, and the 2023 Formula Grant, but of which have the end of the 2024 calendar year as a practical deadline.

<u>Capital Funds Project Status Update as of 06/24/2024</u>	
Project	Comments
<i><u>RECENTLY COMPLETED</u></i>	
Elevator cell dialer upgrade	Completed June 2024
CNA's for RAD	Completed June 2024
HLB Finance Suite renovation	Completed June 2024
<i><u>IN PROGRESS</u></i>	
Tower plumbing stack replacement A&E	Solicitation phase, IFB closes 6/24/2024
Tower lobby renovation A&E	Estimated completion August 2024
Tower window replacement A&E	Estimated completion August 2024
Exterior waterproofing A&E	Estimated completion July 2024
Park South, Jackson boiler rebuilds	Pending supply chain issues, estimated completion August 2024
Crown Tower freeze damage repairs	Insurance claim, estimated completion July 2024
Jackston Tower freeze damage repairs	Insurance claim, estimated completion July 2024
Kay Jay exterior paint	Pending weather, estimated completion June 2024
Lead risk assessments	All public housing, will continue throughout 2025
SFH bathroom renovations	Estimated completion July 2024
SFH lead repairs phase 1	Some SCNE/SCSE units, estimated completion June 2024
SFH windows	Pending materials delivery, estimated completion October 2024
SFH decks	Estimated completion September 2024
SFH roofs and siding	Estimated completion October 2024
SFH water heaters	Estimated completion October 2024
SFH electrical panels	Estimated completion July 2024
SFH HVAC	Estimated completion October 2024

IN DEVELOPMENT

Evans Tower flooring replacement	Scope complete, ready to award to vendor.
Site drainage A&E	Frances Court, Cherry Tree, Park Villa. Completing vendor selection.
Modernization standards A&E	Completing vendor selection
SCNE lead hazard repairs	Developing scope from completed lead assessments
SCNW lead hazard repairs	Developing scope from completed lead assessments
Key management system	Developing scope to replace obsolete "KeyTrak" system
Fire alarm panel replacements	Developing scope: Florence, Pine, Kay Jay, Evans, Farnam
SFH retaining walls	Developing scope from completed home inspections
SFH concrete	Developing scope from completed home inspections
Underwood Tower paving	Parking lot/sidewalk replacement. Developing scope.
Code/safety updates	GFCI's, smoke and CO detectors. Developing scope.
Kay Jay Tower shower replacements	Approximately 90 units
Jackson trash compactor replacement	Developing scope

Capital Funds Grant Status Update as of 06/24/2024

ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$464,282	70.35%	\$638,812	96.79%	Obligation complete, expending
2020	Formula	\$6,017,802	3/26/2020	3/25/2024	3/25/2026	\$5,851,402	97.23%	\$5,995,233	99.62%	Obligation complete, expending
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$5,265,701	74.01%	\$7,243,768	101.82%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$0	0.00%	\$13,380	0.62%	Need to obligate by 2024 EOY
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$2,632,071	36.69%	\$2,722,838	37.96%	Need to obligate by 2024 EOY
2024	Formula	\$7,433,097	5/6/2024	5/6/2024	5/6/2028	\$2,601,000	34.99%	\$2,601,000	34.99%	Need to obligate

INACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2018	Formula	\$5,366,997	5/29/2018	5/28/2022	5/28/2024	\$5,366,997	100.00%	\$5,366,997	100.00%	Closing process in progress
2019	Formula	\$5,612,511	4/16/2019	4/15/2023	4/15/2025	\$5,612,511	100.00%	\$5,612,511	100.00%	Closing process in progress
2020	Safety & Security	\$227,273	4/2/2021	4/1/2022	4/1/2023	\$227,273	100.00%	\$227,273	100.00%	Fully expended, ready to close
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Fully expended, ready to close
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Fully expended, ready to close

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: July 9, 2024
 Re: Procurement Report for July 2024

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Project-Based Voucher	RFP	TBD	Published	As Needed
Tower Plumbing Stack Project	IFB	TBD	Published	August
Construction Contractor Services	Renewal	\$ 1,000,000	Awaiting Board Approval	July
Security	Renewal	\$ 150,000	Awaiting Board Approval	July
Tower Entry Redesign A&E	RFQ	\$ 180,000	Awaiting Signature	June
RAD Capital Needs Assessment & Energy Audit	Renewal	\$ 200,000	Awaiting Signature	June

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
Prochaska and Associates	Tower Window Replacements A&E	\$ 110,000	none
Dominion Due Diligence	Environmental Site Assessments	\$ 150,000	none
Terracon Consultants, Inc.	Environmental Site Assessments	\$ 150,000	none
EA Engineering, Inc.	Environmental Site Assessments	\$ 150,000	none

Procurements Executed – over \$30,000

Vendor	Project	Project Amount	MBE/WBE Section 3

Projects over \$50,000 Commencing Utilizing Previously Approved Contracted Services

Vendor	Project	Contract Utilized	Project Amount	MBE/WBE Section 3
Hayes Mechanical	Crown Tower Fan Coil Repairs	Commercial HVAC	\$ 89,016	none

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: June 20, 2024

Re: Staffing Report Summary May 22, 2024 – June 20, 2024

Total Open Positions 14

Position(s)	Number of Positions Open	Department	Status
Senior Accountant	1	Finance	Interviewing
Public Safety Officer – Part Time	2	Public Safety	Interviewing
Public Safety Officer – Full Time	1	Public Safety	Check References and Interviewing
Maintenance Repairer	2	Property Management	Check References and Interviewing
Housing Compliance Specialist	2	Compliance	Interviewing
Case Manager – Intensive Services	1	Intensive Services	Check References and Interviewing
Housing Specialist - Waitlist	1	Housing Choice Voucher	Interviewing
Strategic Project Manager	1	Executive	Reviewing applications
Maintenance Manager	1	Property Management	Interviewing
Paralegal	1	Legal	Reviewing applications
Public Safety Senior Dispatcher	1	Public Safety	Interviewing

Total New Hires 11

Title	Number of Positions Filled	Department/Location
Housing Specialist	1	Housing Choice Voucher
Housing Compliance Specialist	2	Compliance
Housing Clerk – PHI	1	Public Housing Intake
Assistant Property Manager	1	Property Management
Public Safety Officer – Part Time	1	Public Safety
Leasing Coordinator	1	Property Management
Painter	1	Property Management
Temp Painter – Full Time	1	Property Management
Maintenance Repairer	1	Property Management
Public Safety Officer – Full Time	1	Public Safety

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	1
Voluntary	4

Current Monthly Turnover Rate
3.09%

Annual Turnover Rate (7/2023 – 06/2024)
41.42%

6.10. Family and Community Services

Family and Community Services Department

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

Family and Community Services Department

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	68
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	34
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	18
Number of New Enrollment (Case management)	7
Number of New Community Partnerships	21
Number of Cultural/Recreational Activities (Soccer training)	5
Referral to FSS/HOP	9
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	27

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	0
TANF Recipients	0
Face-to-Face Contact Visit	50
Virtual Contact Visit	0
Phone Visit	2
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	25
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	90 MCC/UNO
Education Referrals	0
College Enrollment	0
Healthcare Coverage	10
Program Coordination Committee (PCC)	0
New PCC 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)	76
Job Readiness Training/Referral and Job Fair	Over 100
Direct Employment Leads/Flyers	Over 150
Post-Secondary Education (Certificate Programs/2/4-year University)	171

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-151 PH-30
TANF Recipients (Welfare to Work)	HCV-0 PH-0
Recommendation for Graduation	HCV-3 PH-0
Recommendation for Termination	HCV-0 PH-1
Program graduates	HCV-0 H-0
New Enrollment	HCV-2 PH-1
Employment/Job Training/Referrals (YTD)	88
Post-Secondary Education (YTD)	43
Employed full-time (YTD)	HCV-112 PH-17
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	35
Asset Development (Escrows)	HCV-\$469,675.00 PH-\$68,216.00 Total-\$537,891.00. Forfeiture Total-\$28,684.00 HCV-\$33,589.00 PH-\$12,452.00
Life Skills	42
Service Coordination (PCC)	35
In-Person Meetings	27

How do We Impact OHA and the Community?

ACHIEVEMENTS:

- *One tenant was approved for a home mortgage loan this month.*
- *One FSS tenant closed on a home using their Section Voucher.*
- *Three FSS tenants were recommended for graduation this month.*
- *Four HCV/PH tenants enrolled in the FSS program this month.*

Board Report

Family and Community Services Department

- *Currently, 45 OHA tenants are enrolled in either Career Forward or Spring classes at MCC. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree program of their choice while earning an hourly stipend for time spent in the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits)*
- *FSS participant, graduated from Goodwill's Employment Specialist Apprenticeship program on May 3rd and attended orientation to work there on May 7th*
- *FSS staff participated in the HUD Strong Families webinar on Mental Health Awareness*
- *At the second PCC meeting (with residents only), which was on May 23rd over Zoom, a participant expressed interest in holding a social gathering for all FSS participants. We discussed potentially starting a mentorship program or support group through FSS to link beginning participants with successful soon-to-graduate ones.*
- *FSS staff is creating maintaining a master list of community resources my participants frequently ask for including food pantries, mental health care and utility assistance.*
- *FSS staff attended the Research and Evaluation Conference on Self-Sufficiency (RECS)—This conference provided research on various social work topics including ways to build resilience, methods to improve self-sufficiency in clients, and assistance programs that can potentially help them thrive in the face of trauma and poverty. It also underscored the need for research to be client-driven, client-centered, culturally humble and sensitive.*
- *FSS staff is continuously working with Metro Community College: Firming details for our Career Forward cohort. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree program of their choice while also earning an hourly stipend for time spent in the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits.*
- *FSS Staff participated in the Go! Global Youth Summit, which attracted over 500 youth and 50 organizations.*
- *Partnership with Simple Foundation: Strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *REACH-Partnership with Creighton University Center for Promoting Health and Health Equalities to address four areas of focus: Vaccination, Physical Activities, Breastfeeding, and Nutrition. CHW completed three weeks of training courses.*
- *Staff visited 5 OPS Schools to help facilitate additional resources to OHA students.*
- *Staff participated in HUD FSS office hours.*
- *Staff attended Self-Sufficiency Service Coordination Training through Nan Mc Kay. This training reviewed ways to offer productive, effective case management/coaching to our FSS participants and offered practical tools to engage participants and help them get the most out of FSS.*
- *Staff continue to meet with the Simple Foundation to strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *Novel Care- Home healthcare services- Provides professional and paraprofessional healthcare services to patients where they are most comfortable, their homes. This company assists with companion*

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services, light housekeeping, transportation, and personal care, and it has a nurse on staff to assist with medical questions. They are Medicare and Medicaid certified and part of a network of multiple private insurance companies. This month, they visited and spoke to 25 tenants.

- We continued our partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue administering free on-site screenings for blood pressure, mass, Pre-diabetes, blood glucose, cholesterol, etc.*
- Partner with RA to host our fourth OHA Resources Fair at Kay Jay Tower, with over 20 community resources and over 80 residents participating.*
- Quality Clinical Research representatives visited our Jackson, Crown, and Evans Benson Tower. While at the towers, they spoke to residents about several studies offered in the upcoming months—studies for Hypertension, Arthritis, COPD, and asthma, to name a few. Quality Clinical Research also played bingo with the residents. More than 30 residents participated in each of the events. Quality Clinical Research continues to partner with OHA to assist with new research that will assist/help our residents' health needs.*
- Catholic Charities visited our Evans Tower again this month to play bingo and to assist residents with food pantries and rides to medical appointments. (20 Residents participated in the Bingo event.*
- 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. This month, we have actively promoted scholarship opportunities to assist 89 OHA high school students in pursuing higher education. Our team has worked diligently to ensure students know these opportunities.*
- All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all. (4 more received the Scott Scholarship this month through UNO & MCC)*
- Partnership with The Simple Foundation to serve over 200 food pantry baskets at SS twice per month..*
- 10 tenants are still enrolled and striving in the MCC GED program.*
- Family Self-Sufficiency coordinators continued developing local strategies to connect participating families to public and private resources, increasing their earned income and financial empowerment, reducing or eliminating the need for welfare assistance, and progressing toward economic independence and self-sufficiency.*
- Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers. (This month, we are planning a Health/Resources Fair at Sorenson Community Center and coordinating a meeting with North Omaha Community Partnership)*
- Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (Hosted three seminars, attended the Resources Fair, and served over 44 tenants with their insurance plans.)*
- GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 51 tenants were served)*
- The OHA/TSF Soccer program is at the highest level in its history, with over 700 kids participating throughout the week for all-year-round programming. (31 teams are registered to play in OHA/TSF Summer League)*

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- *Continue our partnership with Charles Drew, Creighton University, Norvell Home Health Care (25), and ArchWell Health (20) to address some health disparities in OHA towers.*
- *Continue our monthly follow-up/assessment with current high school seniors (65) on their performance in school, gather information on scholarships, GPAs, and college of interest information.*
- *Continued to work with 182 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, 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 \$275,000 annually.*
- *Nitsch Insurance visited four (Pine, Benson, and Evans), communicated with 18 residents, and helped them update their current insurance benefits.*
- *Continued our partnership with The Simple Foundation for the 2024-25 school and Summer to provide and maintain OHA youth a safe place, coaching, and learning opportunities. The Simple Foundation provides daily after-school Learning POD to OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students can attend from 10 am to 8:00 p.m.; breakfast, lunch, dinner, and snacks will be provided.*
- *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. (31 SS tenants were served.)*

UPCOMING EVENTS:

- *Monthly CPHHE-Governance Committee & Journal Club meeting.*
- *United Way All-staff meeting.*
- *June 2024: Motivational Interviewing and Coaching training*
- *REACH II CDC Site Visit June25-27*
- *REACH CHW Training*
- *Resources Event and a tour with NOCP.*
- *Borderless Committee meeting*
- *Mental Health Roundtable.*
- *2024 Summer Career Fair.*
- *Labor Law Presentation (HWS)*
- *2024 Redefining The Gap Summit.*
- *Chamber Court Community meeting*
- *July 2024: Earn While You Learn MCC cohort begins.*
- *Monthly EOAA meeting.*
- *CNI Relocation Weekly Meetings*
- *Summer Field Trips*
- *Critical Thinking Workshop*
- *First Impression Workshop-May*
- *Monthly Tenant Association and Central Advisory Council meetings.*

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- *CNP & CNI meetings.*
- *OHA Resource Tour (Evans Tower)-May*
- *OHA's Career Fair-June 23.*
- *Vision Board event with OHA youth.*
- *HUD FSS office hours.*
- *ROSS PCC meeting.*
- *HUD-Strong Families Resources Webinar.*
- *June 2024: Motivational Interviewing and Coaching training*
- *Earn While You Learn MCC cohort begins July.*
- *HWS Budget/Allocation & monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: July 9, 2024
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 11/12/23 OHA Answer filed 01/16/24 Proposed scheduling order filed Discovery in process 12/01/24 Estimated trial date	Douglas County District Court	PENDING
<i>Henry Lee, Hasani Lee, Toni Wiggins v. OHA</i> CI24-1768	Misc civil complaint	03/5/24 P Complaint filed 3/19/24 Amended Complaint filed 4/15/24 OHA Motions filed 07/1/24 Hearing on OHA's Motions	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA</i> CI24-2225	Misc civil complaint	3/21/24 P Complaint filed 07/1/24 Hearing on OHA's Motions Judge taking under advisement	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA</i> CI24-3481	Misc civil complaint	05/3/24 P Complaint filed 05/6/24 OHA served 06/4/24 OHA answer filed 6/12/24 Amended Complaint filed 07/1/24 Hearing on OHA's Motions, OHA Motion to Dismiss pending	Douglas County District Court	PENDING
<i>Cribbs v. OHA</i>	Negligence et al.	12/29/23 P Complaints filed 04/25/24 OHA answer filed	Douglas County District Court	PENDING
<i>Sherman Wells v. OHA, et al.</i>	Misc. civil complaint	05/15/24 Complaint filed 06/21/24 OHA answer filed	Douglas County District Court	PENDING
<i>Calloway v. OHA</i>	Misc. civil complaint	6/14/24 P Complaint filed 7/20/24 OHA Answer due	Douglas District Court	PENDING

TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Booth v. OHA</i>	Removed to County court	09/09/22 T filed small claim 09/30/22 OHA filed answer 04/10/24 Trial held 6/27/24 Judge ordered partial reimbursement	Douglas County Court	RESOLVED
<i>Ziska v. OHA</i>	T discrimination	03/11/24 Notice of charge 03/25/24 OHA response submitted 05/24/24 Conciliation Agreement Signed	HUD	RESOLVED
<i>Henry Lee v. OHA</i>	T discrimination	02/06/24 Notice of charge Answer requested	OHRRD	PENDING

<i>Johnson v. OHA</i>	T discrimination	3/25/24 05/6/24	Notice of charge OHA response submitted	HUD	PENDING
<i>Kurtenbach v. OHA</i>	T discrimination	5/20/24 6/13/24	Notice of charge OHA response due	NEOC	PENDING
<i>Lide v. OHA</i>	T counter claim	5/24/24 6/13/24	Counter claim associated with eviction OHA answer filed	Douglas County Court	PENDING

EMPLOYEE CLAIMS

CASE	CLAIM	ACTIONS/FILINGS		FORUM	RESOLVED
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20	NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21	NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #3</i>	Employment discrimination	05/09/22	OHA received charge	NEOC	NO
<i>Harris v. OHA #4</i>	Employment discrimination	01/11/24 03/11/24	OHA received charge OHA response submitted	NEOC	NO
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 09/15/23 06/14/24	OHA received charge OHA response submitted NEOC no reasonable cause	NEOC	RESOLVED
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 02/01/24 06/12/24	OHA received charge OHA response submitted NEOC Administrative Dismissal	NEOC	RESOLVED
<i>L.A.Thomas v. OHA</i>	Employment discrimination	03/05/24 05/15/24	OHA received charge OHA response submitted	NEOC	PENDING
<i>G. Thomas v. OHA</i>	Employment discrimination	3/12/24 5/6/24	OHA received charge OHA response submitted	NEOC	PENDING

MAY 2024 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	9	4	2	15	9		39
Lease		1				1	2
Criminal/HSW	2						2
05/24 Totals	11	5	2	15	9	1	43
04/24 Totals	4	1	1	2			8
03/24 Totals	1	3	1	1			6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	107	191	40	74	0	2	414

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT