



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, July 3, 2024

**Time:** 5:30 p.m.

**Place:** Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Commissioner Comment
- VI. Public Comment (Limited to 5 minutes per speaker)

#### REPORTS

- VII. **Department Reports:** Finance Report, Affordable Housing Development and Compliance, Safety, Facilities and Modernization, Human Resources
- VIII. Schedule of Investor Asset Management Fees
- IX. Resident Services Extended Programs Update
- X. Current Events
- XI. Public Comment (Limited to 5 minutes per speaker)
- XII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Darcie Hamilton, Housing Development Coordinator at (573) 443-2556, extension 7035 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can also contact Ms. Hamilton by email at the following address: [dhamilton@columbiaha.com](mailto:dhamilton@columbiaha.com)

**Media Contact:** Randy Cole, CEO

Phone: (573) 443-2556

E-mail: [rcole@columbiaha.com](mailto:rcole@columbiaha.com)

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: [www.ColumbiaHA.com](http://www.ColumbiaHA.com).



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING June 20, 2024, BOARD MEETING MINUTES

### I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on Jun 20, 2024, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:33 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair  
Robin Wenneker, Vice Chair  
Rigel Oliveri, Commissioner  
Steve Calloway, Commissioner-Via Zoom

CHA Staff: Randy Cole, CEO  
Laura Lewis, Director of Affordable Housing Operations  
Jeanette Nelson, HR Manager  
Justin Anthony, Director of Facilities and Modernization  
Tammy Matondo, Director of Affordable Housing Development and Compliance  
Caitlin Hammons, Director of Resident Services  
Debbi Simmons, Senior Accountant  
Darcie Hamilton, Housing Development Coordinator

Members of the Public:  
Renita Duncan, RubinBrown-Via Zoom  
Tanner Sutton, RubinBrown-Via Zoom

### III. Adoption of Agenda:

Ms. Hutton called for a motion to approve the agenda. A motion was made by Ms. Oliveri and a second by Ms. Wenneker. All Commissioners voted "aye". Ms. Wenneker declared the agenda adopted.

### IV. Approval of the Minutes

#### Approval of May 8, 2024 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on May 8, 2024. A motion was made by Ms. Wenneker. A second motion was made by Ms. Oliveri. All other Commissioners voted "aye" and Ms. Wenneker declared the motion approved.

**V. Commissioner Comment**

There were no commissioner comments.

**VI. Public Comment**

There were no comments from the public.

**RESOLUTIONS**

**VII. Resolution 2955: Accepting the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2023**

Mr. Cole introduces the resolution and explains that this piece of the audit must be considered and approved for compliance with Bond documents due June 30<sup>th</sup>. Mr. Cole introduces the auditing staff, Ms. Duncan and Mr. Sutton of RubinBrown to review the audit and recognizes Ms. Simmons for all of the work that she has done on the audit.

Ms. Duncan and Mr. Sutton review the audit highlights of the audit that examines the Housing Choice Voucher Program and Capital Funds program. Ms. Duncan shared that there were no findings related to the single audit at this time and spoke very highly of the report and CHA staff.

Mr. Hutton called for a motion to approve Resolution 2955. A motion was made by Ms. Wenneker. A second motion was made by Ms. Oliveri. Upon roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Wenneker, Hutton, Calloway

No: None.

**VIII. Resolution 2956: Authorizing the Incumbency Certificate of the Housing Authority of the City of Columbia for the Kinney Point Apartments project and Associated Partnership Certified Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing it to Enter into Transactions to Develop the Kinney Point Apartments Project.**

**IX. Resolution 2957: Authorizing the Incumbency Certificate of CHA Affordable Housing Development, LLC for the Kinney Point Apartments project an Associated Partnership and Associated Limited Liability Company Resolution.**

Mr. Cole reviews resolutions 2956 and 2957 together as they are both related to the Kinney Point development closing. Mr. Cole explains that a “dry closing” will occur prior to June 30<sup>th</sup> and will consist of executing the partnership agreements and a final financial closing will occur after July 15<sup>th</sup>. Mr. Cole explains that the separate closings are occurring due to timelines that Investor RedStone Equity has and a few due diligence items that require City of Columbia Council review and approval at their July council meetings. Mr. Cole explains that the presented incumbency certificates verifies each board member. Mr. Calloway notes a correction needed on Resolution 2957.

Mr. Hutton called for a motion to approve Resolutions 2956 and 2957. A motion was made by Ms. Wenneker. A second motion was made by Ms. Oliveri. Upon roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Wenneker, Hutton, Calloway

No: None.

**X. Resolution 2958: Approving Revisions to the FY 2024 CHA Agency-Wide Budget.**

Mr. Cole reviews the revisions to the budget provided in the report.

Mr. Hutton called for a motion to approve Resolution 2958. A motion was made by Ms. Oliveri. A second motion was made by Mr. Calloway. Upon roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Wenneker, Hutton, Calloway

No: None.

**REPORTS**

**XI. Department Reports: Public Housing & Affordable Housing Properties, Facilities and Modernization, Resident Services, Section 8 Housing Choice Voucher Program, Safety, Human Resources, Affordable Housing Development and Compliance**

**Public Housing and Affordable Housing Properties**

Mr. Cole shares that the CHA properties have made a lot of good progress in recent months. Ms. Lewis shares that staff have been working together in May to get occupancy back to 96% or above and speaks to the good work that property management and maintenance has done as a team.

**Facilities and Modernization**

Mr. Anthony discusses the information that is tracked and provided in the report. He explains that with the increase in temperatures outside maintenance staff has seen increased calls for HVAC service. Mr. Anthony also shares that maintenance has been working with vendors to confirm competitive pricing and utilizing delivery options. Mr. Hutton asks if anything will be salvaged from the Park Avenue properties prior to their demolition and Mr. Anthony notes several parts that will likely be taken prior to their demolition.

**Resident Services**

Ms. Hammons reviews the resident services report and shares that Healthy Homes Connections received a large donation from The Crossing Church of household items for residents. Ms. Hammons also reviews the work completed during ForColumbia.

**Section 8 Housing Choice Voucher Program**

Mr. Cole shares the HCV report and speaks to the VMS Audit that was completed a week prior to the meeting. Mr. Cole shares that the audit went very well, and audit staff was very complimentary of CHA. Mr. Calloway asks about the EHV program and if any funds had been released for that program. Mr. Cole shared that there were not any funds released for that program because Section-8 utilization has been good.

**Safety**

Mr. Cole shares that safety reports have been consistent in the past months and speaks briefly about an incident where CHA cameras were able to assist a case involving a neighboring property.

**Human Resources**

Ms. Nelson shares that the Director of Finance and Receptionist positions have been filled and there are no unfilled positions at this time.

**Affordable Housing Development and Compliance**

Ms. Matondo shares that Firm Submission for Park Avenue was completed on May 17<sup>th</sup> and she has been working through RAD Resource to submit to HUD with the goal of submission by July 1<sup>st</sup>. Ms. Matondo reviews some of the active items in RAD Resource.

Discussion is had about the Providence Walkway application date of July 5<sup>th</sup> and renderings are shared of the proposed development. Mr. Hutton asks about the remaining units in Providence Walkway as the proposed plans are a big change from the previous. Ms. Matondo shares that the remaining units will still be able to completed in the future in a separate application.

**XII. Current Events**

Mr. Cole reviews the provided current events. He notes that the Kinney Pont Groundbreaking on July 11<sup>th</sup> will likely move due to additional due diligence items needing Council approval for financial closing on Kinney Point. Mr. Cole also shared that Ms. Flores was appointed as a Missouri Afterschool Ambassador and notes that a Tribune article will be out about it soon.

**XIII. Public Comment**

There are no public comments.

**XIV. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Seconded by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 6:46 pm.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**Certification of Public Notice**

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on June 17, 2024, I posted public notice of the June 20, 2024, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all CHA offices during regular business hours and posted on the CHA web site at: [www.ColumbiaHA.com](http://www.ColumbiaHA.com).

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Randy Cole, Chief Executive Officer

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Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: April 2024 Finance Report.

## Executive Summary

This report includes Columbia Housing Authority financials through April 2024. The attached report included in the packet provides entity-wide revenues and expenses by budget category and account type for the Columbia Housing Authority and covers January 1, 2024, through April 30, 2024.

## Discussion

Entity-wide revenues through April 30, 2024, were \$6,172,600, including Housing Assistance Payment (HAP) revenue. Entity-wide expenses through April 30, 2024, including Housing Assistance Payments (HAP), but excluding depreciation were \$6,115,624. The Entity-Wide Revenue and Expense Summary shows positive Excess Operating Revenue over Operating Expenses for all of CHA. There was negative Excess Operating Revenue over Operating Expenses in the following entities, along with additional information:

- Public Housing (\$11,748)
  - CHA continues to not fill vacancies under HUD's formal Commitment to Enter into Housing Payments (CHAP) due to planned renovation activities at Park Avenue and Providence Walkway, thereby reducing revenue collected in the short-term. The public housing account maintains over \$1 million in operating reserves to assist with operations and capital improvements through renovation efforts.
- Affordable Housing Development (\$51,416)
  - Expenses exceeded revenues through April 30<sup>th</sup> in this account, however this will change significantly the remainder of the calendar year. CHA anticipates over \$160,000 in Affordable Housing Development revenue upon closing on the Kinney Point project. Additional funds through the Central Office Cost Center were also transferred to the AH Development account in June to reimburse a portion of funds owed, therefore the AH Development account will maintain a balance of approximately \$100,000 prior to the Kinney Point closing.
- Central Office Cost Center (\$40,507)
  - Expenses exceeded revenues through April 30<sup>th</sup> in this account, however 2023 waterfall distributions to the COCC were remaining due through June for repayment of 2023 Security Services. Approximately \$98,000 in security services was paid out in June 2024. CHA's 2024 capital fund award has not yet been drawn down, which also includes revenue to the COCC. An additional \$35,000 in fee revenue will be drawn to the COCC upon drawing CHA's capital fund in late July or early August.



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## **LIHTC Properties**

Oak Towers, Patriot Place and Stuart Parker each maintain positive Excess Operating Revenue over Operating Expenses through the year to date. Oak Tower maintained the highest level through April 30, 2024, with its Excess Operating Revenue over Operating Expense exceeding its budgeted amount by \$9,695. Each of the LIHTC properties experienced higher than anticipated vacancy loss through April 30, 2024, with Stuart Parker maintaining (\$47,179) in vacancy losses with only (\$15,383) budgeted through April. CHA experienced a significant number of move outs from late winter through early spring, however it experienced an increase in occupancy from May through June, therefore these metrics should improve. CHA staff anticipates a decrease in vacancy losses in May and June and will continue to be monitored. The expenditure of Maintenance Contracts for the Bryant Walkway development is also slightly over budget and will continue to be monitored.

## **Housing Choice Voucher (HCV)**

HCV expenses exceed revenues by (\$29,273) greater than budgeted, or by 38%, however HCV still maintains a significant unrestricted net position in administrative fees of over \$400,000. The attached report shows no administrative fees earned in April; however, these fees were earned and were received in late March. The year-to-date amount includes fees earned through April. CHA will continue expend additional administrative fees beyond what is earned monthly and will continue to monitor for the 2025 budget process.

## **CHALIS**

CHALIS received \$362,870 in operating revenue and had \$337,344 in expenses through April 30, 2024. CHA staff anticipates some increases in expenses in May and June for the final expenditure of 21<sup>st</sup> Century Grant funds, due to the grant period ending in June.

## **Administration**

CHA continues to be under budget in administrative expenses through April 30, 2024. Revenues were budgeted at \$513,106, however revenues were \$564,421. Total expenses budgeted were \$598,418, and actual expenses were \$560,622. CHA Administration experienced a \$98,193 net gain through April 30, 2024. CHA anticipates additional savings at an increasing amount to be realized through May and June 30<sup>th</sup> financial reporting due to a vacancy in the Director of Finance position.

Recommended Commission Action

Review and consider the report.



**Columbia Housing Authority  
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 136,359	\$ 753,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,776	\$ 4,920	\$ -	\$ -	\$ -	\$ -	\$ 905,571	\$ -	\$ 905,571
Rental Subsidies		792,616	-	-	-	-	-	-	-	-	-	-	-	-	-	792,616	(792,616)	-
Vacancy Loss	(34,943)	(104,795)	-	-	-	-	-	-	-	-	-	-	-	-	-	(139,738)		(139,738)
Net Rental Revenue	101,416	1,441,337	-	-	-	-	-	-	-	10,776	4,920	-	-	-	-	1,558,449	(792,616)	765,833
Tenant Revenue - Other	2,424	11,931	-	-	-	-	-	-	-	-	-	-	-	-	-	14,354		14,354
<b>Total Tenant Revenue</b>	<b>103,840</b>	<b>1,453,268</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,776</b>	<b>4,920</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,572,804</b>	<b>(792,616)</b>	<b>780,187</b>
HUD PHA Operating Grants	151,071	-	3,538,510	4,778	97,896	193,536	176,390	-	54,681	-	-	-	-	-	-	4,216,862	-	4,216,862
HUD Voucher Admin Fees		-	416,318	-	8,944	17,956	7,842	-	-	-	-	-	-	-	-	451,060	-	451,060
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,799	100,799	(100,799)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,800	(4,800)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	53,513	53,513	(53,513)	-
<b>Total Fee Revenue</b>	<b>151,071</b>	<b>-</b>	<b>3,954,828</b>	<b>4,778</b>	<b>106,840</b>	<b>211,492</b>	<b>184,232</b>	<b>-</b>	<b>54,681</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>159,112</b>	<b>4,827,034</b>	<b>(159,112)</b>	<b>4,667,922</b>
Other Government Grants		-	-	-	-	-	-	47,561	-	320,621	-	-	-	-	-	368,182	-	368,182
Interest Income	22,972	72,157	9,494	143	1,200	1,096	1,207	899	-	618	21,510	-	6,517	1,891	7,444	147,148	-	147,148
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	264,023	-	264,023	(264,023)	-
Fraud Recovery	677	-	1,413	-	-	-	-	-	-	-	-	-	-	-	-	2,090	-	2,090
Other Revenue	28,680	55,672	959	-	-	-	-	-	-	30,855	-	72,358	-	125,429	6	313,958	(107,556)	206,402
Gain/Loss on Sale of Capital Assets	669															669		669
<b>Total Revenue</b>	<b>\$ 307,909</b>	<b>\$ 1,581,097</b>	<b>\$ 3,966,694</b>	<b>\$ 4,921</b>	<b>\$ 108,040</b>	<b>\$ 212,588</b>	<b>\$ 185,439</b>	<b>\$ 48,460</b>	<b>\$ 54,681</b>	<b>\$ 362,870</b>	<b>\$ 26,430</b>	<b>\$ 72,358</b>	<b>\$ 6,517</b>	<b>\$ 391,343</b>	<b>\$ 166,561</b>	<b>\$ 7,495,907</b>	<b>\$ (1,323,307)</b>	<b>\$ 6,172,600</b>
Administrative Salaries	23,417	92,409	189,582	-	599	960	4,297	903	-	17,735	-	-	40,218	98,971	120,540	589,630	-	589,630
Auditing Fees	1,353	-	16,973	-	-	-	-	-	-	356	74	-	-	438	733	19,927	-	19,927
Management Fee	19,475	87,251	78,720	-	-	2,604	-	-	-	500	413	-	-	-	-	188,963	(188,963)	-
LIHTC Asset Mgmt	2,685	24,692	49,200	-	-	1,628	-	-	-	-	-	-	-	-	-	78,204	(53,513)	24,692

**Columbia Housing Authority  
Entity Wide Revenue and Expense Summary**

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Advertising and Marketing	-	-	4,050	-	-	-	-	-	-	28	-	-	-	-	1,273	5,351	-	5,351
Employee	8,704	26,334	51,318	-	175	108	492	101	-	3,802	-	-	10,152	24,574	23,856	149,617	-	149,617
Office Expenses	10,660	25,588	29,770	-	10	197	1,101	90	2,525	6,298	-	3,119	2,330	4,135	27,122	112,945	-	112,945
Legal Expense	-	4,114	-	-	-	-	-	-	-	-	-	-	-	-	6,675	10,789	-	10,789
Training & Travel	2,088	-	1,515	600	-	-	-	-	-	6,467	-	-	-	-	4,028	14,698	-	14,698
Other	1,717	11,033	29,398	49	544	418	1,887	175	29	2,013	45	429	149	1,070	6,197	55,156	-	55,156
<b>Total Operating - Admin.</b>	<b>70,100</b>	<b>271,420</b>	<b>450,525</b>	<b>649</b>	<b>1,328</b>	<b>5,914</b>	<b>7,778</b>	<b>1,270</b>	<b>2,554</b>	<b>37,199</b>	<b>532</b>	<b>3,548</b>	<b>52,849</b>	<b>129,188</b>	<b>190,424</b>	<b>1,225,279</b>	<b>(242,475)</b>	<b>982,804</b>
<b>Asset Management Fee</b>	<b>4,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,800</b>	<b>(4,800)</b>	<b>-</b>
Salaries	734	31,012	-	-	-	-	-	-	35,801	165,514	-	-	-	-	-	233,061	-	233,061
Employee	93	10,387	-	-	-	-	-	-	11,978	35,523	-	-	-	-	-	57,981	-	57,981
Tenant Services -	216	29,469	625	-	-	-	-	690	-	67,537	-	-	-	-	-	98,537	-	98,537
<b>Total Tenant Services</b>	<b>1,042</b>	<b>70,868</b>	<b>625</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>690</b>	<b>47,779</b>	<b>268,574</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>389,579</b>	<b>-</b>	<b>389,579</b>
Water	10,096	54,632	296	-	-	-	-	-	-	-	-	-	-	290	99	65,411	-	65,411
Electricity	10,561	97,072	2,187	-	-	-	-	-	-	-	-	-	-	1,309	729	111,858	-	111,858
Gas	5,811	15,502	746	-	-	-	-	-	-	-	-	-	-	896	249	23,204	-	23,204
Sewer	9,282	39,948	177	-	-	-	-	-	-	-	-	-	-	209	59	49,676	-	49,676
<b>Total Utilities</b>	<b>35,749</b>	<b>207,155</b>	<b>3,406</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,704</b>	<b>1,135</b>	<b>250,149</b>	<b>-</b>	<b>250,149</b>
Maintenance - Labor	72,320	117,803	-	-	-	-	-	-	-	-	-	-	-	-	-	190,123	-	190,123
Maintenance - Materials	26,338	124,105	-	-	-	-	-	-	-	-	-	418	-	-	546	151,407	-	151,407
Maintenance - Contracts	25,666	149,201	3,571	-	-	-	-	-	-	5,874	1,103	-	225	1,682	1,780	189,102	(6,977)	182,125
Employee Benefits - Maint.	21,167	40,684	-	-	-	-	-	-	-	-	-	-	-	-	-	61,850	-	61,850
<b>Total Maintenance</b>	<b>145,490</b>	<b>431,792</b>	<b>3,571</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,874</b>	<b>1,103</b>	<b>418</b>	<b>225</b>	<b>1,682</b>	<b>2,326</b>	<b>592,482</b>	<b>(6,977)</b>	<b>585,505</b>
Protective Services - Labor	10,580	3,246	-	-	-	-	-	-	-	-	-	46,287	-	-	-	60,113	-	60,113
Employee	3,337	1,024	-	-	-	-	-	-	-	-	-	14,598	-	-	-	18,959	-	18,959
<b>Total Protective Services</b>	<b>13,917</b>	<b>4,270</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,885</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>79,072</b>	<b>-</b>	<b>79,072</b>
Property Insurance	24,166	84,364	1,662	-	-	-	-	-	-	1,287	350	-	-	3,144	554	115,527	-	115,527

**Columbia Housing Authority  
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability																		
Insurance	2,801	-	2,610	-	-	-	-	-	-	3,163	106	-	-	719	-	9,399	-	9,399
Workmen's Compensation	1,753	4,161	3,169	-	9	14	64	14	593	2,982	-	763	628	1,565	1,916	17,633	-	17,633
All Other Insurance	2,577	14,080	-	-	-	-	-	-	-	1,625	-	822	351	498	1,536	21,490	-	21,490
<b>Total Insurance Premiums</b>	<b>31,296</b>	<b>102,606</b>	<b>7,441</b>	<b>-</b>	<b>9</b>	<b>14</b>	<b>64</b>	<b>14</b>	<b>593</b>	<b>9,058</b>	<b>456</b>	<b>1,585</b>	<b>980</b>	<b>5,926</b>	<b>4,006</b>	<b>164,049</b>	<b>-</b>	<b>164,049</b>
Other General Expenses	287	6,500	3,554	-	-	343	-	-	-	-	-	1,597	2,210	27,701	1,994	44,188	(12,416)	31,772
Compensated Absences	9,830	32,942	21,702	-	-	-	-	-	3,755	15,551	-	4,588	1,668	5,383	7,182	102,601	-	102,601
Payments in Lieu of Taxes	6,673	50,270	-	-	-	-	-	-	-	1,078	492	-	-	-	-	58,512	-	58,512
Bad debt - Tenant Rents	472	10,690	-	-	-	-	-	-	-	-	-	-	-	-	-	11,162	-	11,162
<b>Total Other Expenses</b>	<b>17,263</b>	<b>100,401</b>	<b>25,256</b>	<b>-</b>	<b>-</b>	<b>343</b>	<b>-</b>	<b>-</b>	<b>3,755</b>	<b>16,629</b>	<b>492</b>	<b>6,185</b>	<b>3,878</b>	<b>33,084</b>	<b>9,176</b>	<b>216,462</b>	<b>(12,416)</b>	<b>204,046</b>
Interest of Mortgage Payable	-	105,739	-	-	-	-	-	-	-	-	-	420	-	103,252	-	209,411	-	209,411
Interest on Notes Payable	-	163,355	-	-	-	-	-	-	-	-	-	-	-	7,476	-	170,831	-	170,831
Amortization of Loan Costs	-	27,937	-	-	-	-	-	-	-	-	-	-	-	-	-	27,937	-	27,937
<b>Total</b>	<b>-</b>	<b>297,031</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>420</b>	<b>-</b>	<b>110,728</b>	<b>-</b>	<b>408,179</b>	<b>(264,023)</b>	<b>144,156</b>
<b>Total Operating Expenses</b>	<b>\$ 319,657</b>	<b>\$ 1,485,543</b>	<b>\$ 490,825</b>	<b>\$ 649</b>	<b>\$ 1,337</b>	<b>\$ 6,272</b>	<b>\$ 7,842</b>	<b>\$ 1,973</b>	<b>\$ 54,681</b>	<b>\$ 337,334</b>	<b>\$ 2,584</b>	<b>\$ 73,041</b>	<b>\$ 57,932</b>	<b>\$ 283,312</b>	<b>\$ 207,068</b>	<b>\$ 3,330,050</b>	<b>\$ (530,691)</b>	<b>\$ 2,799,360</b>
<b>Excess of Operating</b>	<b>\$ (11,748)</b>	<b>\$ 95,554</b>	<b>\$ 3,475,869</b>	<b>\$ 4,272</b>	<b>\$ 106,704</b>	<b>\$ 206,316</b>	<b>\$ 177,597</b>	<b>\$ 46,487</b>	<b>\$ -</b>	<b>\$ 25,536</b>	<b>\$ 23,846</b>	<b>\$ (684)</b>	<b>\$ (51,416)</b>	<b>\$ 108,030</b>	<b>\$ (40,507)</b>	<b>\$ 4,165,857</b>	<b>\$ (792,616)</b>	<b>\$ 3,373,241</b>
Housing Assistance Payments	-	-	3,575,791	-	94,909	162,762	176,390	45,588	-	-	-	-	-	-	-	4,055,440	(792,616)	3,262,824
Depreciation Expense	49,643	591,527	6,801	-	-	-	-	-	-	6,294	1,128	-	-	11,912	397	667,702	-	667,702
<b>Total Expenses</b>	<b>\$ 369,300</b>	<b>\$ 2,130,511</b>	<b>\$ 4,073,417</b>	<b>\$ 649</b>	<b>\$ 96,246</b>	<b>\$ 169,034</b>	<b>\$ 184,232</b>	<b>\$ 47,561</b>	<b>\$ 54,681</b>	<b>\$ 343,628</b>	<b>\$ 3,712</b>	<b>\$ 73,041</b>	<b>\$ 57,932</b>	<b>\$ 295,224</b>	<b>\$ 207,465</b>	<b>\$ 8,106,633</b>	<b>\$ (1,323,307)</b>	<b>6,783,326</b>
<b>Net Gain (Loss)</b>	<b>\$ (61,391)</b>	<b>\$ (549,414)</b>	<b>\$ (106,723)</b>	<b>\$ 4,272</b>	<b>\$ 11,795</b>	<b>\$ 43,554</b>	<b>\$ 1,207</b>	<b>\$ 899</b>	<b>\$ -</b>	<b>\$ 19,242</b>	<b>\$ 22,718</b>	<b>\$ (684)</b>	<b>\$ (51,416)</b>	<b>\$ 96,118</b>	<b>\$ (40,904)</b>	<b>\$ (610,726)</b>	<b>\$ -</b>	<b>\$ (610,726)</b>

**Housing Choice Voucher Program**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ -	\$ 913,661	\$ (913,661)	\$ 3,538,510	\$ 3,654,645	(116,135)	-3%
HUD Admin Fees Earned	-	113,295	(113,295)	416,318	453,181	(36,863)	-8%
<b>Total Fee Revenue</b>	<b>-</b>	<b>1,026,957</b>	<b>(1,026,957)</b>	<b>3,954,828</b>	<b>4,107,826</b>	<b>(152,998)</b>	<b>-4%</b>
Investment Income - Unrestricted	2,375	1,667	708	9,494	6,667	2,827	42%
Fraud Recovery - HAP	208	100	108	706	400	306	0%
Fraud Recovery - Admin	208	100	108	706	400	306	0%
Other Revenue	-	-	-	959	-	959	
<b>Total Revenue</b>	<b>\$ 2,790</b>	<b>\$ 1,028,823</b>	<b>\$ (1,026,033)</b>	<b>\$ 3,966,694</b>	<b>\$ 4,115,293</b>	<b>\$ (148,599)</b>	<b>-4%</b>
Administrative Salaries	52,866	58,224	(5,357)	189,582	232,894	(43,313)	-19%
Auditing Fees	3,973	3,035	938	16,973	12,140	4,833	40%
Management Fee	19,548	21,332	(1,784)	78,720	85,328	(6,608)	-8%
Book-keeping Fee	12,218	13,333	(1,115)	49,200	53,330	(4,130)	-8%
Advertising and Marketing	-	42	(42)	4,050	167	3,883	2330%
Employee Benefit contributions - Administrative	14,725	15,540	(815)	51,318	62,160	(10,842)	-17%
Office Expenses	5,164	7,651	(2,488)	29,770	30,605	(835)	-3%
Training & Travel	1,280	667	613	1,515	2,667	(1,152)	-43%
Other Administrative Expenses	8,319	8,469	(150)	29,398	33,875	(4,476)	-13%
<b>Total Operating - Administrative</b>	<b>118,092</b>	<b>128,291</b>	<b>(10,199)</b>	<b>450,525</b>	<b>513,165</b>	<b>(62,640)</b>	<b>-12%</b>
Total Tenant Services	35	-	35	625	-	625	
Total Utilities	790	854	(64)	3,406	3,415	(9)	0%
Bldg. Maintenance	888	1,301	(414)	3,571	5,206	(1,634)	-31%
Insurance Premiums	1,914	1,839	75	7,441	7,357	83	1%
Other General Expenses	4,339	539	3,801	25,256	2,154	23,102	1072%
<b>Total Operating Expenses</b>	<b>\$ 126,059</b>	<b>\$ 132,824</b>	<b>\$ (6,766)</b>	<b>\$ 490,825</b>	<b>\$ 531,298</b>	<b>\$ (40,473)</b>	<b>-8%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (123,268)</b>	<b>\$ 895,999</b>	<b>\$ (1,019,267)</b>	<b>\$ 3,475,869</b>	<b>\$ 3,583,995</b>	<b>\$ (108,126)</b>	<b>-3%</b>
Homeownership	3,444	3,906	(462)	13,423	15,622	(2,199)	-14%
Portable Housing Assistance Payments	26,401	20,244	6,157	96,840	80,977	15,863	20%
S8 FSS Payments	17,384	12,167	5,217	57,833	48,667	9,166	19%
VASH Housing Assistance Payments	58,922	55,629	3,293	235,930	222,516	13,414	6%
All Other Vouchers Housing Assistance Payments	800,016	821,716	(21,700)	3,171,765	3,286,864	(115,098)	-4%
<b>Total Housing Assistance Payments</b>	<b>906,167</b>	<b>913,661</b>	<b>(7,494)</b>	<b>3,575,791</b>	<b>3,654,645</b>	<b>(78,854)</b>	<b>-2%</b>
Depreciation Expense	1,701	1,701	-	6,801	6,801	-	
<b>Total Expenses</b>	<b>\$ 1,033,926</b>	<b>\$ 1,048,187</b>	<b>\$ (14,260)</b>	<b>\$ 4,073,417</b>	<b>\$ 4,192,743</b>	<b>\$ (119,327)</b>	<b>-3%</b>
<b>Net Gain (Loss)</b>	<b>\$ (1,031,136)</b>	<b>\$ (19,363)</b>	<b>\$ (1,011,773)</b>	<b>\$ (106,723)</b>	<b>\$ (77,451)</b>	<b>\$ (29,273)</b>	<b>38%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 82,310	\$ 81,803	\$ 507	\$ 331,481	\$ 327,212	\$ 4,269	1%
Rental Subsidies	88,704	89,125	(421)	352,575	356,500	(3,925)	-1%
Vacancy Loss	(10,531)	(3,846)	(6,685)	(47,179)	(15,383)	(31,796)	207%
Net Rental Revenue	160,483	167,082	(6,599)	636,877	668,329	(31,452)	-5%
Tenant Revenue - Other	914	733	181	5,034	2,933	2,100	72%
<b>Total Tenant Revenue</b>	<b>161,398</b>	<b>167,816</b>	<b>(6,418)</b>	<b>641,911</b>	<b>671,262</b>	<b>(29,351)</b>	<b>-4%</b>
Investment Income - Unrestricted	10,515	8,917	1,599	42,831	35,667	7,164	20%
Other Revenue	8,797	7,706	1,091	31,900	30,825	1,075	3%
<b>Total Revenue</b>	<b>\$ 180,710</b>	<b>\$ 184,438</b>	<b>\$ (3,729)</b>	<b>\$ 716,641</b>	<b>\$ 737,753</b>	<b>\$ (21,112)</b>	<b>-3%</b>
Administrative Salaries	10,578	10,040	539	35,430	40,158	(4,728)	-12%
Auditing Fees	-	3,573	(3,573)	-	14,291	(14,291)	-100%
Property Management Fee	10,153	10,531	(379)	40,275	42,125	(1,850)	-4%
Asset Management Fees	1,167	823	344	4,667	3,292	1,374	42%
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	2,508	2,550	(42)	10,013	10,202	(188)	-2%
Office Expenses	2,417	3,154	(738)	11,653	12,617	(964)	-8%
Legal Expense	-	125	(125)	3,678	500	3,178	636%
Training & Travel	-	304	(304)	-	1,218	(1,218)	-100%
Other	588	625	(37)	2,051	2,500	(449)	-18%
<b>Total Operating - Administrative</b>	<b>27,411</b>	<b>31,730</b>	<b>(4,319)</b>	<b>107,767</b>	<b>126,920</b>	<b>(19,154)</b>	<b>-15%</b>
<b>Total Tenant Services</b>	<b>8,691</b>	<b>9,414</b>	<b>(722)</b>	<b>33,572</b>	<b>37,654</b>	<b>(4,082)</b>	<b>-11%</b>
Water	9,699	6,087	3,613	27,959	24,347	3,612	15%
Electricity	11,852	12,721	(869)	51,174	50,884	290	1%
Gas	1,281	1,773	(492)	6,252	7,092	(840)	-12%
Sewer	7,041	4,146	2,896	19,742	16,582	3,160	19%
<b>Total Utilities</b>	<b>\$ 29,873</b>	<b>\$ 24,726</b>	<b>\$ 5,147</b>	<b>\$ 105,127</b>	<b>\$ 98,905</b>	<b>\$ 6,222</b>	<b>6%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 13,124	\$ 15,566	\$ (2,443)	\$ 52,538	\$ 62,266	\$ (9,727)	-16%
Maintenance - Materials & Other	14,185	22,083	(7,899)	62,888	88,333	(25,445)	-29%
Maintenance and Operations Contracts	21,366	11,329	10,037	52,709	45,317	7,392	16%
Employee Benefit Contributions - Maintenance	5,205	4,395	810	20,483	17,579	2,904	17%
<b>Total Maintenance</b>	<b>53,879</b>	<b>53,374</b>	<b>506</b>	<b>188,619</b>	<b>213,495</b>	<b>(24,876)</b>	<b>-12%</b>
<b>Total Insurance Premiums</b>	<b>14,741</b>	<b>8,989</b>	<b>5,753</b>	<b>50,977</b>	<b>35,954</b>	<b>15,023</b>	<b>42%</b>
Other General Expenses	1,044	-	1,044	4,215	-	4,215	
Taxes	4,892	4,892	-	19,566	19,566	-	0%
Bad debt - Tenant Rents	981	842	139	2,563	3,366	(804)	-24%
<b>Total Other General Expenses</b>	<b>10,368</b>	<b>5,733</b>	<b>4,635</b>	<b>41,574</b>	<b>22,932</b>	<b>18,641</b>	<b>81%</b>
Interest of Mortgage (or Bonds) Payable	16,345	16,141	204	65,379	64,563	816	1%
Interest on Notes Payable (Seller Financing)	20,967	20,967	0	83,866	83,866	0	0%
Amortization of Loan Costs	2,275	2,274	0	9,098	9,097	1	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>39,586</b>	<b>39,382</b>	<b>204</b>	<b>158,344</b>	<b>157,526</b>	<b>818</b>	<b>1%</b>
<b>Total Operating Expenses</b>	<b>\$ 184,550</b>	<b>\$ 173,347</b>	<b>\$ 11,203</b>	<b>\$ 685,979</b>	<b>\$ 693,387</b>	<b>\$ (7,408)</b>	<b>-1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (3,840)</b>	<b>\$ 11,092</b>	<b>\$ (14,932)</b>	<b>\$ 30,662</b>	<b>\$ 44,366</b>	<b>\$ (13,704)</b>	<b>-31%</b>
Extraordinary Maintenance	-	-	-	17,024	-	17,024	
Depreciation Expense	53,344	53,610	(266)	213,370	214,442	(1,072)	0%
<b>Total Expenses</b>	<b>\$ 237,894</b>	<b>\$ 226,957</b>	<b>\$ 10,937</b>	<b>\$ 916,373</b>	<b>\$ 907,829</b>	<b>\$ 8,544</b>	<b>1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (57,184)</b>	<b>\$ (42,519)</b>	<b>\$ (14,665)</b>	<b>\$ (199,732)</b>	<b>\$ (170,076)</b>	<b>\$ (29,656)</b>	<b>17%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 20,305	\$ 18,972	\$ 1,333	\$ 79,274	\$ 75,889	\$ 3,385	4%
Rental Subsidies	29,355	31,269	(1,914)	119,366	125,075	(5,709)	-5%
Vacancy Loss	(4,172)	(1,507)	(2,665)	(14,042)	(6,029)	(8,013)	133%
Net Rental Revenue	<b>45,488</b>	<b>48,734</b>	<b>(3,246)</b>	<b>184,598</b>	<b>194,935</b>	<b>(10,337)</b>	<b>-5%</b>
Tenant Revenue - Other	-	1,042	(1,042)	1,358	4,167	(2,808)	-67%
<b>Total Tenant Revenue</b>	<b>45,488</b>	<b>49,775</b>	<b>(4,287)</b>	<b>185,957</b>	<b>199,102</b>	<b>(13,145)</b>	<b>-7%</b>
Investment Income - Unrestricted	1,844	1,667	178	7,844	6,667	1,177	18%
Other Revenue	3,527	2,220	1,307	11,913	8,880	3,033	34%
<b>Total Revenue</b>	<b>\$ 50,859</b>	<b>\$ 53,662</b>	<b>\$ (2,803)</b>	<b>\$ 205,713</b>	<b>\$ 214,648</b>	<b>\$ (8,935)</b>	<b>-4%</b>
Administrative Salaries	2,572	2,573	(0)	10,277	10,291	(14)	0%
Auditing Fees	-	956	(956)	-	3,824	(3,824)	-100%
Property Management Fee	2,497	3,120	(623)	9,893	12,479	(2,586)	-21%
Asset Management Fees	1,061	793	267	4,242	3,173	1,070	34%
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	784	561	223	3,253	2,245	1,008	45%
Office Expenses	836	884	(47)	2,679	3,534	(855)	-24%
Legal Expense	-	42	(42)	-	167	(167)	-100%
Training & Travel	-	81	(81)	-	326	(326)	-100%
Other	165	146	19	1,112	583	529	91%
<b>Total Operating - Administrative</b>	<b>7,915</b>	<b>9,160</b>	<b>(1,245)</b>	<b>31,457</b>	<b>36,639</b>	<b>(5,182)</b>	<b>-14%</b>
<b>Total Tenant Services</b>	<b>1,471</b>	<b>1,615</b>	<b>(144)</b>	<b>5,885</b>	<b>6,461</b>	<b>(576)</b>	<b>-9%</b>
Water	2,565	2,047	518	10,229	8,186	2,043	25%
Electricity	942	737	205	4,060	2,948	1,112	38%
Gas	869	404	465	2,752	1,617	1,135	70%
Sewer	1,979	1,569	411	7,915	6,275	1,640	26%
<b>Total Utilities</b>	<b>\$ 6,355</b>	<b>\$ 4,757</b>	<b>\$ 1,598</b>	<b>\$ 24,956</b>	<b>\$ 19,027</b>	<b>\$ 5,929</b>	<b>31%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,506	\$ 3,325	\$ (819)	\$ 11,398	\$ 13,298	\$ (1,900)	-14%
Maintenance - Materials & Other	619	11,433	(10,814)	13,967	45,733	(31,766)	-69%
Maintenance and Operations Contracts	12,201	5,721	6,480	26,215	22,883	3,332	15%
Employee Benefit Contributions - Maintenance	1,131	1,091	40	4,662	4,364	297	7%
<b>Total Maintenance</b>	<b>16,456</b>	<b>21,570</b>	<b>(5,113)</b>	<b>56,242</b>	<b>86,279</b>	<b>(30,037)</b>	<b>-35%</b>
<b>Total Insurance Premiums</b>	<b>4,788</b>	<b>6,822</b>	<b>(2,034)</b>	<b>24,549</b>	<b>27,288</b>	<b>(2,738)</b>	<b>-10%</b>
Other General Expenses	10	-	10	203	-	203	
Property Taxes	1,857	1,857	(0)	7,428	7,428	(0)	0%
Bad debt - Tenant Rents	-	324	(324)	-	1,295	(1,295)	-100%
<b>Total Other General Expenses</b>	<b>2,702</b>	<b>2,181</b>	<b>521</b>	<b>10,777</b>	<b>8,723</b>	<b>2,054</b>	<b>24%</b>
Interest of Mortgage (or Bonds) Payable	3,445	3,418	27	13,302	13,673	(371)	-3%
Interest on Notes Payable (Seller Financing)	6,714	6,714	0	26,854	26,854	0	0%
Amortization of Loan Costs	1,664	1,664	-	6,655	6,655	-	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>11,823</b>	<b>11,795</b>	<b>27</b>	<b>46,811</b>	<b>47,182</b>	<b>(371)</b>	<b>-1%</b>
<b>Total Operating Expenses</b>	<b>\$ 51,510</b>	<b>\$ 57,899</b>	<b>\$ (6,389)</b>	<b>\$ 200,677</b>	<b>\$ 231,598</b>	<b>\$ (30,920)</b>	<b>-13%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (651)</b>	<b>\$ (4,237)</b>	<b>\$ 3,586</b>	<b>\$ 5,036</b>	<b>\$ (16,949)</b>	<b>\$ 21,985</b>	<b>-130%</b>
Extraordinary Maintenance	-	-	-	28,209	-	28,209	
Depreciation Expense	18,775	18,774	1	75,094	75,098	(4)	0%
<b>Total Expenses</b>	<b>\$ 70,285</b>	<b>\$ 76,674</b>	<b>\$ (6,389)</b>	<b>\$ 303,981</b>	<b>\$ 306,695</b>	<b>\$ (2,715)</b>	<b>-1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (19,426)</b>	<b>\$ (23,012)</b>	<b>\$ 3,586</b>	<b>\$ (98,267)</b>	<b>\$ (92,047)</b>	<b>\$ (6,220)</b>	<b>7%</b>



**Oak Towers Housing Deelopment Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 52,197	\$ 49,818	\$ 2,379	\$ 210,029	\$ 199,271	\$ 10,757	5%
Rental Subsidies	43,598	45,977	(2,379)	173,151	183,909	(10,757)	-6%
Vacancy Loss	(5,176)	(2,395)	(2,781)	(26,002)	(9,579)	(16,422)	171%
Net Rental Revenue	<b>90,619</b>	<b>93,400</b>	<b>(2,781)</b>	<b>357,178</b>	<b>373,601</b>	<b>(16,422)</b>	<b>-4%</b>
Tenant Revenue - Other	531	792	(260)	1,694	3,167	(1,472)	-46%
<b>Total Tenant Revenue</b>	<b>91,150</b>	<b>94,192</b>	<b>(3,042)</b>	<b>358,873</b>	<b>376,767</b>	<b>(17,895)</b>	<b>-5%</b>
Investment Income - Unrestricted	3,359	2,667	692	14,286	10,667	3,620	34%
Other Revenue	3,134	2,067	1,067	9,727	8,267	1,460	18%
<b>Total Revenue</b>	<b>\$ 97,643</b>	<b>\$ 98,925</b>	<b>\$ (1,282)</b>	<b>\$ 382,886</b>	<b>\$ 395,701</b>	<b>\$ (12,815)</b>	<b>-3%</b>
Administrative Salaries	6,100	6,180	(80)	23,861	24,719	(857)	-3%
Auditing Fees	-	1,849	(1,849)	-	7,397	(7,397)	-100%
Property Management Fee	5,778	5,776	3	22,131	23,102	(971)	-4%
Asset Management Fees	1,078	795	284	4,493	3,178	1,315	41%
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	1,993	1,765	228	8,312	7,061	1,251	18%
Office Expenses	1,633	1,933	(300)	6,755	7,731	(976)	-13%
Legal Expense	-	125	(125)	355	500	(145)	-29%
Training & Travel	-	158	(158)	-	630	(630)	-100%
Other	399	292	107	4,998	1,167	3,832	328%
<b>Total Operating - Administrative</b>	<b>16,982</b>	<b>18,875</b>	<b>(1,894)</b>	<b>70,906</b>	<b>75,501</b>	<b>(4,595)</b>	<b>-6%</b>
<b>Total Tenant Services</b>	<b>6,126</b>	<b>6,538</b>	<b>(412)</b>	<b>24,437</b>	<b>26,150</b>	<b>(1,713)</b>	<b>-7%</b>
Water	1,582	2,044	(462)	6,692	8,178	(1,485)	-18%
Electricity	7,991	8,878	(887)	35,258	35,512	(254)	-1%
Gas	1,594	996	598	2,356	3,985	(1,629)	-41%
Sewer	972	1,232	(260)	4,001	4,929	(928)	-19%
<b>Total Utilities</b>	<b>\$ 12,140</b>	<b>\$ 13,151</b>	<b>\$ (1,011)</b>	<b>\$ 48,308</b>	<b>\$ 52,603</b>	<b>\$ (4,295)</b>	<b>-8%</b>

**Oak Towers Housing Deelopment Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,682	\$ 9,270	\$ 3,412	\$ 36,592	\$ 37,079	\$ (487)	-1%
Maintenance - Materials & Other	11,678	8,858	2,820	20,938	35,433	(14,495)	-41%
Maintenance and Operations Contracts	4,886	7,708	(2,822)	35,401	30,833	4,568	15%
Employee Benefit Contributions - Maintenance	2,209	2,671	(462)	7,904	10,683	(2,778)	-26%
<b>Total Maintenance</b>	<b>31,456</b>	<b>28,507</b>	<b>2,948</b>	<b>100,836</b>	<b>114,028</b>	<b>(13,193)</b>	<b>-12%</b>
Property Insurance	411	3,391	(2,980)	3,169	13,564	(10,395)	-77%
Workmen's Compensation	355	282	73	1,256	1,130	126	11%
All Other Insurance	366	214	152	4,055	857	3,198	373%
<b>Total Insurance Premiums</b>	<b>1,133</b>	<b>3,888</b>	<b>(2,755)</b>	<b>8,480</b>	<b>15,551</b>	<b>(7,071)</b>	<b>-45%</b>
Other General Expenses	453	-	453	914	-	914	
Taxes	2,446	2,446	0	9,783	9,783	0	0%
Bad debt - Tenant Rents	(1,832)	321	(2,153)	(257)	1,285	(1,542)	-120%
<b>Total Other General Expenses</b>	<b>2,133</b>	<b>2,767</b>	<b>(634)</b>	<b>19,063</b>	<b>11,068</b>	<b>7,995</b>	<b>72%</b>
Interest of Mortgage (or Bonds) Payable	5,654	5,365	289	21,824	21,461	363	2%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	36,861	36,861	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	6,272	6,272	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,437</b>	<b>16,149</b>	<b>289</b>	<b>64,957</b>	<b>64,594</b>	<b>363</b>	
<b>Total Operating Expenses</b>	<b>\$ 86,406</b>	<b>\$ 89,874</b>	<b>\$ (3,468)</b>	<b>\$ 336,987</b>	<b>\$ 359,496</b>	<b>\$ (22,510)</b>	<b>-6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 11,237</b>	<b>\$ 9,051</b>	<b>\$ 2,186</b>	<b>\$ 45,899</b>	<b>\$ 36,205</b>	<b>\$ 9,695</b>	<b>27%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	31,139	40,528	(9,389)	124,556	162,112	(37,556)	-23%
<b>Total Expenses</b>	<b>\$ 117,545</b>	<b>\$ 130,402</b>	<b>\$ (12,857)</b>	<b>\$ 461,543</b>	<b>\$ 521,608</b>	<b>\$ (60,066)</b>	<b>-12%</b>
<b>Net Gain (Loss)</b>	<b>\$ (19,902)</b>	<b>\$ (31,477)</b>	<b>\$ 11,575</b>	<b>\$ (78,657)</b>	<b>\$ (125,907)</b>	<b>\$ 47,251</b>	<b>-38%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,531	\$ 9,491	\$ 40	\$ 37,021	\$ 37,963	\$ (942)	-2%
Rental Subsidies	7,894	8,139	(244)	32,679	32,554	125	0%
Vacancy Loss	(292)	(353)	61	(1,825)	(1,411)	(414)	29%
Net Rental Revenue	<b>17,133</b>	<b>17,277</b>	<b>(143)</b>	<b>67,875</b>	<b>69,106</b>	<b>(1,231)</b>	<b>-2%</b>
Tenant Revenue - Other	-	-	-	30	-	30	
<b>Total Tenant Revenue</b>	<b>17,133</b>	<b>17,277</b>	<b>(143)</b>	<b>67,905</b>	<b>69,106</b>	<b>(1,201)</b>	<b>-2%</b>
Investment Income - Unrestricted	732	583	149	2,871	2,333	537	23%
Other Revenue	247	383	(136)	652	1,533	(881)	-57%
<b>Total Revenue</b>	<b>\$ 18,113</b>	<b>\$ 18,243</b>	<b>\$ (131)</b>	<b>\$ 71,427</b>	<b>\$ 72,973</b>	<b>\$ (1,545)</b>	<b>-2%</b>
Administrative Salaries	857	858	(0)	3,715	3,430	285	8%
Auditing Fees	-	315	(315)	-	1,258	(1,258)	-100%
Property Management Fee	869	883	(14)	3,328	3,532	(204)	-6%
Asset Management Fees	1,330	792	538	5,319	3,167	2,152	68%
Employee Benefit contributions - Administrative	261	232	30	1,170	927	243	26%
Office Expenses	244	405	(161)	780	1,621	(841)	-52%
Legal Expense	-	42	(42)	-	167	(167)	-100%
Training & Travel	-	27	(27)	-	107	(107)	-100%
Other	69	154	(85)	1,049	617	433	70%
<b>Total Operating - Administrative</b>	<b>3,630</b>	<b>3,711</b>	<b>(80)</b>	<b>15,362</b>	<b>14,843</b>	<b>519</b>	<b>3%</b>
<b>Total Tenant Services</b>	<b>-</b>	<b>121</b>	<b>(121)</b>	<b>-</b>	<b>483</b>	<b>(483)</b>	<b>-100%</b>
Water	295	369	(74)	1,141	1,476	(335)	-23%
Electricity	1,010	1,037	(27)	3,905	4,150	(245)	-6%
Gas	389	496	(107)	2,275	1,983	291	15%
Sewer	198	213	(15)	764	851	(87)	-10%
<b>Total Utilities</b>	<b>\$ 1,892</b>	<b>\$ 2,115</b>	<b>\$ (223)</b>	<b>\$ 8,084</b>	<b>\$ 8,460</b>	<b>\$ (376)</b>	<b>-4%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 833	\$ 1,108	\$ (275)	\$ 3,878	\$ 4,433	\$ (554)	-13%
Maintenance - Materials & Other	626	5,021	(4,395)	6,216	20,083	(13,867)	-69%
Maintenance and Operations Contracts	1,175	1,738	(563)	10,568	6,950	3,618	52%
Employee Benefit Contributions - Maintenance	377	364	13	1,565	1,455	110	8%
<b>Total Maintenance</b>	<b>3,011</b>	<b>8,230</b>	<b>(5,220)</b>	<b>22,227</b>	<b>32,921</b>	<b>(10,694)</b>	<b>-32%</b>
<b>Total Protective Services</b>	<b>1,272</b>	<b>1,251</b>	<b>21</b>	<b>4,270</b>	<b>5,003</b>	<b>(733)</b>	<b>-15%</b>
<b>Total Insurance Premiums</b>	<b>247</b>	<b>1,310</b>	<b>(1,063)</b>	<b>3,131</b>	<b>5,240</b>	<b>(2,109)</b>	<b>-40%</b>
Other General Expenses	266	-	266	287	-	287	
Taxes	621	621	-	2,482	2,482	-	0%
Bad debt - Tenant Rents	-	166	(166)	1,990	665	1,326	199%
<b>Total Other General Expenses</b>	<b>1,209</b>	<b>787</b>	<b>423</b>	<b>6,130</b>	<b>3,147</b>	<b>2,983</b>	<b>95%</b>
Interest of Mortgage (or Bonds) Payable	711	674	37	2,747	2,695	51	2%
Amortization of Loan Costs	681	681	0	2,723	2,723	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,392</b>	<b>1,355</b>	<b>37</b>	<b>5,470</b>	<b>5,418</b>	<b>52</b>	<b>1%</b>
<b>Total Operating Expenses</b>	<b>\$ 12,653</b>	<b>\$ 18,879</b>	<b>\$ (6,226)</b>	<b>\$ 64,673</b>	<b>\$ 75,514</b>	<b>\$ (10,842)</b>	<b>-14%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 5,459</b>	<b>\$ (635)</b>	<b>\$ 6,095</b>	<b>\$ 6,755</b>	<b>\$ (2,542)</b>	<b>\$ 9,296</b>	<b>-366%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	41,108	41,108	0	0%
<b>Total Expenses</b>	<b>\$ 22,930</b>	<b>\$ 29,156</b>	<b>\$ (6,226)</b>	<b>\$ 105,781</b>	<b>\$ 116,622</b>	<b>\$ (10,842)</b>	<b>-9%</b>
<b>Net Gain (Loss)</b>	<b>\$ (4,818)</b>	<b>\$ (10,912)</b>	<b>\$ 6,095</b>	<b>\$ (34,353)</b>	<b>\$ (43,650)</b>	<b>\$ 9,296</b>	<b>-21%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 13,095	\$ 15,885	\$ (2,790)	\$ 57,138	\$ 63,539	\$ (6,401)	-10%
Rental Subsidies	19,564	16,828	2,736	73,498	67,313	6,185	9%
Vacancy Loss	(1,873)	(981)	(892)	(10,569)	(3,926)	(6,643)	169%
Net Rental Revenue	<b>30,786</b>	<b>31,732</b>	<b>(946)</b>	<b>120,067</b>	<b>126,927</b>	<b>(6,860)</b>	<b>-5%</b>
Tenant Revenue - Other	911	292	620	3,206	1,167	2,039	175%
<b>Total Tenant Revenue</b>	<b>31,697</b>	<b>32,023</b>	<b>(326)</b>	<b>123,273</b>	<b>128,093</b>	<b>(4,820)</b>	<b>-4%</b>
Investment Income - Unrestricted	610	542	68	2,358	2,167	191	9%
Other Revenue	655	75	580	1,481	300	1,181	394%
<b>Total Revenue</b>	<b>\$ 32,963</b>	<b>\$ 32,640</b>	<b>\$ 323</b>	<b>\$ 127,111</b>	<b>\$ 130,560</b>	<b>\$ (3,449)</b>	<b>-3%</b>
Administrative Salaries	3,336	2,779	557	13,150	11,115	2,035	18%
Auditing Fees	-	679	(679)	-	2,717	(2,717)	-100%
Property Management Fee	1,611	2,672	(1,061)	7,168	10,689	(3,521)	-33%
Asset Management Fees	746	-	746	2,985	-	2,985	
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	541	455	86	2,276	1,820	456	25%
Office Expenses	623	552	71	1,941	2,207	(266)	-12%
Legal Expense	-	42	(42)	81	167	(86)	-52%
Training & Travel	-	58	(58)	-	232	(232)	-100%
Other	160	92	68	1,008	367	642	175%
<b>Total Operating - Administrative</b>	<b>7,017</b>	<b>7,333</b>	<b>(316)</b>	<b>28,609</b>	<b>29,330</b>	<b>(721)</b>	<b>-2%</b>
<b>Total Tenant Services</b>	<b>1,151</b>	<b>1,392</b>	<b>(241)</b>	<b>4,527</b>	<b>5,568</b>	<b>(1,041)</b>	<b>-19%</b>
Water	2,345	1,135	1,210	4,971	4,540	431	10%
Electricity	410	356	54	1,879	1,425	454	32%
Gas	73	203	(130)	1,065	811	255	31%
Sewer	2,048	1,015	1,034	4,232	4,058	173	4%
<b>Total Utilities</b>	<b>\$ 4,876</b>	<b>\$ 2,709</b>	<b>\$ 2,168</b>	<b>\$ 12,147</b>	<b>\$ 10,834</b>	<b>\$ 1,313</b>	<b>12%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,708	\$ 3,184	\$ (476)	\$ 10,003	\$ 12,736	\$ (2,733)	-21%
Maintenance - Materials & Other	987	2,546	(1,559)	11,705	10,183	1,521	15%
Maintenance and Operations Contracts	2,360	2,304	56	17,157	9,217	7,940	86%
Employee Benefit Contributions - Maintenance	1,146	376	770	4,543	1,505	3,038	202%
<b>Total Maintenance</b>	<b>7,201</b>	<b>8,410</b>	<b>(1,209)</b>	<b>43,407</b>	<b>33,641</b>	<b>9,766</b>	<b>29%</b>
<b>Total Insurance Premiums</b>	<b>5,537</b>	<b>3,960</b>	<b>1,577</b>	<b>10,128</b>	<b>15,840</b>	<b>(5,712)</b>	<b>-36%</b>
Other General Expenses	65	-	65	625	-	625	
Property Taxes	1,632	1,632	0	6,529	6,529	0	0%
Bad debt - Tenant Rents	5,742	138	5,604	5,292	552	4,740	859%
<b>Total Other General Expenses</b>	<b>7,888</b>	<b>1,770</b>	<b>6,117</b>	<b>15,673</b>	<b>7,081</b>	<b>8,592</b>	<b>121%</b>
Interest of Mortgage (or Bonds) Payable	619	617	2	2,487	2,468	19	1%
Interest on Notes Payable	1,268	1,268	-	5,072	5,072	-	0%
Amortization of Loan Costs	526	526	0	2,106	2,106	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,413</b>	<b>2,411</b>	<b>2</b>	<b>9,664</b>	<b>9,645</b>	<b>19</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 36,083</b>	<b>\$ 27,985</b>	<b>\$ 8,098</b>	<b>\$ 124,155</b>	<b>\$ 111,940</b>	<b>\$ 12,215</b>	<b>11%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (3,121)</b>	<b>\$ 4,655</b>	<b>\$ (7,776)</b>	<b>\$ 2,956</b>	<b>\$ 18,620</b>	<b>\$ (15,663)</b>	<b>-84%</b>
Extraordinary Maintenance	-	-	-	2,160	-	2,160	
Depreciation Expense	22,871	24,812	(1,941)	91,484	99,248	(7,764)	-8%
<b>Total Expenses</b>	<b>\$ 58,954</b>	<b>\$ 52,797</b>	<b>\$ 6,157</b>	<b>\$ 217,799</b>	<b>\$ 211,188</b>	<b>\$ 6,611</b>	<b>3%</b>
<b>Net Gain (Loss)</b>	<b>\$ (25,992)</b>	<b>\$ (20,157)</b>	<b>\$ (5,835)</b>	<b>\$ (90,688)</b>	<b>\$ (80,628)</b>	<b>\$ (10,060)</b>	<b>12%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 10,137	\$ 9,619	\$ 518	\$ 38,572	\$ 38,475	\$ 97	0%
Rental Subsidies	9,843	10,394	(551)	41,348	41,577	(229)	-1%
Vacancy Loss	(1,745)	(600)	(1,145)	(5,179)	(2,402)	(2,777)	116%
Net Rental Revenue	<b>18,235</b>	<b>19,413</b>	<b>(1,178)</b>	<b>74,741</b>	<b>77,650</b>	<b>(2,909)</b>	<b>-4%</b>
Tenant Revenue - Other	50	100	(50)	608	400	208	52%
<b>Total Tenant Revenue</b>	<b>18,285</b>	<b>19,513</b>	<b>(1,228)</b>	<b>75,350</b>	<b>78,050</b>	<b>(2,700)</b>	<b>-3%</b>
Investment Income - Unrestricted	522	417	105	1,968	1,667	302	18%
Other Revenue	-	42	(42)	-	167	(167)	-100%
<b>Total Revenue</b>	<b>\$ 18,807</b>	<b>\$ 19,971</b>	<b>\$ (1,164)</b>	<b>\$ 77,318</b>	<b>\$ 79,884</b>	<b>\$ (2,566)</b>	<b>-3%</b>
Administrative Salaries	1,481	1,842	(361)	5,976	7,368	(1,392)	-19%
Auditing Fees	-	453	(453)	-	1,812	(1,812)	0%
Property Management Fee	1,097	1,173	(76)	4,455	4,693	(238)	-5%
Asset Management Fees	746	746	-	2,985	2,985	-	0%
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	297	300	(3)	1,310	1,200	110	9%
Office Expenses	1,121	306	816	1,780	1,223	557	46%
Legal Expense	-	42	(42)	-	167	(167)	-100%
Training & Travel	-	39	(39)	-	154	(154)	-100%
Other	71	92	(21)	814	367	447	122%
<b>Total Operating - Administrative</b>	<b>4,813</b>	<b>4,996</b>	<b>(183)</b>	<b>17,320</b>	<b>19,986</b>	<b>(2,666)</b>	<b>-13%</b>
<b>Total Tenant Services</b>	<b>698</b>	<b>843</b>	<b>(146)</b>	<b>2,448</b>	<b>3,373</b>	<b>(925)</b>	<b>-27%</b>
Water	1,504	1,000	504	3,639	4,001	(361)	-9%
Electricity	116	189	(73)	797	755	42	5%
Gas	222	119	103	803	477	326	68%
Sewer	1,369	836	532	3,294	3,346	(52)	-2%
<b>Total Utilities</b>	<b>\$ 3,210</b>	<b>\$ 2,145</b>	<b>\$ 1,066</b>	<b>\$ 8,533</b>	<b>\$ 8,578</b>	<b>\$ (45)</b>	<b>-1%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 917	\$ 1,061	\$ (144)	\$ 3,393	\$ 4,246	\$ (853)	-20%
Maintenance - Materials & Other	7,270	2,950	4,320	8,391	11,800	(3,409)	-29%
Maintenance and Operations Contracts	2,978	2,442	537	7,151	9,767	(2,616)	-27%
Employee Benefit Contributions - Maintenance	384	141	243	1,527	564	963	171%
<b>Total Maintenance</b>	<b>11,549</b>	<b>6,594</b>	<b>4,955</b>	<b>20,461</b>	<b>26,376</b>	<b>(5,915)</b>	<b>-22%</b>
<b>Total Insurance Premiums</b>	<b>2,364</b>	<b>2,595</b>	<b>(231)</b>	<b>5,340</b>	<b>10,379</b>	<b>(5,039)</b>	<b>-49%</b>
Other General Expenses	183	-	183	256	-	256	
Property Taxes	1,120	1,120	0	4,481	4,481	0	0%
Bad debt - Tenant Rents	-	78	(78)	1,102	313	789	252%
<b>Total Other General Expenses</b>	<b>1,485</b>	<b>1,199</b>	<b>286</b>	<b>7,184</b>	<b>4,794</b>	<b>2,390</b>	<b>50%</b>
Interest on Notes Payable	2,676	2,676	0	10,703	10,703	0	0%
Amortization of Loan Costs	271	271	0	1,083	1,083	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,946</b>	<b>2,946</b>	<b>0</b>	<b>11,786</b>	<b>11,786</b>	<b>0</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 27,066</b>	<b>\$ 21,318</b>	<b>\$ 5,748</b>	<b>\$ 73,072</b>	<b>\$ 85,272</b>	<b>\$ (12,200)</b>	<b>-14%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (8,259)</b>	<b>\$ (1,347)</b>	<b>\$ (6,912)</b>	<b>\$ 4,246</b>	<b>\$ (5,388)</b>	<b>\$ 9,634</b>	<b>-179%</b>
Extraordinary Maintenance	-	-	-	6,048	-	6,048	
Depreciation Expense	11,479	11,974	(495)	45,915	47,895	(1,980)	-4%
<b>Total Expenses</b>	<b>\$ 38,545</b>	<b>\$ 33,292</b>	<b>\$ 5,253</b>	<b>\$ 125,035</b>	<b>\$ 133,167</b>	<b>\$ (8,132)</b>	<b>-6%</b>
<b>Net Gain (Loss)</b>	<b>\$ (19,738)</b>	<b>\$ (13,321)</b>	<b>\$ (6,417)</b>	<b>\$ (47,717)</b>	<b>\$ (53,283)</b>	<b>\$ 5,566</b>	<b>-10%</b>



**Columbia Housing Authority**  
**Administration Revenue and Expense Summary**

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 100,799	\$ 117,700	\$ (16,901)	-14%
Asset Management Fee	4,800	4,800	-	0%
Book Keeping Fee	53,513	57,620	(4,108)	-7%
<b>Fee Revenue</b>	<b>159,112</b>	<b>180,120</b>	<b>\$ (21,009)</b>	<b>-12%</b>
Interest Income	10,684	5,544	5,139	93%
Investment Income	269,191	190,900	78,291	41%
Other Revenue	125,435	136,541	(11,106)	-8%
<b>Total Revenue</b>	<b>\$ 564,421</b>	<b>\$ 513,106</b>	<b>\$ 51,315</b>	<b>10%</b>
Administrative Salaries	259,728	301,352	(41,623)	-14%
Auditing Fees	1,172	5,667	(4,495)	-79%
Advertising and Marketing	1,273	92	1,181	1288%
Employee Benefits - Admin.	58,583	83,641	(25,058)	-30%
Office Expenses	33,588	35,553	(1,966)	-6%
Legal Expense	6,675	1,167	5,508	472%
Training & Travel	4,028	12,167	(8,138)	-67%
Other	7,416	8,333	(917)	-11%
<b>Total Operating - Administration</b>	<b>372,462</b>	<b>447,971</b>	<b>(75,509)</b>	<b>-17%</b>
Water	389	417	(28)	-7%
Electricity	2,038	1,967	71	4%
Gas	1,144	1,250	(106)	-8%
Sewer	269	233	35	15%
<b>Total Utilities</b>	<b>3,839</b>	<b>3,867</b>	<b>(27)</b>	<b>-1%</b>
<b>Total Maintenance</b>	<b>4,233</b>	<b>11,000</b>	<b>(6,767)</b>	<b>-62%</b>
<b>Total Insurance Premiums</b>	<b>10,912</b>	<b>5,634</b>	<b>5,277</b>	<b>94%</b>
<b>Total Other Expenses</b>	<b>46,139</b>	<b>25,971</b>	<b>20,168</b>	<b>78%</b>
Interest of Bonds Payable	103,252	96,475	6,778	7%
Interest on Notes Payable	7,476	7,500	(24)	0%
96730 Amortization of Loan Costs	-	-	-	#DIV/0!
<b>Total Interest/Amortization</b>	<b>110,728</b>	<b>103,975</b>	<b>6,753</b>	<b>6%</b>
<b>Total Operating Expenses</b>	<b>\$ 548,313</b>	<b>\$ 598,418</b>	<b>\$ (50,105)</b>	<b>-8%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 16,108</b>	<b>\$ (85,312)</b>	<b>\$ 101,420</b>	<b>-119%</b>
Depreciation Expense	12,309	9,082	3,227	36%
<b>Total Expenses</b>	<b>\$ 560,622</b>	<b>\$ 607,500</b>	<b>\$ (46,879)</b>	<b>-8%</b>
<b>Net Gain (Loss)</b>	<b>\$ 3,799</b>	<b>\$ (94,394)</b>	<b>\$ 98,193</b>	<b>-104%</b>



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Affordable Housing Development and Compliance Report

## Executive Summary

This report provides an update of CHA's Affordable Housing Development activities and on-going compliance activities.

## Discussion

### **Affordable Housing Development**

#### **Kinney Point:**

- Conducted Dry Closing on legal documents to occur on June 28<sup>th</sup>.
- City final consideration of remaining due diligence items to occur at the July 15<sup>th</sup> meeting. Items include amendment to HOME ARP agreement, promissory note and lender subordination agreement.
- Financial Closing scheduled for late July and after City final consideration of remaining due diligence items. July 18<sup>th</sup> has been identified as a potential financial closing date.

#### **Park Avenue:**

- Firm Submission completed May 17.
- CHA staff completing RAD Resource entry and Financing Plan with target completion date prior to July 1<sup>st</sup>. HUD has a July 1 deadline for November closings and an August 1<sup>st</sup> deadline for December closings.
- CHA staff submitted "Site and Neighborhood Standards Assessment" for HUD Fair Housing and Equal Opportunity (FHEO) review and approval on June 25<sup>th</sup>. FHEO staff indicated they would prioritize review.
- HUD Field Office staff met with CHA staff on June 25<sup>th</sup> and provided technical assistance in getting to the concept call and financing plan submission for Park Avenue.

#### **Providence Walkway:**

- City Planning Department concept review completed June 25<sup>th</sup> with no significant concerns. Additional set-back feedback was provided for Worley side of development. CHA Engineer and architect indicated the ability to meet this requirement.
- MHDC 4% rolling application due July 5<sup>th</sup>.
- CHA staff are mostly complete with the application, however conducting significant review of the FIN 100 document outlining project sources, uses, development costs, pro forma, and other project parameters.

### **On-going Compliance**



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Year to date monthly compliance reporting is as follows:

Month	Compliance Reports Due Year-to Date	Status
January	1/10 MHDC Vacancy Report all LIHTC properties	Complete
	1/10 MHDC VAWA report all LIHTC properties	Complete
	1/15 Dec. Redstone occupancy report	Complete
	1/15 Sugar Creek/Gard. 4th quarter occupancy report	Complete
	1/20 Bond projects 4th quarter reports	Complete
	Insurance certificates out to investors	Complete
	1/31 MHDC Bear Creek-Stuart Parker/Paquin COL/AOC	Complete
	1/31 DED ARPA Federal Expenditures Reporting	Complete
February	MMVH – FHLB annual certification	Complete
	2/10 MHDC Vacancy Report all LIHTC Prop.	Complete
	2/10 MHDC VAWA Report all LIHTC Prop.	Complete
	2/15 Red Stone Jan Occup. Rep.	Complete
March	3/1 DED Quarterly Report	Complete
	3/10 MHDC Vacancy Report all LIHTC Prop.	Complete
	3/10 MHDC VAWA Report to all LIHTC Prop.	Complete
	3/15 Red Stone Feb Occup. Rep.	Complete
	3/31 IRS 8703 Certification for bond projects.	Complete
	3/31 MHDC Quarterly Utility Allowance Rep.	Complete
April	4/10 MHDC Vacancy Report all LIHTC Prop.	Complete
	4/10 MHDC VAWA Report all LIHTC Prop.	Complete
	4/15 Red Stone March Occupancy Rep.	Complete
	4/15 Sugar Creek/Gard 1st Quarter Occupancy Rep.	Complete
	4/20 Bond projects 1st Qtr Rep.	Complete
	4/30 BWW II and Oak COL/AOC due	Complete
May	5/10 MHDC Vacancy Report all LIHTC Prop.	Complete
	5/10 MHDC VAWA Report all LIHTC Properties	Complete
	5/15 Red Stone April Occupancy Report	Complete
	Cap. Fund Action Plan with ACC Amendment	Complete
June	Oak Tower – FHLB annual certification	Complete
	6/1 DED Quarterly Report	Complete
	6/10 MHDC Vacancy Report all LIHTC Prop.	Complete
	6/10 MHDC VAWA Report all LIHTC Prop.	Complete
	6/15 Red Stone May Occupancy Report	Complete
July	7/10 MHDC Vacancy Rep all LIHTC Prop.	
	7/10 MHDC VAWA Report all LIHTC Prop.	
	7/15 Red Stone June Occupancy Report	
	7/15 Sugar Creek/Gard. 2nd Quarter Occupancy Report	
	1/20 Bond projects 2nd Qtr Rep.	
	7/5-8/25 PIC Cert of Units	
	7/31 BWW COL/AOC	
August	SPPT – FHLB annual certification	
	8/10 MHDC Vacancy Report all LIHTC Prop.	
	8/10 MHDC VAWA Report all LIHTC Prop.	
	8/15 Red Stone July Occupancy Report	
September	BC – FHLB annual certification	
	9/1 DED Quarterly Report	
	9/10 MHDC Vacancy Report all LIHTC Prop.	



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	9/10 MHDC VAWA Report all LIHTC Prop. 9/15 Red Stone August Occupancy Report 9/30 MHDC Quarterly Utility Allowance Rep.	
<b>October</b>	10/10 MHDC Vacancy Report all LIHTC Prop. 10/10 MHDC VAWA Report all LIHTC Prop. 10/15 Red Stone Sept. Occupancy Report 10/15 Sugar Creek/Gard 3rd Qtr. Occup. 10/20 Bond projects 3rd Qtr. Report 10/31 Patriot COL/AOC	
<b>November</b>	11/10 MHDC VAWA Report all LIHTC Prop. 11/15 Red Stone Oct. Occupancy Report	
<b>December</b>	12/1 DED Quarterly Report 12/10 MHDC Vacancy Report all LIHTC Prop. 12/10 MHDC VAWA Report all LIHTC Prop. 12/15 Red Stone Nov. Occupancy Report 12/31 MHDC Quarterly Utility Allow. Report 12/31 MHDC Prop. Mgt. Certification	

**Recommended Commission Action**

Review and consider the report.



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Safety Report

## Executive Summary

This report provides a summary of May 2024, Safety Department reports and calls.

## Discussion

### Yearly Totals for CHA Safety Report

	January	February	March	April	May	June	July	August	September	October	November	December
	2024	2024	2023	2024	2024	2023	2023	2023	2023	2023	2023	2023
Bear Creek	4	8	7	4	4	4	2	4	7	3	1	7
Bryant Walk	3	4	4	4	4	5	4	1	3	3	0	0
Downtown	13	6	5	6	7	8	6	3	10	10	9	9
Oak Towers	10	8	10	9	5	7	6	4	10	3	5	6
Patriot Place	1	4	4	1	6	9	1	2	1	5	5	2
Paquin Towers	21	18	15	15	10	14	9	17	17	19	24	24
Stuart Parker	1	2	0	3	1	5	2	6	3	0	1	1
misc									0	0		
<b>Total</b>	53	50	45	48	37	45	30	33	51	43	45	48

### CHA Safety most notable reports:

- Check Welfare: 2
- Peace Disturbance: 3
- Disturbance person: 1
- Lease Violations: 11
- Property damage: 6
- Trespass Person: 3
- Death investigations 1

### Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December
	2024	2024	2023	2024	2024	2023	2023	2023	2022	2023	2023	2023
Columbia Police Response	106	133	82	94	118	122	129	122	134	122	111	118
Columbia Police Reports	12	13	13	12	14	12	12	16	19	14	5	17
Fire/Ems	85	96	106	110	63	115	100	103	87	98	86	92
<b>Total</b>	203	242	201	216	195	249	241	241	240	234	202	227

**Safety Department New Resident Move in:**

- 5

**Safety Department other activities:**

- Assist CPD with video of 408 LaSalle shooting, CPD arrested 3 suspects.
- BBQ for Fred Dolls retirement for Oak Towers
- 2 funerals of Patriot Place residents who passed away.
- Kevin Keith drove MAP school pick up van for 16 days, totaling 32 hours. More info on Safety community events in the next meeting.

Recommended Commission Action

Review and consider the report



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Facilities and Modernization Monthly Report

## Executive Summary

This report provides a summary of work focused on Paquin and Oak Towers.

## Discussion

A summary of Facilities and Modernization activities at Paquin and Oak Towers is as follows:

### 1. Paquin Tower

#### a. Heat Exchanger

- i. In June, a lack of heat transfer was identified in Heat Exchanger 1. This heat exchanger works along the cooling tower and the building loop. The cooling tower is a pre-cooler before the building loop enters the ground loop system. In general, there should be a temperature drop of 8-10 degrees through the heat exchanger, however only a 1-degree drop was identified. Working with a contractor CHA identified that the heat exchanger was clogged. The heat exchanger was then disassembled and cleaned. A significant level of rust was identified in the system. After the exchanger was cleaned, a more favorable temperature drop is now being identified through the exchanger. CHA staff is working on a plan to address the rust buildup on the building and cooling tower side of the system.

#### b. Geo Thermal well field

- i. CHA staff have been adding approximately 20 gallons of water into the well field daily. This causes an issue with not being able to treat the system efficiently with chemicals. On 7-8-2024 CHA staff will be working with Flynn Well Drilling to locate and fix a leak in the well field. CHA staff has a good indication on the location of the leak.

### 2. Oak Tower

#### a. Parking lot

- i. CHA staff will be working on resealing the asphalt this summer.

#### b. HVAC/Plumbing

##### i. Venmar ERV

1. A motor failed on the ERV cooling system. This system cools and keeps positive pressure in the communal areas of the building. The motor has been ordered and has a lead time of 5 weeks.

##### ii. Shut off valves

1. A contractor assisted CHA in identifying several shut off valves in the domestic system are not functioning properly, therefore CHA staff are making a plans to address this.

iii. Sump pumps

1. CHA staff are examining the feasibility of automation and replacement of the sump system under the building.

Recommended Commission Action

Review and consider the report.





# Housing Authority of the City of Columbia, Missouri

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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Human Resources Monthly Report

## Executive Summary

This report provides a monthly account of Human Resources and I.T. functions.

## Discussion

### **HR Activities:**

#### **Current Openings:**

- None

#### **June Staff Anniversary's:**

- 7/3: Pam Lytle – 1yr
- 7/5: Kyle Reise – 1yr
- 7/12: Stephen Reifsteck – 3yrs
- 7/13: Miguel Flores – 2yrs
- 7/15: Tara Thomason – 27yrs
- 7/18: Jewell Kelly – 3yrs
- 7/16: Beth Henry – 17yrs

### **HR Activities:**

- July 31<sup>st</sup> all staff BBQ
- Staff Events Committee: working on creating CHA yearbook.
- August 6-9, SHRM conference (Jeanette)

### **I.T. Activities:**

- Working on ongoing projects with 43TC on computer labs at various locations.
- Working with security on increasing internet speeds to help with lag when viewing camera feeds

## Recommended Commission Action

Review and consider the report.



# Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Schedule of Investor Asset Management Fees

## Executive Summary

This report provides a summary of asset management fees paid to CHA investor entities.

## Discussion

CHA investor entities conduct various “asset management” activities as it relates to CHA property. LIHTC asset management includes overseeing property financial performance, physical condition and compliance with applicable regulations to help investors, lenders, state agencies and other capital providers receive the expected benefits and manage their risk. LIHTC asset managers typically work for the benefit of investors or other capital providers and report to them monthly or quarterly. These reports summarize the current and expected operational performance and physical condition of the properties and their compliance with tax credit rules and other regulations. Reports also include information for each property on the following: current debt service coverage, occupancy, and cash reserve levels; curb appeal; review of annual audited financial statements and tax returns; role of the participants in meeting their obligations under the governing documents; assessment of the management agent’s proficiency; and the asset manager’s recommendations for rectifying any problems.

CHA LIHTC properties require on-going reporting as it pertains to on-going asset management. Its investors maintain asset management staff that also serve as points of contact for CHA staff for reporting, accessing replacement and operating reserves, annual budget submissions, onsite reviews and resolving any problems that may arise. CHA LIHTC properties pay fees associated with these services as a part of the annual waterfall calculation. 2023 distributions to investors (Limited Partners) is as follows:

Description	Patriot	Bear Creek	Oak Towers	Stuart Parker	Bryant Walkway	Bryant Walkway II	Totals
Security Services reimbursements		20,132	52,225	98,697	14,638	3,299	<b>188,993</b>
Asset Management fees paid to Limited Partners	9,225	8,956	8,957	9,226	33,290	8,695	<b>78,349</b>
Deferred Developer Fee accrued interest paid to CHA Affordable Housing					22,041		<b>22,041</b>
Deferred Developer Fee paid to CHA Affordable Housing		18,474					<b>18,474</b>
MHDC HOME Loan principal payment (paid to MHDC)						19,777	<b>19,777</b>
Seller Financing interest, paid to CHA Business Activities			73,257	153,529		14,833	<b>241,619</b>
CCHT AHAP Loan principal	16,645						<b>16,645</b>
CCHT MFH Loan principal	6,150						<b>6,150</b>
Equity distributions (to Special LP and State LP)	323		3,855			4,944	<b>9,122</b>
<b>Total Surplus Cash distribution</b>	<b>32,343</b>	<b>47,563</b>	<b>138,294</b>	<b>261,452</b>	<b>69,969</b>	<b>51,549</b>	<b>601,170</b>

## Recommended Commission Action

Review and consider the report.



# Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Resident Services Extended Programs Update

## Executive Summary

This report provides a summary of CHA attendance at the Columbia Public Schools (CPS) Extended Programs collaborative meetings.

## Discussion

The CHA CEO and Resident Services Director have attended four Extended Programs partner meetings since May of 2024. The meetings have included CPS officials, City staff, Boone County staff, and local service providers conducting afterschool and summer programming. The service providers included Grade A Plus, Boys and Girls Clubs of Columbia, Race Matters Friends, Powerhouse, R.I.S.E., Fun City, and Columbia Housing Authority.

The meeting dates and a summary of meeting topics is as follows:

May 1<sup>st</sup>:

- Education enrichment and alternatives to support students.
- How each organization is working to engage their respective visions/missions and share ideas, concerns, and knowledge.
- Discussion of 21<sup>st</sup> Century grant application.

May 21<sup>st</sup>:

- 21<sup>st</sup> Century Community Learning Center documents.

June 6<sup>th</sup>:

- Potential for larger collaboration among providers under one umbrella.
- Overview of Boone County Children Services Fund current funding opportunity.
- Potential for technical assistance.

June 27<sup>th</sup>:

- Group strategic planning exercise including desired values and norms from each group member.
- Discussion on the impact of ESSER funds through ARPA ending this calendar year.
- Discussion on meeting again July 11<sup>th</sup>.

## Recommended Commission Action

Review and consider the report.



# Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 3, 2024

Re: Current Events

## Executive Summary

This memo provides a summary of both recent and future current events.

## Discussion

The following is a list of recent and future current events and activities associated with the Columbia Housing Authority:

6/26: Paquin Biscuits and Gravy. Randy

6/26: Columbia Board of Realtors Presentation. Randy

7/1: New Director of Finance Start Date. Christina Heilman

7/3: Chamber Governmental Affairs Committee Meeting. Randy

7/5: Providence Walkway 4% Rolling application due date. Tammy, Darcie, Randy

7/8: County ARPA Award for Bear Creek. Bob

7/9: Boone County Master Plan Meeting. Randy

7/10: Columbia Apartment Association: Kendra Jackson, El Tonya Rhoades

7/25: Kinney Point Groundbreaking Ceremony. Bob & Board, Staff, Chamber, City, County, HUD Officials

## Recommended Commission Action

Review and consider the report.

# Appointment can bring Columbia Housing Authority's Moving Ahead program statewide



**Charles Dunlap**

Columbia Daily Tribune

AD

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SKIP



The model used for Columbia Housing Authority's Moving Ahead Program, an after school and summer education and tutoring program, may help other communities with their after-school programs, says Michaela Flores, program coordinator.

She recently was selected as an ambassador for Missouri's After School Network, which "builds partnerships and systems across the state that improve, support, and sustain high-quality after school programs."

Moving Ahead is held at the J.W. "Blind" Boone Community Center and Flores hopes to bring the model used in Columbia to other communities, she said. Her recent selection as a MASN ambassador came after she was asked to speak two years ago at the organization's conference by its associate director, Brad Lademann, Flores said. Last year at the conference, she hosted a training session.

"I got a lot of encouragement and support along the way," Flores said about her application to be MASN ambassador. "When I was accepted, I was really excited. I think that this role will be really good for Moving Ahead and for Columbia because it gives me a bigger, broader platform to be able to spread awareness about the importance and necessity of after-school programs."



She also is ready to learn from other after-school programs and what they do, she said. In Columbia, the Moving Ahead program is more than just about the students it serves, Flores said.

"We are really focused on positive behavior intervention support and trauma-informed care and we believe in wraparound services," she said. "We don't only help the student, we help the entire family. We want to give parents the tools to be able to carry on the things their kids are learning at the center, at home."

Moving Ahead works specifically with low-income families and at-risk youth, Flores added, noting the work done with parents is about bringing down food, health, clothing and financial insecurity barriers, among others.

"I have seen a lot of transformation in our students. They were kicked out of every program in Columbia and we were able to use these positive intervention strategies to help them reintegrate back into school or other programs," Flores said. "I also have seen the transformative power of our family development program. ... It gives parents the tools to deal with whatever current issue or barrier they face.

"If we have parents who have financial insecurity, we might do a financial literacy class. We do trauma-informed parenting classes and trauma-informed treatment groups. We have music therapists and art therapists come in. We believe in all-encompassing care."

Flores background is in Journalism and English, so she has a passion for literacy. While her background doesn't seem like a match for an after school and summer program focused on addressing behavioral issues, she has gone through various trainings and has received certifications to be able to do the work she does.

**More:** ['Foster Grandparents' volunteer in Columbia schools. Here's how they help kids learn](#)

"Moving Ahead is my very first job and the only job I have ever worked. I started here as a volunteer at 18 and then once I turned 19 was hired. I started out just as a teacher in a classroom, then became a lead staff and then behavior specialist. I then was an assistant coordinator and now am program coordinator," Flores said, adding she is exploring more education avenues, such as through social work or child development associate credentials.

She already has credentials in youth development through MASN, trauma-informed care and trauma-informed expressive arts, expressive therapy continuum and suicide prevention.

"So, throughout my seven years at Moving Ahead, I have been very fortunate to do a lot of training that gives me knowledge and grounding on dealing with behaviors," Flores said.

**More: How Columbia Housing Authority's Moving Ahead Program has broken down educational barriers for 20 years**