



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, October 2, 2024

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler St. and via Zoom

- 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)

PUBLIC HEARINGS

- VII. FY 2025 PHA Plan.

RESOLUTIONS

- VIII. **Resolution 2963:** Approving the FY 2025 PHA Plan.
- IX. **Resolution 2964:** Approving the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund Two Full-Time Family Self-Sufficiency Coordinator Positions at the Columbia Housing Authority.

REPORTS

- X. **Department Reports:** Finance Report, Facilities and Modernization, Safety, Affordable Housing Development and Compliance, Human Resources, and Resident Services
- XI. Current Events
- XII. Public Comment (Limited to 5 minutes per speaker)
- XIII. 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

Media Contact: Randy Cole, CEO

Phone: (573) 443-2556

E-mail: 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.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING September 4, 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 September 4, 2024, in Riechmann Pavilion, 2300 E Walnut St., Columbia, Missouri 65201. Mr. Hutton, Chair, called the meeting to order at 4:39 p.m.

II. Roll Call:

Present: Bob Hutton, Chair
Rigel Oliveri, Commissioner
Steve Calloway, Commissioner
Olivia Sinclair, Commissioner
Robin Wenneker, Vice Chair

CHA Staff: Randy Cole, CEO
Jeanette Nelson, Director of Human Resources
Tammy Matondo, Director of Affordable Housing and Compliance
Kendra Jackson, Housing Ambassador
Debbi Simmons, Senior Accountant
Jeff Forck, Director of Safety
Christina Heilman, Director of Finance
Laura Lewis, Director of Affordable Housing Operations
Justin Anthony, Director of Facilities and Modernization
Caitlin Hammons, Director of Resident Services
Tawanda Edwards, Director of Housing Programs
Michaela Flores, Moving Ahead Program (MAP) Coordinator
Darcie Hamilton, Housing Development Coordinator

III. Adoption of Agenda:

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

IV. Approval of the Minutes

Approval of August 7, 2024 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on August 7, 2024. A motion was made by Mr. Calloway. A second motion was made by Mr. Hutton. All other Commissioners voted “aye” and Mr. Hutton declared the motion approved.

Approval of August 7, 2024 Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting that occurred on August 7, 2024. A motion was made by Mr. Calloway. A second motion was made by Ms. Sinclair. All other Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Public Comment

None.

RESOLUTIONS

VI. R-2960: Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Blind Boone Apartments Affordable Housing Development to the Missouri Housing Development Commission.

Mr. Cole explains that Resolution 2960 authorized staff to submit an application to the Missouri Housing Development Commission (MHDC) for 9% tax credits. Mr. Cole reviews the proposal for the Blind Boone Apartments and shares that the application is due on September 18, 2024. The proposal includes tearing down and building new units at a portion of the current Providence Walkway Apartments site. Mr. Cole noted the potential of local leveraged funds from the City, the County and the Veterans United Foundation.

Commissioner Wenneker arrives at 4:47pm

Commissioner Oliveri arrives at 4:49pm.

Mr. Hutton called for a motion to approve Resolution 2960. A motion was made by Ms. Oliveri. A second motion was made by Ms. Wenneker. Upon roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Hutton, Wenneker, Oliveri, Sinclair.

No: None.

VII. R-2961: Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application to the U.S. Department of Housing and Urban Development (HUD) for the Ross Services Grant

Mr. Cole shares that Resolution 2961 is a renewal for the ROSS Services Grant that funds one position within the Resident Services Department. Staff are applying for \$230,000 that covers a three-year period. The position is able to support both public housing and LIHTC housing converted through RAD which is new to the program. Ms. Hammons reviews some of the requirements of the grant.

Mr. Hutton called for a motion to approve Resolution 2961. A motion was made by Ms. Wenneker. A second motion was made by Mr. Calloway. Upon roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Hutton, Wenneker, Oliveri, Sinclair.

No: None.

VIII. R-2962 Approve a Job Description for the Housing Development Coordinator to Assist with Relocation and Related Redevelopment Activities.

Mr. Cole shares that the Housing Development Coordinator Position is an additional position that will focus on the relocation efforts as a result of the Park Avenue Development and hopefully the Providence Walkway and Blind Boone Apartments projects if they are funded by MHDC. The position will report to the Director of Affordable Housing and Compliance and will be funded out of the budget of the projects.

Mr. Hutton called for a motion to approve Resolution 2962. 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: Calloway, Hutton, Wenneker, Oliveri, Sinclair.

No: None.

REPORTS

IX. Department Reports: July Financial Report, Affordable Housing Programs, Affordable Housing Operations, Resident Services, Safety, Facilities and Modernization, Affordable Housing Development and Compliance, and Human Resources

Reports were provided in the board agenda packets and reviewed by the board. Ms. Oliveri comments on the great job that has been done getting vouchers issued.

X. Current Events

Discussion is had about the upcoming Housing Summit that will take place on September 24th and Ms. Flores' interview on the Simon Rose show. Ms. Oliveri inquires about the tiny home discussion that community partners were having. Mr. Cole shared that CHA intends to focus on its current projects.

PUBLIC AND COMMISSIONER COMMENT

XI. Public Comment

None.

XII. Commissioner Comment

None.

XIII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Seconded by Mr. Calloway. Mr. Hutton called the meeting adjourned at 5:13 pm.

CHA Board of Commissioners Planning Retreat-Immediately Following the Regular Meeting and CHA Low-Income Services (CHALIS) Meeting

The Board retreat began at 5:43 pm and began with staff introductions.

Michaela Flores arrives at 6:05pm.

- **FY 2025 Operational Plan and 5- Year Strategic Plan Updates**
 - Mr. Cole reviews the structure of the Operational Plan and 5-year Strategic update. He explains that each department director will speak to their departments on-going operations, process improvement, growth and leadership development.
 - Ms. Edwards reviews the Affordable Housing Programs and explains the changes that will occur due to the required implementation of the HOTMA program. Ms. Sinclair asks how the HOTMA changes will affect residents. Ms. Edwards explains that there will be many notices to residents prior to the implementation.
 - Ms. Lewis reviews the Affordable Housing Operations program. Kinney Point's waitlist is discussed, and it is shared the first 10, one-bedroom units are expected to be leased up first.
 - Mr. Anthony reviews the Facilities and Modernization department. Mr. Anthony discusses plans to develop a plan for inventory tracking.
 - Ms. Hammons reviews the Resident Services department. Ms. Hammons answers questions regarding the increase in enrollment and the outreach that has been done. The board expresses interest in having goals for each of the grant programs within the Resident Services Department. Staff also share that during the intake process and throughout living in CHA affiliated housing residents have the opportunity to learn more about the services offered and are provided information about those services.
 - Ms. Heilman reviews the Finance Department. Ms. Heilman shares that the Finance Department is putting a lot of focus on policies.
 - Ms. Matondo reviews the Affordable Housing Development and Compliance department. The board asks about the current contract with the Developer Consultant, Fulson Housing Group. Mr. Cole shares that the contract was a 3-year contract that extends through the completion of each project.
 - Mr. Forck reviews the goals for the Safety Department. Mr. Forck speaks positively about the resident outreach that has been done outside of the normal roles of the Safety Department.
 - Ms. Nelson reviews the Human Resources Department. Training is discussed.
 - Mr. Cole goes on to review the goals for the organization as a whole and the board inquires about the financial costs associated with the goals.
- **CHA Marketing and Brand Analysis**
 - Mr. Cole reviews the report. The groundbreakings related to the development activities are highlighted as well as CHA's upcoming 70-year anniversary. The board discusses other potential areas of focus such as a possible name change to

help the public differentiate CHA from the City of Columbia. Further discussion is had about the benefits of being a Housing Authority rather than as a developer or non-profit agency. Further discussion is had about marketing CHA with local media, resources and organizations.

- **National Associations Overview**

- Mr. Cole reviews the report providing overviews of each organization. Mr. Calloway asks about who is the largest or the best. Mr. Cole shares that the National Association of Housing and Redevelopment Officials (NAHRO) is the largest, but he also follows Public Housing Authority Director's Association (PHADA) very closely.

- **CHA Financial Operations Overview**

- Ms. Heilman reviews the Financial Operation Overview sharing that it is important for the board to review the notes within the financial statements. She reviews each account and details how the financial reports will be presented going forward.

- **Housing Ambassador Overview**

- Ms. Jackson provides an overview of her duties as the Housing Ambassador which include building relationships with applicants, tenants, landlords and community partners as well as being a presence at community meetings. She discusses some of the barriers that applicants and tenants experience and how she assists in managing those.

- **Moving Ahead Program Video**

- Ms. Flores provides an overview of the Moving Ahead Program including statistics, partnerships and program information.
The Moving Ahead Program video was provided via email to the board and staff following the meeting.

The Board retreat adjourned at 7:37 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

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 August 30, 2024, I posted public notice of the September 4, 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.

Randy Cole, Chief Executive Officer

Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 2024

Re: **Resolution 2963**: Approving the FY 2025 Columbia Housing Authority PHA Plan

Executive Summary

The Columbia Housing Authority is required to submit a PHA Plan annually to qualify for annual programs funded through the U.S. Department of Housing and Urban Development. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Public Housing Authorities are also required to provide a 45-day notice for public input, input opportunities for the Columbia Housing Authority's Resident Advisory Board and hold a public hearing.

Discussion

CHA staff advertised a public notice on August 18th, 2024, notifying the public and CHA residents that public comment will be accepted on the FY2025 PHA Plan at the CHA Board of Commissioner's October 2, 2024 meeting. This notice was advertised again on September 26, 2024. The PHA Plan is due 75 days prior to the commencement of a public housing authority's (PHA) fiscal year, which results in CHA's PHA Plan being due October 17, 2024.

Direct notice and drafts of the 5-year and Annual PHA Plans were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on September 26, 2024, to accept input on the draft 5-year and Annual PHA Plans. The CHA CEO presented a summary of purpose and requirements associated with the PHA Plan process, and presented specific updates to the PHA Plan for FY 2025. CHA public housing authority draft budgets were also on hand for review. The CHA CEO also answered questions pertaining to items within the PHA Plan and accepted comments. RAB members were supportive of the draft plan and were supportive of CHA's efforts to renovate CHA's remaining public housing units and expand the number of affordable housing units. CHA residents provided comments pertaining to the need for increased safety after hours at Tower properties due to homeless individuals coming into the building. RAB members also expressed interest in increased lighting and cameras in the adjacent Paquin Park, as well as new and clearer parking and unloading signs in the front drive of Paquin Tower.

Approval of the PHA also includes the approval of updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP), updates to the Section 8 Housing Choice Voucher Administrative Plan. There were no updates in administrative policies for FY 2025. The attached resolution authorizes approval and submission of the FY 2025 PHA PHA Plan to HUD.

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's FY 2025 PHA Plan.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2963

A Resolution to Approve the Submission of the PHA Annual Plan and PHA Certifications of Compliance Statement For the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025 to the Department of Housing and Urban Development.

WHEREAS, the Housing Quality and Work Responsibility Act of 1998 requires each housing authority to submit Public Housing Authority (PHA) Plans to the Department of Housing and Urban Development (HUD) on an annual basis; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed the PHA Plan including for the fiscal year beginning January 1, 2025 and ending December 31, 2025; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has previously submitted a Five-Year Plan for the fiscal year beginning January 1, 2024 and ending December 31, 2028; and

WHEREAS, public notice regarding the availability of the proposed PHA Annual Plan for public review has been posted and advertised for the required 45-day public comment period; and

WHEREAS, the Resident Advisory Board of the housing authority has reviewed and provided comments on the PHA Plan; and

WHEREAS, a public hearing was held on October 2, 2024, to receive comments from residents and the general public; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri certifies that the housing authority is in compliance with the PHA Plan related regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, does hereby adopt the Resolution approving the submission of the PHA Annual Plan and PHA Certifications of Compliance Statement for the Fiscal Year beginning January 1, 2025 and ending December 31, 2025 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted October 2, 2024

Housing Authority of the City of Columbia
FY 2025 PHA Plan



Table of Contents/Document Listing

1. Form-HUD-50075-SM-for-MO0007-ID-1611 (FY 2025 PHA Plan Form)
2. Five-Year-Capital Plan
3. Form-HUD-50077-CRT-SM-for-MO007-ID-63-Certifications (Civil Rights Certifications and Related Laws and Regulations)
4. Form-HUD-50077-SL-for-MO007-ID-1430-Certificate of Consistency (Certification that plan is consistent with the City of Columbia's Consolidated Plan)
5. Deconcentration of Poverty Policy
6. Violence Against Women Act Goals, Programs and Policies-2025
7. Form-HUD-50070 Drug-Free-2025 (Certification of PHA Being a Drug Free Workplace)
8. Resident Advisory Board (RAB) Comments
9. Challenged Elements-To be inserted after close of public hearing
10. Newspaper Public Notice

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.								
A.1	<div><div>PHA Name: <u>Housing Authority of the City of Columbia, MO</u>PHA Code: <u>MO007</u></div><div>PHA Type: <input checked="" type="checkbox"/> Small</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></div><div>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</div><div>Number of Public Housing (PH) Units <u>120</u>Number of Housing Choice Vouchers (HCVs) <u>1874</u></div><div>Total Combined <u>1994</u></div><div>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission<input type="checkbox"/> Revised Annual Submission</div><div>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</div><div>How the public can access this PHA Plan: This plan will be available for review at the Columbia Housing Authority Administration Building, 201 Switzler, and on the CHA website www.Columbiaha.com. A copy of CHA's ACOP and Section 8 Administration Plan is also available in this same location, as well as maps and annual budgets of each of its properties. Each of these documents are also posted on CHA's website to view electronically. CHA staff provided copies of the FY 2025 PHA Plan to each member of the CHA Resident Advisory Board and reviewed the document with the RAB on September 26, 2024.</div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</div><table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH	HCV						

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? Y N <input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe:
	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.

	<div style="display: flex; flex-direction: column;"> <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> </div> <div> <p>Mixed Finance Modernization or Development.</p> <p>Demolition and/or Disposition.</p> <p>Conversion of Public Housing to Tenant-Based Assistance.</p> <p>Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p>Project Based Vouchers.</p> <p>Units with Approved Vacancies for Modernization.</p> <p>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> </div> </div> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>Mixed Finance Modernization or Development. The Columbia Housing Authority will be undertaking mixed finance modernization and development activities at its Park Avenue Apartments. CHA may also be undertaking further related activities at its Providence Walkway Apartments and Blind Boone Apartments, depending on funding awards from the Missouri Housing Development Commission.</p> <p>Demolition and/or Disposition. The CHA will be undertaking demolition activities with its remaining public housing units and replace them with new units under the RAD program. These actions include units with the Park Avenue Apartments, Providence Walkway Apartments and Blind Boone Apartments, consisting of CHA's remaining public housing units to undergo RAD conversion.</p> <p>Conversion of Public Housing to Project-Based Assistance under RAD. The CHA applied for Low-Income Housing Tax Credit (LIHTC) funding in July of 2024 for 25 units within the Providence Walkway Apartments, and was awarded funds for the project on September 24, 2024. CHA applied for LIHTC funding on September 18, 2024 for its remaining 27 units located at the Blind Boone Apartments. If LIHTC funding is awarded, construction would be expected to start in 2025, through 2026 and be completed in late 2026 or early 2027.</p> <p>Project Based Vouchers. The CHA will continue the process of RAD Conversion for its 70 Park Avenue Apartments and 25 Providence Walkway Apartments that include converting from public housing to project based vouchers. CHA also applied for LIHTC funding for its remaining 27 units of public housing at the Blind Boone Apartments and will be converting from public housing to project based vouchers. CHA will continue the process of attaching 34 project based vouchers to Kinney Point as noted in its previous years' PHA Plan, and as units are completed in 2025.</p> <p>Units with Approved Vacancies for Modernization. CHA maintains a CHAP for 70 units on Park Avenue, 25 units at Providence Walkway and 27 units at the Blind Boone Apartments. CHA will continue the process of closing on financing and funding sources to complete these projects and maintain each CHAP to allow for vacancies.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Project Based Vouchers. The total number of additional project based voucher units anticipated for 2025 includes 70 units on Park Avenue, 25 units on Providence Walkway, and 34 units at Kinney Point. These efforts are consistent with plans noted in the PHA Plan to convert CHA's remaining 120 units from public housing to LIHTC through RAD Conversion.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p> </div>
B.2	<p>Capital Improvements Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The 2022-2026 Capital Fund Program Five-Year Action Plan was submitted via HUD's EPIC (Energy and Performance Information Center) "Activity Planning Module". HUD approved the 2022-2026 Capital Fund Program Five-Year Action Plan through EPIC on October 14, 2022.</p>
C.	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. The CHA RAB board will be meeting on September 26, 2024 to provide comments to the plan. Comments will be uploaded to this section after received.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><u>Form HUD-50077-CRT-SM, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill,</p>

	nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.
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Form identification: MO007-Housing Authority of the City of Columbia, MO Form HUD-50075-SM (Form ID - 1611) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 09/26/2024 03:06PM EST

Capital Fund Program - Five-Year Action Plan

Status: Approved**Approval Date:** 10/12/2022**Approved By:** SMITH-DREIER, CHRISTINE

Part I: Summary						
PHA Name : Housing Authority of the City of Columbia, MO		Locality (City/County & State)				
PHA Number: MO007		<input checked="checked" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	JESSIE WRENCH (MO007000001)	\$341,578.00	\$344,211.00	\$356,484.00	\$280,614.00	\$280,614.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JESSIE WRENCH (MO007000001)			\$341,578.00
ID0006	Operations(Operations (1406))	Transfer to AMP1 Operations		\$307,542.00
ID0011	Administration(Administration (1410)-Salaries)	Management of CFP		\$34,036.00
	Subtotal of Estimated Cost			\$341,578.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Certifications of Compliance with PHA Plan and Related Regulations (Small PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 03/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information

- ☒ A. Progress in meeting 5-year mission and goals
- ☐ B. Criteria for substantial deviation and significant amendments
- ☐ C. Other information requested by HUD

- ☐ 1. Resident Advisory Board consultation process
- ☐ 2. Membership of Resident Advisory Board
- ☐ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Columbia, MO

MO007

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20_-20_

X Annual PHA Plan for Fiscal Year 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director: MR Randall Cole		Name of Board Chairman: Bob Hutton	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: *MO007-Housing Authority of the City of Columbia, MO form HUD-50077-CRT-SM (Form ID - 63) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 09/26/2024 02:33PM EST*

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024
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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, De'Carlton Seewood, the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the MO007 - Housing Authority of the City of Columbia, MO is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Columbia pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.
The FY 2025 PHA Plan is Consistent with City of Columbia's Consolidated Plan. The Columbia Housing Authority's PHA Plan includes activities within the City of Columbia's Consolidated Plan including Tenant-Based Rental Assistance, Rental Production, RAD Conversion of Public Housing Units, and Renovation of Community Facilities for Youth.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	De'Carlton Seewood	Title:	City Manager
Signature:		Date:	

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: MO007-Housing Authority of the City of Columbia, MO form HUD-50077-SL (Form ID - 1430) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 09/26/2024 01:21PM EST

Units Designated for Elderly or Disabled Families [24 CFR 945]

The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

PHA Policy

The PHA has designated housing. The PHA developments with designated housing are as follows:

Paquin Tower at 1201 Paquin Street, Columbia, Missouri – Mixed Population (Elderly and Persons with Disabilities).

Oak Towers at 700 N Garth Avenue, Columbia, Missouri – Elderly & Near Elderly

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or

developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR

- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

Increase advertising in local media

Monitor waiting list closely

Conduct outreach through area social service agencies by in-services and communication through PHA staff

Promote marketing of PHA's public housing developments

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Violence Against Women Act (VAWA)

CHA Goals and Objectives; Programs and Activities; and Policies

CHA Goals and Objectives

It is the goal of the CHA to provide for the health and safety of all residents and to act quickly to respond to all acts of violence occurring within our neighborhoods. The CHA has the following goals in responding to domestic violence and violence against women:

- CHA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.
- CHA Safety Staff, Housing Managers and Resident Services will work with the Police and True North (the local domestic violence shelter) to provide for the immediate safety and protection of any victim of domestic violence, dating violence, sexual assault or stalking and assist them with locating safe shelter, medical services, counseling services, and other health and social services.
- The CHA will act quickly to remove the violent offender/domestic violence perpetrator from CHA property through arrest, trespass warning, or eviction and use all legal methods (including lease bifurcation) to prevent the offender from future acts of violence toward their victim and other public housing residents.
- The CHA considers domestic violence as high priority transfer request and will make every effort to transfer a resident of public housing, Low-Income Housing Tax Credit/Project-Based Voucher (LIHTC/PBV) property, or HOME Program resident who is a confirmed victim of domestic violence as soon as possible to another appropriate housing unit in a safer location.
- The CHA will assist all Section 8 Housing Choice Voucher Program participants and others in CHA-administered tenant-based rental assistance programs who are confirmed victims of domestic violence (and willing to relocate) to move to other appropriate rental housing in a safer location as soon as possible, including utilizing portability vouchers where possible and/or appropriate.

CHA Programs and Activities

- The CHA currently has a Memorandum of Understanding (MOU) with True North to mutually refer potential clients to each other. CHA utilizes a variety of housing assistance programs to best meet the needs of clients needing housing with supportive services, including Continuum of Care housing vouchers and Project-Based housing vouchers. True North provides supportive services to clients desiring domestic violence therapy and advocacy supports.
- The CHA has an informal referral agreement with True North for intake, assessment and service referral of all residents living in CHA properties (public housing & LIHTC/PBV), HOME Program residents and Section 8 tenants who report being victims of domestic violence, dating violence, sexual assault or stalking, utilizing the 5380 form or other third party documentation.
- CHA Resident Services provides immediate assistance and service referral to all victims of domestic

violence, dating violence, sexual assault or stalking by a licensed clinical social worker.

CHA Policies

The CHA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP), Public & LIHTC/PBV Housing Leases, and Section 8 Housing Choice Voucher Program Administrative Plan.

The CHA Admissions and Continued Occupancy Policy (ACOP) provides for Public Housing residents who are victims of domestic violence, dating violence, sexual assault or stalking to be considered as high priority housing transfer requests based on the conditions listed below.

Section 8 Housing Choice Voucher Program Administrative Plan provides that Section 8 tenants and others in CHA administered Tenant-Based and Project-Based rental assistance programs, which are confirmed victims of domestic violence, dating violence, sexual assault or stalking, must also meet the conditions below to be considered as high priority transfer requests for their housing voucher to allow them to secure safer housing.

- The victim of domestic violence, dating violence, sexual assault or stalking may complete a HUD Form 5380 and name their abuser if it is safe to do so and known to the victim. If the victim chooses not to complete the HUD Form 5380, they may submit third party documentation regarding the incident.
- All victims of domestic violence, dating violence, sexual assault or stalking may go to True North for assessment and confirmation by The Women's Shelter that an act of domestic violence has occurred.

The CHA Public Housing & LIHTC/PBV Leases includes the following additional lease provisions to provide for the protection of victims of domestic violence:

The Landlord enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." The Landlord will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident agrees to abide by the VAWA policies.

The CHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and the CHA Housing Choice Voucher Administrative Plan (Admin) provide the following VAWA protection:

PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING

The Violence against Women Reauthorization Act of 2013 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of a tenant's household or any affiliated individual, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the PHA's authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

Likewise, both programs offer similar VAWA protections. The following excerpt is from the Public Housing ACOP. Mirror language pertinent to the Section 8 Housing Choice Voucher program is found in the Administrative Plan.

Victim Documentation

PHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, or affiliated individual and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim
- (2) A federal, state, tribal, territorial, or local police report or court record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional. Acceptable documentation also includes a record of an administrative agency, and documentation from a mental health professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

PHA Policy

Any request for documentation of domestic violence, dating violence, sexual assault or stalking will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. Any extension granted by the PHA will be in writing.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Terminating or Evicting a Perpetrator of Domestic Violence

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

PHA Policy

When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will either: a) bifurcate the lease in order to evict or terminate the occupancy rights of the perpetrator or b) require that the family provide documentation that the perpetrator is successfully undergoing rehabilitation or treatment. If the family elects the second option, the PHA will require the perpetrator to submit evidence of his or her current participation in counseling or other treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. The documentation must be submitted within 10 days of the PHA's request.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's lease.

CHA Lease Termination Notice and Notice to Vacate

The CHA Lease Termination Notice and Notice to Vacate includes the following language regarding the protections provided by VAWA:

The CHA enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Resident or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a Resident or lawful occupant." The CHA will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident will abide by the VAWA policies.

When a Resident family is facing lease termination because of the actions of a Resident, household member, guest, or other person under the Resident's control and a Resident or immediate family member of the Resident's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, sexual assault or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

- A. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking; and
- B. One of the following:
 - 1. A police or court record documenting the actual or threatened abuse; or
 - 2. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 days after the individual claiming victim status receives a request for such certification.

The Resident understands that this Termination Notice is considered the request for any certification for VAWA purposes and that the 14 days are ended as of (insert date.)

The Resident must request the certification form prior to the 14-day deadline. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Columbia

Program/Activity Receiving Federal Grant Funding

Capital Fund; Operating Subsidy; PHA Plans

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All public housing developments located in City of Columbia, Boone County, Missouri.

AMP1-MO007-1,2,3 Downtown sites/Park Ave., North fifth, Fisher Walkway, Moore Walkway, Providence Walkway, Trinity Place, Boone Drive, and Switzler Streets.

All RAD converted housing units located in the City of Columbia, Boone County, Missouri.

Oak Towers, 700 North Garth (formerly MO007-4, Bear Creek, Elleta Boulevard (formerly MO007-5), Paquin Tower, 1201 Paquin Street (formerly MO007-7), Stuart Parker Apts. (formerly MO007-1), Bryant Walkway Apts., Allen St., Park Ave., Bryant St. and Bryant Walkway, & Bryant Walkway II Apts.-LaSalle Pl. & Pendleton Walkway. (formerly MO007-3).

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Randall Cole

Title

Chief Executive Officer

Signature

Date

X



Resident Advisory Board Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

Resident Advisory Board Comments

Regarding the CHA FY 2025 PHA Plan

The Resident Advisory Board (RAB) met on September 26, 2024, to review the CHA FY2025 PHA Plan. CHA staff provided an overview of the plan and provided a review of the 5-Year Plan Goals and planned organizational activities. CHA staff also provided an overview of CHA's overall organization and budget.

RAB members included the following comments to include with the plan:

Focus on Safety 3 after hours @ Both Towers
Add Safety Attention to Pagan. and Camera in Back
more Lighting in the Back of Pagan.
attention to Circle parking and Signs.

Attested,

CHA Resident Advisory Representative

max D. Wilkey

"Facilitate open and honest dialog among CHA participants and administrators to empower CHA participant voices to continually improve affordable housing and supportive services provided by CHA."

PHA Plan 45-Day

Notice of Public Comment

This notice serves as a 45-day notice for the Columbia Housing Authority's (CHA) PHA Plan for FY 2025. The comment period will run from August 18, 2024, through October 2, 2024. The CHA Board of Commissioners will consider final approval of the plan at a public hearing at its October 2, 2024, regular meeting.

The CHA's FY 2025 Annual PHA Plan, current Five Year Plan and Annual Operating budgets are available for public review and written comment at the CHA Administration Building, 201 Switzler Street or online at:

www.columbiaha.com

The CHA Board of Commissioners will also receive public comment at their regular meeting Oct. 2 beginning at 5:30 p.m. at the CHA Administration Building, 201 Switzler St.

For more information:

(573) 443-2556 TTY 800-735-2966





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: Director of Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 2024

Re: **Resolution 2964**: Authorizing the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

Executive Summary

Approval of the proposed resolution would authorize the CHA Director of Resident Services to submit a grant application for the HUD Family Self-Sufficiency Grant to fund the continuation of two full time Family Self-Sufficiency Coordinators.

Discussion

Family Self-Sufficiency (FSS) is a program that enables HUD-assisted families to increase earned income and reduce their dependency on welfare assistance and rental subsidy.

Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to assist with the PHA's FSS Action Plan, and to implement the program.

Once an eligible family is selected to participate in the program, the PHA, and the participating family execute an FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally five years but may be extended for up to two additional years by the PHA for good cause. The FSS contract also incorporates the family's Individual Training and Services Plan (ITSP). The ITSP is the document that records the plan for the family. That is, the series of intermediate and long-term goals and the steps the family needs to take, and the services and resources they may need to access and achieve those goals.

The CHA's Family Self-Sufficiency grant application will fund the continuation of two full-time Family Self-Sufficiency Coordinator positions for 2025.

Recommended Commission Action

Adopt Resolution 2964 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development to fund a two full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2964

To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund Two Full-Time Family Self-Sufficiency Coordinator Positions at the Columbia Housing Authority.

WHEREAS, the Family Self-Sufficiency (FSS) is a program that supports HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies; and

WHEREAS, Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to make the PHA's FSS Action Plan, and to implement the program; and

WHEREAS, once an eligible family is selected to participate in the program, the PHA, and the head of each participating family execute a FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally five years, but it may be extended for up to two years by the PHA for good cause; and

WHEREAS, the FSS contract also incorporates the family's Individual Training and Services Plan (ITSP). The ITSP is the document that records the goals and progress of the family; and

WHEREAS, the CHA's Family Self-Sufficiency grant application will fund the continuation of two full-time Family Self-Sufficiency Coordinator positions for 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Columbia Housing Authority hereby adopts Resolution 2964 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development for up to \$145,000 to fund two full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority.

BE IT FURTHER RESOLVED, that if the application be approved, this Resolution 2964 authorizes the execution of the Contract Award Agreement and related documents, a copy of which is attached hereto and made a part hereof.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted October 2nd, 2024



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: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 2024

Re: Year to date financials through August 31, 2024

Executive Summary

Financials for August 31, 2024

Discussion

Finance Department Updates

Overall, there were very few projections changed during August, so year-end still lines up with the projections presented in August.

It has been a busy month of preparing budgets, grant submissions, and more.

Current projects / issues:

1. Centralizing maintenance
2. Reworking management fees to align with the market while meeting debt ratios
3. 30% AMP insurance increase, 10% other property insurance increase
4. 10% or greater health insurance increase
5. Useful reports to end users

Conclusion

CHA continues to have a positive overall net income before depreciation and amortization of \$214,618 YTD. This is still a very small profit margin and in large part due to not filling administrative positions at all or immediately. CHA continues to explore ways to maximize revenue and minimize expenses.

Recommended Commission Action

Review and consider the report.

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	\$	960,098	\$	963,414	\$	(3,316)	\$	7,290,831	\$	7,707,315		(416,484)	-5%
HUD Admin Fees Earned		104,956		116,723		(11,767)		835,096		933,781		(98,685)	-11%
Total Fee Revenue		1,065,054		1,080,137		(15,083)		8,125,927		8,641,097		(515,170)	-6%
Investment Income - Unrestricted		1,817		1,667		151		16,619		13,333		3,286	25%
Fraud Recovery - HAP		241		100		141		1,853		800		1,053	0%
Fraud Recovery - Admin		241		100		141		1,853		800		1,053	0%
Other Revenue		-		-		-		3,241		-		3,241	
Total Revenue	\$	1,067,353	\$	1,082,004	\$	(14,651)	\$	8,149,494	\$	8,656,030	\$	(506,536)	-6%
Administrative Salaries		50,017		53,119		(3,101)		404,901		424,948		(20,047)	-5%
Auditing Fees		4,586		3,035		1,551		34,386		24,279		10,107	42%
Management Fee		19,536		21,524		(1,988)		156,888		172,192		(15,304)	-9%
Book-keeping Fee		12,210		13,453		(1,243)		98,055		107,620		(9,565)	-9%
Advertising and Marketing		-		42		(42)		4,050		333		3,717	1115%
Employee Benefit contributions - Administrative		15,167		12,182		2,986		112,662		97,454		15,208	16%
Office Expenses		7,543		7,651		(108)		51,611		61,210		(9,599)	-16%
Training & Travel		-		667		(667)		6,559		5,333		1,226	23%
Other Administrative Expenses		15,753		8,469		7,284		73,019		67,749		5,270	8%
Total Operating - Administrative		124,812		120,140		4,673		942,132		961,119		(18,987)	-2%
Total Tenant Services		64		-		64		737		-		737	
Total Utilities		1,027		854		173		7,099		6,831		268	4%
Bldg. Maintenance		888		1,301		(414)		7,330		10,411		(3,081)	-30%
Insurance Premiums		1,919		1,763		157		15,181		14,102		1,079	8%
Other General Expenses		7,421		539		6,883		45,014		4,309		40,705	945%
Total Operating Expenses	\$	136,132	\$	124,597	\$	11,535	\$	1,017,493	\$	996,772	\$	20,721	2%
Excess of Operating Revenue over Operating Expenses	\$	931,221	\$	957,407	\$	(26,186)	\$	7,132,001	\$	7,659,258	\$	(527,257)	-7%
Homeownership		3,511		3,906		(395)		27,478		31,244		(3,766)	-12%
Portable Housing Assistance Payments		24,179		14,300		9,879		192,088		114,400		77,688	68%
S8 FSS Payments		21,811		12,167		9,644		135,195		97,333		37,861	39%
VASH Housing Assistance Payments		63,299		55,629		7,670		471,660		445,031		26,629	6%
All Other Vouchers Housing Assistance Payments		826,008		877,413		(51,405)		6,447,334		7,019,307		(571,973)	-8%
Total Housing Assistance Payments		938,808		963,414		(24,606)		7,273,755		7,707,315		(433,561)	-6%
Depreciation Expense		1,796		1,796		-		14,369		14,369		-	
Total Expenses	\$	1,076,736	\$	1,089,807	\$	(13,071)	\$	8,305,617	\$	8,718,457	\$	(412,840)	-5%
Net Gain (Loss)	\$	(9,383)	\$	(7,803)	\$	(1,580)	\$	(156,123)	\$	(62,426)	\$	(93,696)	150%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 33,709	\$ 34,613	\$ (904)	\$ 269,169	\$ 276,903	\$ (7,733)	-3%
Vacancy Loss	(11,065)	(3,631)	(7,433)	(80,243)	(29,050)	(51,193)	176%
Net Tenant Rental Revenue	22,644	30,982	(8,338)	188,927	247,853	(58,926)	-24%
Tenant Revenue - Other	1,456	583	873	5,023	4,667	357	8%
Total Tenant Revenue	24,100	31,565	(7,465)	193,950	252,519	(58,569)	-23%
HUD PHA Operating Grants	48,357	42,336	6,020	328,037	338,691	(10,654)	-3%
Capital Fund Grants	-	29,634	(29,634)	-	545,889	(545,889)	-100%
Total Grant Revenue	48,357	71,970	(23,614)	328,037	884,580	(556,543)	-63%
Investment Income - Unrestricted	5,442	4,515	926	45,001	36,123	8,878	25%
Fraud Recovery	-	-	-	877	-	877	0%
Other Revenue	7,560	4,579	2,980	53,940	36,635	17,305	47%
Total Revenue	\$ 85,458	\$ 112,630	\$ (27,172)	\$ 622,474	\$ 1,209,858	\$ (587,384)	-49%
Administrative Salaries	5,588	5,696	(107)	45,755	45,566	189	0%
Auditing Fees	2,072	1,250	822	8,095	10,000	(1,905)	-19%
Management Fee	4,515	8,806	(4,291)	37,971	70,450	(32,479)	-46%
Book-keeping Fee	623	810	(188)	5,235	6,480	(1,245)	-19%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	2,184	2,009	176	17,277	16,071	1,206	8%
Office Expenses	1,813	1,907	(93)	17,830	15,255	2,575	17%
Legal Expense	-	125	(125)	-	1,000	(1,000)	-100%
Training & Travel	-	625	(625)	2,392	5,000	(2,608)	-52%
Other	312	508	(196)	2,548	4,063	(1,514)	-37%
Total Operating - Administrative	17,108	21,736	(4,628)	137,105	173,885	(36,780)	-21%
Asset Management Fee	1,200	1,200	-	9,600	9,600	-	0%
Tenant Services - Salaries	-	240	(240)	924	1,922	(998)	-52%
Cares Act - COVID-19 Expenses	-	-	-	-	-	-	-
Employee Benefit Contributions - Tenant Services	-	18	(18)	133	147	(14)	-10%
Tenant Services - Other	-	350	(350)	216	2,800	(2,584)	-92%
Total Tenant Services	-	609	(609)	1,273	4,869	(3,597)	-74%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	2,725	\$	2,453	\$	272	\$	21,148	\$	19,621	\$	1,528	8%
Electricity		4,244		1,677		2,568		23,175		13,413		9,761	73%
Gas		166		1,023		(857)		8,997		8,182		815	10%
Sewer		2,231		2,432		(201)		18,666		19,452		(786)	-4%
Total Utilities		9,366		7,584		1,783		71,986		60,668		11,318	19%
Maintenance - Labor		18,998		20,196		(1,198)		153,467		161,564		(8,097)	-5%
Maintenance - Materials & Other		4,766		6,284		(1,517)		53,547		50,269		3,278	7%
Maintenance and Operations Contracts		12,982		10,061		2,921		76,064		80,490		(4,426)	-5%
Employee Benefit Contributions - Maintenance		4,455		4,332		123		38,849		34,657		4,192	12%
Total Maintenance		41,202		40,872		329		321,926		326,979		(5,054)	-2%
Total Protective Services		4,183		4,142		40		29,838		33,137		(3,299)	-10%
Total Insurance Premiums		7,598		7,798		(200)		60,784		62,383		(1,599)	-3%
Other General Expenses		130		-		130		548		-		548	
Payments in Lieu of Taxes		1,328		2,340		(1,012)		11,504		18,720		(7,216)	-39%
Bad debt - Tenant Rents		-		474		(474)		(91)		3,789		(3,880)	-102%
Total Other General Expenses		3,840		2,814		1,026		30,022		22,509		7,513	33%
Interest on Notes Payable		-		1,818		(1,818)		-		14,542		(14,542)	-100%
Total Operating Expenses	\$	84,496	\$	88,572	\$	(4,076)	\$	662,534	\$	708,573	\$	(46,040)	-6%
Excess of Operating Revenue over Operating Expenses	\$	962	\$	24,058	\$	(23,096)	\$	(40,060)	\$	501,284	\$	(541,344)	-108%
Extraordinary Maintenance		1,393		500		893		1,393		4,000		(2,607)	-65%
Depreciation Expense		14,411		13,875		536		115,286		111,000		4,286	4%
Total Expenses	\$	100,300	\$	102,947	\$	(2,647)	\$	779,213	\$	823,573	\$	(44,360)	-5%
Net Gain (Loss)	\$	(14,842)	\$	9,683	\$	(24,525)	\$	(156,740)	\$	386,284	\$	(543,024)	-141%

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	\$	82,222	\$	81,803	\$	419	\$	661,586	\$	654,424	\$	7,162	1%
Rental Subsidies		88,792		89,125		(333)		706,526		713,000		(6,474)	-1%
Vacancy Loss		(4,379)		(3,846)		(533)		(77,556)		(30,767)		(46,789)	152%
Net Rental Revenue		166,635		167,082		(447)		1,290,556		1,336,657		(46,101)	-3%
Tenant Revenue - Other		745		733		12		8,487		5,867		2,621	45%
Total Tenant Revenue		167,380		167,816		(435)		1,299,044		1,342,524		(43,480)	-3%
Investment Income - Unrestricted		9,722		8,917		805		83,763		71,333		12,430	17%
Other Revenue		7,801		7,706		95		62,765		61,649		1,116	2%
Total Revenue	\$	184,903	\$	184,438	\$	465	\$	1,445,572	\$	1,475,507	\$	(29,935)	-2%
Administrative Salaries		9,425		9,708		(284)		74,705		77,667		(2,962)	-4%
Auditing Fees		4,322		3,573		750		21,612		28,583		(6,971)	-24%
Property Management Fee		10,200		10,531		(332)		81,246		84,251		(3,005)	-4%
Asset Management Fees		1,167		1,156		11		9,333		9,246		87	1%
Advertising and Marketing		-		4		(4)		-		33		(33)	-100%
Employee Benefit contributions - Administrative		2,609		2,257		352		20,313		18,058		2,255	12%
Office Expenses		2,530		3,154		(624)		23,169		25,235		(2,066)	-8%
Legal Expense		-		125		(125)		4,345		1,000		3,345	334%
Training & Travel		-		304		(304)		3,265		2,435		830	34%
Other		1,720		625		1,095		5,233		5,000		233	5%
Total Operating - Administrative		31,973		31,438		534		243,220		251,507		(8,287)	-3%
Total Tenant Services		8,788		9,733		(945)		68,038		77,864		(9,827)	-13%
Water		9,239		6,087		3,152		61,782		48,694		13,088	27%
Electricity		18,835		12,721		6,114		122,427		101,769		20,659	20%
Gas		1,057		1,773		(716)		10,706		14,183		(3,478)	-25%
Sewer		5,747		4,146		1,602		41,521		33,165		8,356	25%
Total Utilities	\$	34,879	\$	24,726	\$	10,152	\$	236,436	\$	197,811	\$	38,626	20%

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	\$	13,915	\$	15,832	\$	(1,916)	\$	108,818	\$	126,652	\$	(17,834)	-14%
Maintenance - Materials & Other		9,441		10,125		(684)		125,361		81,000		44,361	55%
Maintenance and Operations Contracts		10,454		10,454		(1)		105,307		83,633		21,673	26%
Employee Benefit Contributions - Maintenance		5,248		4,655		593		41,467		37,239		4,229	11%
Total Maintenance		39,057		41,066		(2,008)		380,952		328,524		52,428	16%
Total Insurance Premiums		30,617		24,897		5,720		235,260		199,177		36,083	18%
Other General Expenses		538		-		538		7,440		-		7,440	
Taxes		4,892		4,892		-		39,132		39,132		-	0%
Bad debt - Tenant Rents		5,186		842		4,345		7,717		6,733		984	15%
Total Other General Expenses		12,791		5,733		7,058		79,509		45,865		33,644	73%
Interest of Mortgage (or Bonds) Payable		16,141		16,141		(0)		145,266		129,125		16,140	12%
Interest on Notes Payable (Seller Financing)		20,967		20,967		0		167,732		167,732		0	0%
Amortization of Loan Costs		2,275		2,274		0		18,197		18,195		2	0%
Total Interest Expense and Amortization Cost		39,382		39,382		0		331,194		315,052		16,142	5%
Total Operating Expenses	\$	197,486	\$	176,975	\$	20,511	\$	1,574,609	\$	1,415,799	\$	158,810	11%
Excess of Operating Revenue over Operating Expenses	\$	(12,583)	\$	7,463	\$	(20,046)	\$	(129,037)	\$	59,707	\$	(188,744)	-316%
Extraordinary Maintenance		41,132		-		41,132		73,845		-		73,845	
Depreciation Expense		53,396		53,610		(214)		427,164		428,883		(1,719)	0%
Total Expenses	\$	292,014	\$	230,585	\$	61,429	\$	2,075,618	\$	1,844,683	\$	230,935	13%
Net Gain (Loss)	\$	(107,111)	\$	(46,147)	\$	(60,964)	\$	(630,046)	\$	(369,176)	\$	(260,870)	71%

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	\$	21,113	\$	18,972	\$	2,141	\$	165,562	\$	151,779	\$	13,783	9%
Rental Subsidies		31,129		31,269		(140)		239,308		250,149		(10,841)	-4%
Vacancy Loss		(1,832)		(1,507)		(325)		(25,225)		(12,058)		(13,167)	109%
Net Rental Revenue		50,410		48,734		1,676		379,645		389,870		(10,225)	-3%
Tenant Revenue - Other		579		1,042		(463)		2,107		8,333		(6,226)	-75%
Total Tenant Revenue		50,988		49,775		1,213		381,752		398,203		(16,452)	-4%
Investment Income - Unrestricted		1,851		1,667		184		15,158		13,333		1,825	14%
Other Revenue		3,957		2,220		1,737		23,687		17,760		5,927	33%
Total Revenue	\$	56,796	\$	53,662	\$	3,134	\$	420,596	\$	429,297	\$	(8,700)	-2%
Administrative Salaries		2,583		2,593		(10)		20,621		20,741		(120)	-1%
Auditing Fees		1,157		956		201		5,784		7,649		(1,865)	-24%
Property Management Fee		2,747		3,120		(372)		20,272		24,958		(4,686)	-19%
Asset Management Fees		1,061		1,052		9		8,577		8,417		160	2%
Advertising and Marketing		-		4		(4)		-		33		(33)	-100%
Employee Benefit contributions - Administrative		804		729		75		6,452		5,833		620	11%
Office Expenses		948		884		65		6,301		7,069		(767)	-11%
Legal Expense		-		42		(42)		-		333		(333)	-100%
Training & Travel		-		81		(81)		733		651		82	13%
Other		442		146		296		2,639		1,167		1,473	126%
Total Operating - Administrative		9,742		9,606		135		71,379		76,851		(5,471)	-7%
Total Tenant Services		1,471		1,793		(321)		11,770		14,342		(2,572)	-18%
Water		4,230		2,047		2,184		23,922		16,372		7,550	46%
Electricity		1,414		737		676		8,752		5,897		2,856	48%
Gas		291		404		(114)		4,187		3,234		953	29%
Sewer		2,767		1,569		1,199		17,483		12,551		4,932	39%
Total Utilities	\$	8,701	\$	4,757	\$	3,945	\$	54,344	\$	38,053	\$	16,291	43%

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	\$	3,127	\$	3,325	\$	(197)	\$	22,990	\$	26,596	\$	(3,606)	-14%
Maintenance - Materials & Other		878		2,875		(1,997)		22,467		23,000		(533)	-2%
Maintenance and Operations Contracts		7,924		5,585		2,339		55,946		44,678		11,268	25%
Employee Benefit Contributions - Maintenance		1,192		1,148		45		9,262		9,180		82	1%
Total Maintenance		13,121		12,932		190		110,665		103,454		7,211	7%
Total Insurance Premiums		11,308		8,973		2,335		82,614		71,784		10,830	15%
Other General Expenses		40		-		40		450		-		450	
Property Taxes		1,857		1,857		(0)		14,856		14,856		(0)	0%
Bad debt - Tenant Rents		-		324		(324)		-		2,591		(2,591)	-100%
Total Other General Expenses		2,394		2,181		214		20,574		17,447		3,128	18%
Interest of Mortgage (or Bonds) Payable		3,297		3,418		(121)		26,444		27,345		(902)	-3%
Interest on Notes Payable (Seller Financing)		6,714		6,714		0		53,708		53,708		0	0%
Amortization of Loan Costs		1,664		1,664		-		13,310		13,310		-	0%
Total Interest Expense and Amortization Cost		11,674		11,795		(121)		93,462		94,363		(902)	-1%
Total Operating Expenses	\$	58,412	\$	52,037	\$	6,375	\$	444,809	\$	416,294	\$	28,515	7%
Excess of Operating Revenue over Operating Expenses	\$	(1,616)	\$	1,625	\$	(3,242)	\$	(24,212)	\$	13,003	\$	(37,215)	-286%
Extraordinary Maintenance		-		-		-		30,515		-		30,515	
Depreciation Expense		18,775		18,774		1		150,194		150,195		(1)	0%
Total Expenses	\$	77,187	\$	70,811	\$	6,376	\$	625,517	\$	566,489	\$	59,028	10%
Net Gain (Loss)	\$	(20,391)	\$	(17,149)	\$	(3,242)	\$	(204,921)	\$	(137,193)	\$	(67,728)	49%

Oak Towers Housing Deevlopment Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	50,098	\$	49,818	\$	280	\$	410,216	\$	398,543	\$	11,673	3%
Rental Subsidies		45,697		45,977		(280)		356,144		367,817		(11,673)	-3%
Vacancy Loss		(1,853)		(2,395)		542		(38,908)		(19,159)		(19,749)	103%
Net Rental Revenue		93,942		93,400		542		727,452		747,201		(19,749)	-3%
Tenant Revenue - Other		361		792		(431)		5,263		6,333		(1,071)	-17%
Total Tenant Revenue		94,303		94,192		111		732,715		753,535		(20,820)	-3%
Investment Income - Unrestricted		3,486		2,667		819		27,832		21,333		6,499	30%
Other Revenue		6,057		2,067		3,991		23,348		16,533		6,815	41%
Total Revenue	\$	103,846	\$	98,925	\$	4,921	\$	783,896	\$	791,401	\$	(7,505)	-1%
Administrative Salaries		5,998		6,218		(219)		48,094		49,743		(1,649)	-3%
Auditing Fees		2,237		1,849		388		11,187		14,795		(3,608)	-24%
Property Management Fee		5,890		5,776		115		45,248		46,204		(956)	-2%
Asset Management Fees		1,078		1,069		9		8,806		8,554		252	3%
Advertising and Marketing		-		4		(4)		-		33		(33)	-100%
Employee Benefit contributions - Administrative		3,403		1,873		1,530		17,716		14,984		2,732	18%
Office Expenses		1,387		1,933		(545)		15,321		15,462		(141)	-1%
Legal Expense		256		125		131		1,862		1,000		862	86%
Training & Travel		-		158		(158)		1,825		1,261		564	45%
Other		934		292		642		7,067		2,333		4,734	203%
Total Operating - Administrative		21,184		19,296		1,888		157,125		154,369		2,756	2%
Total Tenant Services		5,646		6,845		(1,200)		47,921		54,763		(6,842)	-12%
Water		3,069		2,044		1,024		16,257		16,355		(99)	-1%
Electricity		13,781		8,878		4,903		83,225		71,023		12,201	17%
Gas		-		996		(996)		5,186		7,970		(2,784)	-35%
Sewer		1,671		1,232		439		9,538		9,858		(320)	-3%
Total Utilities	\$	18,521	\$	13,151	\$	5,370	\$	114,205	\$	105,207	\$	8,998	9%

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	\$ 10,623	\$ 9,455	\$ 1,168	\$ 79,111	\$ 75,641	\$ 3,470	5%
Maintenance - Materials & Other	8,367	3,192	5,175	33,611	25,533	8,077	32%
Maintenance and Operations Contracts	7,738	10,564	(2,825)	65,954	84,510	(18,556)	-22%
Employee Benefit Contributions - Maintenance	1,844	2,120	(276)	15,589	16,958	(1,369)	-8%
Total Maintenance	28,572	25,330	3,242	194,265	202,643	(8,378)	-4%
Property Insurance	2,588	3,391	(803)	15,914	27,128	(11,214)	-41%
Workmen's Compensation	325	290	35	2,583	2,320	263	11%
All Other Insurance	236	214	22	4,260	1,715	2,545	148%
Total Insurance Premiums	3,149	3,895	(746)	22,757	31,163	(8,406)	-27%
Other General Expenses	282	-	282	1,837	-	1,837	
Taxes	2,446	2,446	0	19,566	19,566	0	0%
Bad debt - Tenant Rents	1,883	321	1,561	1,626	2,570	(944)	-37%
Total Other General Expenses	6,370	2,767	3,603	38,631	22,136	16,495	75%
Interest of Mortgage (or Bonds) Payable	5,416	5,365	50	43,403	42,922	481	1%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	73,722	73,722	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	12,544	12,544	(0)	0%
Total Interest Expense and Amortization Cost	16,199	16,149	50	129,669	129,188	480	
Total Operating Expenses	\$ 99,642	\$ 87,434	\$ 12,208	\$ 704,573	\$ 699,469	\$ 5,104	1%
Excess of Operating Revenue over Operating Expenses	\$ 4,204	\$ 11,492	\$ (7,287)	\$ 79,323	\$ 91,933	\$ (12,609)	-14%
Extraordinary Maintenance	-	-	-	7,931	-	7,931	
Depreciation Expense	31,139	40,528	(9,389)	249,112	324,224	(75,112)	-23%
Total Expenses	\$ 130,781	\$ 127,962	\$ 2,819	\$ 961,616	\$ 1,023,693	\$ (62,077)	-6%
Net Gain (Loss)	\$ (26,935)	\$ (29,036)	\$ 2,102	\$ (177,720)	\$ (232,291)	\$ 54,571	-23%

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	\$	11,343	\$	9,491	\$	1,852	\$	78,558	\$	75,925	\$	2,633	3%
Rental Subsidies		6,982		8,139		(1,156)		63,542		65,108		(1,566)	-2%
Vacancy Loss		(2,358)		(353)		(2,005)		(5,665)		(2,821)		(2,844)	101%
Net Rental Revenue		15,967		17,277		(1,309)		136,435		138,212		(1,777)	-1%
Tenant Revenue - Other		414		108		306		1,139		867		272	
Total Tenant Revenue		16,382		17,385		(1,003)		137,574		139,079		(1,505)	-1%
Investment Income - Unrestricted		601		583		17		5,298		4,667		631	14%
Other Revenue		276		275		1		1,969		2,200		(231)	-11%
Total Revenue	\$	17,259	\$	18,243	\$	(985)	\$	144,841	\$	145,945	\$	(1,105)	-1%
Administrative Salaries		861		864		(3)		7,163		6,914		249	4%
Auditing Fees		380		315		66		1,902		2,516		(614)	-24%
Property Management Fee		774		883		(109)		6,819		7,064		(245)	-3%
Asset Management Fees		1,057		1,057		-		10,092		8,455		1,638	19%
Employee Benefit contributions - Administrative		268		243		25		2,236		1,944		292	15%
Office Expenses		601		405		196		2,741		3,242		(501)	-15%
Legal Expense		-		42		(42)		520		333		186	56%
Training & Travel		-		27		(27)		282		215		67	31%
Other		190		154		36		1,628		1,233		395	32%
Total Operating - Administrative		4,131		3,994		137		33,383		31,949		1,434	4%
Total Tenant Services		-		8		(8)		-		67		(67)	-100%
Water		376		369		7		2,459		2,952		(493)	-17%
Electricity		1,838		1,037		801		10,261		8,299		1,961	24%
Gas		154		496		(342)		2,969		3,967		(998)	-25%
Sewer		229		213		16		1,596		1,702		(106)	-6%
Total Utilities	\$	2,597	\$	2,115	\$	482	\$	17,285	\$	16,920	\$	365	2%

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	\$ 1,069	\$ 1,108	\$ (39)	\$ 7,778	\$ 8,865	\$ (1,087)	-12%
Maintenance - Materials & Other	1,298	704	593	9,039	5,633	3,406	60%
Maintenance and Operations Contracts	3,916	2,404	1,512	17,609	19,229	(1,621)	-8%
Employee Benefit Contributions - Maintenance	401	383	19	3,103	3,060	43	1%
Total Maintenance	6,684	4,599	2,085	37,529	36,788	741	2%
Total Protective Services	1,283	1,258	25	9,155	10,065	(910)	-9%
Total Insurance Premiums	1,036	1,310	(274)	8,027	10,481	(2,454)	-23%
Other General Expenses	18	-	18	759	-	759	
Taxes	621	621	-	4,964	4,964	-	0%
Bad debt - Tenant Rents	1,180	166	1,014	3,170	1,329	1,841	138%
Total Other General Expenses	2,042	787	1,255	11,293	6,293	5,000	79%
Interest of Mortgage (or Bonds) Payable	679	674	5	5,455	5,391	64	1%
Amortization of Loan Costs	681	681	0	5,445	5,445	0	0%
Total Interest Expense and Amortization Cost	1,360	1,355	5	10,901	10,836	65	1%
Total Operating Expenses	\$ 19,133	\$ 15,425	\$ 3,708	\$ 127,573	\$ 123,399	\$ 4,174	3%
Excess of Operating Revenue over Operating Expenses	\$ (1,874)	\$ 2,818	\$ (4,693)	\$ 17,268	\$ 22,546	\$ (5,279)	-23%
Extraordinary Maintenance	-	-	-	5,285	-	5,285	
Depreciation Expense	10,277	10,277	0	82,216	82,216	0	0%
Total Expenses	\$ 29,410	\$ 25,702	\$ 3,708	\$ 215,074	\$ 205,615	\$ 9,459	5%
Net Gain (Loss)	\$ (12,151)	\$ (7,459)	\$ (4,693)	\$ (70,234)	\$ (59,670)	\$ (10,564)	18%

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	\$	14,956	\$	15,885	\$	(929)	\$	112,722	\$	127,079	\$	(14,356)	-11%
Rental Subsidies		17,703		16,828		875		148,550		134,626		13,924	10%
Vacancy Loss		(1,103)		(981)		(121)		(17,244)		(7,851)		(9,392)	120%
Net Rental Revenue		31,556		31,732		(176)		244,028		253,853		(9,825)	-4%
Tenant Revenue - Other		1,042		292		750		4,274		2,333		1,940	83%
Total Tenant Revenue		32,598		32,023		575		248,302		256,187		(7,885)	-3%
Investment Income - Unrestricted		421		542		(121)		5,893		4,333		1,560	36%
Other Revenue		820		75		745		2,553		600		1,953	325%
Total Revenue	\$	33,839	\$	32,640	\$	1,199	\$	256,748	\$	261,120	\$	(4,372)	-2%
Administrative Salaries		3,315		3,370		(56)		26,400		26,963		(563)	-2%
Auditing Fees		822		679		143		4,109		5,435		(1,325)	-24%
Property Management Fee		1,992		2,672		(681)		14,734		21,378		(6,644)	-31%
Asset Management Fees		746		-		746		5,971		-		5,971	
Advertising and Marketing		-		4		(4)		-		33		(33)	-100%
Employee Benefit contributions - Administrative		593		473		120		4,546		3,783		764	20%
Office Expenses		379		552		(173)		3,824		4,414		(590)	-13%
Legal Expense		-		42		(42)		81		333		(253)	-76%
Training & Travel		-		58		(58)		651		463		188	40%
Other		367		92		276		1,726		733		992	135%
Total Operating - Administrative		8,213		7,942		271		62,041		63,536		(1,495)	-2%
Total Tenant Services		920		1,147		(228)		8,312		9,179		(868)	-9%
Water		1,316		1,135		181		10,239		9,080		1,159	13%
Electricity		265		356		(92)		3,744		2,850		894	31%
Gas		37		203		(165)		1,625		1,621		4	0%
Sewer		1,045		1,015		30		8,443		8,117		326	4%
Total Utilities	\$	2,662	\$	2,709	\$	(46)	\$	24,051	\$	21,668	\$	2,383	11%

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	\$	2,770	\$	3,184	\$	(414)	\$	21,246	\$	25,472	\$	(4,226)	-17%
Maintenance - Materials & Other		75		1,463		(1,387)		15,451		11,700		3,751	32%
Maintenance and Operations Contracts		2,564		2,771		(207)		24,701		22,167		2,535	11%
Employee Benefit Contributions - Maintenance		1,170		1,040		130		9,182		8,321		861	10%
Total Maintenance		6,579		8,457		(1,878)		70,580		67,660		2,921	4%
Total Insurance Premiums		5,496		5,175		321		40,955		41,401		(446)	-1%
Other General Expenses		73		-		73		985		-		985	
Property Taxes		1,632		1,632		0		13,059		13,059		0	0%
Bad debt - Tenant Rents		224		138		86		5,290		1,103		4,187	379%
Total Other General Expenses		2,586		1,770		816		24,318		14,162		10,156	72%
Interest of Mortgage (or Bonds) Payable		614		617		(3)		4,949		4,935		14	0%
Interest on Notes Payable		1,268		1,268		-		10,143		10,143		-	0%
Amortization of Loan Costs		526		526		0		4,212		4,211		0	0%
Total Interest Expense and Amortization Cost		2,408		2,411		(3)		19,304		19,290		14	0%
Total Operating Expenses	\$	28,865	\$	29,612	\$	(747)	\$	249,562	\$	236,896	\$	12,666	5%
Excess of Operating Revenue over Operating Expenses	\$	4,974	\$	3,028	\$	1,946	\$	7,186	\$	24,224	\$	(17,038)	-70%
Extraordinary Maintenance		414		-		414		8,384		-		8,384	
Depreciation Expense		22,871		24,812		(1,941)		182,968		198,495		(15,527)	-8%
Total Expenses	\$	52,150	\$	54,424	\$	(2,274)	\$	440,914	\$	435,391	\$	5,523	1%
Net Gain (Loss)	\$	(18,311)	\$	(21,784)	\$	3,473	\$	(184,166)	\$	(174,271)	\$	(9,895)	6%

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	\$	8,457	\$	9,619	\$	(1,162)	\$	74,063	\$	76,950	\$	(2,887)	-4%
Rental Subsidies		11,523		10,394		1,129		85,777		83,154		2,623	3%
Vacancy Loss		(236)		(600)		364		(8,972)		(4,803)		(4,168)	87%
Net Rental Revenue		19,744		19,413		331		150,868		155,301		(4,432)	-3%
Tenant Revenue - Other		360		100		260		1,078		800		278	35%
Total Tenant Revenue		20,104		19,513		591		151,946		156,101		(4,154)	-3%
Investment Income - Unrestricted		388		417		(29)		4,795		3,333		1,462	44%
Other Revenue		-		42		(42)		-		333		(333)	-100%
Total Revenue	\$	20,492	\$	19,971	\$	521	\$	156,741	\$	159,767	\$	(3,026)	-2%
Administrative Salaries		1,468		1,518		(49)		11,840		12,143		(304)	-3%
Auditing Fees		548		453		95		2,740		3,623		(884)	0%
Property Management Fee		1,206		1,173		33		9,051		9,386		(335)	-4%
Asset Management Fees		746		746		-		5,971		5,971		-	0%
Advertising and Marketing		-		4		(4)		-		33		(33)	-100%
Employee Benefit contributions - Administrative		331		270		61		2,569		2,159		410	19%
Office Expenses		173		306		(132)		2,705		2,445		260	11%
Legal Expense		-		42		(42)		-		333		(333)	-100%
Training & Travel		-		39		(39)		182		309		(127)	-41%
Other		34		92		(58)		1,015		733		282	38%
Total Operating - Administrative		4,508		4,642		(134)		36,072		37,136		(1,064)	-3%
Total Tenant Services		552		704		(152)		4,722		5,630		(908)	-16%
Water		1,223		1,000		223		9,714		8,001		1,713	21%
Electricity		-		189		(189)		1,473		1,510		(37)	-2%
Gas		-		119		(119)		997		953		43	5%
Sewer		938		836		102		7,425		6,691		734	11%
Total Utilities	\$	2,161	\$	2,145	\$	17	\$	19,608	\$	17,156	\$	2,452	14%

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	\$	938	\$	1,061	\$	(123)	\$	7,179	\$	8,491	\$	(1,311)	-15%
Maintenance - Materials & Other		150		325		(175)		9,329		2,600		6,729	259%
Maintenance and Operations Contracts		1,502		2,123		(622)		18,496		16,988		1,508	9%
Employee Benefit Contributions - Maintenance		394		355		39		3,081		2,839		242	9%
Total Maintenance		2,984		3,865		(881)		38,085		30,917		7,168	23%
Total Insurance Premiums		2,343		2,588		(245)		18,466		20,707		(2,240)	-11%
Other General Expenses		4		-		4		377		-		377	
Property Taxes		1,120		1,120		0		8,962		8,962		0	0%
Bad debt - Tenant Rents		-		78		(78)		1,102		626		476	76%
Total Other General Expenses		1,381		1,199		182		12,540		9,588		2,952	31%
Interest on Notes Payable		2,676		2,676		0		21,406		21,405		0	0%
Amortization of Loan Costs		271		271		0		2,166		2,166		0	0%
Total Interest Expense and Amortization Cost		2,946		2,946		0		23,572		23,571		0	0%
Total Operating Expenses	\$	16,874	\$	18,088	\$	(1,214)	\$	153,065	\$	144,705	\$	8,360	6%
Excess of Operating Revenue over Operating Expenses	\$	3,617	\$	1,883	\$	1,735	\$	3,676	\$	15,062	\$	(11,385)	-76%
Extraordinary Maintenance		-		-		-		16,166		-		16,166	
Depreciation Expense		11,479		11,974		(495)		91,831		95,790		(3,959)	-4%
Total Expenses	\$	28,353	\$	30,062	\$	(1,709)	\$	261,062	\$	240,495	\$	20,566	9%
Net Gain (Loss)	\$	(7,861)	\$	(10,091)	\$	2,230	\$	(104,320)	\$	(80,728)	\$	(23,592)	29%

Columbia Housing Authority
Administration Revenue and Expense Summary

	CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	Year to Date Budget	Budget Variance		
Management Fee	\$ -	\$ -	\$ 199,767	\$ 199,767	\$ 242,642	\$ (42,875)	-18%	
Asset Management Fee	-	-	9,600	9,600	9,600	-	0%	
Book Keeping Fee	-	-	106,358	106,358	117,160	(10,803)	-9%	
Fee Revenue	-	-	315,725	315,725	369,402	\$ (53,677)	-15%	
Interest Income	3,419	8,736	14,201	26,356	11,089	15,267	138%	
Investment Income	10,336	542,084	-	552,421	370,797	181,623	49%	
Other Revenue	50,000	259,576	6	309,582	270,602	38,980	14%	
Total Revenue	\$ 63,756	\$ 810,396	\$ 329,931	\$ 1,204,083	\$ 1,021,890	\$ 182,193	18%	
Administrative Salaries	59,409	188,390	240,294	488,093	538,275	(50,182)	-9%	
Auditing Fees	-	2,917	4,882	7,799	11,333	(3,534)	-31%	
Advertising and Marketing	1,990	-	1,668	3,658	183	3,475	1895%	
Employee Benefits - Admin.	19,074	48,393	49,038	116,505	112,468	4,037	4%	
Office Expenses	4,504	10,736	52,874	68,113	71,107	(2,993)	-4%	
Legal Expense	-	-	14,750	14,750	2,333	12,417	532%	
Training & Travel	153	-	8,907	9,061	24,333	(15,273)	-63%	
Other	6,838	3,413	11,868	22,119	16,667	5,453	33%	
Total Operating - Administration	91,968	253,849	384,281	730,099	776,700	(46,601)	-6%	
Water	-	599	277	876	833	43	5%	
Electricity	-	3,271	1,702	4,973	3,933	1,039	26%	
Gas	-	1,278	292	1,570	2,500	(930)	-37%	
Sewer	-	349	95	445	467	(22)	-5%	
Total Utilities	-	5,498	2,366	7,864	7,733	131	2%	
Maintenance - Labor	-	-	-	-	-	-		
Maintenance - Materials	-	206	854	1,060	4,367	(3,307)	-76%	
Maint Contracts, Miscellaneous	-	75	75	149	5,667	(5,518)	-97%	
Maint Contracts-Trash Removal	-	731	-	731	833	(103)	-12%	
Maint Contracts-Heating & Cooling	-	-	-	-	-	-		
Maint Contracts-Snow Removal	-	-	-	-	-	-		
Maint Contracts-Elevators	-	-	-	-	-	-		
Maint Contracts-Landscape & Grounds	900	51	3,252	4,204	5,333	(1,130)	-21%	
Maint Contracts-Unit Turnaround	-	-	-	-	-	-		
Maint Contracts-Electrical	-	-	-	-	-	-		
Maint Contracts-Plumbing	-	60	-	60	-	60		
Maint Contracts-Extermination	-	-	-	-	-	-		
Maint Contracts-Janitorial	-	2,367	2,367	4,734	5,800	(1,066)	-18%	
Maintenance Contracts	900	3,284	5,694	9,878	17,633	(7,756)	-44%	
Employee Benefits - Maint.	-	-	-	-	-	-		
Total Maintenance	900	3,489	6,548	10,938	22,000	(11,063)	-50%	
Total Insurance Premiums	1,223	13,122	5,697	20,042	11,181	8,860	79%	
Total Other Expenses	6,644	65,981	18,712	91,337	51,943	39,395	76%	
Interest of Bonds Payable	-	220,567	-	220,567	192,949	27,618	14%	
Interest on Notes Payable	-	14,927	-	14,927	15,000	(73)	0%	
Total Interest/Amortization	-	235,494	-	235,494	207,949	27,545	13%	
Total Operating Expenses	\$ 100,735	\$ 577,434	\$ 417,605	\$ 1,095,774	\$ 1,077,507	\$ 18,267	2%	
Excess of Operating Revenue over Operating Expenses	\$ (36,979)	\$ 232,962	\$ (87,674)	\$ 108,309	\$ (55,617)	\$ 163,926	-295%	
Depreciation Expense	-	21,641	797	22,438	18,164	4,274	24%	
Total Expenses	\$ 100,735	\$ 599,076	\$ 418,402	\$ 1,118,212	\$ 1,095,671	\$ 22,541	2%	
Net Gain (Loss)	\$ (36,979)	\$ 211,321	\$ (88,471)	\$ 85,871	\$ (73,781)	\$ 159,652	-216%	

CHA Business Activities

Balance Sheet

As of August 31, 2024

Property	91-00		
		Sum of Begin	Sum of End
(1) Asset			
Cash			
CASH, CHA BA, FIRST MID #0782	65,549.91	137,090.86	
DEVELOPMENT RESERVES, FIRST MID #3912	1,022.08	499,298.76	
REPLACEMENT RESERVES, FIRST MID #3884	1,181.39	1,185.19	
Cash Total	67,753.38	637,574.81	
2			
Short Term Assets			
A/R Mgmt Fees-Bear Creek	2,363.32	2,747.28	
A/R Mgmt Fees-Bryant WW	1,671.04	1,991.68	
A/R Mgmt Fees-Bryant WW II	1,059.56	1,206.25	
A/R Mgmt Fees-MMV	842.65	773.89	
A/R Mgmt Fees-Oak	5,462.78	5,890.44	
A/R Mgmt Fees-Stuart Parker	9,552.98	10,199.70	
Accounts Receivable, Non Dwelling	6,601.29	2,569.29	
Accrued BC Mgmt Fees Receivable	10,844.10	10,844.10	
Allowance for Doubtful Accounts-Non Dwelling	(2,400.00)	(2,400.00)	
Interest Receivable - Bryant WWII Seller Financing	98,452.20	119,857.72	
Interest Receivable - Oak Seller Financing	185,184.61	182,315.97	
Interest Receivable-BC A Bonds	3,050.73	3,192.70	
Interest Receivable-BC Other Notes Receivable	28,320.64	31,653.84	
Interest Receivable-BC Seller Financing	429,197.32	479,572.20	
Interest Receivable-Bryant WW Other Notes Receivable	630.65	624.28	
Interest Receivable-MMV Perm Loan	630.68	657.12	
Interest Receivable-Oak A Bonds	5,001.60	5,060.23	
Interest Receivable-Oak Other Notes Receivable	24,999.64	28,332.84	
Interest Receivable-SPPT A Bonds	8,077.64	56,499.56	
Interest Receivable-SPPT Other Notes Receivable	29,801.64	33,112.84	
Interest Receivable-SPPT Seller Financing	599,415.94	610,308.20	
Lease Receivable-LT	1,234,176.93	1,234,176.93	
Lease Receivable-ST	46,227.00	46,227.00	
Note Receivable - Bryant WW - HOME - non-current	550,000.00	550,000.00	
Note Receivable - Bryant WW CHA Loan	500,000.00	500,000.00	
Note Receivable - Bryant WWII - MHDC HOME Funds- non-current	625,438.00	625,438.00	

Note Receivable - MMV A BONDS non-current	270,274.84	262,549.18
Note Receivable - MMV NP#1 FHLB	500,000.00	500,000.00
Note Receivable - SPPT - FHLB - non-current	496,677.69	496,677.69
Note Receivable Bear Creek FHLB AHP non-current	500,000.00	500,000.00
Note Receivable MMV A BONDS current	11,645.75	11,645.75
Note Receivable Oak Seller Financing non-current	4,671,798.21	4,671,798.21
Note Receivable-Bear Creek Seller Financing	3,373,319.12	3,373,319.12
Note Receivable-Bryant WW MHDC Fund Balance - current	5,653.18	5,653.18
Note Receivable-Bryant WW MHDC Fund Balance non-current	224,695.86	220,947.50
Note Receivable-Bryant WWII Seller Financing	1,234,935.00	1,234,935.00
Note Receivable-Bryant WWII-City of Columbia HOME Funds	200,000.00	200,000.00
Note Receivable-SPPT Seller Financing	9,449,481.54	9,449,481.54
Note Recievable - Bear Creek A BONDS current	41,017.95	41,017.95
Note Recievable - Bear Creek A BONDS non-current	1,112,082.08	1,084,893.97
Note Recievable - Oak A BONDS current	63,037.40	63,037.40
Note Recievable - Oak A BONDS non-current	1,827,994.95	1,786,392.42
Note Recievable - Oak FHLB AHP non-current	500,000.00	500,000.00
Note Recievable - SPPT A BONDS current	75,000.00	75,000.00
Note Recievable - SPPT A BONDS non-current	3,825,000.00	3,825,000.00
Prepaid Expenses	-	2,779.32
Prepaid Insurance	2,791.77	9,001.59
Short Term Assets Total	32,790,008.28	32,854,981.88

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Long Term Assets		
Accumulated Depreciation	(104,541.63)	(101,617.92)
Assets Held for Sale - Land	200.00	200.00
Assets, Nondwelling Structures	905,396.69	414,097.69
Land	70,000.00	-
Maintenance Vehicles & Equipment	67,475.47	67,475.47
Site Improvements/Infrastructure	56,428.00	56,428.00
Note Receivable - Kinney Point B Bonds non-current	-	85,172.88
Note Receivable-Kinney Point (Vet United) non-current	-	1,300,000.00
Long Term Assets Total	994,958.53	1,821,756.12

(1) Asset Total	33,852,720.19	35,314,312.81
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(2) Liability

4

Short Term Liabilities		
Accrued Payroll Taxes Payable	(867.09)	(331.32)
Accrued Retirement Payable	(532.95)	(260.11)
Accrued Vacation Leave - Current	(11,913.04)	(11,913.04)
Accrued Vacation Leave - Non-Current	(7,942.06)	(7,942.06)

Accrued Wages Payable	(11,632.93)	(4,335.12)
Accts Payable, Vendors & Contractors	(1,932.47)	(438.18)
Due To COCC	(9,459.99)	48,189.21
W/C Insurance Liability	(8,091.37)	(8,276.76)
Short Term Liabilities Total	(52,371.90)	14,692.62

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Long Term Liabilities

BC Bond Interest Payable-A Bonds	(3,050.73)	(3,192.70)
BC Interest Payable-Other Notes Payable	(28,320.64)	(31,653.84)
Bond Payable-Bear Creek A Bonds current	(41,017.95)	(41,017.95)
Bond Payable-Bear Creek A Bonds noncurrent	(1,112,082.08)	(1,084,893.97)
Bryant WW Interest Payable - Other Notes Payable	(630.65)	(624.28)
Bryant WWII City of Columbia HOME Funds	(200,000.00)	(200,000.00)
Deferred inflow of resources	(1,238,536.57)	(1,238,536.57)
FHLB LONG TERM DEBT-CAPITAL PROJECT-BEAR CREEK	(500,000.00)	(500,000.00)
FHLB LONG TERM DEBT-CAPITAL PROJECT-MMV	(500,000.00)	(500,000.00)
FHLB LONG TERM DEBT-CAPITAL PROJECT-STUART PARKER	(496,677.69)	(496,677.69)
MMV Bond Interest Payable-Perm Loan	(630.68)	(657.12)
MMV Bonds Payable Series A - current	(11,645.75)	(11,645.75)
MMV Bonds Payable Series A - non current	(270,274.84)	(262,549.18)
Note Payable - Bryant WW CHA Loan	(500,000.00)	(500,000.00)
Note Payable - Bryant WW MHDC HOME FUNDS	(550,000.00)	(550,000.00)
Note Payable - Bryant WWII MHDC HOME FUNDS	(625,438.00)	(625,438.00)
Note Payable - CHA AHD current	(110,000.00)	(110,000.00)
Note Payable - CHA AHD noncurrent	(300,000.00)	(300,000.00)
Note Payable-Bryant WW MHDC Fund Balance - current	(5,653.18)	(5,653.18)
Note Payable-Bryant WW MHDC Fund Balance non-current	(224,695.86)	(220,947.50)
OT Bond Interest Payable-A Bonds	(5,001.60)	(5,060.23)
OT Bonds Payable FHLB AHP non-current	(500,000.00)	(500,000.00)
OT Bonds Payable Series A Bonds current	(63,037.40)	(63,037.40)
OT Bonds Payable Series A non-current	(1,827,994.95)	(1,786,392.42)
OT Interest Payable-Other Notes Payable	(24,999.64)	(28,332.84)
SPPT Bond Interest Payable-A Bonds	(8,077.64)	(56,499.56)
SPPT Bond Payable Series A - current	(75,000.00)	(75,000.00)
SPPT Bonds Payable Series A - non current	(3,825,000.00)	(3,825,000.00)
SPPT Interest Payable-Other Notes Payable	(29,801.64)	(33,112.84)
Kinney Point Bond Payable Series B - non-current	-	(85,172.88)
Note Payable-CCHT (Kinney Point Vet United) non-current	-	(1,300,000.00)
Long Term Liabilities Total	(13,077,567.49)	(14,441,095.90)

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Equity

Investment in Net Fixed Assets	(994,758.53)	(994,758.53)
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Restricted Net Assets	(2,203.47)	(2,203.47)
Unrestricted Net Assets	(19,725,818.80)	(19,725,818.80)
Equity Total	(20,722,780.80)	(20,722,780.80)
(2) Liability Total	(33,852,720.19)	(35,149,184.08)
Grand Total	-	165,128.73
Net Income		165,128.73

CHA Business Activities

Income Statement

As of August 31, 2024

Property 91-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Non-Dwelling Rentals	64,782.76	41,997.24	106,780.00	60.67%	99,585.52	(7,194.48) B
Income Total	64,782.76	41,997.24	106,780.00	60.67%	99,585.52	(7,194.48)
20						
Other Income						
Bond Interest Income	220,567.45	78,520.55	299,088.00	73.75%	306,670.42	7,582.42
Equipment Rental Income-Bryant WW	2,160.00	(2,160.00)	-	0.00%	3,240.00	3,240.00
Equipment Rental Income-Bryant WW II	720.00	(720.00)	-	0.00%	1,080.00	1,080.00
Equipment Rental Income-Oak Towers	886.96	(886.96)	-	0.00%	1,330.44	1,330.44
Equipment Rental Income-Stuart Parker	6,040.00	(6,040.00)	-	0.00%	9,060.00	9,060.00
Fee for Service	7.50	(7.50)	-	0.00%	10.00	10.00
Interest Income-AHP Loans	9,977.60	(2,477.60)	7,500.00	133.03%	14,966.40	7,466.40 B
Interest Income-MHDC Loans	4,949.43	10,050.57	15,000.00	33.00%	7,441.30	(7,558.70) B
Interest Income-Seller Financing-Bear Creek	50,374.88	(21,374.88)	29,000.00	173.71%	75,562.32	46,562.32 B
Interest Income-Seller Financing-Bryant WWII	21,405.52	(16,293.52)	5,112.00	418.73%	32,108.28	26,996.28 B
Interest Income-Seller Financing-Oak Towers	70,388.40	(4,388.40)	66,000.00	106.65%	105,582.60	39,582.60 B
Interest Income-Seller Financing-Stuart Parker	164,420.96	(13,420.96)	151,000.00	108.89%	246,631.44	95,631.44 B
Interest on Investments	8,735.88	(8,735.88)	-	0.00%	10,000.00	10,000.00
Mgmt Fees-Non PH projects	1,829.28	851.72	2,681.00	68.23%	2,745.76	64.76
Other Income	5,780.90	13,476.10	19,257.00	30.02%	15,000.00	(4,257.00)
Property Mgmt Fees-Bear Creek	20,271.92	17,165.08	37,437.00	54.15%	29,795.66	(7,641.34) C
Property Mgmt Fees-Bryant Walkway	14,733.86	8,377.14	23,111.00	63.75%	21,625.94	(1,485.06) C

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
Property Mgmt Fees-Bryant WW II	9,050.69	5,028.31	14,079.00	64.29%	13,330.52	(748.48) C
Property Mgmt Fees-Mid-Mo Veterans	6,818.62	3,777.38	10,596.00	64.35%	10,276.50	(319.50) C
Property Mgmt Fees-Oak Towers	45,248.06	24,057.94	69,306.00	65.29%	67,150.56	(2,155.44) C
Property Mgmt Fees-Stuart Parker/Paquin Tower	81,245.51	45,130.49	126,376.00	64.29%	121,518.98	(4,857.02) C
Gain or loss from disposition of real property-Kinney Point	(46,191.93)	46,191.93	-	0.00%	-	-
Other Income Total	699,421.49	176,121.51	875,543.00	79.88%	1,095,127.12	219,584.12
(4) Income Total	764,204.25	218,118.75	982,323.00	77.80%	1,194,712.64	212,389.64
Grand Total	764,204.25	218,118.75	982,323.00	77.80%	1,194,712.64	212,389.64

CHA Business Activities

Expense Statement

As of August 31, 2024

Property 91-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	2,917.00	1,583.00	4,500.00	64.82%	4,500.00	-
Legal Expenses	-	-	-	0.00%	-	-
Memberships & Dues	-	300.00	300.00	0.00%	300.00	-
Professional Services	-	-	-	0.00%	-	-
Publications	-	-	-	0.00%	-	-
Contracted Services Total	2,917.00	1,883.00	4,800.00	60.77%	4,800.00	-
10						
Furniture & Equipment						
Office Equipment	164.01	(164.01)	-	0.00%	218.68	(218.68)
Office Furniture & Equipment	-	-	-	0.00%	-	-
Furniture & Equipment Total	164.01	(164.01)	-	0.00%	218.68	(218.68)
11						
Insurance						
Insurance-Liability	(190.25)	190.25	-	0.00%	-	-
Insurance-Other	762.97	(262.97)	500.00	152.59%	1,260.78	(760.78)
Insurance-Property	9,552.15	(8,212.15)	1,340.00	712.85%	10,975.62	(9,635.62)
Insurance Total	10,124.87	(8,284.87)	1,840.00	550.26%	12,236.40	(10,396.40)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	74.53	5,425.47	5,500.00	1.36%	2,500.00	3,000.00
Maint Contracts-Equipment Repairs	-	1,000.00	1,000.00	0.00%	500.00	500.00
Maint Contracts-Janitorial	2,367.04	2,132.96	4,500.00	52.60%	3,550.56	949.44
Maint Contracts-Landscape & Grounds	51.30	4,948.70	5,000.00	1.03%	102.60	4,897.40
Maint Contracts-Plumbing	60.00	(60.00)	-	0.00%	120.00	(120.00)
Maint Contracts-Trash Removal	730.73	519.27	1,250.00	58.46%	1,252.68	(2.68)
Maint Matl - Gasoline	40.00	10.00	50.00	80.00%	50.00	-
Maint Matl - Miscellaneous	165.54	3,834.46	4,000.00	4.14%	1,250.00	2,750.00
Maintenance & Repair Total	3,489.14	17,810.86	21,300.00	16.38%	9,325.84	11,974.16
13						
Marketing						
Advertising & Marketing	-	200.00	200.00	0.00%	-	200.00
Marketing Total	-	200.00	200.00	0.00%	-	200.00
14						
Other Expense						
Bond Interest Expense	220,567.45	68,856.55	289,424.00	76.21%	306,670.42	(17,246.42)
Depreciation	21,641.24	5,022.76	26,664.00	81.16%	35,735.44	(9,071.44)
Interest Expense-AHP Loans	9,977.60	(2,477.60)	7,500.00	133.03%	14,966.40	(7,466.40)
Interest Expense-MHDC Loans	4,949.43	10,050.57	15,000.00	33.00%	7,441.30	7,558.70
Other General Expenses	54,564.79	23,349.21	77,914.00	70.03%	77,914.00	-
Sundry, Miscellaneous	3,413.21	5,086.79	8,500.00	40.16%	5,000.00	3,500.00
Other Expense Total	315,113.72	109,888.28	425,002.00	74.14%	447,727.56	(22,725.56)
15						
Personnel						
Compensated Absences	11,416.69	(11,416.69)	-	0.00%	22,395.86	(22,395.86)
FICA/MEDICARE, Admin	15,016.50	16,812.50	31,829.00	47.18%	23,919.50	7,909.50

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Health Ins, Admin	23,500.15	35,750.85	59,251.00	39.66%	32,493.30	26,757.70
Insurance-Workers Comp	2,997.11	2,855.89	5,853.00	51.21%	4,781.02	1,071.98
Retirement Benefits, Admin	9,876.56	11,602.44	21,479.00	45.98%	15,063.14	6,415.86
Salaries - Administrative	188,390.24	227,672.76	416,063.00	45.28%	296,338.18	119,724.82
Staff Training	-	7,500.00	7,500.00	0.00%	2,500.00	5,000.00
Travel Expenses	-	2,500.00	2,500.00	0.00%	1,000.00	1,500.00
Personnel Total	251,197.25	293,277.75	544,475.00	46.14%	398,491.00	145,984.00
16						
Supplies						
Office Supplies	199.19	4,800.81	5,000.00	3.98%	2,500.00	2,500.00
Postage	19.50	80.50	100.00	19.50%	200.00	(100.00)
Supplies Total	218.69	4,881.31	5,100.00	4.29%	2,700.00	2,400.00
17						
Technology						
Computer/IT Expense	10,352.89	29,647.11	40,000.00	25.88%	40,000.00	-
Technology Total	10,352.89	29,647.11	40,000.00	25.88%	40,000.00	-
19						
Utilities						
Electricity	3,270.79	329.21	3,600.00	90.86%	4,673.86	(1,073.86)
Natural Gas	1,278.30	1,471.70	2,750.00	46.48%	2,362.90	387.10
Sewer	349.41	150.59	500.00	69.88%	600.24	(100.24)
Telephone	-	2,500.00	2,500.00	0.00%	-	2,500.00
Water	599.45	200.55	800.00	74.93%	920.72	(120.72)
Utilities Total	5,497.95	4,652.05	10,150.00	54.17%	8,557.72	1,592.28
(8) Expense Total	599,075.52	453,791.48	1,052,867.00	56.90%	924,057.20	128,809.80
Grand Total	599,075.52	453,791.48	1,052,867.00	56.90%	924,057.20	128,809.80

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Net Income	165,128.73	(235,672.73)	(70,544.00)		270,655.44	341,199.44
Add Back Depreciation	21,641.24	5,022.76	26,664.00		35,735.44	
Net Income Before Depreciation	186,769.97	(230,649.97)	(43,880.00)	-	306,390.88	

CHA Business Activities

Cash Flow

As of August 31, 2024

YTD Cash Movement		Upcoming Cash Movement	
Beginning Cash Operating	65,549.91	Beginning Cash Operating	137,090.86
YTD AR Changes	(1,453,070.19)	Projected Income	430,508.39
Add Back Depreciation		Projected Expenses	(324,981.68)
Disposal of land	561,299.00	Add Back Depreciation	35,735.44
YTD AP Changes	(67,064.52)	Ending Cash	278,353.01
Loans	1,363,528.41	Pay Back COCC	48,189.21
YTD Income	764,204.25	Projected AR Changes	(208,772.64) E
YTD Expenses	(599,075.52)		117,769.58
	635,371.34		
Funded by Reserves	(498,280.48)		
	(498,280.48)		
Current Operating	137,090.86		
Balance Sheet Amount	137,090.86		
	0.00		

CHA Business Activities

Notes to Financial Statements

As of August 31, 2024

- A Transfers were done to pay back balances, current balance (08/26) \$148K with \$498K in Development Reserves.
- B Need to look through Debbi's notes of why the budget is so different.
- C Vacancies on properties
- D Planned position elimination and not filling of positions.
- E For interest income recorded but not received.

Central Office Cost Center

Balance Sheet

As of August 31, 2024

Property	90-00		
		Sum of Begin	Sum of End
(1) Asset			
Cash			
CASH, CHA GENERAL FUND, FIRST MID #0656	388,873.71		268,009.80
Petty Cash Fund	150.00		150.00
Cash Total	389,023.71		268,159.80
2			
Short Term Assets			
Accounts Receivable, GPs & Dev Corp	170,965.05		146,478.04
Accounts Receivable, Other	-		47.16
Accrued B.C. Mgmt Fees Receivable	9,479.87		9,479.87
Due From 21st Century	25,608.19		26,453.73
Due From AMP 1 - Downtown	-		(302.43)
Due From Bear Creek Housing	157.94		24,670.92
Due From Bryant Walkway Housing	35.40		3,760.60
Due From Bryant WW II	298.17		3,101.02
Due From CACFP	8,222.33		1,816.78
Due From CCH Trust	215.03		(597.96)
Due from CHA Business Activities	9,459.99		(48,189.21)
Due From Community Service Block	-		2,547.28
Due From Continuum of Care	1,399.87		14,638.75
Due from CPS	6,206.36		-
Due From Emergency Housing Vouchers	1,479.77		25,972.65
Due From FSS FEA	-		1,405.92
Due From Kinney Point	-		1,466.93
Due From Mainstream Vouchers	144.35		3,151.42
Due from Mid-MO VASH	56.02		6,989.33
Due From Oak Towers Housing	(231.24)		23,303.49
Due From Other Funds	163,363.15		102,320.46
Due From Park Avenue	-		293.76
Due From Section 8	3,998.07		6,433.80
Due From Stuart Parker Paquin Housing	2,620.25		80,828.20
Due From TBRA	429.65		2,254.97
Prepaid Expenses	1,712.46		6,363.90
Prepaid Insurance	3,606.66		3,144.48

Short Term Assets Total	409,227.34	447,833.86
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3

Long Term Assets

Accumulated Depreciation	(120,957.57)	(121,754.57)
Land - Garth & Sexton	253,694.43	24,512.93
Maintenance Equipment	36,406.00	36,406.00
Office Equipment	88,741.07	88,741.07
Long Term Assets Total	257,883.93	27,905.43

(1) Asset Total	1,056,134.98	743,899.09
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(2) Liability

4

Short Term Liabilities

Accrued Payroll Taxes Payable	(987.84)	(652.52)
Accrued Retirement Payable	(402.01)	(273.46)
Accrued Vacation Leave - Current	(9,600.25)	(9,600.25)
Accrued Vacation Leave - Current ROSS	(3,602.11)	(3,602.11)
Accrued Vacation Leave - Non-Current	(6,400.14)	(6,400.14)
Accrued Vacation Leave - Non-Current ROSS	(2,401.40)	(2,401.40)
Accrued Wages Payable	(13,336.54)	(8,558.59)
Accts Payable, Vendors	(6,567.75)	(148,378.40)
Accts Payable, Vendors & Contractors	-	(733.34)
Interprogram Due To	(18,899.53)	-
W/C Insurance Liability	(28,202.21)	(37,803.33)
Wage Withholdings, Lively HSA	-	(15.00)
Wage Withholdings, Cafe Plan	(2,285.47)	3.61
Wage Withholdings, Health Insurance	3,814.21	8,115.17
Wage Withholdings, Life Insurance	19.50	19.50
Wage Withholdings, Miscellaneous	-	(0.01)
Wage Withholdings, Paytient	(1,216.10)	244.00
Wage Withholdings, United Way	(169.44)	(169.44)
Short Term Liabilities Total	(90,237.08)	(210,205.71)

5

Long Term Liabilities

Operating Loans Payable	(485,000.00)	(160,989.72)
Long Term Liabilities Total	(485,000.00)	(160,989.72)

6

Equity

Investment in Net Fixed Assets	(257,883.93)	(257,883.93)
Unrestricted Net Assets	(223,013.97)	(223,013.97)

Equity Total	(480,897.90)	(480,897.90)
(2) Liability Total	(1,056,134.98)	(852,093.33)
Grand Total	-	(108,194.24)
Net Income		(108,194.24)

Central Office Cost Center

Income Statement

As of August 31, 2024

Property 90-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget	
(4) Income							
Other Income							
Asset Mgmt Fees-AMP 1	9,600.00	4,800.00	14,400.00	66.67%	14,400.00	-	A
Bookkeeping Fees-AMP 1	5,235.00	4,485.00	9,720.00	53.86%	7,965.00	(1,755.00)	A
Bookkeeping Fees-EHV	3,067.50	(3,067.50)	-	0.00%	4,680.00	4,680.00	B
Bookkeeping Fees-Sec 8	98,055.00	65,085.00	163,140.00	60.10%	147,165.00	(15,975.00)	C
CFP Mgmt Fees-AMP 1	-	34,313.00	34,313.00	0.00%	34,313.00	-	A
Fee for Service	-	-	-	0.00%	-	-	
Interest on Investments	14,200.70	(5,525.70)	8,675.00	163.70%	22,216.34	13,541.34	D
Management Fees-EHV	4,908.00	(4,908.00)	-	0.00%	7,488.00	7,488.00	B
Management Fees-Section 8	156,888.00	99,096.00	255,984.00	61.29%	235,464.00	(20,520.00)	C
Other Income	5.90	(5.90)	-	0.00%	11.80	11.80	
Property Mgmt Fees-AMP 1	37,971.20	24,832.80	62,804.00	60.46%	57,772.80	(5,031.20)	A
Gain or loss from disposition of real property-Kinney Point	(19,723.62)	19,723.62	-	0.00%	(19,723.62)	(19,723.62)	
Other Income Total	310,207.68	238,828.32	549,036.00	56.50%	511,752.32	(37,283.68)	
(4) Income Total	310,207.68	238,828.32	549,036.00	56.50%	511,752.32	(37,283.68)	
Grand Total	310,207.68	238,828.32	549,036.00	56.50%	511,752.32	(37,283.68)	

Central Office Cost Center

Expense Statement

As of August 31, 2024

Property 90-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	4,881.92	7,618.08	12,500.00	39.06%	12,500.00	-
Legal Expenses	14,750.00	(12,750.00)	2,000.00	737.50%	21,000.00	(19,000.00) E
Memberships & Dues	10,423.40	(423.40)	10,000.00	104.23%	12,000.00	(2,000.00)
Professional Services	-	-	-	0.00%	-	-
Publications	-	200.00	200.00	0.00%	200.00	-
Contracted Services Total	30,055.32	(5,355.32)	24,700.00	121.68%	45,700.00	(21,000.00)
9						
Fees						
Admin Fee Services	1,113.75	(1,113.75)	-	0.00%	1,800.00	(1,800.00) F
Fees Total	1,113.75	(1,113.75)	-	0.00%	1,800.00	(1,800.00)
10						
Furniture & Equipment						
Office Equipment	176.50	(176.50)	-	0.00%	243.66	(243.66)
Office Furniture & Equipment	-	-	-	0.00%	-	-
Furniture & Equipment Total	176.50	(176.50)	-	0.00%	243.66	(243.66)
11						
Insurance						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Insurance-Other	734.64	(434.64)	300.00	244.88%	1,000.00	(700.00) G
Insurance-Property	1,107.92	232.08	1,340.00	82.68%	1,500.00	(160.00)
Insurance Total	1,842.56	(202.56)	1,640.00	112.35%	2,500.00	(860.00)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	74.53	425.47	500.00	14.91%	250.00	250.00
Maint Contracts-Equipment Repairs	-	1,500.00	1,500.00	0.00%	600.00	900.00
Maint Contracts-Janitorial	2,367.20	1,832.80	4,200.00	56.36%	4,200.00	-
Maint Contracts-Landscape & Grounds	3,252.30	(252.30)	3,000.00	108.41%	5,000.00	(2,000.00)
Maint Contracts-Trash Removal	-	-	-	0.00%	-	-
Maint Matl - Gasoline	731.48	518.52	1,250.00	58.52%	1,250.00	-
Maint Matl - Miscellaneous	122.91	1,127.09	1,250.00	9.83%	500.00	750.00
Maintenance & Repair Total	6,548.42	5,151.58	11,700.00	55.97%	11,800.00	(100.00)
13						
Marketing						
Advertising & Marketing	1,668.37	(1,593.37)	75.00	2224.49%	2,500.00	(2,425.00)
Marketing Total	1,668.37	(1,593.37)	75.00	2224.49%	2,500.00	(2,425.00)
14						
Other Expense						
Depreciation	797.00	(215.00)	582.00	136.94%	1,194.00	(612.00)
Other General Expenses	3,014.52	(3,014.52)	-	0.00%	3,500.00	(3,500.00) H
Sundry, Miscellaneous	10,754.14	4,245.86	15,000.00	71.69%	15,000.00	-
Other Expense Total	14,565.66	1,016.34	15,582.00	93.48%	19,694.00	(4,112.00)
15						
Personnel						
Benefits, Admin, Unemployment	50.00	(50.00)	-	0.00%	75.00	(75.00)
Compensated Absences	15,697.38	(15,697.38)	-	0.00%	28,431.84	(28,431.84) I

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
FICA/MEDICARE, Admin	19,074.64	10,777.36	29,852.00	63.90%	27,424.20	2,427.80
Health Ins, Admin	21,243.13	38,858.87	60,102.00	35.35%	30,942.80	29,159.20
Insurance-Workers Comp	3,854.36	1,998.64	5,853.00	65.85%	5,566.62	286.38
Retirement Benefits, Admin	8,670.07	10,446.93	19,117.00	45.35%	12,389.54	6,727.46
Salaries - Administrative	240,293.81	149,923.19	390,217.00	61.58%	340,744.36	49,472.64
Staff Training	7,986.92	12,013.08	20,000.00	39.93%	14,000.00	6,000.00
Travel Expense	920.56	1,579.44	2,500.00	36.82%	1,000.00	1,500.00
Personnel Total	317,790.87	209,850.13	527,641.00	60.23%	460,574.36	67,066.64
16						
Supplies						
Office Supplies	1,877.38	3,122.62	5,000.00	37.55%	3,000.00	2,000.00
Postage	4,458.67	(458.67)	4,000.00	111.47%	6,000.00	(2,000.00)
Supplies Total	6,336.05	2,663.95	9,000.00	70.40%	9,000.00	-
17						
Technology						
Computer/IT Expense	35,938.15	(938.15)	35,000.00	102.68%	35,938.15	(938.15) J
Technology Total	35,938.15	(938.15)	35,000.00	102.68%	35,938.15	(938.15)
19						
Utilities						
Electricity	1,701.87	598.13	2,300.00	73.99%	2,327.54	(27.54)
Natural Gas	292.12	707.88	1,000.00	29.21%	542.72	457.28
Sewer	95.31	104.69	200.00	47.66%	154.44	45.56
Telephone	-	1,300.00	1,300.00	0.00%	-	1,300.00
Water	276.97	173.03	450.00	61.55%	353.48	96.52
Utilities Total	2,366.27	2,883.73	5,250.00	45.07%	3,378.18	1,871.82
(8) Expense Total	418,401.92	212,186.08	630,588.00	66.35%	593,128.35	37,459.65

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Grand Total	418,401.92	212,186.08	630,588.00	66.35%	593,128.35	37,459.65
Net Income	(108,194.24)	26,642.24	(81,552.00)		(81,376.03)	175.97
Add Back Depreciation	797.00	(215.00)	582.00		1,194.00	
Net Income Before Depreciation	(107,397.24)	26,427.24	(80,970.00)	-	(80,182.03)	

Central Office Cost Center

Notes to Financial Statements

As of August 31, 2024

- A Many units are being left vacant for the upcoming demo, which decreases the fees.
- B. These vouchers are issued in September, but if families move or lose their voucher, they are not reissued.
- C The units budgeted for fees was 21924 and we are currently under 10K.
- D Amazing interest rates of almost 6%.
- E Find out about legal fees
- F Find out about admin fees
- G Are we paid in full?
- H What is this?
- I Did we pay out Pto?
- J Are we going to spend the rest of this?

CHA Affordable Housing Development, LLC.

Balance Sheet

As of August 31, 2024

Property	99-00		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, CHA DEV, FIRST MID #0712	70,316.01	199,492.59	
Cash Total	70,316.01	199,492.59	
 2			
Short Term Assets			
A/R-Deferred Developer Fees	358,727.71	340,253.58	
Accounts Receivable, Kinney Point Project	78,040.15	-	
Interest Receivable-Def Developer Fees	53,506.24	63,649.60	
Note Receivable - CHA BA - current	110,000.00	110,000.00	
Note Receivable - CHA BA - noncurrent	300,000.00	300,000.00	
Operating Loan Receivable	278,093.69	204,926.66	
Prepaid Insurance	3,010.13	789.60	
Short Term Assets Total	1,181,377.92	1,019,619.44	
(1) Asset Total	1,251,693.93	1,219,112.03	
 (2) Liability			
 4			
Short Term Liabilities			
Accounts Payable, COCC	(2,728.24)	(11,932.63)	
Accrued Payroll Taxes Payable	(340.88)	(157.69)	
Accrued Retirement Payable	(168.72)	(123.56)	
Accrued Vacation leave-Current	(5,325.12)	(5,325.12)	
Accrued Vacation Leave-Non-Current	(3,550.08)	(3,550.08)	
Accrued Wages Payable	(4,620.60)	(2,059.27)	
Accts Payable, Vendors & Contractors	(6.79)	-	
W/C Liability CHA Affordable Housing	-	2,010.44	
Short Term Liabilities Total	(16,740.43)	(21,137.91)	
 6			
Equity			
Unrestricted Net Assets	(1,234,953.50)	(1,234,953.50)	
Equity Total	(1,234,953.50)	(1,234,953.50)	

(2) Liability Total	(1,251,693.93)	(1,256,091.41)
Grand Total	-	(36,979.38)
Net Income		(36,979.38)

CHA Affordable Housing Development, LLC

Income Statement

As of August 31, 2024

Property 99-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget	
(4) Income							
Income							
Developer Fees	50,000.00	(50,000.00)	-	0.00%	50,000.00	50,000.00	A
Income Total	50,000.00	(50,000.00)	-	0.00%	50,000.00	50,000.00	
20							
Other Income							
Interest Income-Bear Creek GP Operating Loan	-	-	-	0.00%	-	-	
Interest Income-Bryant WW GP Operating Loan	650.13	(650.13)	-	0.00%	972.76	972.76	
Interest Income-Bryant WWII GP Operating Loan	193.12	(193.12)	-	0.00%	288.96	288.96	
Interest Income-Def Developer Fees	10,143.36	(10,143.36)	-	0.00%	15,215.04	15,215.04	
Interest Income-Oak Towers GP Operating Loan	-	-	-	0.00%	-	-	
Interest Income-Stuart Parker GP Operating Loan	-	-	-	0.00%	-	-	
Interest on Investments	2,769.01	5,188.99	7,958.00	34.80%	5,000.00	(2,958.00)	
Other Income Total	13,755.62	(5,797.62)	7,958.00	172.85%	21,476.76	13,518.76	B
(4) Income Total	63,755.62	(55,797.62)	7,958.00	801.15%	71,476.76	63,518.76	
Grand Total	63,755.62	(55,797.62)	7,958.00	801.15%	71,476.76	63,518.76	

CHA Affordable Housing Development, LLC

Expense Statement

As of August 31, 2024

Property 99-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	-	-	-	0.00%	-	-
Legal Expenses	-	1,500.00	1,500.00	0.00%	1,500.00	-
Professional Services	6,581.68	(6,581.68)	-	0.00%	7,500.00	(7,500.00)
Contracted Services Total	6,581.68	(5,081.68)	1,500.00	438.78%	9,000.00	(7,500.00)
11						
Insurance						
Insurance-Other	265.12	(15.12)	250.00	106.05%	397.68	(147.68)
Insurance-Property	-	-	-	0.00%	-	-
Insurance Total	265.12	(15.12)	250.00	106.05%	397.68	(147.68)
12						
Maintenance & Repair						
Maint Contracts-Janitorial	-	-	-	0.00%	-	-
Maint Contracts-Landscape & Grounds	900.00	(900.00)	-	0.00%	1,050.00	(1,050.00)
Maintenance & Repair Total	900.00	(900.00)	-	0.00%	1,050.00	(1,050.00)
13						
Marketing						
Advertising & Marketing	1,990.00	(1,990.00)	-	0.00%	1,990.00	(1,990.00)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Marketing Total	1,990.00	(1,990.00)	-	0.00%	1,990.00	(1,990.00)
14						
Other Expense						
Community Development Planning Expenses	2,210.00	(2,210.00)	-	0.00%	2,210.00	(2,210.00)
Sundry, Miscellaneous	256.55	1,243.45	1,500.00	17.10%	1,000.00	500.00
Other Expense Total	2,466.55	(966.55)	1,500.00	164.44%	3,210.00	(1,710.00)
15						
Personnel						
Compensated Absences	4,433.81	(4,433.81)	-	0.00%	7,226.28	(7,226.28)
FICA/MEDICARE, Admin	4,679.77	2,800.23	7,480.00	62.56%	6,611.58	868.42
Health Ins, Admin	11,789.58	4,968.42	16,758.00	70.35%	17,268.50	(510.50)
Insurance-Workers Comp	957.65	509.35	1,467.00	65.28%	1,356.84	110.16
Retirement Benefits, Admin	2,604.79	2,450.21	5,055.00	51.53%	3,500.00	1,555.00
Salaries - Administrative	59,409.27	38,365.73	97,775.00	60.76%	83,228.74	14,546.26
Staff Training	-	2,000.00	2,000.00	0.00%	500.00	1,500.00
Travel Expenses	153.11	1,846.89	2,000.00	7.66%	1,000.00	1,000.00 C
Personnel Total	84,027.98	48,507.02	132,535.00	63.40%	120,691.94	11,843.06
16						
Supplies						
Office Supplies	-	500.00	500.00	0.00%	500.00	-
Postage	489.79	(289.79)	200.00	244.90%	750.00	(550.00)
Supplies Total	489.79	210.21	700.00	69.97%	1,250.00	(550.00)
17						
Technology						
Computer/IT Expense	4,013.88	(1,513.88)	2,500.00	160.56%	5,000.00	(2,500.00)
Technology Total	4,013.88	(1,513.88)	2,500.00	160.56%	5,000.00	(2,500.00)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
19						
Utilities						
Telephone	-	60.00	60.00	0.00%	-	60.00
Utilities Total	-	60.00	60.00	0.00%	-	60.00
(8) Expense Total	100,735.00	38,310.00	139,045.00	72.45%	142,589.62	(3,544.62)
Grand Total	100,735.00	38,310.00	139,045.00	72.45%	142,589.62	(3,544.62)
Net Income	(36,979.38)	(94,107.62)	(131,087.00)		(71,112.86)	59,974.14

CHA Affordable Housing Development, LLC

Notes to Financial Statements

As of August 31, 2024

- A. Kinney Point portion, should be the only milestone hit in this year.
- B Need to look through Debbi's notes of why the budget is so different.
- C Planned position elimination and not filling of positions.

Patriot Place (Mid-Missouri Veterans Center)

Balance Sheet

As of August 31, 2024

Property	02-01		
	Beginning Balance	Current Balance	
(1) Asset			
Cash			
CASH, MMV OPERATING, FIRST MID #9872	45,337.26	26,070.92	
Cash, Patriot Place Bond Fund- UMB #143119.2	1,684.86	1,699.99	
Cash, Patriot Place Compliance Fund- UMB #143119.5	807.53	833.28	
Change Fund-Laundry Mats	460.00	460.00	
Operating Reserve CENTRAL BANK #128451781	73,481.38	73,486.26	A
REPLACEMENT RESERVES, FIRST MID #9942	82,891.06	86,875.29	A
SECURITY DEPOSITS-MMV, FIRST MID #9928	13,591.50	14,379.65	
Special Needs Reserves-Held by MHDC	25,000.00	25,000.00	A
Cash Total	243,253.59	228,805.39	
 2			
Short Term Assets			
Accounts Receivable, Tenants	4,172.51	2,475.54	
Allowance for Doubtful Accounts	(3,108.65)	(3,108.65)	
HAP A/R	562.10	898.52	
Prepaid Expenses	1,590.00	2,718.63	
Prepaid Insurance	241.49	4,174.04	
Short Term Assets Total	3,457.45	7,158.08	
 3			
Long Term Assets			
Accumulated Amoritzation of LIHTC Fees	(14,758.55)	(15,988.47)	
Accumulated Amortization of Loan Costs	(41,098.07)	(45,313.59)	
Accumulated Depreciation	(924,404.40)	(1,006,620.57)	
Assets, Dwelling Structures	3,540,796.00	3,540,796.00	
Assets, Land	122,500.00	122,500.00	
Assets, Non-Dwelling Structures	38,431.50	38,431.50	
Community Space Furniture & Equipment	12,531.68	12,531.68	
Dwelling Appliances & Furniture	112,687.00	112,687.00	
Office Furniture & Equipment	5,240.30	5,240.30	
Site Improvements/Infrastructure	415,953.00	415,953.00	
Tax Credit Fees	18,448.00	18,448.00	
Unamortized Loan Costs	101,161.00	101,161.00	

Long Term Assets Total	3,387,487.46	3,299,825.85
(1) Asset Total	3,634,198.50	3,535,789.32
(2) Liability		
4		
Short Term Liabilities		
A/P-Mgmt Fees, CHA BA	(842.65)	(773.89)
Accounts Payable, COCC	(56.02)	(6,989.33)
Accrued Payroll Taxes Payable	(104.71)	(52.69)
Accrued Retirement Payable	(73.56)	(37.23)
Accrued Vacation Leave - Current	(1,782.37)	(1,782.37)
Accrued Vacation Leave - Non-Current	(1,188.24)	(1,188.24)
Accrued Wages Payable	(1,458.96)	(687.15)
Accts Payable, Vendors & Contractors	(2,634.33)	-
Asset Management Fees Payable	(8,715.17)	(5,872.41)
Property Taxes Payable	-	(4,964.00)
Security Deposits, Tenants	(13,524.00)	(14,307.94)
Tenant Prepaid Rents	(4,081.22)	-
W/C Insurance Liability	(309.68)	(434.10)
Short Term Liabilities Total	(34,770.91)	(37,089.35)
5		
Long Term Liabilities		
Bond Interest Payable, A Bonds	(630.68)	(657.12)
Note Payable CCHT #2 - AHAP, non-current	(1,237,680.88)	(1,221,035.56)
Note Payable CCHT #3 - MFH, non-current	(460,350.58)	(454,201.06)
Note Payable CHA #1 - FHLB, non-current	(500,000.00)	(500,000.00)
Perm Loan - Current	(11,645.75)	(11,645.75)
Perm Loan - non current	(270,274.84)	(262,549.18)
Long Term Liabilities Total	(2,480,582.73)	(2,450,088.67)
6		
Equity		
Federal LIHTC Equity-Red Stone	(1,116,532.52)	(1,116,532.52)
GP Equity-Mid MO Veterans Housing GP	(103.00)	(103.00)
Other change in Equity - Net Cash Flow Distribution SLP	20.99	20.99
Other change in Equity - Syndication Fees	30,000.00	30,000.00
Retained Earnings, MMVHDG, LP	564,999.67	564,999.67
State LIHTC Equity-SCC	(599,295.00)	(599,295.00)
Equity Total	(1,118,844.86)	(1,118,844.86)
(2) Liability Total	(3,634,198.50)	(3,606,022.88)

Grand Total	-	(70,233.56)
Net Income		(70,233.56)

Patriot Place (Mid-Missouri Veterans Center)

Income Statement

As of August 31, 2024

Property 02-01

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Dwelling Rent	78,557.95	35,330.05	113,888.00	68.98%	113,486.16	(401.84)
HAP Subsidy	63,542.05	34,119.95	97,662.00	65.06%	97,662.00	-
Non-Dwelling Rentals	-	-	-	0.00%	-	-
Vacancies-Rent Loss to Lease	(3,080.97)	964.97	(2,116.00)	145.60%	(3,500.00)	(1,384.00)
Vacancies-Rental Concessions	(2,186.67)	2,186.67	-	0.00%	(2,500.00)	(2,500.00)
Vacancy Loss	(397.44)	(1,718.56)	(2,116.00)	18.78%	(600.00)	1,516.00
Income Total	136,434.92	70,883.08	207,318.00	65.81%	204,548.16	(2,769.84)
20						
Other Income						
Cable TV	-	-	-	0.00%	-	-
Dividend Income	40.80	(40.80)	-	0.00%	60.66	60.66
Fee for Service	-	-	-	0.00%	-	-
Interest on Investments	2,095.48	904.52	3,000.00	69.85%	3,355.84	355.84
Interest on Replacement Reserves	3,161.65	838.35	4,000.00	79.04%	4,663.26	663.26
Laundry Income	1,569.00	431.00	2,000.00	78.45%	2,120.00	120.00
Non-Dwelling Work Orders	-	1,300.00	1,300.00	0.00%	750.00	(550.00)
Other Income	400.00	900.00	1,300.00	30.77%	1,000.00	(300.00)
Other Income - Work Orders	414.44	(414.44)	-	0.00%	-	-
Other Tenant Charges	724.50	(724.50)	-	0.00%	724.50	724.50
Other Income Total	8,405.87	3,194.13	11,600.00	72.46%	12,674.26	1,074.26
(4) Income Total	144,840.79	74,077.21	218,918.00	66.16%	217,222.42	(1,695.58)
Grand Total	144,840.79	74,077.21	218,918.00	66.16%	217,222.42	(1,695.58)

Patriot Place (Mid-Missouri Veterans Center)

Expense Statement

As of August 31, 2024

Property

02-01

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	1,902.45	1,871.55	3,774.00	50.41%	3,774.00	-
Inspections	961.00	(961.00)	-	0.00%	1,500.00	(1,500.00)
Legal Expenses	519.50	(19.50)	500.00	103.90%	750.00	(250.00)
Memberships & Dues	111.05	(47.05)	64.00	173.52%	200.00	(136.00)
Professional Services	215.00	1,035.00	1,250.00	17.20%	1,000.00	250.00
Contracted Services Total	3,709.00	1,879.00	5,588.00	66.37%	7,224.00	(1,636.00)
9						
Fees						
Asset Mgt Fee - Federal LIHTC	4,244.24	2,122.10	6,366.34	66.67%	6,366.36	(0.02)
Asset Mgt. Fee - State LIHTC	2,090.48	1,045.18	3,135.66	66.67%	3,135.72	(0.06)
Property Mgmt Fees	6,818.62	3,777.38	10,596.00	64.35%	10,276.50	319.50
Trustee Fee	3,757.52	(3,757.52)	-	0.00%	6,455.04	(6,455.04) B
Fees Total	16,910.86	3,187.14	20,098.00	84.14%	26,233.62	(6,135.62)
10						
Furniture & Equipment						
Office Furniture & Equipment	-	100.00	100.00	0.00%	100.00	-
Furniture & Equipment Total	-	100.00	100.00	0.00%	100.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
11						
Insurance						
Insurance-Other	1,712.47	(1,442.47)	270.00	634.25%	2,000.00	(1,730.00)
Insurance-Property	5,948.70	9,160.30	15,109.00	39.37%	15,109.00	-
Insurance Total	7,661.17	7,717.83	15,379.00	49.82%	17,109.00	(1,730.00)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	5,433.65	6,566.35	12,000.00	45.28%	6,000.00	6,000.00
Maint Contracts-Electrical	-	100.00	100.00	0.00%	100.00	-
Maint Contracts-Elevator	-	-	-	0.00%	-	-
Maint Contracts-Equipment Repairs	-	50.00	50.00	0.00%	50.00	-
Maint Contracts-Extermination	2,955.00	4,139.00	7,094.00	41.65%	6,000.00	1,094.00
Maint Contracts-Heating & Cooling	-	100.00	100.00	0.00%	100.00	-
Maint Contracts-Landscape & Grounds	4,662.65	(362.65)	4,300.00	108.43%	6,000.00	(1,700.00)
Maint Contracts-Plumbing	646.40	(446.40)	200.00	323.20%	1,000.00	(800.00)
Maint Contracts-Snow Removal	416.50	(416.50)	-	0.00%	416.50	(416.50)
Maint Contracts-Trash Removal	3,090.00	1,910.00	5,000.00	61.80%	5,000.00	-
Maint Contracts-Unit Turnaround	404.58	(404.58)	-	0.00%	404.58	(404.58)
Maint Matl - Gasoline	147.92	52.08	200.00	73.96%	300.00	(100.00)
Maint Matl - Miscellaneous	8,891.55	(691.55)	8,200.00	108.43%	14,000.00	(5,800.00)
Maint Matl - Tools & Equipment	-	50.00	50.00	0.00%	50.00	-
Maintenance Equipment Rentals	-	-	-	0.00%	-	-
Maintenance & Repair Total	26,648.25	10,645.75	37,294.00	71.45%	39,421.08	(2,127.08)
13						
Marketing						
Advertising & Marketing	-	50.00	50.00	0.00%	50.00	-
Marketing Total	-	50.00	50.00	0.00%	50.00	-
14						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Other Expense						
Amortization of Tax Credit Fees	1,229.92	615.08	1,845.00	66.66%	1,845.00	-
Amortized Loan Costs	4,215.52	2,107.48	6,323.00	66.67%	6,323.00	-
Collection Losses	3,170.44	(1,176.44)	1,994.00	159.00%	3,500.00	(1,506.00)
Depreciation	82,216.17	41,107.83	123,324.00	66.67%	123,324.00	-
Extraordinary Maintenance	5,285.00	(5,285.00)	-	0.00%	6,000.00	(6,000.00) C
Interest Expense-Seller Financing	-	-	-	0.00%	-	-
Mid-MO Veterans Bond Interest Expense	5,455.10	2,630.90	8,086.00	67.46%	8,100.00	(14.00)
Other General Expenses	682.04	(682.04)	-	0.00%	1,000.00	(1,000.00)
Other General Expenses-Retained Earnings Distribution	3.24	(3.24)	-	0.00%	3.24	(3.24)
Property Taxes	4,964.00	2,482.00	7,446.00	66.67%	7,446.00	-
Sales Tax	73.86	(73.86)	-	0.00%	100.00	(100.00)
Sundry, Miscellaneous	452.15	147.85	600.00	75.36%	800.00	(200.00)
Other Expense Total	107,747.44	41,870.56	149,618.00	72.02%	158,441.24	(8,823.24)

15

Personnel

Compensated Absences	2,399.45	(2,399.45)	-	0.00%	3,807.20	(3,807.20)
FICA/MEDICARE, Admin	552.89	11.11	564.00	98.03%	835.98	(271.98)
FICA/MEDICARE, Maintenance	633.92	317.08	951.00	66.66%	931.68	19.32
FICA/MEDICARE, Protective Services	575.33	364.67	940.00	61.21%	836.12	103.88
FICA/MEDICARE, Res Services	-	-	-	0.00%	-	-
Health Ins, Admin	1,277.16	534.84	1,812.00	70.48%	1,950.40	(138.40)
Health Ins, Maintenance	1,912.93	1,186.07	3,099.00	61.73%	2,869.30	229.70
Health Ins, Protective Services	1,224.53	145.47	1,370.00	89.38%	1,835.66	(465.66)
Health Ins, Res Services	-	-	-	0.00%	-	-
Insurance-Workers Comp	365.91	(23.91)	342.00	106.99%	450.00	(108.00)
Retirement Benefits, Admin	406.30	133.70	540.00	75.24%	603.66	(63.66)
Retirement Benefits, Maintenance	556.38	(16.38)	540.00	103.03%	826.22	(286.22)
Retirement Benefits, Protective Services	327.30	58.70	386.00	84.79%	469.10	(83.10)
Retirement Benefits, Res Services	-	-	-	0.00%	-	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Salaries - Administrative	7,163.10	3,207.90	10,371.00	69.07%	10,861.52	(490.52)
Salaries - Maintenance	7,777.93	5,520.07	13,298.00	58.49%	11,425.10	1,872.90
Salaries - Protective Services	7,027.78	5,373.22	12,401.00	56.67%	10,069.50	2,331.50
Salaries - Resident Services (DT)	-	-	-	0.00%	-	-
Staff Training	282.00	40.00	322.00	87.58%	322.00	-
Personnel Total	32,482.91	14,453.09	46,936.00	69.21%	48,093.44	(1,157.44)
16						
Supplies						
Office Supplies	224.65	275.35	500.00	44.93%	500.00	-
Postage	14.18	57.82	72.00	19.69%	50.00	22.00
Protective Services, Materials	-	-	-	0.00%	-	-
Supplies Total	238.83	333.17	572.00	41.75%	550.00	22.00
17						
Technology						
Computer/IT Expense	2,390.90	(1,008.90)	1,382.00	173.00%	2,500.00	(1,118.00)
Technology Total	2,390.90	(1,008.90)	1,382.00	173.00%	2,500.00	(1,118.00)
18						
Tenant Services						
Resident Participation Funds (DT)	-	-	-	0.00%	-	-
Tenant Services (MMV)	-	100.00	100.00	0.00%	100.00	-
Tenant Services-Computer Labs	-	-	-	0.00%	-	-
Tenant Services-Res Services Coordinator	-	-	-	0.00%	-	-
Tenant Services-Transportation	-	-	-	0.00%	-	-
Tenant Services Total	-	100.00	100.00	0.00%	100.00	-
19						
Utilities						
Electricity	10,260.69	2,188.31	12,449.00	82.42%	13,500.82	(1,051.82)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Natural Gas	2,969.09	2,980.91	5,950.00	49.90%	5,333.78	616.22
Sewer	1,596.27	956.73	2,553.00	62.53%	2,319.18	233.82
Telephone	-	2,745.00	2,745.00	0.00%	-	2,745.00
Water	2,458.94	1,969.06	4,428.00	55.53%	3,496.06	931.94
Utilities Total	17,284.99	10,840.01	28,125.00	61.46%	24,649.84	3,475.16
(8) Expense Total	215,074.35	90,167.65	305,242.00	70.46%	324,472.22	(19,230.22)
Grand Total	215,074.35	90,167.65	305,242.00	70.46%	324,472.22	(19,230.22)
Net Income	(70,233.56)	(16,090.44)	(86,324.00)		(107,249.80)	(20,925.80)
Add Back Depreciation	82,216.17	41,107.83	123,324.00		123,324.00	
Net Income Before Depreciation	11,982.61	25,017.39	37,000.00	-	16,074.20	

Bear Creek Balance Sheet

As of August 31, 2024

Property	02-02		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
ADDITIONAL RESERVES, FIRST MID #0544	33,264.36	34,483.78	
Cash, Bear Creek Bond Fund UMB #144495.2	6,807.75	6,865.09	
CASH-BC OPERATING, FIRST MID #0446	84,363.82	31,508.36	
Change Fund-Laundry Mats	820.00	820.00	
COMPLIANCE RESERVES, FIRST MID #0488	5,809.02	205.13	
Operating Reserve CENTRAL BANK #128451838	220,181.83	215,196.21	
Petty Cash Fund	25.00	25.00	
REPLACEMENT RESERVES, FIRST MID #0516	283,639.48	290,363.50	
Security Deposit Funds - Utilities	1,500.00	1,500.00	
SECURITY DEPOSITS-BC, FIRST MID #0460	36,575.94	37,933.66	
Cash Total	672,987.20	618,900.73	
2			
Short Term Assets			
Accounts Receivable, Tenants	9,088.43	10,564.40	
Allowance for Doubtful Accounts	(4,260.33)	(3,871.95)	
HAP A/R	601.94	1,026.26	
Prepaid Expenses	-	5,082.34	
Prepaid Insurance	474.84	13,648.13	
Short Term Assets Total	5,904.88	26,449.18	
3			
Long Term Assets			
Accumulated Amortization of LIHTC Fees	(30,247.25)	(33,129.25)	
Accumulated Amortization of Loan Costs	(83,424.00)	(93,852.00)	
Accumulated Depreciation	(1,545,537.05)	(1,695,731.05)	
Assets, Dwelling Structures	7,999,069.25	7,999,069.25	
Assets, Land	938,438.00	938,438.00	
Assets, Nondwelling Structures	135,513.00	135,513.00	
Site Improvements/Infrastructure	176,422.00	176,422.00	
Tax Credit Fees	43,228.00	43,228.00	
Unamortized Loan Costs	121,229.00	121,229.00	
Long Term Assets Total	7,754,690.95	7,591,186.95	
(1) Asset Total	8,433,583.03	8,236,536.86	

(2) Liability**4**

Short Term Liabilities

A/P-Mgmt Fees, CHA BA	(2,363.32)	(2,747.28)
Accounts Payable, COCC	(157.94)	(24,670.92)
Accrued Mgmt Fees Payable to CHA BA	(10,844.10)	(10,844.10)
Accrued Payroll Taxes Payable	(204.47)	(102.27)
Accrued Retirement Payable	(156.74)	(80.83)
Accrued Vacation Leave - Current	(3,825.17)	(3,825.17)
Accrued Vacation Leave - Non-Current	(2,550.12)	(2,550.12)
Accrued Wages Payable	(2,909.37)	(1,354.10)
Accts Payable, Vendors & Contractors	(11,697.00)	-
Asset Management Fees Payable	(10,809.34)	(7,059.41)
CHA Mgmt Fees Payable	(9,479.87)	(9,479.87)
Property Taxes Payable	-	(14,855.76)
Security Deposits, Tenants	(36,390.84)	(37,753.65)
Tenant Prepaid Rents	(4,375.80)	-
W/C Insurance Liability	(1,050.09)	(1,309.77)
Short Term Liabilities Total	(96,814.17)	(116,633.25)

5

Long Term Liabilities

Accrued Interest - Seller Financing	(429,197.32)	(479,572.20)
Accrued Interest -Other Notes Payable	(28,320.64)	(31,653.84)
Bond Interest Payable, A Bonds	(3,050.73)	(3,192.70)
Deferred Developer Fees Payable	(54,426.26)	(35,952.13)
Note Payable CHA - A Bonds - current	(41,017.95)	(41,017.95)
Note Payable CHA - A Bonds - non current	(1,112,082.08)	(1,084,893.97)
Note Payable CHA - FHLB AHP - non current	(500,000.00)	(500,000.00)
Notes Payable CHA - Bear Creek-Seller Financing - non-current	(3,373,319.12)	(3,373,319.12)
Long Term Liabilities Total	(5,541,414.10)	(5,549,601.91)

6

Federal LIHTC Equity-Red Stone	(2,344,399.00)	(2,344,399.00)
GP Equity	(710,003.00)	(710,003.00)
Other change in Equity - Syndication Fees	40,000.00	40,000.00
Other Change in Equity-GP Return of Capital	128,677.21	128,677.21
Retained Earnings, Bear Creek HDG, LP	1,416,398.03	1,416,398.03
State LIHTC Equity-Gardner	(1,326,028.00)	(1,326,028.00)
Equity Total	(2,795,354.76)	(2,795,354.76)

(2) Liability Total	(8,433,583.03)	(8,461,589.92)
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Grand Total	0.00	(225,053.06)
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Net Income		(225,053.06)
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Bear Creek Income Statement

As of August 31, 2024

Property 02-02

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Dwelling Rent	165,561.95	62,106.05	227,668.00	72.72%	240,000.00	12,332.00
HAP Subsidy	239,308.05	135,915.95	375,224.00	63.78%	375,224.00	-
Non-Dwelling Rentals	14,360.00	7,180.00	21,540.00	66.67%	21,540.00	-
Vacancies-Rent Loss to Lease	(6,830.00)	801.00	(6,029.00)	113.29%	(8,500.00)	(2,471.00)
Vacancies-Rental Concessions	(4,959.29)	4,959.29	-	0.00%	(7,500.00)	(7,500.00)
Vacancy Loss	(13,436.08)	1,378.08	(12,058.00)	111.43%	(25,000.00)	(12,942.00)
Income Total	394,004.63	212,340.37	606,345.00	64.98%	595,764.00	(10,581.00)
20						
Other Income						
Cable TV	-	-	-	0.00%	-	-
Dividend Income	57.34	(57.34)	-	0.00%	100.00	100.00
Fee for Service	5,819.53	(4,219.53)	1,600.00	363.72%	8,000.00	6,400.00
Interest on Investments	4,487.25	3,512.75	8,000.00	56.09%	7,000.00	(1,000.00)
Interest on Replacement Reserves	10,613.45	1,386.55	12,000.00	88.45%	15,000.00	3,000.00
Laundry Income	3,507.00	(507.00)	3,000.00	116.90%	4,400.00	1,400.00
Non-Dwelling Work Orders	-	-	-	0.00%	-	-
Other Income	-	500.00	500.00	0.00%	(871.92)	(1,371.92)
Other Income - Work Orders	2,059.72	10,440.28	12,500.00	16.48%	4,000.00	(8,500.00)
Other Tenant Charges	47.50	(47.50)	-	0.00%	47.50	47.50
Other Income Total	26,591.79	11,008.21	37,600.00	70.72%	37,675.58	75.58
(4) Income Total	420,596.42	223,348.58	643,945.00	65.32%	633,439.58	(10,505.42)
Grand Total	420,596.42	223,348.58	643,945.00	65.32%	633,439.58	(10,505.42)

Bear Creek Expense Statement

As of August 31, 2024

Property	02-02
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Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	5,783.50	5,689.50	11,473.00	50.41%	11,473.00	-
Inspections	1,008.00	(1,008.00)	-	0.00%	1,200.00	(1,200.00)
Legal Expenses	-	500.00	500.00	0.00%	500.00	-
Memberships & Dues	230.54	(50.54)	180.00	128.08%	465.00	(285.00)
Professional Services	490.00	10.00	500.00	98.00%	800.00	(300.00)
Contracted Services Total	7,512.04	5,140.96	12,653.00	59.37%	14,438.00	(1,785.00)
9						
Fees						
Asset Mgt Fee - Federal LIHTC	4,120.96	2,029.38	6,150.34	67.00%	6,150.34	-
Asset Mgt. Fee - State LIHTC	2,029.76	1,045.90	3,075.66	65.99%	3,075.66	-
Property Mgmt Fees	20,271.92	17,165.08	37,437.00	54.15%	29,795.66	7,641.34 A
Trustee Fee	2,426.29	972.71	3,399.00	71.38%	3,399.00	-
Fees Total	28,848.93	21,213.07	50,062.00	57.63%	42,420.66	7,641.34
10						
Furniture & Equipment						
Office Furniture & Equipment	-	100.00	100.00	0.00%	100.00	-
Furniture & Equipment Total	-	100.00	100.00	0.00%	100.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
11						
Insurance						
Insurance-Other	1,336.71	46.29	1,383.00	96.65%	1,500.00	(117.00)
Insurance-Property	80,542.70	24,697.30	105,240.00	76.53%	105,240.00	-
Insurance Total	81,879.41	24,743.59	106,623.00	76.79%	106,740.00	(117.00)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	17,955.94	12,044.06	30,000.00	59.85%	30,000.00	-
Maint Contracts-Electrical	-	250.00	250.00	0.00%	250.00	-
Maint Contracts-Elevator	-	-	-	0.00%	-	-
Maint Contracts-Equipment Repairs	2,953.75	(1,286.75)	1,667.00	177.19%	6,000.00	(4,333.00)
Maint Contracts-Extermination	6,400.00	3,600.00	10,000.00	64.00%	10,000.00	-
Maint Contracts-Heating & Cooling	1,292.37	207.63	1,500.00	86.16%	1,945.12	(445.12)
Maint Contracts-Janitorial	2,245.98	(2,245.98)	-	0.00%	2,800.00	(2,800.00)
Maint Contracts-Landscape & Grounds	11,998.00	(6,898.00)	5,100.00	235.25%	13,498.00	(8,398.00)
Maint Contracts-Plumbing	1,226.55	2,273.45	3,500.00	35.04%	2,500.00	1,000.00
Maint Contracts-Trash Removal	9,640.80	5,359.20	15,000.00	64.27%	15,000.00	-
Maint Contracts-Unit Turnaround	2,232.46	(2,232.46)	-	0.00%	4,500.00	(4,500.00)
Maint Matl - Gasoline	955.02	44.98	1,000.00	95.50%	1,200.00	(200.00)
Maint Matl - Miscellaneous	21,371.15	11,928.85	33,300.00	64.18%	33,300.00	-
Maint Matl - Tools & Equipment	140.68	59.32	200.00	70.34%	200.00	-
Maintenance Equipment Rentals	-	-	-	0.00%	-	-
Maintenance & Repair Total	78,412.70	23,104.30	101,517.00	77.24%	121,193.12	(19,676.12) B
13						
Marketing						
Advertising & Marketing	-	50.00	50.00	0.00%	50.00	-
Marketing Total	-	50.00	50.00	0.00%	50.00	-
14						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Other Expense						
Amortization of Tax Credit Fees	2,882.00	1,441.00	4,323.00	66.67%	4,323.00	-
Amortized Loan Costs	10,428.00	5,214.00	15,642.00	66.67%	15,642.00	-
Collection Losses	-	3,886.00	3,886.00	0.00%	1,500.00	2,386.00
Depreciation	150,194.00	75,099.00	225,293.00	66.67%	225,293.00	-
Equity Transfer Out (net cash flow) LP to GP	20,132.37	(20,132.37)	-	0.00%	20,132.37	(20,132.37) C
Extraordinary Maintenance	30,514.50	(30,514.50)	-	0.00%	30,514.50	(30,514.50) D
Interest Expense	26,443.70	14,574.30	41,018.00	64.47%	41,018.00	-
Interest Expense-AHP Loan	3,333.20	(3,333.20)	-	0.00%	4,999.80	(4,999.80) E
Interest Expense-Seller Financing	50,374.88	30,187.12	80,562.00	62.53%	80,562.00	-
Property Taxes	14,855.76	7,428.24	22,284.00	66.67%	22,284.00	-
Sales Tax	449.88	(449.88)	-	0.00%	600.00	(600.00)
Sundry, Miscellaneous	1,141.31	108.69	1,250.00	91.30%	1,500.00	(250.00)
Other Expense Total	310,749.60	83,508.40	394,258.00	78.82%	448,368.67	(54,110.67)

15

Personnel

Compensated Absences	5,268.75	(5,268.75)	-	0.00%	8,345.08	(8,345.08)
FICA/MEDICARE, Admin	1,592.61	100.39	1,693.00	94.07%	2,375.94	(682.94)
FICA/MEDICARE, Maintenance	1,875.47	976.53	2,852.00	65.76%	2,759.34	92.66
FICA/MEDICARE, Res Services	-	139.00	139.00	0.00%	-	139.00
Health Ins, Admin	3,692.66	1,743.34	5,436.00	67.93%	5,573.48	(137.48)
Health Ins, Maintenance	5,738.70	3,559.30	9,298.00	61.72%	8,607.76	690.24
Health Ins, Res Services	-	-	-	0.00%	-	-
Insurance-Workers Comp	734.52	318.48	1,053.00	69.75%	1,100.00	(47.00)
Retirement Benefits, Admin	1,166.89	453.11	1,620.00	72.03%	1,706.88	(86.88)
Retirement Benefits, Maintenance	1,647.96	(27.96)	1,620.00	101.73%	2,450.08	(830.08)
Retirement Benefits, Res Services	-	-	-	0.00%	-	-
Salaries - Administrative	20,621.17	10,490.83	31,112.00	66.28%	30,621.72	490.28
Salaries - Maintenance	22,990.21	16,903.79	39,894.00	57.63%	33,808.64	6,085.36
Salaries - Resident Services (BC)	-	1,819.00	1,819.00	0.00%	-	1,819.00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Staff Training	733.20	243.80	977.00	75.05%	977.00	-
Personnel Total	66,062.14	31,450.86	97,513.00	67.75%	98,325.92	(812.92)
16						
Supplies						
Office Supplies	1,170.20	829.80	2,000.00	58.51%	2,000.00	-
Postage	102.95	467.05	570.00	18.06%	250.00	320.00
Supplies Total	1,273.15	1,296.85	2,570.00	49.54%	2,250.00	320.00
17						
Technology						
Computer/IT Expense	4,797.47	2,702.53	7,500.00	63.97%	7,500.00	-
Technology Total	4,797.47	2,702.53	7,500.00	63.97%	7,500.00	-
18						
Tenant Services						
Resident Participation Funds (BC)	-	1,900.00	1,900.00	0.00%	1,900.00	-
Tenant Services (BC)	-	17,655.00	17,655.00	0.00%	-	17,655.00 F
Tenant Services-Computer Labs	-	-	-	0.00%	-	-
Tenant Services-Res Services Coordinator	11,770.00	(11,770.00)	-	0.00%	18,000.00	(18,000.00) F
Tenant Services-Transportation	-	-	-	0.00%	-	-
Tenant Services Total	11,770.00	7,785.00	19,555.00	60.19%	19,900.00	(345.00)
19						
Utilities						
Electricity	8,752.31	92.69	8,845.00	98.95%	12,080.58	(3,235.58)
Natural Gas	4,186.56	664.44	4,851.00	86.30%	6,502.08	(1,651.08)
Sewer	17,482.82	1,343.18	18,826.00	92.87%	24,788.58	(5,962.58)
Telephone	-	253.00	253.00	0.00%	-	253.00
Water	23,922.35	635.65	24,558.00	97.41%	32,528.28	(7,970.28)
Utilities Total	54,344.04	2,988.96	57,333.00	94.79%	75,899.52	(18,566.52) G

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense Total	645,649.48	204,084.52	849,734.00	75.98%	937,185.89	(87,451.89)
Grand Total	645,649.48	204,084.52	849,734.00	75.98%	937,185.89	(87,451.89)
Net Income	(225,053.06)	19,264.06	(205,789.00)		(303,746.31)	(97,957.31)
Add Back Depreciation	150,194.00	75,099.00	225,293.00		225,293.00	-
Net Income Before Depreciation	(74,859.06)	94,363.06	19,504.00		(78,453.31)	

Oak Towers

Balance Sheet

As of August 31, 2024

Property		02-03	
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, OAK OPERATING, FIRST MID #9970	209,353.30	127,426.40	
Cash,OAK Towers Bond Fund A UMB #145402.1	10,853.99	10,945.93	
Operating Reserve CENTRAL BANK #128451854	411,205.96	411,233.12	
Petty Cash Fund	25.00	25.00	
REPLACEMENT RESERVES, FIRST MID #0026	461,743.82	527,480.44	
Security Deposit Funds - Utilities	26,000.00	26,000.00	
SECURITY DEPOSITS-OAK, FIRST MID #9998	66,811.31	74,232.05	
Special Needs Reserve-Held by MHDC	30,000.00	30,000.00	
Cash Total	1,215,993.38	1,207,342.94	
2			
Short Term Assets			
Accounts Receivable, Tenants	11,045.38	(3,812.98)	
Allowance for Doubtful Accounts	(5,496.20)	(5,496.20)	
HAP A/R	2,026.55	1,185.97	
Prepaid Expenses	-	9,860.29	
Prepaid Insurance	1,564.99	12,609.32	
Short Term Assets Total	9,140.72	14,346.40	
3			
Long Term Assets			
Accumulated Amortization of LIHTC Fees	(51,870.20)	(57,633.48)	
Accumulated Amortization of Loan Costs	(45,770.14)	(52,550.78)	
Accumulated Depreciation	(2,812,236.00)	(3,061,348.00)	
Assets, Dwelling Structures	14,531,672.50	14,531,672.50	
Assets, Land	435,000.00	435,000.00	
Office Furniture & Equipment	600,899.48	600,899.48	
Site Improvements/Infrastructure	143,879.86	143,879.86	
Tax Credit Fees	86,448.00	86,448.00	
Unamortized Bond Issue Costs	152,571.00	152,571.00	
Long Term Assets Total	13,040,594.50	12,778,938.58	
(1) Asset Total	14,265,728.60	14,000,627.92	
(2) Liability			
4			
Short Term Liabilities			

A/P-Mgmt Fees, CHA BA	(5,462.78)	(5,890.44)
Accounts Payable, COCC	231.24	(23,303.49)
Accrued Payroll Taxes Payable	(750.67)	(373.48)
Accrued Retirement Payable	(417.15)	(142.85)
Accrued Vacation Leave - Current	(3,074.39)	(3,074.39)
Accrued Vacation Leave - Non-Current	(2,049.61)	(2,049.61)
Accrued Wages Payable	(10,316.93)	(4,895.02)
Accts Payable, Vendors & Contractors	(28,699.21)	-
Asset Management Fees Payable	(12,748.15)	(8,917.23)
Property Taxes Payable	-	(19,566.08)
Security Deposits, Tenants	(66,486.61)	(73,879.81)
Tenant Prepaid Rents	(7,412.27)	-
W/C Insurance Liability	(1,410.67)	(2,428.56)
Short Term Liabilities Total	(138,597.20)	(144,520.96)

5

Long Term Liabilities

A Bonds Payable - non current	(1,827,994.95)	(1,786,392.42)
Accrued Interest- Other Notes Payable	(24,999.64)	(28,332.84)
Accrued Interest-Seller Financing	(185,184.61)	(182,315.97)
Bond Interest Payable, A Bonds	(5,001.60)	(5,060.23)
Note Payable CHA - A Bonds - current	(63,037.40)	(63,037.40)
Note Payable CHA - FHLB AHP - non current	(500,000.00)	(500,000.00)
Note Payable CHA City of Columbia HOME Funds	(80,000.00)	(80,000.00)
Notes Payable CHA - Oak Towers-Seller Financing - non-current	(4,671,798.21)	(4,671,798.21)
Long Term Liabilities Total	(7,358,016.41)	(7,316,937.07)

6

Equity

Federal LIHTC Equity-Red Stone	(5,728,490.64)	(5,728,490.64)
GP Equity	(130,000.00)	(130,000.00)
GP Equity-Oak Towers Housing GP	2.25	2.25
Other change in Equity - Net Cash Flow Distribution SLP	730.13	730.13
Other change in Equity - Syndication Fees	40,000.00	40,000.00
Other Change in Equity-GP Return of Capital	248,509.66	248,509.66
Retained Earnings, Oak Towers HDG, LP	1,897,441.38	1,897,441.38
Special Limited Partner Equity-Oak Towers	0.25	0.25
State LIHTC Equity-SCC	(3,111,179.02)	(3,111,179.02)
Equity Total	(6,769,114.99)	(6,769,114.99)

(2) Liability Total	(14,265,728.60)	(14,230,573.02)
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Grand Total	-	(229,945.10)
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Net Income		(229,945.10)
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Oak Towers

Income Statement

As of August 31, 2024

Property 02-03

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget	
(4) Income							
Income							
Dwelling Rent	410,215.69	187,598.31	597,814.00	68.62%	618,366.78	20,552.78	A
HAP Subsidy	356,144.31	195,581.69	551,726.00	64.55%	551,726.00	-	
Non-Dwelling Rentals	-	-	-	0.00%	-	-	
Vacancies-Rent Loss to Lease	(28,401.48)	11,158.48	(17,243.00)	164.71%	(48,355.32)	(31,112.32)	B
Vacancies-Rental Concessions	(5,562.84)	5,562.84	-	0.00%	(9,000.00)	(9,000.00)	
Vacancy Loss	(4,943.28)	(6,551.72)	(11,495.00)	43.00%	(9,886.56)	1,608.44	
Income Total	727,452.40	393,349.60	1,120,802.00	64.90%	1,102,850.90	(17,951.10)	
20							
Other Income							
Cable TV	-	-	-	0.00%	-	-	
Dividend Income	91.94	(91.94)	-	0.00%	138.10	138.10	
Fee for Service	7,050.24	(4,250.24)	2,800.00	251.79%	10,000.00	7,200.00	
Interest on Investments	9,109.51	2,890.49	12,000.00	75.91%	13,903.62	1,903.62	
Interest on Replacement Reserves	18,630.97	1,369.03	20,000.00	93.15%	27,215.04	7,215.04	
Laundry Income	14,142.00	4,358.00	18,500.00	76.44%	21,288.00	2,788.00	
Non-Dwelling Work Orders	-	-	-	0.00%	-	-	
Other Income	2,156.24	1,343.76	3,500.00	61.61%	3,500.00	-	
Other Income - Work Orders	3,500.67	5,999.33	9,500.00	36.85%	5,500.00	(4,000.00)	
Other Tenant Charges	1,762.00	(1,762.00)	-	0.00%	2,500.00	2,500.00	
Other Income Total	56,443.57	9,856.43	66,300.00	85.13%	84,044.76	17,744.76	
(4) Income Total	783,895.97	403,206.03	1,187,102.00	66.03%	1,186,895.66	(206.34)	
Grand Total	783,895.97	403,206.03	1,187,102.00	66.03%	1,186,895.66	(206.34)	

Oak Towers

Expense Statement

As of August 31, 2024

Property

02-03

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	11,186.50	11,005.50	22,192.00	50.41%	22,192.00	-
Inspections	4,244.00	(4,244.00)	-	0.00%	7,000.00	(7,000.00) C
Legal Expenses	1,862.00	(362.00)	1,500.00	124.13%	2,606.50	(1,106.50)
Memberships & Dues	410.13	(77.13)	333.00	123.16%	500.00	(167.00)
Professional Services	740.00	760.00	1,500.00	49.33%	1,500.00	-
Contracted Services Total	18,442.63	7,082.37	25,525.00	72.25%	33,798.50	(8,273.50)
9						
Fees						
Asset Mgt Fee - Federal LIHTC	4,120.96	2,029.04	6,150.00	67.01%	6,150.00	-
Asset Mgt. Fee - State LIHTC	2,029.76	1,046.24	3,076.00	65.99%	3,076.00	-
Property Mgmt Fees	45,248.06	24,057.94	69,306.00	65.29%	67,150.56	2,155.44 A
Trustee Fee	2,655.36	949.64	3,605.00	73.66%	3,605.00	-
Fees Total	54,054.14	28,082.86	82,137.00	65.81%	79,981.56	2,155.44
10						
Furniture & Equipment						
Office Furniture & Equipment	-	100.00	100.00	0.00%	100.00	-
Furniture & Equipment Total	-	100.00	100.00	0.00%	100.00	-

11

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Insurance						
Insurance-Other	4,259.85	(1,687.85)	2,572.00	165.62%	6,023.84	(3,451.84)
Insurance-Property	15,914.35	24,777.65	40,692.00	39.11%	40,692.00	-
Insurance Total	20,174.20	23,089.80	43,264.00	46.63%	46,715.84	(3,451.84)
12						
Maintenance & Repair						
Freight on Maint. Materials	256.28	(256.28)	-	0.00%	500.00	(500.00)
Maint Contracts, Miscellaneous	6,322.30	8,677.70	15,000.00	42.15%	10,000.00	5,000.00
Maint Contracts-Electrical	-	1,000.00	1,000.00	0.00%	1,000.00	-
Maint Contracts-Elevator	410.00	14,590.00	15,000.00	2.73%	15,000.00	-
Maint Contracts-Equipment Repairs	-	2,441.00	2,441.00	0.00%	1,000.00	1,441.00
Maint Contracts-Extermination	32,856.00	25,968.00	58,824.00	55.85%	52,544.00	6,280.00
Maint Contracts-Heating & Cooling	2,910.20	(2,210.20)	700.00	415.74%	5,000.00	(4,300.00)
Maint Contracts-Landscape & Grounds	4,500.00	(200.00)	4,300.00	104.65%	5,400.00	(1,100.00)
Maint Contracts-Plumbing	234.00	2,266.00	2,500.00	9.36%	2,500.00	-
Maint Contracts-Trash Removal	17,834.76	9,165.24	27,000.00	66.05%	27,000.00	-
Maint Matl - Building Supplies	5,589.08	(5,589.08)	-	0.00%	6,000.00	(6,000.00)
Maint Matl - Gasoline	155.03	144.97	300.00	51.68%	300.00	-
Maint Matl - Miscellaneous	27,161.39	9,838.61	37,000.00	73.41%	37,000.00	-
Maint Matl - Tools & Equipment	448.83	551.17	1,000.00	44.88%	500.00	500.00
Maintenance Equipment Rentals	886.96	(886.96)	-	0.00%	1,000.00	(1,000.00)
Maintenance & Repair Total	99,564.83	65,500.17	165,065.00	60.32%	164,744.00	321.00
13						
Marketing						
Advertising & Marketing	-	50.00	50.00	0.00%	50.00	-
Marketing Total	-	50.00	50.00	0.00%	50.00	-
14						
Other Expense						
Amortization of Tax Credit Fees	5,763.28	2,881.72	8,645.00	66.67%	8,645.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Amortized Loan Costs	6,780.64	3,390.36	10,171.00	66.67%	10,171.00	-
Collection Losses	1,625.86	2,229.14	3,855.00	42.18%	2,500.00	1,355.00
Depreciation	249,112.00	237,224.00	486,336.00	51.22%	486,336.00	-
Equity Transfer Out (net cash flow) LP to GP	52,225.24	(52,225.24)	-	0.00%	52,225.25	(52,225.25) D
Extraordinary Maintenance	7,931.10	(7,931.10)	-	0.00%	10,000.00	(10,000.00) E
Interest Expense	43,402.98	20,980.02	64,383.00	67.41%	64,383.00	-
Interest Expense-AHP Loan	3,333.20	1,666.80	5,000.00	66.66%	5,000.00	-
Interest Expense-Seller Financing	70,388.40	35,194.60	105,583.00	66.67%	105,583.00	-
Other General Expenses-Retained Earnings Distribution	192.78	(192.78)	-	0.00%	192.78	(192.78)
Property Taxes	19,566.08	9,782.92	29,349.00	66.67%	29,349.00	-
Sales Tax	1,643.92	(1,643.92)	-	0.00%	1,862.14	(1,862.14)
Sundry, Miscellaneous	2,082.88	(82.88)	2,000.00	104.14%	2,750.00	(750.00)
Other Expense Total	464,048.36	251,273.64	715,322.00	64.87%	778,997.17	(63,675.17)

15

Personnel

Compensated Absences	15,602.60	(15,602.60)	-	0.00%	26,533.74	(26,533.74)
FICA/MEDICARE, Admin	3,863.94	416.06	4,280.00	90.28%	5,780.22	(1,500.22)
FICA/MEDICARE, Maintenance	6,417.82	1,694.18	8,112.00	79.12%	9,320.88	(1,208.88)
FICA/MEDICARE, Res Services	2,266.49	1,661.51	3,928.00	57.70%	3,345.20	582.80
Health Ins, Admin	10,753.20	2,965.80	13,719.00	78.38%	14,133.36	(414.36)
Health Ins, Maintenance	7,814.30	5,033.70	12,848.00	60.82%	11,745.72	1,102.28
Health Ins, Res Services	5,811.30	2,606.70	8,418.00	69.03%	8,716.56	(298.56)
Insurance-Workers Comp	2,582.88	897.12	3,480.00	74.22%	4,000.00	(520.00)
Retirement Benefits, Admin	3,098.40	1,378.60	4,477.00	69.21%	4,641.64	(164.64)
Retirement Benefits, Maintenance	1,356.76	3,120.24	4,477.00	30.31%	2,696.50	1,780.50
Retirement Benefits, Res Services	1,937.19	932.81	2,870.00	67.50%	2,878.68	(8.68)
Salaries - Administrative	48,094.23	26,520.77	74,615.00	64.46%	71,516.14	3,098.86
Salaries - Maintenance	79,110.99	34,351.01	113,462.00	69.72%	112,124.60	1,337.40
Salaries - Resident Services (DT)	28,836.27	22,504.73	51,341.00	56.17%	42,918.02	8,422.98
Staff Training	1,417.80	473.20	1,891.00	74.98%	1,891.00	-
Travel Expense	406.92	(406.92)	-	0.00%	406.92	(406.92)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Personnel Total	219,371.09	88,546.91	307,918.00	71.24%	322,649.18	(14,731.18) F
16						
Supplies						
Office Supplies	1,164.55	(414.55)	750.00	155.27%	1,500.00	(750.00)
Postage	249.28	(15.28)	234.00	106.53%	300.00	(66.00)
Supplies Total	1,413.83	(429.83)	984.00	143.68%	1,800.00	(816.00)
17						
Technology						
Computer/IT Expense	13,497.18	6,502.82	20,000.00	67.49%	20,000.00	-
Technology Total	13,497.18	6,502.82	20,000.00	67.49%	20,000.00	-
18						
Tenant Services						
Resident Participation Funds (OT)	2,305.63	1,369.37	3,675.00	62.74%	3,675.00	-
Tenant Services (OAK)	155.46	9,757.54	9,913.00	1.57%	155.46	9,757.54
Tenant Services-Computer Labs	-	2,000.00	2,000.00	0.00%	2,000.00	-
Tenant Services-Res Services Coordinator	-	-	-	0.00%	-	-
Tenant Services-Transportation	6,608.64	(6,608.64)	-	0.00%	9,912.96	(9,912.96)
Tenant Services Total	9,069.73	6,518.27	15,588.00	58.18%	15,743.42	(155.42)
19						
Utilities						
Electricity	83,224.64	23,310.36	106,535.00	78.12%	111,946.44	(5,411.44)
Natural Gas	5,186.12	6,768.88	11,955.00	43.38%	7,497.58	4,457.42
Sewer	9,537.66	5,249.34	14,787.00	64.50%	12,682.14	2,104.86
Telephone	-	1,776.00	1,776.00	0.00%	-	1,776.00
Water	16,256.66	8,276.34	24,533.00	66.26%	21,005.62	3,527.38
Utilities Total	114,205.08	45,380.92	159,586.00	71.56%	153,131.78	6,454.22
(8) Expense Total	1,013,841.07	521,697.93	1,535,539.00	66.03%	1,617,711.45	(82,172.45)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Grand Total	1,013,841.07	521,697.93	1,535,539.00	66.03%	1,617,711.45	(82,172.45)
Net Income	(229,945.10)	(118,491.90)	(348,437.00)		(430,815.79)	(82,378.79)
Add Back Depreciation	249,112.00	237,224.00	486,336.00		486,336.00	
Net Income Before Depreciation	19,166.90	118,732.10	137,899.00	-	55,520.21	(82,378.79)

Stuart Parker Towers

Balance Sheet

As of August 31, 2024

Property	02-04		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, SP OPERATING - FIRST MID #3006	410,258.12	212,978.02	
Cash, SPPT Bond Fund- UMB #143922.1	3,539.82	85,668.08	
Cash, SPPT Debt Service Reserve Fund A- UMB #143922.2	307,079.61	316,849.38	
Cash, SPPT Taxes & Insurance Fund, UMB #143922.4	119,468.53	18,472.86	
Change Fund-Laundry Mats	880.00	880.00	
OPERATING RESERVES, FIRST MID #0586	547,963.61	492,499.07	
Petty Cash Fund	70.75	187.75	
REPLACEMENT RESERVES, FIRST MID #3041	884,296.19	893,270.34	
Replacement Reserves, UMB #143922.5	8,576.40	25,931.54	
Security Deposit Funds - Utilities	1,456.00	1,456.00	
SECURITY DEPOSITS, SP - FIRST MID #3034	115,073.82	121,055.02	
Special Needs Reserve Held by MHDC	30,000.00	30,000.00	
Cash Total	2,428,662.85	2,199,248.06	
2			
Short Term Assets			
Accounts Receivable, Tenants	30,832.81	15,000.27	
Allowance for Doubtful Accounts	(17,846.13)	(17,846.13)	
HAP A/R	5,750.64	1,536.45	
Prepaid Expenses	-	22,247.15	
Prepaid Insurance	2,455.36	29,038.57	
Short Term Assets Total	21,192.68	49,976.31	
3			
Long Term Assets			
Accumulated Amortization of LIHTC Fees	(111,012.54)	(121,604.54)	
Accumulated Amortization of Loan Costs	(68,413.71)	(76,018.27)	
Accumulated Depreciation	(5,458,331.14)	(5,885,495.14)	
Assets, Dwelling Structures	23,530,491.32	23,530,491.32	
Assets, Land	1,609,333.00	1,609,333.00	
Assets, Nondwelling Structures	782,537.00	782,537.00	
Office Furniture & Equipment	69,756.44	69,756.44	
Site Improvements/Infrastructure	658,748.12	668,133.12	
Tax Credit Fees	158,840.00	158,840.00	
Unamortized Loan Costs	376,325.00	376,325.00	
Long Term Assets Total	21,548,273.49	21,112,297.93	

(1) Asset Total	23,998,129.02	23,361,522.30
(2) Liability		
4		
Short Term Liabilities		
A/P-Mgmt Fees, CHA BA	(9,552.98)	(10,199.70)
Accounts Payable, COCC	(2,620.25)	(80,828.20)
Accrued Payroll Taxes Payable	(1,032.88)	(523.94)
Accrued Retirement Payable	(647.76)	(340.25)
Accrued Vacation Leave - Current	(13,611.35)	(13,611.35)
Accrued Vacation Leave - Non-Current	(9,074.25)	(9,074.25)
Accrued Wages Payable	(14,257.25)	(6,845.30)
Accts Payable, Vendors & Contractors	(62,366.11)	-
Asset Management Fees Payable	(13,465.52)	(9,332.88)
Property Taxes Payable	-	(39,132.00)
Security Deposits, Tenants	(114,482.19)	(120,499.09)
Tenant Prepaid Rents	(20,933.86)	-
W/C Insurance Liability	(2,238.37)	(3,407.16)
Short Term Liabilities Total	(264,282.77)	(293,794.12)
5		
Long Term Liabilities		
Accrued Interest - Seller Financing	(599,415.94)	(610,308.20)
Accrued Interest- Other Notes Payable	(29,801.64)	(33,112.84)
Bond Interest Payable, A Bonds	(8,077.64)	(56,499.56)
Note Payable CHA - A Bonds - current	(75,000.00)	(75,000.00)
Note Payable CHA - A Bonds - non current	(3,825,000.00)	(3,825,000.00)
Note Payable CHA - FHLB AHP - non current	(496,677.69)	(496,677.69)
Note Payable City of Columbia HOME - non current	(251,750.00)	(251,750.00)
Notes Payable CHA - Stuart Parker-Seller Financing - non-current	(9,449,481.54)	(9,449,481.54)
Long Term Liabilities Total	(14,735,204.45)	(14,797,829.83)
Equity		
Federal LIHTC Equity-Red Stone	(8,196,628.00)	(8,196,628.00)
GP Equity-Stuart Parker Paquin Tower Housing GP	(1,382,808.00)	(1,382,808.00)
Other change in Equity - Syndication Fees	35,000.00	35,000.00
Other Change in Equity-GP Return of Capital	476,047.29	476,047.29
Retained Earnings, SPPT HDG, LP	3,515,133.91	3,515,133.91
Special Limited Partner Equity-SPPT	(2.00)	(2.00)
State LIHTC Equity-SCC	(3,445,385.00)	(3,445,385.00)
Equity Total	(8,998,641.80)	(8,998,641.80)
(2) Liability Total	(23,998,129.02)	(24,090,265.75)
Grand Total	-	(728,743.45)
Net Income		(728,743.45)

Stuart Parker Towers

Income Statement

As of August 31, 2024

Property 02-04

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Dwelling Rent	661,586.37	320,049.63	981,636.00	67.40%	992,183.64	10,547.64
HAP Subsidy	706,525.63	362,974.37	1,069,500.00	66.06%	1,069,500.00	-
Non-Dwelling Rentals	38,842.40	17,531.60	56,374.00	68.90%	58,263.60	1,889.60
Vacancies-Rent Loss to Lease	(47,967.98)	22,328.98	(25,639.00)	187.09%	(78,847.62)	(53,208.62) A
Vacancies-Rental Concessions	(8,827.48)	8,827.48	-	0.00%	(12,418.96)	(12,418.96) A
Vacancy Loss	(20,760.05)	249.05	(20,511.00)	101.21%	(39,558.16)	(19,047.16) A
Income Total	1,329,398.89	731,961.11	2,061,360.00	64.49%	1,989,122.50	(72,237.50)
20						
Other Income						
Cable TV	-	-	-	0.00%	-	-
Dividend Income	16,359.78	(16,359.78)	-	0.00%	25,362.42	25,362.42
Fee for Service	857.38	2,742.62	3,600.00	23.82%	3,600.00	-
Interest on Investments	34,218.15	10,781.85	45,000.00	76.04%	51,791.56	6,791.56
Interest on Replacement Reserves	33,185.05	28,814.95	62,000.00	53.52%	49,135.74	(12,864.26)
Laundry Income	20,026.00	6,474.00	26,500.00	75.57%	30,000.00	3,500.00
Non-Dwelling Work Orders	-	-	-	0.00%	-	-
Other Income	3,039.28	2,960.72	6,000.00	50.65%	5,000.00	(1,000.00)
Other Income - Work Orders	6,873.93	1,926.07	8,800.00	78.11%	12,000.00	3,200.00
Other Tenant Charges	1,613.50	(1,613.50)	-	0.00%	2,000.00	2,000.00
Other Income Total	116,173.07	35,726.93	151,900.00	76.48%	178,889.72	26,989.72
(4) Income Total	1,445,571.96	767,688.04	2,213,260.00	65.31%	2,168,012.22	(45,247.78)
Grand Total	1,445,571.96	767,688.04	2,213,260.00	65.31%	2,168,012.22	(45,247.78)

Stuart Parker Tower

Expense Statement

As of August 31, 2024

Property 02-04

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	21,612.00	21,262.00	42,874.00	50.41%	42,874.00	-
Inspections	680.00	(680.00)	-	0.00%	1,000.00	(1,000.00)
Legal Expenses	4,344.50	(2,844.50)	1,500.00	289.63%	5,000.00	(3,500.00) B
Memberships & Dues	749.73	(134.73)	615.00	121.91%	1,000.00	(385.00)
Professional Services	1,550.00	950.00	2,500.00	62.00%	2,500.00	-
Contracted Services Total	28,936.23	18,552.77	47,489.00	60.93%	52,374.00	(4,885.00)
9						
Fees						
Asset Mgt Fee - Federal LIHTC	4,244.24	2,090.76	6,335.00	67.00%	6,335.00	-
Asset Mgt. Fee - State LIHTC	2,090.48	1,076.52	3,167.00	66.01%	3,167.00	-
Property Mgmt Fees	81,245.51	45,130.49	126,376.00	64.29%	121,518.98	4,857.02
Trustee Fee	2,998.64	1,368.36	4,367.00	68.67%	4,367.00	-
Fees Total	90,578.87	49,666.13	140,245.00	64.59%	135,387.98	4,857.02
10						
Furniture & Equipment						
Office Furniture & Equipment	-	100.00	100.00	0.00%	100.00	-
Furniture & Equipment Total	-	100.00	100.00	0.00%	100.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
11						
Insurance						
Insurance-Other	3,130.53	(663.53)	2,467.00	126.90%	4,500.00	(2,033.00)
Insurance-Property	228,504.97	62,474.03	290,979.00	78.53%	290,979.00	-
Insurance Total	231,635.50	61,810.50	293,446.00	78.94%	295,479.00	(2,033.00)
12						
Maintenance & Repair						
Freight on Maint. Materials	2,584.10	(2,584.10)	-	0.00%	2,584.10	(2,584.10)
Maint Contracts, Miscellaneous	21,121.29	1,878.71	23,000.00	91.83%	29,000.00	(6,000.00)
Maint Contracts-Electrical	38.48	1,161.52	1,200.00	3.21%	1,200.00	-
Maint Contracts-Elevator	10,970.32	9,029.68	20,000.00	54.85%	20,000.00	-
Maint Contracts-Equipment Repairs	-	250.00	250.00	0.00%	-	250.00
Maint Contracts-Extermination	16,968.00	6,532.00	23,500.00	72.20%	27,000.00	(3,500.00)
Maint Contracts-Heating & Cooling	3,133.60	1,866.40	5,000.00	62.67%	6,000.00	(1,000.00)
Maint Contracts-Janitorial	2,595.00	(2,595.00)	-	0.00%	4,000.00	(4,000.00)
Maint Contracts-Landscape & Grounds	16,834.67	1,165.33	18,000.00	93.53%	21,000.00	(3,000.00)
Maint Contracts-Plumbing	1,559.39	(1,059.39)	500.00	311.88%	3,000.00	(2,500.00)
Maint Contracts-Trash Removal	22,431.00	11,569.00	34,000.00	65.97%	33,556.04	443.96
Maint Contracts-Unit Turnaround	3,615.00	(3,615.00)	-	0.00%	5,000.00	(5,000.00)
Maint Matl - Building Supplies	5,522.58	(5,522.58)	-	0.00%	6,000.00	(6,000.00)
Maint Matl - Gasoline	942.00	558.00	1,500.00	62.80%	1,600.00	(100.00)
Maint Matl - Miscellaneous	115,933.48	66.52	116,000.00	99.94%	116,000.00	-
Maint Matl - Tools & Equipment	378.68	3,621.32	4,000.00	9.47%	2,000.00	2,000.00
Maintenance Equipment Rentals	6,040.00	(6,040.00)	-	0.00%	7,500.00	(7,500.00)
Maintenance & Repair Total	230,667.59	16,282.41	246,950.00	93.41%	285,440.14	(38,490.14) C
13						
Marketing						
Advertising & Marketing	-	50.00	50.00	0.00%	50.00	-
Marketing Total	-	50.00	50.00	0.00%	50.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
14						
Other Expense						
Amortization of Tax Credit Fees	10,592.00	5,296.00	15,888.00	66.67%	15,888.00	-
Amortized Loan Costs	7,604.56	3,799.44	11,404.00	66.68%	11,404.00	-
Collection Losses	7,717.09	2,381.91	10,099.00	76.41%	10,000.00	99.00
Depreciation	427,164.00	216,161.00	643,325.00	66.40%	643,325.00	-
Equity Transfer Out (net cash flow) LP to GP	98,697.20	(98,697.20)	-	0.00%	98,697.20	(98,697.20) D
Extraordinary Maintenance	73,845.16	(73,845.16)	-	0.00%	73,845.16	(73,845.16) E
Interest Expense	145,265.67	48,422.33	193,688.00	75.00%	193,688.00	-
Interest Expense-AHP Loan	3,311.20	(3,311.20)	-	0.00%	4,966.80	(4,966.80) F
Interest Expense-Seller Financing	164,420.96	87,177.04	251,598.00	65.35%	251,598.00	-
Other General Expenses	454.18	(454.18)	-	0.00%	750.00	(750.00)
Property Taxes	39,132.00	19,566.00	58,698.00	66.67%	58,698.00	-
Sales Tax	6,985.49	(6,985.49)	-	0.00%	8,000.00	(8,000.00) G
Sundry, Miscellaneous	3,003.34	1,996.66	5,000.00	60.07%	4,000.00	1,000.00
Other Expense Total	988,192.85	201,507.15	1,189,700.00	83.06%	1,374,860.16	(185,160.16)
15						
Personnel						
Compensated Absences	25,219.74	(25,219.74)	-	0.00%	41,536.40	(41,536.40)
FICA/MEDICARE, Admin	5,674.82	1,046.18	6,721.00	84.43%	8,377.10	(1,656.10)
FICA/MEDICARE, Maintenance	9,142.69	4,439.31	13,582.00	67.31%	13,554.12	27.88
FICA/MEDICARE, Res Services	2,788.61	1,841.39	4,630.00	60.23%	4,160.18	469.82
Health Ins, Admin	13,192.91	5,688.09	18,881.00	69.87%	19,894.14	(1,013.14)
Health Ins, Maintenance	25,067.34	15,723.66	40,791.00	61.45%	37,544.84	3,246.16
Health Ins, Res Services	5,634.90	2,722.10	8,357.00	67.43%	8,451.96	(94.96)
Insurance-Workers Comp	3,624.15	1,694.85	5,319.00	68.14%	5,319.00	-
Retirement Benefits, Admin	1,445.44	39.56	1,485.00	97.34%	1,711.06	(226.06)
Retirement Benefits, Maintenance	7,257.18	(5,772.18)	1,485.00	488.70%	10,666.96	(9,181.96)
Retirement Benefits, Res Services	2,228.20	993.80	3,222.00	69.16%	3,327.86	(105.86)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Salaries - Administrative	74,704.51	41,795.49	116,500.00	64.12%	110,157.12	6,342.88
Salaries - Maintenance	108,817.54	81,160.46	189,978.00	57.28%	159,531.64	30,446.36
Salaries - Resident Services (SSP)	32,692.70	27,825.30	60,518.00	54.02%	47,944.98	12,573.02 H
Staff Training	2,734.20	918.80	3,653.00	74.85%	3,653.00	-
Travel Expense	530.92	(530.92)	-	0.00%	530.92	(530.92)
Personnel Total	320,755.85	154,366.15	475,122.00	67.51%	476,361.28	(1,239.28)
16						
Supplies						
Office Supplies	1,735.73	1,564.27	3,300.00	52.60%	3,300.00	-
Postage	549.30	121.70	671.00	81.86%	671.00	-
Supplies Total	2,285.03	1,685.97	3,971.00	57.54%	3,971.00	-
17						
Technology						
Computer/IT Expense	20,134.14	9,865.86	30,000.00	67.11%	30,000.00	-
Technology Total	20,134.14	9,865.86	30,000.00	67.11%	30,000.00	-
18						
Tenant Services						
Resident Participation Funds (PT)	3,385.00	3,715.00	7,100.00	47.68%	7,100.00	-
Resident Participation Funds (SP)	-	-	-	0.00%	-	-
Tenant Services (PT)	106.81	(106.81)	-	0.00%	500.00	(500.00)
Tenant Services (SP)	-	-	-	0.00%	-	-
Tenant Services-Computer Labs	-	2,000.00	2,000.00	0.00%	2,000.00	-
Tenant Services-Res Services Coordinator	12,210.00	18,759.00	30,969.00	39.43%	18,535.00	12,434.00 H
Tenant Services-Transportation	8,991.36	4,495.64	13,487.00	66.67%	13,487.00	-
Tenant Services Total	24,693.17	28,862.83	53,556.00	46.11%	41,622.00	11,934.00
19						
Utilities						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Electricity	122,427.36	30,225.64	152,653.00	80.20%	169,256.44	(16,603.44)
Natural Gas	10,705.66	10,569.34	21,275.00	50.32%	17,056.76	4,218.24
Sewer	41,521.05	8,225.95	49,747.00	83.46%	59,956.24	(10,209.24)
Telephone	-	3,166.00	3,166.00	0.00%	-	3,166.00
Water	61,782.11	11,258.89	73,041.00	84.59%	86,324.96	(13,283.96)
Utilities Total	236,436.18	63,445.82	299,882.00	78.84%	332,594.40	(32,712.40)
(8) Expense Total	2,174,315.41	606,195.59	2,780,511.00	78.20%	3,028,239.96	(247,728.96)
Grand Total	2,174,315.41	606,195.59	2,780,511.00	78.20%	3,028,239.96	(247,728.96)

Net Income	(728,743.45)	161,492.45	(567,251.00)		(860,227.74)	(292,976.74)
Add Back Depreciation	427,164.00	216,161.00	643,325.00		643,325.00	
Net Income Before Depreciation	(301,579.45)	377,653.45	76,074.00		(216,902.74)	

Bryant Walkway

Balance Sheet

As of August 31, 2024

Property	02-05		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, BW OPERATING, FIRST MID #0096	86,342.97	40,986.72	
MHDC Property & Liability Insurance Reserve	27,056.65	(5,593.64)	
MHDC Property Tax Reserve	2,353.61	15,567.74	
Operating Reserves-MHDC #3947	141,980.32	142,784.93	
Petty Cash Fund	25.00	25.00	
REPLACEMENT RESERVES, FIRST MID #9322	17,088.52	20,765.53	
Replacement Reserves, MHDC	140,424.37	152,857.45	
Security Deposit Funds - Utilities	1,500.00	1,500.00	
SECURITY DEPOSITS-BWW, FIRST MID #0110	20,386.22	24,029.78	
Cash Total	437,157.66	392,923.51	
2			
Short Term Assets			
Accounts Receivable, Tenants	11,737.10	8,536.37	
Allowance for Doubtful Accounts	(11,737.10)	(11,737.10)	
HAP A/R	2,619.23	1,553.91	
Prepaid Expenses	-	3,515.29	
Prepaid Insurance	502.66	22,018.26	
Short Term Assets Total	3,121.89	23,886.73	
3			
Long Term Assets			
Accumulated Amortization of LIHTC Fees	(30,625.64)	(34,419.88)	
Accumulated Amortization of Loan Costs	(2,348.36)	(2,765.72)	
Accumulated Depreciation	(1,383,936.73)	(1,566,904.83)	
Assets, Dwelling Structures	8,613,179.00	8,613,179.00	
Assets, Land	290.00	290.00	
Office Furniture & Equipment	183,377.00	183,377.00	
Site Improvements/Infrastructure	686,066.20	686,066.20	
Tax Credit Fees	56,913.00	56,913.00	
Unamortized Bond Issue Costs	9,390.00	9,390.00	
Long Term Assets Total	8,132,304.47	7,945,124.77	
(1) Asset Total	8,572,584.02	8,361,935.01	

(2) Liability**4**

Short Term Liabilities

A/P-Mgmt Fees, CHA BA	(1,671.04)	(1,991.68)
Accounts Payable, COCC	(35.40)	(3,760.60)
Accrued Payroll Taxes Payable	(203.84)	(112.95)
Accrued Retirement Payable	(80.81)	(58.33)
Accrued Vacation Leave - Current	(2,494.21)	(2,494.21)
Accrued Vacation Leave - Non-Current	(1,662.80)	(1,662.80)
Accrued Wages Payable	(2,824.96)	(1,477.75)
Accts Payable, Vendors & Contractors	(5,395.88)	-
Asset Management Fees Payable	(33,289.44)	(5,970.08)
Property Taxes Payable	-	(13,058.96)
Security Deposits, Tenants	(20,275.50)	(23,917.02)
Tenant Prepaid Rents	(5,097.78)	-
W/C Insurance Liability	(566.78)	(861.05)
Short Term Liabilities Total	(73,598.44)	(55,365.43)

5

Long Term Liabilities

Accrued Interest -Other Notes Payable	(630.65)	(624.28)
Accrued Interest-Deferred Dev Fee	(53,506.24)	(63,649.60)
Deferred Developer Fees Payable	(304,301.45)	(304,301.45)
Note Payable CCHT - CHA Loan - non current	(500,000.00)	(500,000.00)
Note Payable CHA - MHDC HOME non-current	(550,000.00)	(550,000.00)
Note Payable-MHDC Fund Balance - current	(5,653.18)	(5,653.18)
Note Payable-MHDC Fund Balance non-current	(224,695.86)	(220,947.50)
Long Term Liabilities Total	(1,638,787.38)	(1,645,176.01)

6

Equity

Federal LIHTC Equity-Red Stone	(5,054,154.75)	(5,054,154.75)
GP Equity	(100,000.00)	(100,000.00)
Other change in Equity - Syndication Fees	40,000.00	40,000.00
Retained Earnings, BWW HDG, LP	1,343,856.32	1,343,856.32
State LIHTC Equity-Gardner	(3,165,097.00)	(3,165,097.00)
Equity Total	(6,860,198.20)	(6,860,198.20)

(2) Liability Total	(8,572,584.02)	(8,560,739.64)
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Grand Total	-	(198,804.63)
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Net Income		(198,804.63)
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Bryant Walkway

Income Statement

As of August 31, 2024

Property 02-05

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Dwelling Rent	112,722.15	77,895.85	190,618.00	59.14%	168,700.64	(21,917.36) A
HAP Subsidy	148,549.85	53,389.15	201,939.00	73.56%	201,939.00	-
Non-Dwelling Rentals	-	-	-	0.00%	-	-
Vacancies-Rent Loss to Lease	(8,358.73)	507.73	(7,851.00)	106.47%	(14,091.20)	(6,240.20)
Vacancies-Rental Concessions	(1,537.59)	1,537.59	-	0.00%	(3,075.18)	(3,075.18)
Vacancy Loss	(7,347.48)	3,421.48	(3,926.00)	187.15%	(13,673.42)	(9,747.42)
Income Total	244,028.20	136,751.80	380,780.00	64.09%	339,799.84	(40,980.16)
20						
Other Income						
Cable TV	-	-	-	0.00%	-	-
Fee for Service	2,552.69	(2,152.69)	400.00	638.17%	3,000.00	2,600.00
Interest on Investments	4,356.21	1,143.79	5,500.00	79.20%	7,340.68	1,840.68
Interest on Replacement Reserves	1,536.92	(536.92)	1,000.00	153.69%	2,681.38	1,681.38
Laundry Income	-	-	-	0.00%	-	-
Non-Dwelling Work Orders	-	-	-	0.00%	-	-
Other Income	-	500.00	500.00	0.00%	500.00	-
Other Income - Work Orders	4,079.15	(579.15)	3,500.00	116.55%	5,000.00	1,500.00
Other Tenant Charges	194.48	(194.48)	-	0.00%	194.48	194.48
Other Income Total	12,719.45	(1,819.45)	10,900.00	116.69%	18,716.54	7,816.54
(4) Income Total	256,747.65	134,932.35	391,680.00	65.55%	358,516.38	(33,163.62)
Grand Total	256,747.65	134,932.35	391,680.00	65.55%	358,516.38	(33,163.62)

Bryant Walkway

Expense Statement

As of August 31, 2024

Property 02-05

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	4,109.30	4,042.70	8,152.00	50.41%	8,152.00	-
Inspections	886.00	(886.00)	-	0.00%	1,000.00	(1,000.00)
Legal Expenses	80.50	419.50	500.00	16.10%	500.00	-
Memberships & Dues	158.82	(41.82)	117.00	135.74%	200.00	(83.00)
Professional Services	415.00	85.00	500.00	83.00%	500.00	-
Contracted Services Total	5,649.62	3,619.38	9,269.00	60.95%	10,352.00	(1,083.00)
9						
Fees						
Asset Mgt Fee - Federal LIHTC	4,000.32	(4,000.32)	-	0.00%	6,000.48	(6,000.48)
Asset Mgt. Fee - State LIHTC	1,970.32	(1,970.32)	-	0.00%	2,955.48	(2,955.48)
Property Mgmt Fees	14,733.86	17,333.14	32,067.00	45.95%	21,625.94	10,441.06
Trustee Fee	-	-	-	0.00%	-	-
Fees Total	20,704.50	11,362.50	32,067.00	64.57%	30,581.90	1,485.10 B
10						
Furniture & Equipment						
Office Furniture & Equipment	-	100.00	100.00	0.00%	100.00	-
Furniture & Equipment Total	-	100.00	100.00	0.00%	100.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
11						
Insurance						
Insurance-Other	2,436.29	(2,161.29)	275.00	885.92%	4,000.00	(3,725.00)
Insurance-Property	37,721.70	22,942.30	60,664.00	62.18%	60,664.00	-
Insurance Total	40,157.99	20,781.01	60,939.00	65.90%	64,664.00	(3,725.00)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	7,570.64	(570.64)	7,000.00	108.15%	10,000.00	(3,000.00)
Maint Contracts-Electrical	170.68	(20.68)	150.00	113.79%	250.00	(100.00)
Maint Contracts-Elevator	-	-	-	0.00%	-	-
Maint Contracts-Equipment Repairs	-	3,750.00	3,750.00	0.00%	1,500.00	2,250.00
Maint Contracts-Extermination	5,976.00	1,824.00	7,800.00	76.62%	7,800.00	-
Maint Contracts-Heating & Cooling	1,139.50	860.50	2,000.00	56.98%	2,000.00	-
Maint Contracts-Landscape & Grounds	6,750.00	(750.00)	6,000.00	112.50%	8,500.00	(2,500.00)
Maint Contracts-Plumbing	311.30	(261.30)	50.00	622.60%	500.00	(450.00)
Maint Contracts-Trash Removal	623.16	5,876.84	6,500.00	9.59%	1,500.00	5,000.00
Maint Matl - Gasoline	293.39	206.61	500.00	58.68%	500.00	-
Maint Matl - Miscellaneous	15,157.48	1,842.52	17,000.00	89.16%	20,000.00	(3,000.00)
Maint Matl - Tools & Equipment	-	50.00	50.00	0.00%	50.00	-
Maintenance Equipment Rentals	2,160.00	(2,160.00)	-	0.00%	3,000.00	(3,000.00)
Maintenance & Repair Total	40,152.15	10,647.85	50,800.00	79.04%	55,600.00	(4,800.00)
13						
Marketing						
Advertising & Marketing	-	50.00	50.00	0.00%	50.00	-
Marketing Total	-	50.00	50.00	0.00%	50.00	-
14						
Other Expense						
Amortization of Tax Credit Fees	3,794.24	1,896.76	5,691.00	66.67%	5,691.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Amortized Loan Costs	417.36	208.64	626.00	66.67%	626.00	-
Collection Losses	5,290.12	(3,635.12)	1,655.00	319.64%	7,500.00	(5,845.00) C
Depreciation	182,968.10	114,774.90	297,743.00	61.45%	297,743.00	-
Equity Transfer Out (net cash flow) LP to GP	14,638.32	(14,638.32)	-	0.00%	14,638.32	(14,638.32) D
Extraordinary Maintenance	8,384.00	(8,384.00)	-	0.00%	13,000.00	(13,000.00) E
Interest Expense	-	-	-	0.00%	-	-
Interest Expense - MHDC Loans	4,949.43	2,453.57	7,403.00	66.86%	7,403.00	-
Interest Expense - Seller Financing	-	-	-	0.00%	-	-
Interest Expense -Def Developer Fee	10,143.36	5,071.64	15,215.00	66.67%	15,215.00	-
Property Taxes	13,058.96	6,529.04	19,588.00	66.67%	19,588.00	-
Sales Tax	984.77	(984.77)	-	0.00%	1,500.00	(1,500.00)
Sundries, Admin	424.53	175.47	600.00	70.76%	600.00	-
Other Expense Total	245,053.19	103,467.81	348,521.00	70.31%	383,504.32	(34,983.32)

15

Personnel

Compensated Absences	4,984.40	(4,984.40)	-	0.00%	8,198.94	(8,198.94)
FICA/MEDICARE, Admin	2,100.57	196.43	2,297.00	91.45%	3,134.82	(837.82)
FICA/MEDICARE, Maintenance	1,733.81	998.19	2,732.00	63.46%	2,538.68	193.32
FICA/MEDICARE, Res Services	34.58	63.42	98.00	35.29%	69.16	28.84
Health Ins, Admin	2,126.33	960.67	3,087.00	68.88%	3,223.74	(136.74)
Health Ins, Maintenance	5,960.12	3,498.88	9,459.00	63.01%	8,902.92	556.08
Health Ins, Res Services	-	-	-	0.00%	-	-
Insurance-Workers Comp	796.93	365.07	1,162.00	68.58%	1,187.46	(25.46)
Retirement Benefits, Admin	319.50	(29.50)	290.00	110.17%	400.00	(110.00)
Retirement Benefits, Maintenance	1,487.62	(1,197.62)	290.00	512.97%	2,197.96	(1,907.96)
Retirement Benefits, Res Services	25.19	(25.19)	-	0.00%	50.38	(50.38)
Salaries - Administrative	26,400.27	14,044.73	40,445.00	65.27%	39,093.62	1,351.38
Salaries - Maintenance	21,246.39	16,961.61	38,208.00	55.61%	30,876.38	7,331.62
Salaries - Resident Services	428.06	858.94	1,287.00	33.26%	856.12	430.88
Staff Training	651.00	44.00	695.00	93.67%	695.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Personnel Total	68,294.77	31,755.23	100,050.00	68.26%	101,425.18	(1,375.18)
16						
Supplies						
Office Supplies	422.06	77.94	500.00	84.41%	600.00	(100.00)
Postage	415.49	(148.49)	267.00	155.61%	450.00	(183.00)
Supplies Total	837.55	(70.55)	767.00	109.20%	1,050.00	(283.00)
17						
Technology						
Computer/IT Expense	2,827.56	2,172.44	5,000.00	56.55%	5,000.00	-
Technology Total	2,827.56	2,172.44	5,000.00	56.55%	5,000.00	-
18						
Tenant Services						
Resident Participation Funds	-	1,350.00	1,350.00	0.00%	1,350.00	-
Tenant Services (BW)	468.00	(468.00)	-	0.00%	468.00	(468.00)
Tenant Services-Computer Labs	-	-	-	0.00%	-	-
Tenant Services-Res Services Coordinator	7,356.00	3,678.00	11,034.00	66.67%	11,034.00	-
Tenant Services-Transportation	-	-	-	0.00%	-	-
Tenant Services Total	7,824.00	4,560.00	12,384.00	63.18%	12,852.00	(468.00)
19						
Utilities						
Electricity	3,743.55	531.45	4,275.00	87.57%	6,436.72	(2,161.72)
Natural Gas	1,625.33	806.67	2,432.00	66.83%	3,034.54	(602.54)
Sewer	8,442.86	3,732.14	12,175.00	69.35%	12,564.84	(389.84)
Telephone	-	637.00	637.00	0.00%	-	637.00
Water	10,239.21	3,380.79	13,620.00	75.18%	14,887.22	(1,267.22)
Utilities Total	24,050.95	9,088.05	33,139.00	72.58%	36,923.32	(3,784.32) F

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense Total	455,552.28	197,533.72	653,086.00	69.75%	702,102.72	(49,016.72)
Grand Total	455,552.28	197,533.72	653,086.00	69.75%	702,102.72	(49,016.72)
Net Income	(198,804.63)	(62,601.37)	(261,406.00)		(343,586.34)	(82,180.34)
Add Back Depreciation	182,968.10	114,774.90	297,743.00		297,743.00	
Net Income Before Depreciation	(15,836.53)	52,173.53	36,337.00	-	(45,843.34)	(82,180.34)

Bryant Walkway II

Balance Sheet

As of August 31, 2024

Property	02-06		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, BW II OPERATING, FIRST MID #0222	62,046.51	37,146.09	
MHDC Property & Liability Insurance Reserve	15,945.17	12,229.34	
MHDC Property Tax Reserve	1,639.24	10,697.42	
Operating Reserve, MHDC	80,990.34	81,449.32	
Petty Cash Fund	25.00	25.00	
REPLACEMENT RESERVES, FIRST MID #9364	20,395.01	24,960.93	
Replacement Reserves, MHDC	86,424.77	88,739.66	
Security Deposit Funds - Utilities	1,500.00	1,500.00	
SECURITY DEPOSITS-BWW II, FIRST MID #0250	13,547.81	16,183.95	
Cash Total	282,513.85	272,931.71	
2			
Short Term Assets			
Accounts Receivable, Tenants	2,534.26	385.08	
Allowance for Doubtful Accounts	(2,534.26)	(2,534.26)	
HAP A/R	341.42	-	
Prepaid Expenses	-	2,419.45	
Prepaid Insurance	248.03	9,430.59	
Short Term Assets Total	589.45	9,700.86	
3			
Long Term Assets			
Accumulated Amortization of LIHTC Fees	(16,343.66)	(18,159.74)	
Accumulated Amortization of Loan Costs	(1,925.00)	(2,275.00)	
Accumulated Depreciation	(857,513.21)	(949,343.84)	
Assets, Dwelling Structures	4,985,739.00	4,985,739.00	
Assets, Land	240,000.00	240,000.00	
Office Furniture & Equipment	118,792.00	118,792.00	
Site Improvements/Infrastructure	196,537.00	196,537.00	
Tax Credit Fees	27,241.00	27,241.00	
Unamortized Bond Issue Costs	10,500.00	10,500.00	
Long Term Assets Total	4,703,027.13	4,609,030.42	
(1) Asset Total	4,986,130.43	4,891,662.99	
(2) Liability			

4

Short Term Liabilities

A/P-Mgmt Fees, CHA BA	(1,059.56)	(1,206.25)
Accounts Payable, COCC	(298.17)	(3,101.02)
Accrued Payroll Taxes Payable	(91.15)	(44.88)
Accrued Retirement Payable	(36.31)	(25.04)
Accrued Vacation Leave - Current	(933.95)	(933.95)
Accrued Vacation Leave - Non-Current	(622.64)	(622.64)
Accrued Wages Payable	(1,251.33)	(587.38)
Accts Payable, Vendors & Contractors	(2,955.94)	-
Asset Management Fees Payable	(8,694.35)	(14,664.99)
Property Taxes Payable	-	(8,962.32)
Security Deposits, Tenants	(13,479.64)	(16,109.00)
Tenant Prepaid Rents	(5,384.32)	-
W/C Insurance Liability	(72.39)	(145.83)
Short Term Liabilities Total	(34,879.75)	(46,403.30)

5

Long Term Liabilities

Accrued Interest - Seller Financing	(98,452.20)	(119,857.72)
City of Columbia HOME -non-current	(200,000.00)	(200,000.00)
Note Payable CCHT - CHA Loan - non current	(300,000.00)	(300,000.00)
Note Payable-MHDC HOME non-current	(625,438.00)	(605,661.00)
Notes Payable CHA - Bryant WWII-Seller Financing - non-current	(1,234,935.00)	(1,234,935.00)
Long Term Liabilities Total	(2,458,825.20)	(2,460,453.72)

6

Equity

Federal LIHTC Equity-Red Stone	(1,908,433.80)	(1,908,433.80)
GP Equity	(290,000.00)	(290,000.00)
Other change in Equity - Net Cash Flow Distribution LP	26,971.00	26,971.00
Other change in Equity - Net Cash Flow Distribution SLP	1,419.53	1,419.53
Other change in Equity - Syndication Fees	40,000.00	40,000.00
Retained Earnings, BWWII HDG, LP	796,858.53	796,858.53
State LIHTC Equity-Gardner	(1,210,177.20)	(1,210,177.20)
Equity Total	(2,492,425.48)	(2,492,425.48)

(2) Liability Total	(4,986,130.43)	(4,999,282.50)
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Grand Total	-	(107,619.51)
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Net Income		(107,619.51)
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Bryant Walkway II

Income Statement

As of August 31, 2024

Property 02-06

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Dwelling Rent	74,063.26	41,361.74	115,425.00	64.17%	114,084.52	(1,340.48)
HAP Subsidy	85,776.74	38,954.26	124,731.00	68.77%	124,731.00	-
Non-Dwelling Rentals	-	-	-	0.00%	-	-
Vacancies-Rent Loss to Lease	(4,700.16)	2,298.16	(2,402.00)	195.68%	(8,274.32)	(5,872.32)
Vacancies-Rental Concessions	(849.13)	849.13	-	0.00%	(1,698.26)	(1,698.26)
Vacancy Loss	(3,422.29)	(1,380.71)	(4,803.00)	71.25%	(6,844.58)	(2,041.58)
Income Total	150,868.42	82,082.58	232,951.00	64.76%	221,998.36	(10,952.64)
20						
Other Income						
Cable TV	-	-	-	0.00%	-	-
Fee for Service	-	-	-	0.00%	-	-
Interest on Investments	3,446.54	553.46	4,000.00	86.16%	5,658.94	1,658.94
Interest on Replacement Reserves	1,348.52	(348.52)	1,000.00	134.85%	2,225.74	1,225.74
Laundry Income	-	-	-	0.00%	-	-
Non-Dwelling Work Orders	-	-	-	0.00%	-	-
Other Income	-	500.00	500.00	0.00%	300.00	(200.00)
Other Income - Work Orders	997.38	202.62	1,200.00	83.12%	1,300.00	100.00
Other Tenant Charges	80.50	(80.50)	-	0.00%	80.50	80.50
Other Income Total	5,872.94	827.06	6,700.00	87.66%	9,565.18	2,865.18
(4) Income Total	156,741.36	82,909.64	239,651.00	65.40%	231,563.54	(8,087.46)
Grand Total	156,741.36	82,909.64	239,651.00	65.40%	231,563.54	(8,087.46)

Bryant Walkway II

Expense Statement

As of August 31, 2024

Property 02-06

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	2,739.55	2,695.45	5,435.00	50.41%	5,435.00	-
Inspections	623.00	(623.00)	-	0.00%	623.00	(623.00)
Legal Expenses	-	500.00	500.00	0.00%	500.00	-
Memberships & Dues	118.16	(55.16)	63.00	187.56%	200.00	(137.00)
Professional Services	35.00	465.00	500.00	7.00%	300.00	200.00
Contracted Services Total	3,515.71	2,982.29	6,498.00	54.10%	7,058.00	(560.00)
9						
Fees						
Asset Mgt Fee - Federal LIHTC	4,000.32	1,970.43	5,970.75	67.00%	5,970.75	-
Asset Mgt. Fee - State LIHTC	1,970.32	1,014.93	2,985.25	66.00%	2,985.25	-
Property Mgmt Fees	9,050.69	5,028.31	14,079.00	64.29%	13,330.52	748.48
Trustee Fee	-	-	-	0.00%	-	-
Fees Total	15,021.33	8,013.67	23,035.00	65.21%	22,286.52	748.48
10						
Furniture & Equipment						
Office Furniture & Equipment	-	100.00	100.00	0.00%	100.00	-
Furniture & Equipment Total	-	100.00	100.00	0.00%	100.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
11						
Insurance						
Insurance-Other	2,004.26	(1,234.26)	770.00	260.29%	2,500.00	(1,730.00)
Insurance-Property	16,140.76	13,684.24	29,825.00	54.12%	29,825.00	-
Insurance Total	18,145.02	12,449.98	30,595.00	59.31%	32,325.00	(1,730.00)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	3,191.20	4,308.80	7,500.00	42.55%	7,000.00	500.00
Maint Contracts-Electrical	-	100.00	100.00	0.00%	100.00	-
Maint Contracts-Elevator	-	-	-	0.00%	-	-
Maint Contracts-Equipment Repairs	-	1,182.00	1,182.00	0.00%	750.00	432.00
Maint Contracts-Extermination	2,152.00	1,848.00	4,000.00	53.80%	3,016.00	984.00
Maint Contracts-Heating & Cooling	74.88	25.12	100.00	74.88%	100.00	-
Maint Contracts-Landscape & Grounds	8,490.00	(3,490.00)	5,000.00	169.80%	13,380.00	(8,380.00)
Maint Contracts-Plumbing	195.59	(95.59)	100.00	195.59%	300.00	(200.00)
Maint Contracts-Trash Removal	1,800.40	5,699.60	7,500.00	24.01%	4,000.00	3,500.00
Maint Contracts-Unit Turnaround	1,574.73	(1,574.73)	-	0.00%	3,000.00	(3,000.00)
Maint Matl - Building Supplies	213.70	(213.70)	-	0.00%	500.00	(500.00)
Maint Matl - Gasoline	320.68	(70.68)	250.00	128.27%	500.00	(250.00)
Maint Matl - Miscellaneous	8,794.50	(5,294.50)	3,500.00	251.27%	11,000.00	(7,500.00)
Maint Matl - Tools & Equipment	-	150.00	150.00	0.00%	150.00	-
Maintenance Equipment Rentals	1,017.15	(1,017.15)	-	0.00%	1,500.00	(1,500.00)
Maintenance & Repair Total	27,824.83	1,557.17	29,382.00	94.70%	45,296.00	(15,914.00) A
13						
Marketing						
Advertising & Marketing	-	50.00	50.00	0.00%	50.00	-
Marketing Total	-	50.00	50.00	0.00%	50.00	-
14						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Other Expense						
Amortization of Tax Credit Fees	1,816.08	907.92	2,724.00	66.67%	2,724.00	-
Amortized Loan Costs	350.00	175.00	525.00	66.67%	525.00	-
Collection Losses	1,101.54	(162.54)	939.00	117.31%	2,200.00	(1,261.00)
Depreciation	91,830.63	51,854.37	143,685.00	63.91%	143,685.00	-
Equity Transfer Out (net cash flow) LP to GP	3,299.30	(3,299.30)	-	0.00%	3,299.30	(3,299.30) B
Extraordinary Maintenance	16,166.00	(16,166.00)	-	0.00%	22,000.00	(22,000.00) A
Interest Expense	-	-	-	0.00%	-	-
Interest Expense - Seller Financing	21,405.52	10,702.48	32,108.00	66.67%	32,108.00	-
Property Taxes	8,962.32	4,480.68	13,443.00	66.67%	13,443.00	-
Sales Tax	377.27	(377.27)	-	0.00%	500.00	(500.00)
Sundry, Miscellaneous	357.15	242.85	600.00	59.53%	600.00	-
Other Expense Total	145,665.81	48,358.19	194,024.00	75.08%	221,084.30	(27,060.30)

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Personnel

Compensated Absences	2,098.63	(2,098.63)	-	0.00%	3,498.08	(3,498.08)
FICA/MEDICARE, Admin	959.23	103.77	1,063.00	90.24%	1,439.88	(376.88)
FICA/MEDICARE, Maintenance	593.96	317.04	911.00	65.20%	867.88	43.12
FICA/MEDICARE, Res Services	21.86	44.14	66.00	33.12%	43.72	22.28
Health Ins, Admin	1,389.44	591.56	1,981.00	70.14%	2,118.64	(137.64)
Health Ins, Maintenance	1,986.76	1,166.24	3,153.00	63.01%	2,967.72	185.28
Health Ins, Res Services	-	-	-	0.00%	-	-
Insurance-Workers Comp	321.47	143.53	465.00	69.13%	465.00	-
Retirement Benefits, Admin	220.40	(26.40)	194.00	113.61%	300.00	(106.00)
Retirement Benefits, Maintenance	500.11	(306.11)	194.00	257.79%	739.12	(545.12)
Retirement Benefits, Res Services	15.92	(15.92)	-	0.00%	31.84	(31.84)
Salaries - Administrative	11,839.66	6,375.34	18,215.00	65.00%	17,578.90	636.10
Salaries - Maintenance	7,179.19	5,556.81	12,736.00	56.37%	10,425.32	2,310.68
Salaries - Resident Services	270.36	587.64	858.00	31.51%	540.72	317.28
Staff Training	181.80	281.20	463.00	39.27%	463.00	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Personnel Total	27,578.79	12,720.21	40,299.00	68.44%	41,479.82	(1,180.82)
16						
Supplies						
Office Supplies	967.95	(867.95)	100.00	967.95%	1,000.00	(900.00)
Postage	164.58	(33.58)	131.00	125.63%	300.00	(169.00)
Supplies Total	1,132.53	(901.53)	231.00	490.27%	1,300.00	(1,069.00)
17						
Technology						
Computer/IT Expense	1,454.53	1,545.47	3,000.00	48.48%	3,000.00	-
Technology Total	1,454.53	1,545.47	3,000.00	48.48%	3,000.00	-
18						
Tenant Services						
Resident Participation Funds	-	900.00	900.00	0.00%	900.00	-
Tenant Services (BW II)	-	-	-	0.00%	-	-
Tenant Services-Computer Labs	-	-	-	0.00%	-	-
Tenant Services-Res Services Coordinator	4,414.00	2,207.00	6,621.00	66.67%	6,621.00	-
Tenant Services-Transportation	-	-	-	0.00%	-	-
Tenant Services Total	4,414.00	3,107.00	7,521.00	58.69%	7,521.00	-
19						
Utilities						
Electricity	1,472.58	792.42	2,265.00	65.01%	2,945.16	(680.16)
Natural Gas	996.78	433.22	1,430.00	69.70%	1,993.56	(563.56)
Sewer	7,424.98	2,612.02	10,037.00	73.98%	9,887.82	149.18
Telephone	-	274.00	274.00	0.00%	-	274.00
Water	9,713.98	2,288.02	12,002.00	80.94%	11,630.62	371.38
Utilities Total	19,608.32	6,399.68	26,008.00	75.39%	26,457.16	(449.16)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense Total	264,360.87	96,382.13	360,743.00	73.28%	407,957.80	(47,214.80)
Grand Total	264,360.87	96,382.13	360,743.00	73.28%	407,957.80	(47,214.80)
Net Income	(107,619.51)	(13,472.49)	(121,092.00)		(176,394.26)	(55,302.26)
Add Back Depreciation	91,830.63	51,854.37	143,685.00		143,685.00	
Net Income Before Depreciation	(15,788.88)	38,381.88	22,593.00	-	(32,709.26)	(55,302.26)

Kinney Point

Balance Sheet

As of August 31, 2024

Property	(Multiple Items)
Sum of End	
(1) Asset	
Cash	
Lease-Up Reserve, MHDC	15,000.00
Cash Total	15,000.00
Short Term Assets	
Construction In Progress	1,187,776.88
Short Term Assets Total	1,187,776.88
Long Term Assets	
Assets, Land	700,000.00
Long Term Assets Total	700,000.00
(1) Asset Total	1,902,776.88
(2) Liability	
Short Term Liabilities	
Accounts Payable, COCC	(1,466.93)
Short Term Liabilities Total	(1,466.93)
Long Term Liabilities	
Note Payable CHA - B Bonds - non current	(85,172.88)
Note Payable CHA, non-current	(1,300,000.00)
Long Term Liabilities Total	(1,385,172.88)
Equity	
Special Limited Partner Equity-Kinney Point	(10.00)
Equity Total	(10.00)
(2) Liability Total	(1,386,649.81)
Grand Total	516,127.07
Net Income	516,127.07

Columbia Housing Authority

Income Statement

As of August 31, 2024

Property 02-08

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Other Income						
GP Equity In	100.00	(100.00)	-	0.00%	100.00	100.00
Federal LIHTC Equity In	517,494.00	(517,494.00)	-	0.00%	517,494.00	517,494.00
Other Income Total	517,594.00	(517,594.00)	-	0.00%	517,594.00	517,594.00
(4) Income Total	517,594.00	(517,594.00)	-	0.00%	517,594.00	517,594.00
Grand Total	517,594.00	(517,594.00)	-	0.00%	517,594.00	517,594.00

Kinney Point Expense Statement

As of August 31, 2024

Property 02-08

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Memberships & Dues	100.00	(100.00)	-	0.00%	100.00	(100.00)
Publications	569.51	(569.51)	-	0.00%	569.51	(569.51)
Contracted Services Total	669.51	(669.51)	-	0.00%	669.51	(669.51)
14						
Other Expense						
Sundries, Admin	128.09	(128.09)	-	0.00%	128.09	(128.09)
Other General Expenses - Reimbursable	669.33	(669.33)	-	0.00%	669.33	(669.33)
Other Expense Total	797.42	(797.42)	-	0.00%	797.42	(797.42)
(8) Expense Total	1,466.93	(1,466.93)	-	0.00%	1,466.93	(1,466.93)
Grand Total	1,466.93	(1,466.93)	-	0.00%	1,466.93	(1,466.93)
Net Income	516,127.07	(516,127.07)	-		516,127.07	516,127.07

General Partners

Balance Sheet

As of August 31, 2024

Property	(Multiple Items)	
	Sum of Begin	Sum of End
(1) Asset		
Short Term Assets		
Prepaid Insurance	1,186.55	1,959.71
Short Term Assets Total	1,186.55	1,959.71
3		
Long Term Assets		
Investment in Bear Creek GP	650,086.74	650,086.74
Investment in Bryant WW GP	71,020.26	71,020.26
Investment in Bryant WW II GP	271,643.07	271,643.07
Investment in MMVH GP	54.00	54.00
Investment in Oak Tower GP	(121,108.25)	(121,108.25)
Investment in Stuart Parker GP	1,159,833.67	1,159,833.67
Long Term Assets Total	2,031,529.49	2,031,529.49
(1) Asset Total	2,032,716.04	2,033,489.20
(2) Liability		
4		
Short Term Liabilities		
Accounts Payable, COCC	(168,236.81)	(134,545.41)
Accrued Payroll Taxes Payable	(417.89)	(265.92)
Accrued Retirement Payable	(221.13)	(146.87)
Accrued Vacation Leave - Current	(6,320.40)	(6,320.40)
Accrued Vacation Leave - Non-Current	(4,213.59)	(4,213.59)
Accrued Wages Payable	(5,614.89)	(3,369.04)
Accts Payable, Vendors & Contractors	(327.85)	-
Operating Loan Payable	(1,300.00)	(1,300.00)
W/C Insurance Liability	(84.22)	1,136.00
Short Term Liabilities Total	(186,736.78)	(149,025.23)
5		
Long Term Liabilities		
Operating Loan Payable	(41,793.69)	(42,636.94)
Long Term Liabilities Total	(41,793.69)	(42,636.94)

6

Equity

Paid-in Capital/Other Contributions	(2,612,889.00)	(2,612,889.00)
Retained Earnings, Bear Creek GP	93,823.47	93,823.47
Retained Earnings, BWW GP	47,845.39	47,845.39
Retained Earnings, BWWII GP	26,905.08	26,905.08
Retained Earnings, MMV GP	5,346.00	5,346.00
Retained Earnings, Oak Towers GP	308,351.70	308,351.70
Retained Earnings, SPPT GP	326,431.79	326,431.79
Equity Total	(1,804,185.57)	(1,804,185.57)

(2) Liability Total	(2,032,716.04)	(1,995,847.74)
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Grand Total	-	37,641.46
Net Income		37,641.46

General Partners

Income Statement

As of August 31, 2024

Property (Multiple Items)

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Other Income						
Other Income	188,992.43	(188,992.43)	-	0.00%	188,992.43	188,992.43
Other Income Total	188,992.43	(188,992.43)	-	0.00%	188,992.43	188,992.43
(4) Income Total	188,992.43	(188,992.43)	-	0.00%	188,992.43	188,992.43
Grand Total	188,992.43	(188,992.43)	-	0.00%	188,992.43	188,992.43

General Partners

Expense Statement

As of August 31, 2024

Property (Multiple Items)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
11						
Insurance						
Insurance-Other	853.28	(853.28)	-	0.00%	1,279.92	(1,279.92)
Insurance Total	853.28	(853.28)	-	0.00%	1,279.92	(1,279.92)
14						
Other Expense						
Interest Expense	843.25	(843.25)	-	0.00%	1,263.29	(1,263.29)
Other General Expenses	2,272.55	(2,272.55)	-	0.00%	2,702.99	(2,702.99)
Sales Tax	1.74	(1.74)	-	0.00%	2.98	(2.98)
Sundry Miscellaneous	193.34	(193.34)	-	0.00%	302.28	(302.28)
Sundry, Miscellaneous	437.30	(437.30)	-	0.00%	680.30	(680.30)
Other Expense Total	3,748.18	(3,748.18)	-	0.00%	4,951.84	(4,951.84)
15						
Personnel						
Compensated Absences	9,171.43	(9,171.43)	-	0.00%	14,323.22	(14,323.22)
FICA/MEDICARE, Protective Services	8,204.16	(8,204.16)	-	0.00%	12,078.21	(12,078.21)
Health Ins, Protective Services	17,461.01	(17,461.01)	-	0.00%	26,217.57	(26,217.57)
Insurance-Workers Comp	1,640.78	(1,640.78)	-	0.00%	2,423.33	(2,423.33)
Retirement Benefits, Protective Services	4,665.91	(4,665.91)	-	0.00%	6,892.13	(6,892.13)
Salaries - Protective Services	100,211.70	(100,211.70)	-	0.00%	147,229.97	(147,229.97)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Personnel Total	141,354.99	(141,354.99)	-	0.00%	209,164.42	(209,164.42)
16						
Supplies						
Office Supplies	52.10	(52.10)	-	0.00%	89.31	(89.31)
Supplies Total	52.10	(52.10)	-	0.00%	89.31	(89.31)
17						
Technology						
Computer/IT Expense	4,178.08	(4,178.08)	-	0.00%	5,388.93	(5,388.93)
Technology Total	4,178.08	(4,178.08)	-	0.00%	5,388.93	(5,388.93)
19						
Utilities						
Safety - Gasoline	1,164.34	(1,164.34)	-	0.00%	1,620.89	(1,620.89)
Utilities Total	1,164.34	(1,164.34)	-	0.00%	1,620.89	(1,620.89)
(8) Expense Total	151,350.97	(151,350.97)	-	0.00%	222,495.32	(222,495.32)
Grand Total	151,350.97	(151,350.97)	-	0.00%	222,495.32	(222,495.32)
Net Income	37,641.46	(37,641.46)	-		(33,502.89)	(33,502.89)

Public Housing Balance Sheet

As of August 31, 2024

Property

01-00

	Beginning Balance	Current Balance
(1) Asset		
Cash		
AMP 1 OPERATING, FIRST MID #0684	104,480.16	11,877.26
AMP 1 RESERVES, FIRST MID #2990	1,169,959.38	1,099,175.59
CASH-PH FSS, PB# 40726	2,681.12	524.43
Change Fund-Laundry Mats	720.00	720.00
Petty Cash Fund	-	50.00
SECURITY DEPOSITS-AMP 1, FIRST MID #0698	45,573.00	43,049.52
Cash Total	1,323,413.66	1,155,396.80
2		
Short Term Assets		
A/R-Fraud	3,276.00	3,276.00
Accounts Receivable, Other	12,399.85	(1,183.84)
Accounts Receivable, Park Ave. LIHTC Project	486,388.60	494,482.10
Accounts Receivable, Providence WW LIHTC Project	7,265.00	21,265.00
Accounts Receivable, Tenants	13,717.32	13,695.23
Allowance for Doubtful Accounts	(8,251.50)	(8,251.50)
Allowance for Doubtful Fraud Accounts	(3,276.00)	(3,276.00)
Interprogram Due From	18,899.53	-
Inventory, Materials - Perpetual	239.00	1,145.09
Prepaid Expenses	843.11	10,526.44
Prepaid Insurance	3,035.80	31,248.57
Short Term Assets Total	534,536.71	562,927.09
3		
Long Term Assets		
Accumulated Depreciation	(6,918,917.98)	(7,023,015.98)
Assets, Dwelling Structures	4,088,753.48	4,088,753.48
Assets, Equipment - Admin.	99,772.20	99,772.20
Assets, Land	507,229.02	507,229.02
Assets, Nondwelling Structures	3,275,237.75	3,275,237.75
Community Space Furniture & Equipment	25,520.47	25,520.47
Maintenance Equipment	345,674.76	349,405.94
Vehicles, Management	33,261.25	70,755.25

Long Term Assets Total	1,456,530.95	1,393,658.13
(1) Asset Total	3,314,481.32	3,111,982.02
(2) Liability		
4		
Short Term Liabilities		
Accrued Payroll Taxes Payable	(831.19)	(526.84)
Accrued Retirement Payable	(503.08)	(286.35)
Accrued Vacation Leave - Current	(5,111.60)	(5,111.60)
Accrued Vacation Leave - Non-Current	(3,407.73)	(3,407.73)
Accrued Wages Payable	(11,543.73)	(6,986.04)
Accts Payable, Vendors & Contractors	(23,687.24)	(585.74)
AMP 1 - PH FSS Escrow	(2,681.12)	(524.43)
Due To COCC	-	302.43
P.I.L.O.T. Liability	(22,203.32)	(7,803.44)
Security Deposits, Tenants	(45,319.56)	(43,541.17)
Tenant Prepaid Rents	(9,623.67)	(9,623.67)
W/C Insurance Liability	(1,496.49)	(2,573.80)
Short Term Liabilities Total	(126,408.73)	(80,668.38)
6		
Equity		
Investment in Net Fixed Assets	(1,456,530.95)	(1,456,530.95)
Restricted Net Assets	(1,172,640.50)	(1,172,640.50)
Unrestricted Net Assets	(558,901.14)	(558,901.14)
Equity Total	(3,188,072.59)	(3,188,072.59)
(2) Liability Total	(3,314,481.32)	(3,268,740.97)
Grand Total	-	(156,758.95)
Net Income		(156,758.95)

Public Housing Income Statement

As of August 31, 2024

Property 01-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
Dwelling Rent	269,313.41	146,040.59	415,354.00	64.84%	407,047.72	(8,306.28) A
FSS Dwelling Rent	(144.00)	144.00	-	0.00%	(144.00)	(144.00)
Non-Dwelling Rentals	-	20,400.00	20,400.00	0.00%	-	(20,400.00) B
Vacancies-Rent Loss to Lease	-	-	-	0.00%	-	-
Vacancy Loss	(80,242.90)	36,667.90	(43,575.00)	184.15%	(118,591.27)	(75,016.27) A
Income Total	188,926.51	203,252.49	392,179.00	48.17%	288,312.45	(103,866.55)
20						
Other Income						
CFP Transfer to Operations	-	355,608.00	355,608.00	0.00%	355,608.00	-
Fee for Service	46,459.73	(23,427.73)	23,032.00	201.72%	60,000.00	36,968.00 C
Fraud Recovery	877.00	(877.00)	-	0.00%	877.00	877.00
Gain or Loss on Fixed Assets	350.00	(350.00)	-	0.00%	350.00	350.00
HUD Revenue - Operating Fund	328,037.25	179,999.75	508,037.00	64.57%	508,037.00	-
Interest on Investments	45,000.50	9,183.50	54,184.00	83.05%	67,199.20	13,015.20 D
Laundry Income	7,480.11	4,040.89	11,521.00	64.93%	11,448.22	(72.78)
Non-Dwelling Work Orders	-	-	-	0.00%	-	-
Other Income	-	-	-	0.00%	-	-
Other Income - Work Orders	5,023.38	1,976.62	7,000.00	71.76%	6,000.00	(1,000.00)
Other Income Total	433,227.97	526,154.03	959,382.00	45.16%	1,009,519.42	50,137.42
(4) Income Total	622,154.48	729,406.52	1,351,561.00	46.03%	1,297,831.87	(53,729.13)
Grand Total	622,154.48	729,406.52	1,351,561.00	46.03%	1,297,831.87	(53,729.13)

Public Housing Expense Statement

As of August 31, 2024

Property 01-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	8,095.40	6,904.60	15,000.00	53.97%	15,000.00	-
Legal Expenses	-	1,500.00	1,500.00	0.00%	1,000.00	500.00
Memberships & Dues	121.82	128.18	250.00	48.73%	300.00	(50.00)
Publications	455.92	(455.92)	-	0.00%	455.92	(455.92)
Contracted Services Total	8,673.14	8,076.86	16,750.00	51.78%	16,755.92	(5.92)
9						
Fees						
Asset Mgmt Fees	9,600.00	4,800.00	14,400.00	66.67%	14,400.00	-
Bookkeeping Fees	5,235.00	4,485.00	9,720.00	53.86%	7,965.00	1,755.00
Property Mgmt Fees	37,971.20	67,703.80	105,675.00	35.93%	92,085.80	13,589.20 A
Fees Total	52,806.20	76,988.80	129,795.00	40.68%	114,450.80	15,344.20
10						
Furniture & Equipment						
Office Equipment	-	-	-	0.00%	-	-
Furniture & Equipment Total	-	-	-	0.00%	-	-
11						
Insurance						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Insurance-Liability	5,601.36	(5,601.36)	-	0.00%	7,901.19	(7,901.19)
Insurance-Other	3,470.00	4,258.00	7,728.00	44.90%	7,728.00	-
Insurance-Property	48,110.33	32,781.67	80,892.00	59.47%	76,690.98	4,201.02
Insurance Total	57,181.69	31,438.31	88,620.00	64.52%	92,320.17	(3,700.17)

12

Maintenance & Repair						
Maint Contracts, Miscellaneous	9,579.04	(4,149.04)	5,430.00	176.41%	10,500.00	(5,070.00)
Maint Contracts-Electrical	25.71	5,074.29	5,100.00	0.50%	2,500.00	2,600.00
Maint Contracts-Elevators	19.44	(19.44)	-	0.00%	-	-
Maint Contracts-Equipment Repairs	2,198.74	8,369.26	10,568.00	20.81%	5,000.00	5,568.00
Maint Contracts-Extermination	15,288.00	(2,696.00)	12,592.00	121.41%	21,000.00	(8,408.00)
Maint Contracts-Heating & Cooling	5,791.59	19,223.41	25,015.00	23.15%	25,015.00	-
Maint Contracts-Janitorial	5,733.84	14,486.16	20,220.00	28.36%	8,000.00	12,220.00
Maint Contracts-Landscape & Grounds	29,349.71	(20,646.71)	8,703.00	337.24%	41,359.42	(32,656.42)
Maint Contracts-Plumbing	4,477.54	622.46	5,100.00	87.79%	8,000.00	(2,900.00)
Maint Contracts-Snow Removal	150.00	(150.00)	-	0.00%	150.00	(150.00)
Maint Contracts-Trash Removal	3,469.66	3,208.34	6,678.00	51.96%	6,700.00	(22.00)
Maint Contracts-Unit Turnaround	-	21,329.00	21,329.00	0.00%	5,000.00	16,329.00
Maint Matl - Building Supplies	2,146.72	(2,146.72)	-	0.00%	4,293.44	(4,293.44)
Maint Matl - Gasoline	4,991.67	(1,125.67)	3,866.00	129.12%	9,000.00	(5,134.00)
Maint Matl - Miscellaneous	45,855.19	19,144.81	65,000.00	70.55%	70,000.00	(5,000.00)
Maint Matl - Tools & Equipment	553.31	5,983.69	6,537.00	8.46%	2,500.00	4,037.00
Maintenance & Repair Total	129,630.16	66,507.84	196,138.00	66.09%	219,017.86	(22,879.86) E

13

Marketing						
Advertising & Marketing	-	-	-	0.00%	-	-
Marketing Total	-	-	-	0.00%	-	-

14

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Other Expense						
Amortized Loan Costs	-	-	-	0.00%	-	-
AMP 1 EPC Interest Expense	-	21,813.00	21,813.00	0.00%	-	21,813.00 F
Collection Losses	(90.84)	5,774.84	5,684.00	-1.60%	3,000.00	2,684.00
Depreciation	115,286.00	51,214.00	166,500.00	69.24%	166,500.00	-
Extraordinary Maintenance	1,393.32	4,606.68	6,000.00	23.22%	2,500.00	3,500.00
Gain/Loss on Sale of Equipment	(319.18)	319.18	-	0.00%	(319.18)	319.18
Other General Expense	547.63	(547.63)	-	0.00%	750.00	(750.00)
P.I.L.O.T. Expense	11,504.17	16,575.83	28,080.00	40.97%	18,154.78	9,925.22
Sundry, Miscellaneous	2,548.36	3,545.64	6,094.00	41.82%	5,000.00	1,094.00
Other Expense Total	130,869.46	103,301.54	234,171.00	55.89%	195,585.60	38,585.40

15

Personnel

Compensated Absences	18,061.41	(18,061.41)	-	0.00%	29,964.20	(29,964.20)
FICA/MEDICARE, Admin	3,348.39	1,028.61	4,377.00	76.50%	5,002.20	(625.20)
FICA/MEDICARE, Maintenance	12,467.00	4,860.00	17,327.00	71.95%	18,423.48	(1,096.48)
FICA/MEDICARE, Protective Services	1,875.36	1,188.64	3,064.00	61.21%	2,725.38	338.62
FICA/MEDICARE, Res Services	74.72	146.28	221.00	33.81%	149.44	71.56
Health Ins, Admin	11,840.95	5,268.05	17,109.00	69.21%	17,848.50	(739.50)
Health Ins, Maintenance	19,735.14	6,824.86	26,560.00	74.30%	31,051.60	(4,491.60)
Health Ins, Protective Services	3,991.15	472.85	4,464.00	89.41%	5,983.02	(1,519.02)
Health Ins, Res Services	3.95	(3.95)	-	0.00%	7.90	(7.90)
Insurance-Workers Comp	3,602.44	1,351.56	4,954.00	72.72%	5,349.28	(395.28)
Retirement Benefits, Admin	2,087.93	533.07	2,621.00	79.66%	2,820.24	(199.24)
Retirement Benefits, Maintenance	6,646.37	1,451.63	8,098.00	82.07%	10,088.40	(1,990.40)
Retirement Benefits, Protective Services	1,066.49	192.51	1,259.00	84.71%	1,528.44	(269.44)
Retirement Benefits, Res Services	54.36	(54.36)	-	0.00%	108.72	(108.72)
Salaries - Administrative	45,755.43	22,593.57	68,349.00	66.94%	69,548.09	(1,199.09)
Salaries - Maintenance	153,466.57	88,879.43	242,346.00	63.33%	225,354.94	16,991.06
Salaries - Protective Services	22,905.42	17,513.58	40,419.00	56.67%	32,819.18	7,599.82

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Salaries - Resident Services (DT)	923.74	1,959.26	2,883.00	32.04%	1,847.48	1,035.52
Staff Training	2,088.00	412.00	2,500.00	83.52%	3,000.00	(500.00)
Travel Expense	304.00	4,696.00	5,000.00	6.08%	600.00	4,400.00
Personnel Total	310,298.82	141,252.18	451,551.00	68.72%	464,220.49	(12,669.49)
16						
Supplies						
Office Supplies	376.50	4,748.50	5,125.00	7.35%	2,500.00	2,625.00
Postage	639.38	336.62	976.00	65.51%	1,100.00	(124.00)
Protective Services, Materials	-	500.00	500.00	0.00%	500.00	-
Supplies Total	1,015.88	5,585.12	6,601.00	15.39%	4,100.00	2,501.00
17						
Technology						
Computer/IT Expense	16,236.55	(1,236.55)	15,000.00	108.24%	20,000.00	(5,000.00)
Technology Total	16,236.55	(1,236.55)	15,000.00	108.24%	20,000.00	(5,000.00)
18						
Tenant Services						
Resident Participation Funds (DT)	-	3,000.00	3,000.00	0.00%	3,000.00	-
Tenant Services (DT)	216.00	984.00	1,200.00	18.00%	1,200.00	-
Tenant Services-Computer Labs	-	-	-	0.00%	-	-
Tenant Services-Transportation	-	-	-	0.00%	-	-
Tenant Services Total	216.00	3,984.00	4,200.00	5.14%	4,200.00	-
19						
Utilities						
Electricity	23,174.82	(3,054.82)	20,120.00	115.18%	28,961.16	(8,841.16)
Natural Gas	8,996.51	3,276.49	12,273.00	73.30%	14,260.86	(1,987.86)
Sewer	18,665.73	10,512.27	29,178.00	63.97%	28,205.34	972.66
Telephone	-	1,532.00	1,532.00	0.00%	-	1,532.00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Water	21,148.47	8,282.53	29,431.00	71.86%	31,037.38	(1,606.38)
Utilities Total	71,985.53	20,548.47	92,534.00	77.79%	102,464.74	(9,930.74)
(8) Expense Total	778,913.43	456,446.57	1,235,360.00	63.05%	1,233,115.58	2,244.42
Grand Total	778,913.43	456,446.57	1,235,360.00	63.05%	1,233,115.58	2,244.42
Net Income	(156,758.95)	272,959.95	116,201.00		64,716.29	(51,484.71)
Add Back Depreciation	115,286.00	51,214.00	166,500.00		166,500.00	
Net Income Before Depreciation	(41,472.95)	324,173.95	282,701.00	-	231,216.29	(51,484.71)

Section 8

Balance Sheet

As of August 31, 2024

Property	08-00
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	Sum of Begin	Sum of End
(1) Asset		
Cash		
CASH, SECTION 8 ADMIN, FIRST MID #0754	22,173.79	18.98
CASH, SECTION 8, FIRST MID #0740	402,399.60	208,078.48
CASH-S8 FSS, PB# PB#40768	368,870.00	424,904.56
Cash Total	793,443.39	633,002.02
2		
Short Term Assets		
A/R - Landlords	13,433.00	19,551.01
A/R Continuum of Care	95,527.55	118,188.89
A/R Emergency Housing Vouchers	7,913.18	-
A/R, HUD-Admin Fees	11,351.52	-
A/R-Fraud	4,155.05	4,155.05
A/R-TBRA	54,649.69	50,493.69
Allowance for Doubtful Accts-FRAUD	(2,077.53)	(2,077.53)
Prepaid Expenses	7,002.00	22,024.55
Prepaid Insurance	4,813.33	8,432.63
Short Term Assets Total	196,767.79	220,768.29
3		
Long Term Assets		
Accumulated Depreciation	(76,407.28)	(90,776.28)
Assets, Nondwelling Structures	354,155.25	354,155.25
Furniture & Office Equipment	81,847.24	93,285.14
Long Term Assets Total	359,595.21	356,664.11
(1) Asset Total	1,349,806.39	1,210,434.42

(2) Liability

4

Short Term Liabilities		
A/P HUD - Interest Payable	(3,230.70)	(3,230.70)
Accrued Liabilities, Other	(17,185.53)	-
Accrued Payroll Taxes Payable	(1,792.38)	(1,015.64)

Accrued Retirement Payable	(792.26)	(455.74)
Accrued Vacation Leave - Current	(16,905.53)	(16,905.53)
Accrued Vacation Leave - Non-Current	(11,270.34)	(11,270.34)
Accrued Wages Payable	(24,055.18)	(12,614.77)
Accts Payable, Vendors & Contractors	(10,536.87)	(3,972.87)
Due To COCC	(3,998.07)	(6,433.80)
PBV VACANCY HAP PAYABLE-BEAR CREEK	(601.94)	(1,026.26)
PBV VACANCY HAP PAYABLE-BRYANT WW	(1,859.23)	(793.91)
PBV VACANCY HAP PAYABLE-BRYANT WW II	(341.42)	-
PBV VACANCY HAP PAYABLE-MMV	(562.10)	(898.52)
PBV VACANCY HAP PAYABLE-OAK	(2,026.55)	(1,185.97)
PBV VACANCY HAP PAYABLE-STUART PARKER	(5,750.64)	(1,536.45)
S8 FSS Escrow	(368,870.00)	(423,178.34)
W/C Insurance Liability	(2,894.46)	(4,905.01)
Short Term Liabilities Total	(472,673.20)	(489,423.85)

6

Equity		
Investment in Net Fixed Assets	(359,595.21)	(359,595.21)
Post 2003 Admin Fee Reserves	(429,836.47)	(429,836.47)
Pre 2004 Admin Fee Reserves	(84,939.00)	(84,939.00)
Unrestricted Net Assets-Excess HAP	(2,762.51)	(2,762.51)
Equity Total	(877,133.19)	(877,133.19)

(2) Liability Total	(1,349,806.39)	(1,366,557.04)
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Grand Total	(0.00)	(156,122.62)
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Net Income		(156,122.62)
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Section 8

Income Statement

As of August 31, 2024

Property 08-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Other Income						
ACC Earned - S8 Admin Fees	835,096.00	565,576.00	1,400,672.00	59.62%	1,250,368.00	(150,304.00)
ACC Earned - S8 HAP/VL/UAP	7,290,831.00	4,270,142.00	11,560,973.00	63.06%	10,766,540.00	(794,433.00)
Fraud PHA Share	1,853.25	(653.25)	1,200.00	154.44%	2,743.50	1,543.50
Fraud Recovery Section 8	1,853.25	(653.25)	1,200.00	154.44%	2,743.50	1,543.50
Interest on Investments	16,618.96	3,381.04	20,000.00	83.09%	26,133.60	6,133.60
Other Income - Admin	3,241.48	(3,241.48)	-	0.00%	3,241.48	3,241.48
S8 FSS Forfeiture	-	-	-	0.00%	-	-
Other Income Total	8,149,493.94	4,834,551.06	12,984,045.00	62.77%	12,051,770.08	(932,274.92)
(4) Income Total	8,149,493.94	4,834,551.06	12,984,045.00	62.77%	12,051,770.08	(932,274.92)
Grand Total	8,149,493.94	4,834,551.06	12,984,045.00	62.77%	12,051,770.08	(932,274.92)

Section 8

Expense Statement

As of August 31, 2024

Property 08-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	34,386.36	2,032.64	36,419.00	94.42%	36,419.00	-
Inspections - Section 8	42,894.00	27,444.00	70,338.00	60.98%	70,338.00	-
Memberships & Dues	150.00	150.00	300.00	50.00%	300.00	-
Professional Services	10,892.75	(10,892.75)	-	0.00%	14,004.75	(14,004.75)
Publications	455.92	(455.92)	-	0.00%	455.92	(455.92)
Contracted Services Total	88,779.03	18,277.97	107,057.00	82.93%	121,517.67	(14,460.67)
9						
Fees						
Bookkeeping Fees	98,055.00	63,375.00	161,430.00	60.74%	147,165.00	14,265.00
Management Fees	156,888.00	101,400.00	258,288.00	60.74%	235,464.00	22,824.00
Fees Total	254,943.00	164,775.00	419,718.00	60.74%	382,629.00	37,089.00
10						
Furniture & Equipment						
Office Equipment	12.49	(12.49)	-	0.00%	12.49	(12.49)
Furniture & Equipment Total	12.49	(12.49)	-	0.00%	12.49	(12.49)
11						
Insurance						

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Insurance-General Liability	5,219.28	1,419.72	6,639.00	78.62%	7,828.92	(1,189.92)
Insurance-Property	3,323.84	1,629.16	4,953.00	67.11%	4,953.00	-
Insurance Total	8,543.12	3,048.88	11,592.00	73.70%	12,781.92	(1,189.92)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	74.54	1,443.46	1,518.00	4.91%	750.00	768.00
Maint Contracts-Janitorial	7,101.52	5,606.48	12,708.00	55.88%	10,652.28	2,055.72
Maint Contracts-Landscape & Grounds	153.90	198.10	352.00	43.72%	307.80	44.20
Maint Contracts-Trash Removal	-	-	-	0.00%	-	-
Maint Matl - Miscellaneous	-	1,039.00	1,039.00	0.00%	500.00	539.00
Maintenance & Repair Total	7,329.96	8,287.04	15,617.00	46.94%	12,210.08	3,406.92
13						
Marketing						
Advertising & Marketing	4,050.00	(3,550.00)	500.00	810.00%	5,050.00	(4,550.00)
Marketing Total	4,050.00	(3,550.00)	500.00	810.00%	5,050.00	(4,550.00)
14						
Other Expense						
Bear Creek HAP	229,841.39	145,382.61	375,224.00	61.25%	340,609.62	34,614.38
Bear Creek UAP	9,590.00	(9,590.00)	-	0.00%	14,768.00	(14,768.00)
Bryant Walkway HAP	144,131.30	57,807.70	201,939.00	71.37%	212,804.60	(10,865.60)
Bryant Walkway II HAP	83,937.71	40,793.29	124,731.00	67.29%	121,997.42	2,733.58
Bryant Walkway II UAP	2,106.00	(2,106.00)	-	0.00%	3,280.00	(3,280.00)
Bryant Walkway UAP	9,131.50	(9,131.50)	-	0.00%	13,908.00	(13,908.00)
Depreciation	14,369.00	6,043.00	20,412.00	70.39%	21,554.00	(1,142.00)
FSS Program Expenses	737.30	(737.30)	-	0.00%	1,322.60	(1,322.60)
General Expenses - Portables	5,654.39	808.61	6,463.00	87.49%	8,454.39	(1,991.39)
HAP-Homeownership	27,478.00	19,388.00	46,866.00	58.63%	46,866.00	-
Oak Towers HAP	340,788.27	210,937.73	551,726.00	61.77%	507,077.26	44,648.74

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Other General Expenses	755.31	(755.31)	-	0.00%	1,000.00	(1,000.00)
Paquin HAP	425,010.89	245,381.11	670,392.00	63.40%	636,598.94	33,793.06
S8 FSS Payments	135,194.58	10,805.42	146,000.00	92.60%	184,013.16	(38,013.16)
S8 Housing Assistance Payments	4,634,514.76	6,926,458.24	11,560,973.00	40.09%	6,894,114.54	4,666,858.46
S8 Portable Housing Assistance Payments	180,305.00	62,625.00	242,930.00	74.22%	263,280.00	(20,350.00)
S8 Portable Utility Allowance Payments	11,783.00	(11,783.00)	-	0.00%	18,420.00	(18,420.00)
S8 Utility Allowance Payments	234,931.18	(234,931.18)	-	0.00%	350,608.48	(350,608.48)
Stuart Parker HAP	247,947.66	151,160.34	399,108.00	62.13%	369,123.46	29,984.54
Stuart Parker UAP	17,947.86	(17,947.86)	-	0.00%	26,925.72	(26,925.72)
Sundry, Miscellaneous	19,232.47	12,053.53	31,286.00	61.47%	31,286.00	-
Vacancy HAP - Bryant Walkway	6,698.26	(6,698.26)	-	0.00%	10,402.76	(10,402.76)
Vacancy HAP - Bryant Walkway II	1,839.03	(1,839.03)	-	0.00%	3,678.06	(3,678.06)
Vacancy HAP-Bear Creek	11,605.91	(11,605.91)	-	0.00%	21,058.14	(21,058.14)
Vacancy HAP-Oak Towers	14,731.85	(14,731.85)	-	0.00%	22,821.96	(22,821.96)
Vacancy HAP-Paquin	25,167.04	(25,167.04)	-	0.00%	42,366.34	(42,366.34)
Vacancy HAP-Patriot Place	6,592.16	(6,592.16)	-	0.00%	9,921.28	(9,921.28)
Vacancy HAP-Stuart Parker	7,413.30	(7,413.30)	-	0.00%	12,909.50	(12,909.50)
VASH Housing Assistance Payments	391,527.05	178,357.95	569,885.00	68.70%	579,336.60	(9,451.60)
VASH Housing Assistance Payments - PBV	56,814.89	40,847.11	97,662.00	58.18%	86,934.16	10,727.84
VASH Utility Allowance Payments	16,726.06	(16,726.06)	-	0.00%	25,430.00	(25,430.00)
Other Expense Total	7,314,503.12	7,731,093.88	15,045,597.00	48.62%	10,882,870.99	4,162,726.01

15

Personnel

Compensated Absences	38,603.98	(38,603.98)	-	0.00%	58,950.94	(58,950.94)
FICA/MEDICARE, S8 Admin	33,204.46	13,257.54	46,462.00	71.47%	48,591.74	(2,129.74)
Health Ins, S8 Admin	64,046.44	18,063.56	82,110.00	78.00%	91,498.48	(9,388.48)
Insurance-Workers Comp	6,638.03	2,922.97	9,561.00	69.43%	9,739.24	(178.24)
Retirement Benefits, S8 Admin	15,410.63	2,198.37	17,609.00	87.52%	22,336.56	(4,727.56)
Salaries - Administrative	404,901.48	232,520.52	637,422.00	63.52%	592,270.82	45,151.18
Staff Training	473.50	7,526.50	8,000.00	5.92%	1,900.00	6,100.00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Travel Expenses	6,085.54	(6,085.54)	-	0.00%	6,085.54	(6,085.54)
Personnel Total	569,364.06	231,799.94	801,164.00	71.07%	831,373.32	(30,209.32)
16						
Supplies						
Office Supplies	6,002.01	3,132.99	9,135.00	65.70%	9,135.00	-
Postage	7,649.43	5,820.57	13,470.00	56.79%	13,470.00	-
Supplies Total	13,651.44	8,953.56	22,605.00	60.39%	22,605.00	-
17						
Technology						
Computer/IT Expense	37,341.48	30,158.52	67,500.00	55.32%	67,500.00	-
Technology Total	37,341.48	30,158.52	67,500.00	55.32%	67,500.00	-
19						
Utilities						
Electricity	5,105.62	2,042.38	7,148.00	71.43%	6,982.64	165.36
Natural Gas	876.37	1,666.63	2,543.00	34.46%	1,628.12	914.88
Sewer	285.93	185.07	471.00	60.71%	463.32	7.68
Telephone	-	1,410.00	1,410.00	0.00%	-	1,410.00
Water	830.94	(746.94)	84.00	989.21%	1,060.46	(976.46)
Utilities Total	7,098.86	4,557.14	11,656.00	60.90%	10,134.54	1,521.46
(8) Expense Total	8,305,616.56	8,197,389.44	16,503,006.00	50.33%	12,348,685.01	4,154,320.99
Grand Total	8,305,616.56	8,197,389.44	16,503,006.00	50.33%	12,348,685.01	4,154,320.99
Net Income	(156,122.62)	(3,362,838.38)	(3,518,961.00)		(296,914.93)	3,222,046.07

Emergency Housing Vouchers

Balance Sheet

As of August 31, 2024

Property	06-00		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, EHV, FIRST MID #8798	33,594.60	82,061.45	
Cash Total	33,594.60	82,061.45	
 2			
Short Term Assets			
A/R - Landlords	1,824.17	323.17	
Accounts Receivable, HUD Emergency Housing Vouchers	3,135.03	3,135.03	
Short Term Assets Total	4,959.20	3,458.20	
(1) Asset Total	38,553.80	85,519.65	
 (2) Liability			
 4			
Short Term Liabilities			
A/P - Section 8	(7,913.18)	-	
Accounts Payable, Other	(2,015.51)	-	
Accts Payable, Vendors & Contractors	(3,389.84)	-	
Due To COCC	(1,479.77)	(25,972.65)	
W/C Insurance Liability	(190.56)	(190.56)	
Short Term Liabilities Total	(14,988.86)	(26,163.21)	
 6			
Equity			
Unrestricted Net Assets	(23,564.94)	(23,564.94)	
Equity Total	(23,564.94)	(23,564.94)	
(2) Liability Total	(38,553.80)	(49,728.15)	
Grand Total	-	35,791.50	
Net Income		35,791.50	

Emergency Housing Vouchers

Income Statement

As of August 31, 2024

Property 06-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget	
(4) Income							
Income							
Admin Fees Earned - Emergency Housing Vouchers	32,912.00	5,391.00	38,303.00	85.93%	54,180.00	15,877.00	A
HAP Earned - Emergency Housing Vouchers	340,734.00	160,470.00	501,204.00	67.98%	488,756.00	(12,448.00)	B
Issuance Fees Earned-Emergency Housing Vouchers	500.00	(500.00)	-	0.00%	1,000.00	1,000.00	
Service Fees Earned- Emergency Housing	-	-	-	0.00%	-	-	
Income Total	374,146.00	165,361.00	539,507.00	69.35%	543,936.00	4,429.00	
20							
Other Income							
Interest on Investments	2,735.77	(2,735.77)	-	0.00%	3,738.22	3,738.22	
Other Income Total	2,735.77	(2,735.77)	-	0.00%	3,738.22	3,738.22	
(4) Income Total	376,881.77	162,625.23	539,507.00	69.86%	547,674.22	8,167.22	
Grand Total	376,881.77	162,625.23	539,507.00	69.86%	547,674.22	8,167.22	

Emergency Housing Vouchers

Expense Statement

As of August 31, 2024

Property 06-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
9						
Fees						
Bookkeeping Fees	3,067.50	1,522.50	4,590.00	66.83%	4,680.00	(90.00)
Management Fees	4,908.00	2,436.00	7,344.00	66.83%	7,488.00	(144.00)
Fees Total	7,975.50	3,958.50	11,934.00	66.83%	12,168.00	(234.00)
10						
Furniture & Equipment						
Inspections	2,075.00	(2,075.00)	-	0.00%	2,362.00	(2,362.00)
Furniture & Equipment Total	2,075.00	(2,075.00)	-	0.00%	2,362.00	(2,362.00)
11						
Insurance						
Insurance	35.98	(35.98)	-	0.00%	52.70	(52.70)
Insurance Total	35.98	(35.98)	-	0.00%	52.70	(52.70)
14						
Other Expense						
Emergency Housing HAP	280,704.29	220,499.71	501,204.00	56.01%	462,690.23	38,513.77 C
Emergency Housing UAP	27,467.92	(27,467.92)	-	0.00%	40,720.84	(40,720.84) C
General Expenses - Portables	697.38	(697.38)	-	0.00%	883.56	(883.56)
S8 Portable Housing Assistance Payments	18,948.52	(18,948.52)	-	0.00%	28,422.78	(28,422.78)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Sundry, Miscellaneous	82.30	(82.30)	-	0.00%	125.00	(125.00)
Other Expense Total	327,900.41	173,303.59	501,204.00	65.42%	532,842.41	(31,638.41)
15						
Personnel						
FICA/MEDICARE, Ongoing Admin	183.43	(183.43)	-	0.00%	223.46	(223.46)
Health Ins, Ongoing Admin	13.81	(13.81)	-	0.00%	16.82	(16.82)
Retirement Benefits, Ongoing Admin	71.94	(71.94)	-	0.00%	87.64	(87.64)
Salaries - Administrative Ongoing	2,397.75	(2,397.75)	-	0.00%	2,921.00	(2,921.00)
Personnel Total	2,666.93	(2,666.93)	-	0.00%	3,248.92	(3,248.92)
16						
Supplies						
Office Supplies	-	-	-	0.00%	-	-
Postage	436.45	(436.45)	-	0.00%	469.86	(469.86)
Supplies Total	436.45	(436.45)	-	0.00%	469.86	(469.86)
17						
Technology						
Computer/IT Expense	-	-	-	0.00%	-	-
Technology Total	-	-	-	0.00%	-	-
18						
Tenant Services						
Application/Holding Fee Expenses	-	-	-	0.00%	-	-
Basic Need Supplies	-	-	-	0.00%	-	-
Security Deposit	-	-	-	0.00%	-	-
Utility Assistance	-	-	-	0.00%	-	-
Tenant Services Total	-	-	-	0.00%	-	-

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
19						
Utilities						
Telephone	-	-	-	0.00%	-	-
Utilities Total	-	-	-	0.00%	-	-
(8) Expense Total	341,090.27	172,047.73	513,138.00	66.47%	551,143.89	(38,005.89)
Grand Total	341,090.27	172,047.73	513,138.00	66.47%	551,143.89	(38,005.89)
Net Income	35,791.50	(9,422.50)	26,369.00		(3,469.67)	(29,838.67)

2017 Mainstream Vouchers

Balance Sheet

As of August 31, 2024

Property	(Multiple Items)	
	Sum of Begin	Sum of End
(1) Asset		
Cash		
CASH, MAINSTREAM, FIRST MID #8688	50,245.98	89,457.92
Cash Total	50,245.98	89,457.92
2		
Short Term Assets		
A/R - Landlords	340.50	-
A/R, HUD Admin Fees	4,846.00	1,448.00
A/R, HUD HAP	-	(3,600.00)
Short Term Assets Total	5,186.50	(2,152.00)
(1) Asset Total	55,432.48	87,305.92
(2) Liability		
4		
Short Term Liabilities		
Due To COCC	(144.35)	(3,151.42)
Short Term Liabilities Total	(144.35)	(3,151.42)
6		
Equity		
Unrestricted Net Assets	(55,288.13)	(55,288.13)
Equity Total	(55,288.13)	(55,288.13)
(2) Liability Total	(55,432.48)	(58,439.55)
Grand Total	-	28,866.37
Net Income		28,866.37

2017 Mainstream Vouchers

Income Statement

As of August 31, 2024

Property 07-17

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Other Income						
Admin Fees Earned - 2017 Mainstream Vouchers	20,357.00	(79.00)	20,278.00	100.39%	29,270.00	8,992.00
HAP Income - 2017 Mainstream Vouchers	199,103.00	13,710.00	212,813.00	93.56%	298,438.00	85,625.00
Interest on Investments	2,704.66	(2,704.66)	-	0.00%	3,741.80	3,741.80
Other Income (return checks, etc)	7,068.00	(7,068.00)	-	0.00%	7,068.00	7,068.00
Other Income Total	229,232.66	3,858.34	233,091.00	98.34%	338,517.80	105,426.80
(4) Income Total	229,232.66	3,858.34	233,091.00	98.34%	338,517.80	105,426.80
Grand Total	229,232.66	3,858.34	233,091.00	98.34%	338,517.80	105,426.80

2017 Mainstream Vouchers Expense Statement

As of August 31, 2024

Property 07-17

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Inspections	1,692.00	(692.00)	1,000.00	169.20%	2,000.00	(1,000.00)
Contracted Services Total	1,692.00	(692.00)	1,000.00	169.20%	2,000.00	(1,000.00)
11						
Insurance						
Insurance	14.85	26.15	41.00	36.22%	22.48	18.52
Insurance Total	14.85	26.15	41.00	36.22%	22.48	18.52
14						
Other Expense						
Sundry, Miscellaneous	72.05	27.95	100.00	72.05%	100.00	-
Other Expense Total	72.05	27.95	100.00	72.05%	100.00	-
15						
Personnel						
FICA/MEDICARE, 2017 Mainstream Vouchers- Admin	75.65	131.35	207.00	36.55%	114.50	92.50
Health Ins, 2017 Mainstream Vouchers- Admin	161.17	271.83	433.00	37.22%	245.24	187.76
Retirement Benefits, 2017 Mainstream Vouchers- Admin	53.67	108.33	162.00	33.13%	78.48	83.52
Salaries - Administrative	989.00	1,715.00	2,704.00	36.58%	1,497.00	1,207.00
Personnel Total	1,279.49	2,226.51	3,506.00	36.49%	1,935.22	1,570.78

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
16						
Supplies						
Office Supplies	-	100.00	100.00	0.00%	-	100.00
Postage	20.73	79.27	100.00	20.73%	100.00	-
Supplies Total	20.73	179.27	200.00	10.37%	100.00	100.00
18						
Tenant Services						
Mainstream Tenant Rental Assistance	197,287.17	15,525.83	212,813.00	92.70%	288,203.92	(75,390.92)
Mainstream Utility Allowance Payments	-	-	-	0.00%	-	-
Tenant Services Total	197,287.17	15,525.83	212,813.00	92.70%	288,203.92	(75,390.92)
(8) Expense Total	200,366.29	17,293.71	217,660.00	92.05%	292,361.62	(74,701.62)
Grand Total	200,366.29	17,293.71	217,660.00	92.05%	292,361.62	(74,701.62)
Net Income	28,866.37	(13,435.37)	15,431.00		46,156.18	30,725.18

Continuum of Care Balance Sheet

As of August 31, 2024

Property	09-09		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, CONT OF CARE, FIRST MID #8809	96,533.03	72,669.43	
Cash Total	96,533.03	72,669.43	
2			
Short Term Assets			
A/R - Landlords	648.00	648.00	
Accounts Receivable, HUD Other Projects	4,337.95	63,496.32	
Short Term Assets Total	4,985.95	64,144.32	
(1) Asset Total	101,518.98	136,813.75	
(2) Liability			
4			
Short Term Liabilities			
A/P - Section 8	(95,527.55)	(118,188.89)	
Accounts Payable, Other	(2,804.43)	-	
Accts Payable, Vendors & Contractors	(144.00)	-	
Due To COCC	(1,399.87)	(14,638.75)	
Short Term Liabilities Total	(99,875.85)	(132,827.64)	
6			
Equity			
Unrestricted Net Assets	(1,643.13)	(1,643.13)	
Equity Total	(1,643.13)	(1,643.13)	
(2) Liability Total	(101,518.98)	(134,470.77)	
Grand Total	(0.00)	2,342.98	
Net Income		2,342.98	

Continuum of Care Income Statement

As of August 31, 2024

Property

09-09

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
ACC Earned - Admin Fees	13,179.33	1,629.67	14,809.00	89.00%	14,809.00	-
ACC Earned - TRA + UAP	411,018.25	(64,212.25)	346,806.00	118.52%	616,527.38	269,721.38
Income Total	424,197.58	(62,582.58)	361,615.00	117.31%	631,336.38	269,721.38
20						
Other Income						
Interest on Investments	2,342.98	(2,342.98)	-	0.00%	2,972.46	2,972.46
Other Income Total	2,342.98	(2,342.98)	-	0.00%	2,972.46	2,972.46
(4) Income Total	426,540.56	(64,925.56)	361,615.00	117.95%	634,308.84	272,693.84
Grand Total	426,540.56	(64,925.56)	361,615.00	117.95%	634,308.84	272,693.84

Continuum of Care Expense Statement

As of August 31, 2024

Property

09-09

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Inspections	2,867.00	(867.00)	2,000.00	143.35%	3,711.00	(1,711.00)
Contracted Services Total	2,867.00	(867.00)	2,000.00	143.35%	3,711.00	(1,711.00)
11						
Insurance						
Insurance	117.10	26.90	144.00	81.32%	952.66	(808.66)
Insurance Total	117.10	26.90	144.00	81.32%	952.66	(808.66)
14						
Other Expense						
Sundry, Miscellaneous	142.57	357.43	500.00	28.51%	1,000.00	(500.00)
Other Expense Total	142.57	357.43	500.00	28.51%	1,000.00	(500.00)
15						
Personnel						
FICA/MEDICARE, COC Admin	596.98	135.02	732.00	81.55%	750.00	(18.00)
Health Ins, COC Admin	61.78	(6.78)	55.00	112.33%	287.00	(232.00)
Retirement Benefits, COC Admin	236.18	50.82	287.00	82.29%	500.00	(213.00)
Salaries - Administrative	7,803.34	1,764.66	9,568.00	81.56%	10,564.26	(996.26)
Staff Training	35.00	(35.00)	-	0.00%	500.00	(500.00)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Personnel Total	8,733.28	1,908.72	10,642.00	82.06%	12,601.26	(1,959.26)
16						
Supplies						
Office Supplies	825.87	174.13	1,000.00	82.59%	1,300.00	(300.00)
Postage	493.51	806.49	1,300.00	37.96%	2,500.00	(1,200.00)
Supplies Total	1,319.38	980.62	2,300.00	57.36%	3,800.00	(1,500.00)
18						
Tenant Services						
COC Tenant Rental Assistance	383,995.88	(37,189.88)	346,806.00	110.72%	575,993.82	(229,187.82)
COC Utility Allowance Payments	27,022.37	(27,022.37)	-	0.00%	40,533.56	(40,533.56)
Tenant Services Total	411,018.25	(64,212.25)	346,806.00	118.52%	616,527.38	(269,721.38)
(8) Expense Total	424,197.58	(61,805.58)	362,392.00	117.05%	638,592.30	(276,200.30)
Grand Total	424,197.58	(61,805.58)	362,392.00	117.05%	638,592.30	(276,200.30)
Net Income	2,342.98	(3,119.98)	(777.00)		(4,283.46)	(3,506.46)

TBRA

Balance Sheet

As of August 31, 2024

Property	10-00		
		Sum of Begin	Sum of End
(1) Asset			
Cash			
CASH, TBRA, FIRST MID #8787	60,348.41	67,301.37	
Cash Total	60,348.41	67,301.37	
2			
Short Term Assets			
A/R - Landlords	1,961.00	3,261.00	
A/R-Other	13,553.67	6,973.00	
Short Term Assets Total	15,514.67	10,234.00	
(1) Asset Total	75,863.08	77,535.37	
(2) Liability			
4			
Short Term Liabilities			
A/P - Section 8	(54,649.69)	(50,493.69)	
Accts Payable, Vendors & Contractors	(36.00)	-	
Deferred Revenue	(19,087.22)	(21,471.75)	
Due To COCC	(429.65)	(2,254.97)	
Short Term Liabilities Total	(74,202.56)	(74,220.41)	
6			
Equity			
Unrestricted Net Assets	(1,660.52)	(1,660.52)	
Equity Total	(1,660.52)	(1,660.52)	
(2) Liability Total	(75,863.08)	(75,880.93)	
Grand Total	(0.00)	1,654.44	
Net Income		1,654.44	

TBRA

Income Statement

As of August 31, 2024

Property 10-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
TBRA - Admin Fee	2,615.47	111.53	2,727.00	95.91%	4,000.00	1,273.00
Tenant Based Rental Asst.	87,667.77	38,859.23	126,527.00	69.29%	126,527.00	-
Income Total	90,283.24	38,970.76	129,254.00	69.85%	130,527.00	1,273.00
20						
Other Income						
Interest on Investments	1,654.44	(1,654.44)	-	0.00%	2,200.00	2,200.00
Other Income Total	1,654.44	(1,654.44)	-	0.00%	2,200.00	2,200.00
(4) Income Total	91,937.68	37,316.32	129,254.00	71.13%	132,727.00	3,473.00
Grand Total	91,937.68	37,316.32	129,254.00	71.13%	132,727.00	3,473.00

TBRA

Expense Statement

As of August 31, 2024

Property 10-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Inspections	290.00	160.00	450.00	64.44%	450.00	-
Contracted Services Total	290.00	160.00	450.00	64.44%	450.00	-
14						
Other Expense						
Sundry, Miscellaneous	56.15	18.85	75.00	74.87%	100.00	(25.00)
Other Expense Total	56.15	18.85	75.00	74.87%	100.00	(25.00)
15						
Personnel						
FICA/MEDICARE, Admin	100.75	302.25	403.00	25.00%	403.00	-
Health Ins, Admin	7.58	22.42	30.00	25.27%	30.00	-
Insurance-Workers Comp	19.76	59.24	79.00	25.01%	79.00	-
Retirement Benefits, Admin	39.50	118.50	158.00	25.00%	158.00	-
Salaries - Administrative	1,316.75	3,945.25	5,262.00	25.02%	2,200.00	3,062.00
Personnel Total	1,484.34	4,447.66	5,932.00	25.02%	2,870.00	3,062.00
16						
Supplies						
Office Supplies	-	100.00	100.00	0.00%	50.00	50.00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Postage	125.37	(25.37)	100.00	125.37%	150.00	(50.00)
Supplies Total	125.37	74.63	200.00	62.69%	200.00	-
17						
Technology						
Computer/IT Expense	-	-	-	0.00%	-	-
Technology Total	-	-	-	0.00%	-	-
18						
Tenant Services						
TBRA Housing Assistance Payments	80,310.55	46,216.45	126,527.00	63.47%	126,527.00	-
TBRA Utility Allowance Payments	7,027.22	(7,027.22)	-	0.00%	10,540.83	(10,540.83)
Utility Assistance	989.61	(989.61)	-	0.00%	1,500.00	(1,500.00)
Tenant Services Total	88,327.38	38,199.62	126,527.00	69.81%	138,567.83	(12,040.83)
(8) Expense Total	90,283.24	42,900.76	133,184.00	67.79%	142,187.83	(9,003.83)
Grand Total	90,283.24	42,900.76	133,184.00	67.79%	142,187.83	(9,003.83)
Net Income	1,654.44	(5,584.44)	(3,930.00)		(9,460.83)	(5,530.83)

CHALIS

Balance Sheet

As of August 31, 2024

Grant	(Multiple Items)	
	Sum of Begin	Sum of End
(1) Asset		
Cash		
CASH, CHALIS OPERATING, FIRST MID #9914	5,471.27	32,441.39
McBaine Replacement Reserves-MHDC	24,671.16	29,742.64
PETTY CASH/GIFT CARD FUNDS	84.60	84.60
Cash Total	30,227.03	62,268.63
2		
Short Term Assets		
A/R- 2021 City Ind. Living	0.01	-
A/R 2023 21st Century	49,071.15	37,615.11
A/R- City Ind. Living	10,405.83	-
A/R CPS ESSER	14,732.08	-
A/R, HHC County Grant	21,460.14	13,109.59
A/R, MAP County Grant	7,801.00	9,990.00
A/R-2023 City MAP	350.00	-
A/R-2024 City MAP	-	4,550.00
A/R-CACFP	9,548.33	2,304.06
Accounts Receivable, Tenants	1,660.48	2,077.48
Allowance for Doubtful Accounts	(48.00)	(48.00)
Prepaid Expenses	-	2,255.89
Prepaid Insurance	12,035.47	7,293.29
Short Term Assets Total	127,016.49	79,147.42
3		
Long Term Assets		
Accumulated Depreciation	(251,792.18)	(264,382.18)
Land	138,818.88	138,818.88
McBaine Townhouses, Dwelling Structures	696,503.62	696,503.62
Office Equipment	7,363.47	7,363.47
Long Term Assets Total	590,893.79	578,303.79
(1) Asset Total	748,137.31	719,719.84

(2) Liability

4

Short Term Liabilities

Accounts Payable	(14,495.87)	(355.66)
Accrued Payroll Taxes Payable	(1,103.50)	(792.10)
Accrued Retirement Payable	(282.21)	(207.95)
Accrued Retirement Payable. 21st Century	(104.74)	(99.03)
Accrued Vacation Leave - Current	(5,430.01)	(5,430.01)
Accrued Vacation Leave - Non-Current	(3,620.01)	(3,620.01)
Accrued Wages Payable	(14,792.43)	(11,918.28)
Accts Payable, Vendors & Contractors	(25,681.12)	-
Deferred Credit	-	(121,472.85)
Due To COCC	(151,162.91)	(89,117.95)
Due to COCC 21st Century	(25,608.19)	(26,453.73)
Due to COCC CPS ESSER	(6,206.36)	-
Due To COCC-CACFP	(8,222.33)	(1,816.78)
P.I.L.O.T. Liability	(3,185.80)	(2,209.90)
Security Deposits, Tenants	(2,297.00)	(2,297.00)
W/C Insurance Liability	(221.89)	4,318.13
Short Term Liabilities Total	(262,414.37)	(261,473.12)

5

Long Term Liabilities

Investment in Net Assets	78,106.21	78,106.21
MHDC LOAN	(669,000.00)	(669,000.00)
Long Term Liabilities Total	(590,893.79)	(590,893.79)

6

Equity

Restricted Net Assets	(24,671.16)	(24,671.16)
Unrestricted Net Assets	129,842.01	129,842.01
Equity Total	105,170.85	105,170.85

(2) Liability Total	(748,137.31)	(747,196.06)
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Grand Total	-	(27,476.22)
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Net Income		(27,476.22)
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CHALIS

Income Statement

As of August 31, 2024

Grant	(Multiple Items)
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	YTD Earned	To Be Earned	Annual Budget	% of Budget
(4) Income				
Income				
Dwelling Rent	22,105.00	9,527.00	31,632.00	69.88%
Grant Income-2023 21st Century	312,137.96	166,491.04	478,629.00	65.22%
Grant Income-CACFP	30,006.20	26,268.80	56,275.00	53.32%
Grant Income-City Housing Ambassador	-	-	-	0.00%
Grant Income-CPS ESSER	62,834.92	3.08	62,838.00	100.00%
Grant Income-Summer Food Program	9,027.77	8,972.23	18,000.00	50.15%
Income - 2024 City MAP	9,200.82	49,459.18	58,660.00	15.68%
Income - Heart of MO UW	8,963.32	47,833.68	56,797.00	15.78%
Income - MAP County Grant	32,333.15	98,326.85	130,660.00	24.75%
Income-2022 City Independent Living	(0.01)	0.01	-	0.00%
Income-City Independent Living	31,532.79	0.21	31,533.00	100.00%
Income-Summer/Fall MAP Veterans United	45,000.00	-	45,000.00	100.00%
Income Total	563,141.92	406,882.08	970,024.00	58.05%
14				
Other Expense				
Income - HHC County Grant	84,644.50	101,003.50	185,648.00	45.59%
Other Expense Total	84,644.50	101,003.50	185,648.00	45.59%
20				
Other Income				
Interest Income	1,348.56	(1,348.56)	-	0.00%

	YTD Earned	To Be Earned	Annual Budget	% of Budget
MAP Misc. Income	4,181.03	(4,181.03)	-	0.00%
Other Income	17,413.00	(17,413.00)	-	0.00%
Other Income-LIHTC Res Services Coord (BC)	11,770.00	5,885.00	17,655.00	66.67%
Other Income-LIHTC Res Services Coord (BWW)	7,356.00	3,678.00	11,034.00	66.67%
Other Income-LIHTC Res Services Coord (BWWII)	4,414.00	2,207.00	6,621.00	66.67%
Other Income-LIHTC Res Services Coord (SP)	11,770.00	5,885.00	17,655.00	66.67%
Interest - McBaine Escrow	148.87	(148.87)	-	0.00%
Other Income Total	58,401.46	(5,436.46)	52,965.00	110.26%
(4) Income Total	706,187.88	502,449.12	1,208,637.00	58.43%
Grand Total	706,187.88	502,449.12	1,208,637.00	58.43%

CHALIS

Expense Statement

As of August 31, 2024

Property (Multiple Items)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent
(8) Expense				
8				
Contracted Services				
Audit Costs	2,367.70	1,132.30	3,500.00	67.65%
Contract Services-Mike Veny Inc, County MAP Grant	4,041.21	12,555.79	16,597.00	24.35%
Contracted Services- CPS ESSER	(937.50)	937.50	-	0.00%
Contracted Services-2020 County MAP/TIA	-	-	-	0.00%
Contracted Services-Columbia Art League	400.00	2,355.00	2,755.00	14.52%
Contracted Services-Crown Counseling	7,250.00	(1,800.00)	5,450.00	133.03%
Contracted Services-Expressive Art Experiences	5,524.00	3,500.00	9,024.00	61.21%
Contracted Services-Ext Evaluator 2023 21st Century	-	-	-	0.00%
Contracted Services-Giving Song	937.50	1,045.50	1,983.00	47.28%
Contracted Services-Kate Weir Counseling, LLC	1,500.00	1,045.00	2,545.00	58.94%
Contracted Services-Misc 2023 21st Century	(445.54)	5,057.54	4,612.00	-9.66%
Contracted Services-PQA MU 2023 21st Century	-	9,065.00	9,065.00	0.00%
Contracted Services-Summer/Fall Veterans United	-	-	-	0.00%
Memberships & Dues	-	100.00	100.00	0.00%
Contracted Services Total	20,637.37	34,993.63	55,631.00	37.10%
9				
Fees				
Indirect Cost-CHALIS CACFP Admin Fee Services	778.21	421.79	1,200.00	64.85%
Indirect Cost-CHALIS City MAP Admin Fee Services	326.09	6,045.91	6,372.00	5.12%

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent
Indirect Cost-CHALIS City MAP Admin Fee Services HMUW	200.00	10,546.00	10,746.00	1.86%
Indirect Cost-CHALIS HHC Admin Fee Services	809.35	(809.35)	-	0.00%
Indirect Cost-CHALIS SFSP Admin Fee Services	-	625.00	625.00	0.00%
Managment Fees	1,000.00	500.00	1,500.00	66.67%
Fees Total	3,113.65	17,329.35	20,443.00	15.23%

11

Insurance				
Insurance - Other	3,250.56	(3,250.56)	-	0.00%
Insurance-General Liability	60.32	204.68	265.00	22.76%
Insurance-Liability	3,268.00	1,634.00	4,902.00	66.67%
Insurance-Other	-	-	-	0.00%
Insurance-Property	2,574.72	(134.72)	2,440.00	105.52%
Insurance Total	9,153.60	(1,546.60)	7,607.00	120.33%

12

Maintenance & Repair				
Maint Contracts, Miscellaneous	5,160.52	(5,160.52)	-	0.00%
FICA/MEDICARE, Summer/Fall MAP Veterans United	-	-	-	0.00%
FICA/MEDICARE,Prog-Summer Food Prog	35.43	(35.43)	-	0.00%
FICA/MEDICARE-Admin, HHC County Grant	-	-	-	0.00%
FICA/MEDICARE-Admin, MAP County Grant	-	-	-	0.00%
FICA/MEDICARE-Admin,2023 21st Century	1,535.62	(1,535.62)	-	0.00%
FICA/MEDICARE-Admin,Summer Food Prog	-	42.00	42.00	0.00%
Health Ins, CHALIS	8,654.77	1,611.23	10,266.00	84.31%
Health Insurance, 2023 21st Century	8,903.23	7,808.77	16,712.00	53.27%
Health Insurance, CPS ESSER	1,912.25	5,011.75	6,924.00	27.62%
Health Insurance-Admin, CHALIS	786.95	8,460.05	9,247.00	8.51%
Heath Insurance-Admin, 2023 21st Century	1,765.16	(1,765.16)	-	0.00%
Insurance, W/C (CHALIS)	480.67	708.33	1,189.00	40.43%

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent
Insurance, W/C-2023 21st Century	2,464.74	3,254.26	5,719.00	43.10%
Insurance, W/C-CACFP	132.63	202.37	335.00	39.59%
Insurance, W/C-CPS ESSER	609.16	109.84	719.00	84.72%
Insurance, W/C-Housing Ambassador	-	-	-	0.00%
Insurance,W/C-Summer Food Program	43.44	53.56	97.00	44.78%
Insurance-W/C Ins., HHC County Grant	1,198.20	1,497.80	2,696.00	44.44%
Insurance-W/C Ins., 2024 City MAP	112.16	560.84	673.00	16.67%
Insurance-W/C Ins., City Independent Living	311.15	164.85	476.00	65.37%
Insurance-W/C Ins., Heart of MO UW	88.92	372.08	461.00	19.29%
Insurance-W/C Ins., MAP County Grant	257.73	1,229.27	1,487.00	17.33%
Insurance-W/C Ins., Summer/Fall MAP Veterans United	457.12	(457.12)	-	0.00%
Retirement Benefits, 2024 City MAP	15.06	639.94	655.00	2.30%
Retirement Benefits, CHALIS	81.03	(81.03)	-	0.00%
Retirement Benefits, City Independent Living	1,060.04	366.96	1,427.00	74.28%
Retirement Benefits, Heart of MO UW	20.07	371.93	392.00	5.12%
Retirement Benefits, HHC County Grant	2,945.01	5,141.99	8,087.00	36.42%
Retirement Benefits, MAP County Grant	95.34	2,628.66	2,724.00	3.50%
Retirement Benefits-Admin, CHALIS	1,690.44	1,877.56	3,568.00	47.38%
Salaries - Administrative	26,275.19	6,765.81	33,041.00	79.52%
Salaries (CHALIS)	4,152.94	(4,152.94)	-	0.00%
Salaries, 2024 City MAP	223.18	10,689.82	10,913.00	2.05%
Salaries, 2024 City MAP PT Staff	7,464.07	15,283.93	22,748.00	32.81%
Salaries, City Independent Living	19,472.74	4,311.26	23,784.00	81.87%
Salaries, Heart of MO UW	459.98	6,068.02	6,528.00	7.05%
Salaries, MAP County PT Staff	3,885.37	25,065.63	28,951.00	13.42%
Salaries, Program-2023 21st Century	57,878.43	60,523.71	118,402.14	48.88%
Salaries, Program-CACFP	3,602.75	(3,602.75)	-	0.00%
Salaries, Program-CACFP PT Staff	5,240.13	7,641.87	12,882.00	40.68%
Salaries, Program-CPS ESSER	4,816.66	12,806.34	17,623.00	27.33%
Salaries, PT Staff	126,614.70	31,840.16	158,454.86	79.91%
Salaries, Resident Services-City Housing Ambassador	-	-	-	0.00%

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent
Salaries, Summer/Fall MAP Veterans United	137.31	(137.31)	-	0.00%
Salaries,Admin-Summer Food Program	-	554.00	554.00	0.00%
Salaries,Program-Summer Food Program	463.05	(463.05)	-	0.00%
Salaries,Program-Summer Food Program,PT Staff	2,433.76	1,860.24	4,294.00	56.68%
Salaries-Accounting	-	26,433.00	26,433.00	0.00%
Salaries-Admin, 2023 21st Century	20,399.85	(20,399.85)	-	0.00%
Salaries-Admin, CACFP	-	3,876.00	3,876.00	0.00%
Salaries-Admin, HHC County Grant	55.00	(55.00)	-	0.00%
Salaries-Admin, MAP County Grant	-	-	-	0.00%
Salaries-Program, HHC County Grant	67,639.61	67,136.39	134,776.00	50.19%
Salaries-Program, MAP County Grant	13,069.34	32,331.66	45,401.00	28.79%
Staff Training 2023 21st Century	4,660.00	6,855.00	11,515.00	40.47%
Staff Training (CHALIS)	-	1,500.00	1,500.00	0.00%
Staff Training- HHC County Grant	-	-	-	0.00%
Staff Training- MAP County Grant	-	2,041.00	2,041.00	0.00%
Travel Expense, 2023 21st Century	-	4,000.00	4,000.00	0.00%
Retirement Benefits, Summer/Fall MAP Veterans United	233.28	(233.28)	-	0.00%
Salaries, 2024 Veterans United PT Staff	30,218.18	(30,218.18)	-	0.00%
FICA/MEDICARE, 2024 Vet United PT Staff	2,323.76	(2,323.76)	-	0.00%
Benefits, Retirement, 21st CCLC ESSER	-	-	-	0.00%
Personnel Total	505,485.22	322,220.78	827,706.00	61.07%

16

Supplies

General Supplies-GAS for MAP Van	2,948.60	1,113.40	4,062.00	72.59%
Office Supplies	98.60	401.40	500.00	19.72%
Office Supplies, 2024 City MAP	528.00	1,274.00	1,802.00	29.30%
Office Supplies, MAP County Grant	-	-	-	0.00%
Office Supplies,HHC County Grant	1,313.71	(813.71)	500.00	262.74%
Postage	9.25	(9.25)	-	0.00%
Program Expenses-Food Supplies,CACFP	1,116.25	33,750.75	34,867.00	3.20%

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent
Program Expenses-Food Supplies,SFSP	1,128.37	(1,128.37)	-	0.00%
Program Supplies (CHALIS)	69.95	(69.95)	-	0.00%
Program Supplies- HHC County Grant (Events)	647.78	18,151.22	18,799.00	3.45%
Program Supplies- HHC Removing Barriers	31.77	(31.77)	-	0.00%
Program Supplies- MAP County Grant (Events)	7,282.63	15,775.37	23,058.00	31.58%
Program Supplies-2024 City MAP	4,063.77	485.23	4,549.00	89.33%
Program Supplies-City Independent Living	-	-	-	0.00%
Program Supplies-Heart of MO UW	5,736.48	(464.48)	5,272.00	108.81%
Program Supplies-Summer/Fall MAP Veterans United	7,641.80	37,358.20	45,000.00	16.98%
Office Supplies, 2023 21st Century	123.28	(123.28)	-	0.00%
Office Supplies, CPS ESSER	147.92	(147.92)	-	0.00%
Program Expenses-HHC Back to School Event (Horizon Housing)	2,313.30	(2,313.30)	-	0.00%
Supplies Total	35,201.46	103,207.54	138,409.00	25.43%

17

Technology

Computer/IT Expense	2,407.65	13,604.35	16,012.00	15.04%
Computer/IT Expense, City Independent Living	447.37	373.63	821.00	54.49%
Computer/IT Expense, MAP County Grant	1,388.30	2,511.70	3,900.00	35.60%
Computer/IT Expense, Summer Food Program	113.30	702.70	816.00	13.88%
Computer/IT Expense,2022 City MAP	-	-	-	0.00%
Computer/IT Expense,2024 City MAP	328.95	1,671.05	2,000.00	16.45%
Computer/IT Expense,Heart of MO UW	118.65	6,881.35	7,000.00	1.70%
Computer/IT Expense,HHC County Grant	2,324.54	(823.54)	1,501.00	154.87%
Computer/IT Expense-2022 CACFP	77.20	(77.20)	-	0.00%
Computer/IT Expense-2023 21st Century	1,805.22	(1,805.22)	-	0.00%
Computer/IT Expense-21st CCLC ESSER	-	-	-	0.00%
Computer/IT Expense-CPS ESSER	405.23	3,626.77	4,032.00	10.05%
Computer/IT Expense-MAP Misc	1,350.98	(1,350.98)	-	0.00%
Technology Total	10,767.39	25,314.61	36,082.00	29.84%

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent
19				
Utilities				
Telephone	-	500.00	500.00	0.00%
Telephone, HHC County Grant	-	-	-	0.00%
Telephone, MAP County Grant	-	1,000.00	1,000.00	0.00%
Utilities Total	-	1,500.00	1,500.00	0.00%
(8) Expense Total	733,664.10	474,340.90	1,208,005.00	60.73%
Grand Total	733,664.10	474,340.90	1,208,005.00	60.73%
Net Income	(27,476.22)	28,108.22	632.00	

FSS Escrow Forfeiture

Balance Sheet

As of August 31, 2024

Property	05-00		
		Sum of Begin	Sum of End
(1) Asset			
Cash			
CASH, FSS ESCROW FORFEITURE, FIRST MID #8444	6,408.86		39,890.86
Cash Total	6,408.86		39,890.86
(1) Asset Total		6,408.86	39,890.86
(2) Liability			
4			
Short Term Liabilities			
Accounts Payable, Other	-		(1,405.92)
Short Term Liabilities Total	-		(1,405.92)
6			
Equity			
Restricted Net Assets	(6,408.86)		(6,408.86)
Equity Total	(6,408.86)		(6,408.86)
(2) Liability Total		(6,408.86)	(7,814.78)
Grand Total		-	32,076.08
Net Income			32,076.08

FSS Escrow Forfeiture

Income Statement

As of August 31, 2024

Property 05-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Other Income						
Interest on Investments	682.41	(682.41)	-	0.00%	750.00	750.00
Other Income	35,324.09	(35,324.09)	-	0.00%	52,986.14	52,986.14 A
Other Income Total	36,006.50	(36,006.50)	-	0.00%	53,736.14	53,736.14
(4) Income Total	36,006.50	(36,006.50)	-	0.00%	53,736.14	53,736.14
Grand Total	36,006.50	(36,006.50)	-	0.00%	53,736.14	53,736.14

FSS Escrow Forfeiture Expense Statement

As of August 31, 2024

Property 05-00

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Supportive Services -	3,232.92	(3,232.92)	-	0.00%	6,000.00	(6,000.00) B
Contracted Services Total	3,232.92	(3,232.92)	-	0.00%	6,000.00	(6,000.00)
14						
Other Expense						
Sundry, Miscellaneous	97.50	(97.50)	-	0.00%	150.00	(150.00)
Other Expense Total	97.50	(97.50)	-	0.00%	150.00	(150.00)
15						
Personnel						
Staff Training	600.00	(600.00)	-	0.00%	2,000.00	(2,000.00) C
Personnel Total	600.00	(600.00)	-	0.00%	2,000.00	(2,000.00)
(8) Expense Total	3,930.42	(3,930.42)	-	0.00%	8,150.00	(8,150.00)
Grand Total	3,930.42	(3,930.42)	-	0.00%	8,150.00	(8,150.00)
Net Income	32,076.08	(32,076.08)	-		45,586.14	45,586.14

Ross Resident Services

Balance Sheet

As of August 31, 2024

Property	(Multiple Items)		
		Sum of Begin	Sum of End
(1) Asset			
Short Term Assets			
Accounts Receivable, HUD	2,544.48	8,703.20	
Short Term Assets Total	2,544.48	8,703.20	
(1) Asset Total	2,544.48	8,703.20	
(2) Liability			
4			
Short Term Liabilities			
Accounts Payable	(481.56)	-	
Accrued Payroll Taxes Payable	(134.13)	(67.32)	
Accrued Retirement Payable	(107.56)	(52.80)	
Accrued Wages Payable	(1,792.61)	(880.00)	
Due To COCC	(1.73)	(7,689.88)	
W/C Insurance Liability	(26.89)	(13.20)	
Short Term Liabilities Total	(2,544.48)	(8,703.20)	
(2) Liability Total	(2,544.48)	(8,703.20)	
Grand Total	0.00	0.00	
Net Income		-	

ROSS Residential Services

Income Statement

As of August 31, 2024

Property (Multiple Items)

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
HUD Revenue, ROSS-Res Serv Coordinator	30,706.42	(30,706.42)	-	0.00%	40,666.60	40,666.60
Income Total	30,706.42	(30,706.42)	-	0.00%	40,666.60	40,666.60
(4) Income Total	30,706.42	(30,706.42)	-	0.00%	40,666.60	40,666.60
Grand Total	30,706.42	(30,706.42)	-	0.00%	40,666.60	40,666.60

ROSS Residential Services

Expense Statement

As of August 31, 2024

Property (Multiple Items)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
14						
Other Expense						
Admin Costs, Miscellaneous	71.55	(71.55)	-	0.00%	87.92	(87.92)
Other Expense Total	71.55	(71.55)	-	0.00%	87.92	(87.92)
15						
Personnel						
Compensated Absences	414.08	(414.08)	-	0.00%	530.64	(530.64)
FICA/Medicare, Res Serv Coord	1,483.43	(1,483.43)	-	0.00%	2,039.35	(2,039.35)
Health Insurance, Res Serv Coord	3,920.71	(3,920.71)	-	0.00%	5,522.69	(5,522.69)
Insurance, W/C, Res Serv Coord	297.36	(297.36)	-	0.00%	374.44	(374.44)
Retirement, Res Serv Coordinator	1,189.43	(1,189.43)	-	0.00%	1,640.76	(1,640.76)
Salaries, Res Serv Coordinator	19,409.65	(19,409.65)	-	0.00%	24,431.60	(24,431.60)
Staff Training	450.00	(450.00)	-	0.00%	500.00	(500.00)
Personnel Total	27,164.66	(27,164.66)	-	0.00%	35,039.48	(35,039.48)
16						
Supplies						
Office Supplies	33.45	(33.45)	-	0.00%	66.90	(66.90)
Supplies Total	33.45	(33.45)	-	0.00%	66.90	(66.90)

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Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
Technology						
Computer/IT Expense	3,436.76	(3,436.76)	-	0.00%	5,472.30	(5,472.30)
Technology Total	3,436.76	(3,436.76)	-	0.00%	5,472.30	(5,472.30)
(8) Expense Total	30,706.42	(30,706.42)	-	0.00%	40,666.60	(40,666.60)
Grand Total	30,706.42	(30,706.42)	-	0.00%	40,666.60	(40,666.60)
Net Income	-	-	-		-	-

Ross FSS Coordinators

Balance Sheet

As of August 31, 2024

Property	(Multiple Items)	
	Sum of Begin	Sum of End
(1) Asset		
Short Term Assets		
Accounts Receivable, HUD	4,410.17	17,581.15
Short Term Assets Total	4,410.17	17,581.15
(1) Asset Total	4,410.17	17,581.15
(2) Liability		
4		
Short Term Liabilities		
Accrued Payroll Taxes Payable	(285.74)	(150.09)
Accrued Retirement Payable	(202.42)	(102.82)
Accrued Wages Payable	(3,852.16)	(1,957.80)
Due To COCC, ROSS FSS Coordinators	(12.07)	(15,341.07)
W/C Insurance Liability	(57.78)	(29.37)
Short Term Liabilities Total	(4,410.17)	(17,581.15)
(2) Liability Total	(4,410.17)	(17,581.15)
Grand Total	0.00	0.00
Net Income		-

ROSS FSS Coordinators

Income Statement

As of August 31, 2024

Property (Multiple Items)

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget
(4) Income						
Income						
HUD Revenue, ROSS FSS Coordinators	90,307.06	(90,307.06)	-	0.00%	135,429.43	135,429.43
Income Total	90,307.06	(90,307.06)	-	0.00%	135,429.43	135,429.43
(4) Income Total	90,307.06	(90,307.06)	-	0.00%	135,429.43	135,429.43
Grand Total	90,307.06	(90,307.06)	-	0.00%	135,429.43	135,429.43

ROSS FSS Coordinators

Expense Statement

As of August 31, 2024

Property (Multiple Items)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
14						
Other Expense						
Sundry, Miscellaneous	-	-	-	0.00%	-	-
Other Expense Total	-	-	-	0.00%	-	-
15						
Personnel						
Compensated Absences, ROSS FSS Coordinators	6,732.90	(6,732.90)	-	0.00%	7,944.91	(7,944.91)
FICA/Medicare, ROSS FSS Coordinators	5,138.72	(5,138.72)	-	0.00%	7,688.07	(7,688.07)
Health Ins, ROSS FSS Coordinators	11,539.86	(11,539.86)	-	0.00%	17,308.78	(17,308.78)
Insurance, W/C, ROSS FSS Coordinators	1,033.86	(1,033.86)	-	0.00%	1,550.49	(1,550.49)
Retirement, ROSS FSS Coordinators	3,671.16	(3,671.16)	-	0.00%	5,516.57	(5,516.57)
Salaries, ROSS FSS Coordinators	62,190.56	(62,190.56)	-	0.00%	95,420.61	(95,420.61)
Personnel Total	90,307.06	(90,307.06)	-	0.00%	135,429.43	(135,429.43)
(8) Expense Total	90,307.06	(90,307.06)	-	0.00%	135,429.43	(135,429.43)
Grand Total	90,307.06	(90,307.06)	-	0.00%	135,429.43	(135,429.43)
Net Income	-	-	-	-	-	-

Columbia Community Housing Trust

Balance Sheet

As of August 31, 2024

Property	80-00		
	Sum of Begin	Sum of End	
(1) Asset			
Cash			
CASH, CCHT OPERATING, FIRST MID #9984	64,590.78	68,275.49	
CCHT Reserves, PB#40012	1,054,979.45	62,826.23	A
Cash Total	1,119,570.23	131,101.72	
Short Term Assets			
Accounts Receivable, Kinney Point Project	770.00	-	
Accounts Receivable, Tenants	1,262.47	736.47	
CIP - 207 Lynn - Infrastructure	2,230.00	100,653.47	
Prepaid Expenses	-	469.97	
Prepaid Insurance	-	456.49	
Short Term Assets Total	4,262.47	102,316.40	
Long Term Assets			
Accumulated Depreciation	(36,550.00)	(38,814.00)	
Assets Held for Sale - Land	265,494.39	265,494.39	
Assets, Dwelling Structures	136,000.00	136,000.00	
Land	264,389.66	264,389.66	
Note Receivable - Bryant WW II	300,000.00	300,000.00	
Note Receivable-BWW Loan	500,000.00	500,000.00	
Notes Receivable, MMVC #3 - MFH, non-current	460,350.58	454,201.06	
Notes Recievable MMVC #2 - AHAP, non-current	1,237,680.88	1,221,035.56	
Operating Loan Receivable	250,000.00	-	
Note Receivable-CHA (Kinney Point Vet United), non-current	-	1,300,000.00	
Long Term Assets Total	3,377,365.51	4,402,306.67	
(1) Asset Total	4,501,198.21	4,635,724.79	

4

Short Term Liabilities			
Accts Payable, Vendors & Contractors	-	(74.10)	
Due To COCC	(215.03)	597.96	
P.I.L.O.T. Liability	(1,311.04)	(1,014.63)	
Security Deposits, Tenants	(740.00)	(740.00)	
Short Term Liabilities Total	(2,266.07)	(1,230.77)	

5

Long Term Liabilities

207 Lynn Loan Payable-Current-Central Bank #1184	-	(100,653.47)
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Long Term Liabilities Total	-	(100,653.47)
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6

Equity

Investment in Net Assets	(366,069.66)	(366,069.66)
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Restricted Net Assets	(1,054,979.45)	(1,054,979.45)
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Unrestricted Net Assets	(3,077,883.03)	(3,077,883.03)
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Equity Total	(4,498,932.14)	(4,498,932.14)
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(2) Liability Total	(4,501,198.21)	(4,600,816.38)
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Grand Total	-	34,908.41
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Net Income		34,908.41
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Columbia Community Housing Trust

Income Statement

As of August 31, 2024

Property 80-00

	YTD Earned	To Be Earned	Annual Budget	% of Budget	Projected Year End	Variance To Budget	
(4) Income							
Income							
Dwelling Rent	9,840.00	(9,840.00)	-	0.00%	14,760.00	14,760.00	B
Income Total	9,840.00	(9,840.00)	-	0.00%	14,760.00	14,760.00	
20							
Other Income							
Interest Income	37,622.99	(37,622.99)	-	0.00%	39,351.83	39,351.83	C
Other Income	-	-	-	0.00%	-	-	
Other Income Total	37,622.99	(37,622.99)	-	0.00%	39,351.83	39,351.83	
(4) Income Total	47,462.99	(47,462.99)	-	0.00%	54,111.83	54,111.83	
Grand Total	47,462.99	(47,462.99)	-	0.00%	54,111.83	54,111.83	

Columbia Community Housing Trust

Expense Statement

As of August 31, 2024

Property	80-00
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Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
(8) Expense						
8						
Contracted Services						
Audit Costs	493.29	(493.29)	-	0.00%	6,000.00	(6,000.00)
Contracted Services Total	493.29	(493.29)	-	0.00%	6,000.00	(6,000.00)
9						
Fees						
Managment Fees	829.28	(829.28)	-	0.00%	1,245.76	(1,245.76)
Fees Total	829.28	(829.28)	-	0.00%	1,245.76	(1,245.76)
11						
Insurance						
Insurance-General Liability	212.08	(212.08)	-	0.00%	318.12	(318.12)
Insurance-Property	700.80	(700.80)	-	0.00%	1,051.20	(1,051.20)
Insurance Total	912.88	(912.88)	-	0.00%	1,369.32	(1,369.32)
12						
Maintenance & Repair						
Maint Contracts, Miscellaneous	32.04	(32.04)	-	0.00%	64.08	(64.08)
Maint Contracts-Landscape & Grounds	6,427.00	(6,427.00)	-	0.00%	-	- D
Maintenance & Repair Total	6,459.04	(6,459.04)	-	0.00%	64.08	(64.08)

Row Labels	YTD Spent	To Be Spent	Annual Budget	% of Budget Spent	Annual Projections	Variance to Budget
14						
Other Expense						
Administrative Expenses	111.40	(111.40)	-	0.00%	1,000.00	(1,000.00)
Depreciation Expense	2,264.00	(2,264.00)	-	0.00%	3,392.00	(3,392.00)
Other General Expenses	500.00	(500.00)	-	0.00%	1,000.00	(1,000.00)
P.I.L.O.T. Expense	984.00	(984.00)	-	0.00%	1,476.00	(1,476.00)
Other Expense Total	3,859.40	(3,859.40)	-	0.00%	6,868.00	(6,868.00)
16						
Supplies						
Postage	0.69	(0.69)	-	0.00%	-	-
Supplies Total	0.69	(0.69)	-	0.00%	-	-
(8) Expense Total	12,554.58	(12,554.58)	-	0.00%	15,547.16	(15,547.16)
Grand Total	12,554.58	(12,554.58)	-	0.00%	15,547.16	(15,547.16)
Net Income	34,908.41	(34,908.41)	-		38,564.67	38,564.67
Add Back Depreciation	2,264.00	(2,264.00)	-		3,392.00	
Net Income Before Depreciation	37,172.41	(37,172.41)	-	-	41,956.67	



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: October 2, 2024

Re: Modernization Monthly Report

Executive Summary

This report provides a summary of work orders and total labor hours for August 2024.

Discussion

Property	Emergency W/O	NON Emergency W/O	Total W/O	Total Labor Hours
AMP 1	0	54	54	90.5
Bear Creek	2	36	38	95.29
Bryant WWII	2	16	18	12.17
Bryant WWI	0	19	19	26.47
Oak Towers	0	93	93	90.95
Paquin Tower	0	89	89	106.4
Patriot Place	1	19	20	8.25
Stuart Parker	0	39	39	46.9
Total all Properties	5	365	370	476.93

A summary of further Facilities and Modernization activities is as follows:

- Total work orders stayed consistent, total labor hours decreased slightly.
- Blind Boone Kitchen renovations are 95% complete and the stone retaining wall has been ordered.
- Resealing and striping the parking lot at Oak Towers has been completed.
- A grant through Missouri Department of Conservation (MDC) has been submitted to remove 22 Ash trees identified as having Emerald Ash Borer and 46 trees have been ordered at no cost through Missouri Tree Relief to replace what required removal.
- A Request for Proposals has been published for pest management. Proposals will be accepted until Friday, October 18th.

Recommended Commission Action

Review and consider the report.



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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 2024

Re: Safety Report

Executive Summary

This report provides a summary of August 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	2024	2024	2024	2024	2024	2024	2023	2023	2023	2023
Bear Creek	4	8	7	4	4	4	6	3	4	7	3	1
Bryant Walk	3	4	4	4	4	4	4	4	7	3	3	0
Downtown	13	6	5	6	7	2	4	8	10	10	9	9
Oak Towers	10	8	10	9	5	7	8	6	10	3	5	6
Patriot Place	1	4	4	1	6	1	2	1	1	5	5	2
Paquin Towers	21	18	15	15	10	11	18	16	17	19	24	24
Stuart Parker	1	2	0	3	1	2	11	3	3	0	1	1
misc									0	0		
Total	53	50	45	48	37	33	50	41	51	43	45	48

CHA Safety most notable reports:

Disturbance person: 4

- Adult Abuse: 2
- Assault Felony: 1

2 arrests of residents.

1 arrest non-Resident

Trespass Warnings: 10

1 Arrest

Check Welfare: 2

Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December
	2024	2024	2024	2024	2024	2024	2024	2024	2023	2023	2023	2023
Columbia Police Response	106	133	82	94	118	131	227	115	134	122	111	118
Columbia Police Reports	12	13	13	12	14	12	15	15	19	14	5	17
Fire/Ems	85	96	106	110	63	84	84	106	87	98	86	92
Total	203	242	201	216	195	227	326	236	240	234	202	227

Safety Department New Resident Move in:

- 5

Safety Department other activities:

- Annie Fisher Food Pantry hours for August: 24 hours

- Jeff Forck: 10 hours
 - Tara Thomason: 6 hours
 - Kevin Keith: 8 hours
- Moving Ahead Program pick up from School hours,
 - Keith: 6 hours

Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 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:

- The first draw meeting to be held September 5.
- Undergrounding of electrical completed.
- Street closure of Sexton for sewer installation being completed 9/23 thru 9/27.

Park Avenue:

- Firm Submission submitted May 17. Limited follow up requests by MHDC, with no outstanding follow ups to date.
- Concept call with HUD RAD Transaction Manager completed 9/6. Concept call resulted in being approved to submit the Park Avenue financing plan, which was also then submitted 9/6.
- Procurement documents and process submitted to County ARPA staff 9/11.
- Biweekly calls with Red Stone for closing due diligence continued. Only minor updates, as attention was to fall LIHTC applications.
- Interviews conducted 9/23-9/27 for additional Housing Development Coordinator position to coordinate relocation efforts.

Providence Walkway:

- MHDC 4% rolling application was awarded by the Commission on September 24, 2024. CHA staff anticipating initial reservation letter.
- Meeting with Crockett Engineering week of 9/30-10/4 to discuss zoning submission and any necessary architectural modifications prior to submission.
- Phase I ordered and City staff has started Part 58 Environmental Review.
- Amended CHAP approved 9/23 to account for change from 52 units to 25.

Blind Boone Apartments:

- Concept Review with the City Planning staff completed September 3.
- City, County and Veterans United Foundation commitments received.
- Application submitted prior to September 18th.
- CHA staff planning updated RAD resident meetings in October/November 2024.



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On-going Compliance

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 1/10 MHDC VAWA report all LIHTC properties 1/15 Dec. Redstone occupancy report 1/15 Sugar Creek/Gard. 4th quarter occupancy report 1/20 Bond projects 4th quarter reports Insurance certificates out to investors 1/31 MHDC Bear Creek-Stuart Parker/Paquin COL/AOC 1/31 DED ARPA Federal Expenditures Reporting	Complete Complete Complete Complete Complete Complete Complete Complete
February	MMVH – FHLB annual certification 2/10 MHDC Vacancy Report all LIHTC Prop. 2/10 MHDC VAWA Report all LIHTC Prop. 2/15 Red Stone Jan Occup. Rep.	Complete Complete Complete Complete
March	3/1 DED Quarterly Report 3/10 MHDC Vacancy Report all LIHTC Prop. 3/10 MHDC VAWA Report to all LIHTC Prop. 3/15 Red Stone Feb Occup. Rep. 3/31 IRS 8703 Certification for bond projects. 3/31 MHDC Quarterly Utility Allowance Rep.	Complete Complete Complete Complete Complete Complete
April	4/10 MHDC Vacancy Report all LIHTC Prop. 4/10 MHDC VAWA Report all LIHTC Prop. 4/15 Red Stone March Occupancy Rep. 4/15 Sugar Creek/Gard 1st Quarter Occupancy Rep. 4/20 Bond projects 1st Qtr Rep. 4/30 BWW II and Oak COL/AOC due	Complete Complete Complete Complete Complete Complete
May	5/10 MHDC Vacancy Report all LIHTC Prop. 5/10 MHDC VAWA Report all LIHTC Properties 5/15 Red Stone April Occupancy Report Cap. Fund Action Plan with ACC Amendment	Complete Complete Complete Complete
June	Oak Tower – FHLB annual certification 6/1 DED Quarterly Report 6/10 MHDC Vacancy Report all LIHTC Prop. 6/10 MHDC VAWA Report all LIHTC Prop. 6/15 Red Stone May Occupancy Report	Complete Complete Complete Complete 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	Complete Complete Complete Complete Complete Complete Complete
August	8/10 MHDC Vacancy Report all LIHTC Prop. 8/10 MHDC VAWA Report all LIHTC Prop. 8/15 Red Stone July Occupancy Report 8/29 SPPT – FHLB annual certification	Complete Complete Complete Complete



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September	BC – FHLB annual certification 9/1 DED Quarterly Report 9/10 MHDC Vacancy Report all LIHTC Prop. 9/10 MHDC VAWA Report all LIHTC Prop. 9/15 Red Stone August Occupancy Report 9/30 MHDC Quarterly Utility Allowance Rep.	Complete Complete Complete Complete Complete Complete
October	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	
November	11/10 MHDC VAWA Report all LIHTC Prop. 11/15 Red Stone Oct. Occupancy Report	
December	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: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 2024

Re: Human Resources Monthly Report

Executive Summary

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

Discussion

Current Open Positions:

- HCV Specialist
- Housing Development Coordinator
- Director of Affordable Housing and Compliance

October Staff Anniversary's:

- 10/5: Nate Hoemann – 1yr
- 10/7: Lyndee Everage – 5yrs
- 10/7: Jeff Moore – 2yrs
- 10/14: Eric Grant – 11 yrs
- 10/27: Tawanda Edwards – 10 yrs
- 10/27: Jeff Blauvelt – 2yrs
- 10/28: David Wieberg – 4yrs
- 10/30: Margaret Patrick Flowers – 7yrs

HR Activities:

- Finalizing compliance on Performance Evaluations for 2024
- Planning for open enrollment, and year end processes
- Updating "Range & Salary" Plan

I.T. Activities:

- Continued work on computer labs
- Creating an electronic version of HUD inspection list for maintenance department

Recommended Commission Action

Review and consider the report.



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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2nd, 2024

Re: Monthly Resident Services Report

Executive Summary

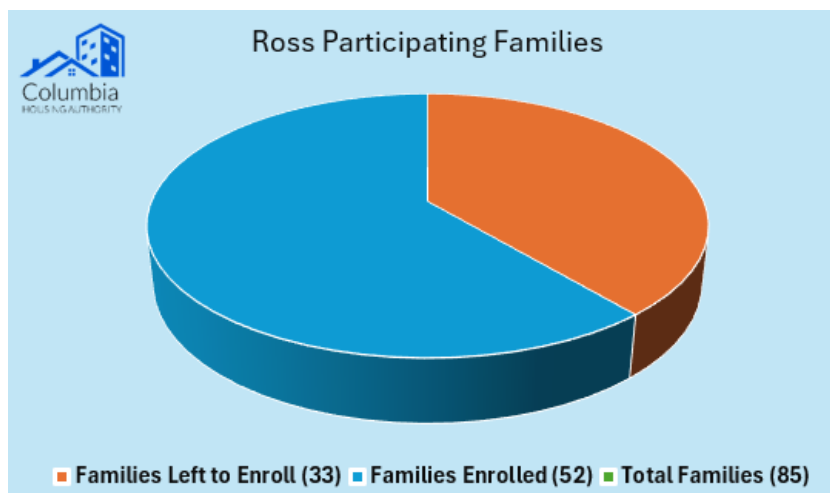
This report summarizes the Resident Services Department's activities for August 2024.

Discussion

The CHA Resident Services Department continued to provide supportive services in each of the separate programs, corresponding properties, and populations served. Updated data on services provided and populations served is provided in the tables below:

ROSS Service Coordinator Program (ROSS) – Serving Active ROSS Participants in Public Housing

In August, the ROSS coordinator focused on collecting household needs assessments for the upcoming ROSS grant submission, which was due on September 30, 2024. A key requirement of the proposal was to secure matching agreements from partner programs, amounting to 25% of the requested grant total of \$230,000, equating to \$57,500 in required match funds. The Columbia Housing Authority successfully obtained matching commitments from several organizations, including the Voluntary Action Center, Services for Independent Living, ForColumbia/The Crossing Church, Central Bank of Boone County ProsperU, and the Moving Ahead Afterschool and Summer Program. In total, CHA secured \$133,260 in matching contributions, representing 58% of the required match.





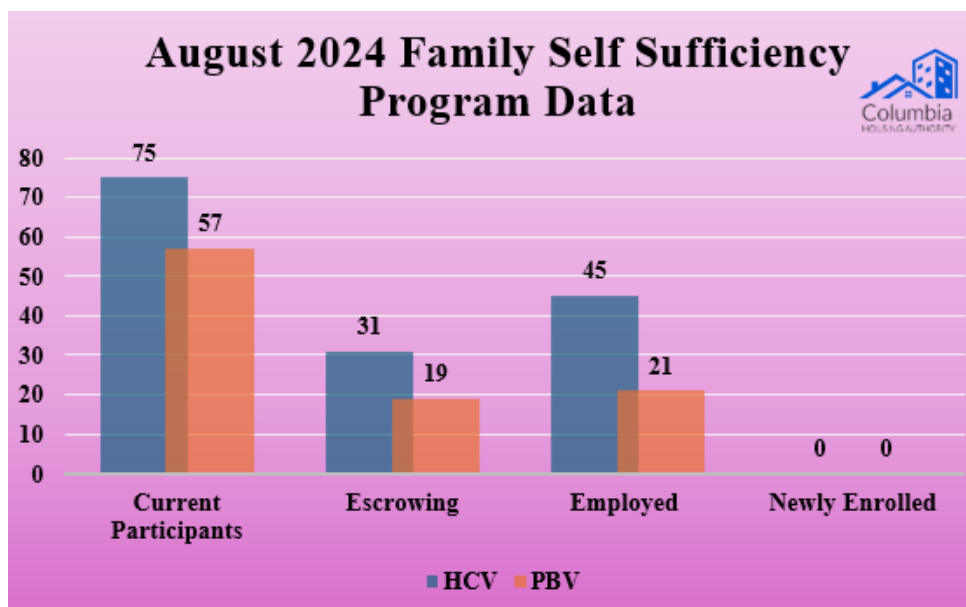
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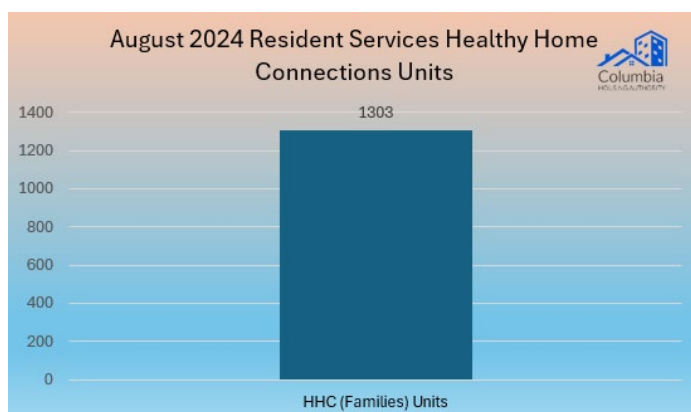
Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs

In August, two participants graduated from the FSS program, collectively receiving over \$12,500 in escrow disbursements. Four new participants enrolled in the program, and one PBV participant successfully transferred to Section 8 housing. The team also initiated homeownership preparation with two participants who are nearing readiness to utilize the HCV Homeownership program. One of these participants has received pre-approval for a home loan and is in the process of purchasing the home at 207 Lynn. Additionally, the team registered for the upcoming Compass FSS training conference in Washington, D.C.



Healthy Home Connections Program (HHC) - Serving Families with Children 19 and Under, PBV & HCV

In August, the HHC team initiated partnerships with sororities at the University of Missouri. This collaboration will benefit CHA residents through donations of funds, supplies, and holiday gifts. Additionally, the team began organizing family development events for the fall and winter seasons.





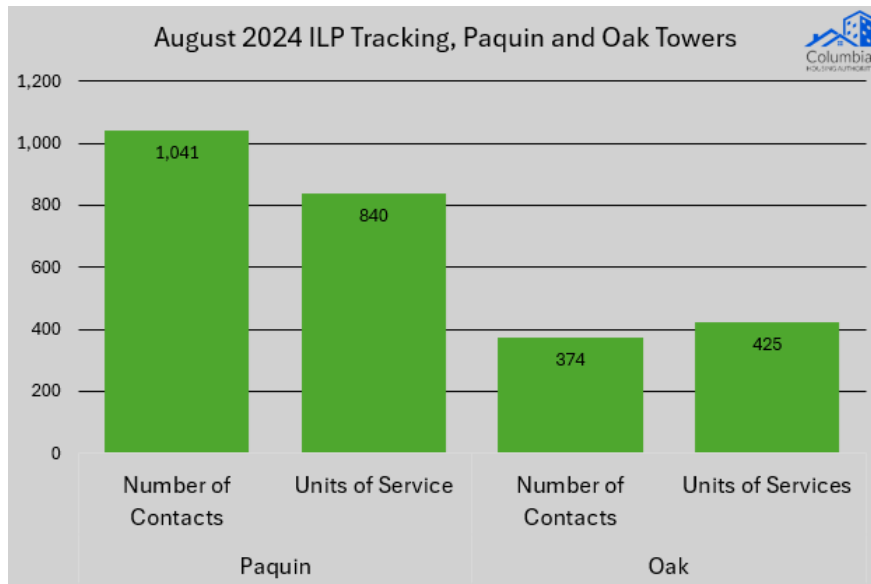
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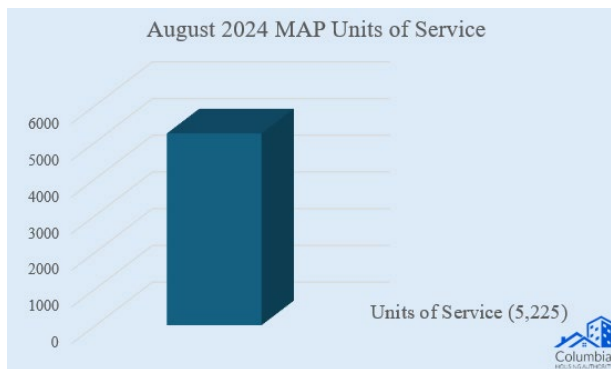
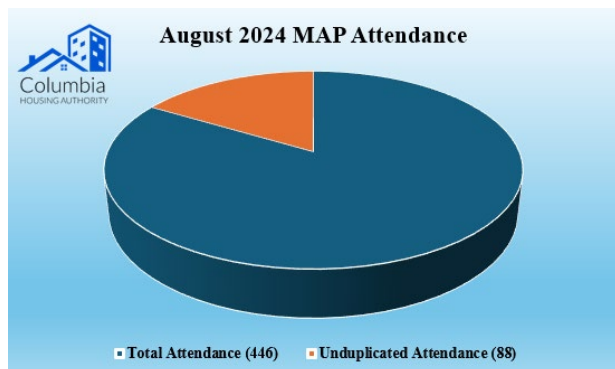
Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites

In August, the Independent Living Coordinators transported Paquin and Oak Towers residents to the Columbia Farmers Market each Saturday. Aging Best provided \$50 food vouchers for residents to use at the market. Additionally, the Coordinators assisted residents with Wi-Fi setup, obtaining and configuring government phones, gathering documents for housing recertifications, preparing for informal hearings, and applying for rental assistance.



Moving Ahead Program (MAP) - Afterschool and Summer Program

In August, the Moving Ahead program paused for two weeks during the transition from summer school to the new semester. During this break, staff worked on developing lesson plans for the upcoming term. However, the Teen Campers had the opportunity to take a trip to Branson, where they stayed in a cabin, prepared their own meals, and visited Silver Dollar City. Program enrollment reached full capacity on the first day of the new semester, and a waitlist was started. Staff were pleased to see that over 50% of enrolled students were new to the program.





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Recommended Commission Action

Review and consider the report.



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 2, 2024

Re: Current Events

Executive Summary

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

Discussion

9/24: MHDC Meeting. Randy
9/25: Paquin Tower Biscuits and Gravy. Randy, Samantha, Brandon
9/30: Housing Summit Planning Meeting
10/3: Kinney Point Draw Meeting.
10/3: City of Columbia Moving Ahead Program Site Visit. Caitlin, Michaela
10/11: MHDC Strategic Planning, Stoney Creek Inn. 9:30-11:30am Homeownership, 1:30-3:30pm Rental
10/17: MU Extension Class-Affordable Housing. Randy
10/18: United Way Pacesetters Breakfast. Randy, Caitlin
10/21-10/22: National FSS Training and Conference. Paula and Stephen
10/23: CHA/Food Bank Planning Meeting. Caitlin, Randy
11/5: Boone County ARPA Update Meeting. Randy, Darcie
11/6: CHA Regular Meeting, FY 2025 Budget.
11/3: League of Women Voters Presentation. Randy

Recommended Commission Action

Review and consider the report.