



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, February 19, 2025

**Time:** 5:30 p.m. – Columbia Housing Authority Regular Meeting

**Place:** CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of January 15, 2025, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

#### SPECIAL ITEM

- VI. CHA Staff Recognition-HCV Certifications

#### RESOLUTIONS

- VII. **Resolution 2974:** A Resolution to Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2024.
- VIII. **Resolution 2975:** Authorizing the Chief Executive Officer to Execute all Necessary Documents to Renew the Columbia Housing Authority's Line of Credit with First Mid Bank and Trust.

#### REPORTS

- IX. **Director Reports:** Affordable Housing Development, Facilities and Modernization, Resident Services, Affordable Housing Operations, Affordable Housing Programs, Human Resources, Safety and Finance.
- X. Current Events

#### PUBLIC AND COMMISSIONER COMMENT

- XI. Public Comment (Limited to 5 minutes per speaker)
- XII. Commissioner Comment
- XIII. Adjournment

If you wish to participate in the meeting and require specific accommodation 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 contact Ms. Hamilton by email at the following address: [dhamilton@columbiaha.com](mailto:dhamilton@columbiaha.com)

**Media Contact:** Randy Cole, CEO  
Phone: (573) 443-2556  
E-mail: [www.columbia.info@gmail.com](mailto:www.columbia.info@gmail.com)

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



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING January 15 2025, 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 January 15, 2025, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:33 p.m.

### II. Roll Call:

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

CHA Staff: Randy Cole, CEO  
Justin Anthony, Director of Facilities and Modernization  
Laura Lewis, Director of Affordable Housing Operations  
Caitlin Hammons, Director of Resident Services  
Debbi Simmons, Senior Accountant  
Jeff Forck, Director of Safety  
Kendra Jackson, Director of Housing Programs  
Jeannette Nelson, Human Resources Director  
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. Oliveri. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

### IV. Approval of the Minutes

#### Approval of December 11, 2024 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on December 11, 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. **Resolution 2973: Authorizing the Chief Executive Officer to Execute Operating Loans from the CHA Affordable Housing Development, LLC to Brant Walkway I and Bryant Walkway II.**

*Ms. Wenneker arrived at 5:35pm.*

Mr. Cole reviewed the memo. He explained that there had been significant increases in insurance and that the loans would include two operating loans to each of the Bryant Walkway properties adding that this is the same process that has been followed in the past with the CHA Affordable Housing Development entity loaning funds. Mr. Cole provided further detail about the funds needed to support the insurance cost increases as well as the challenges and opportunities identified to further assist in CHA's financial position and balance growth needs along with operational needs.

Mr. Hutton called for a Motion to approve Resolution 2973. A motion was made by Ms. Oliveri. A second motion was made by Ms. Wenneker. Upon Roll Call the following vote was recorded.

Yes: Sinclair, Wenneker, Hutton, Calloway, Oliveri

## REPORTS

### VII. **FY 2025 Meeting Calendar**

Mr. Cole reviewed the 2025 Board of Commissioner's Calendar with dates and topics. He shared that he again included the Strategic Planning Retreat in September as that would align with the PHA plan and other important timelines. Mr. Cole and the board discuss looking at other locations for the retreat that would allow for more group discussion and better sound quality. Ms. Wenneker shared that she would look at an available space at the University for the meeting.

### VIII. **Department Reports: Affordable Housing Development, Facilities and Modernization, Resident Services, Affordable Housing Operations, Affordable Housing Programs, Human Resources, Safety, and Finance**

#### **Affordable Housing Development**

Ms. Hamilton reviewed the report sharing updates regarding the administrative tasks required for Kinney Point, Park Avenue, Providence Walkway and Blind Boone Apartments.

#### **Facilities and Modernization**

Mr. Anthony reviewed the Facilities and Modernization report, sharing that labor hours for the Maintenance Department have stayed consistent. Mr. Anthony also discusses the office moves, and carpet replacement as well as tree trimming and removal throughout the property sites. Mr. Anthony goes on to review the construction at Kinney Point sharing that there had been some delay due to weather.

#### **Resident Services**

Ms. Hammons reviewed the resident services report sharing that November was full of Thanksgiving and holiday related activities. Ms. Hammons also discusses that ComoGives fundraiser brought in \$6,800 and was a record year for CHA.

### **Affordable Housing Operations**

Ms. Lewis reviewed the report and shared that the occupancy rate was over 98%.

### **Affordable Housing Programs**

Mr. Jackson reviewed the report sharing that the SEMAP report is taking up a significant amount her time as well as the end of year audit. Ms. Jackson also discusses that there had been cross training with the front desk and HCV staff and many team building activities such as games, team lunches etc.

### **Human Resources**

Ms. Nelson reviewed the report including open positions and staff anniversaries.

### **Safety**

Mr. Forck reviewed the report sharing that the month was a fairly average month and the increase at Bear Creek included parking violations. Ms. Wenneker recommended the CEO connect with the Assistance League to access the Opportunity fund for residents who need assistance renewing license plates or other smaller urgent needs.

### **Finance**

Ms. Simmons reviewed the financial report noting that it included the Kinney Point closing. Mr. Cole goes on to review the organizations overall financial position discussing strong accounts, accounts needing ongoing monitoring and areas that need closer attention. Mr. Hutton asks for more information asking that if occupancy is high, shouldn't each properties financial position be high? Mr. Cole explains that for the properties that the properties that have fewer units have much more narrow budgets as they relate to operating expenses.

## **IX. Current Events**

Mr. Cole reviewed the current events.

## **PUBLIC AND COMMISSIONER COMMENT**

### **X. Public Comment**

None.

### **XI. Commissioner Comment**

Mr. Hutton asked about procuring a firm to identify a CFO. Mr. Cole shares that he has been in contact with six firms and obtaining pricing.

### **XII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Seconded by Mr. Calloway. Mr. Hutton called the meeting adjourned at 6:35 pm.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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**Certification of Public Notice**

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on January 10, 2025, I posted public notice of the January 15, 2025, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

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

\_\_\_\_\_  
Date



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Department Source: Housing Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 19, 2025

Re: Resolution 2974 to Authorize the Submission of the FY 2024 Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD)

## Executive Summary

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program. SEMAP assists HUD in monitoring program performance of PHA voucher programs, and local needs. The attached resolution provides board authorization to submit the FY 2024 the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).

## Discussion

SEMAP assesses 14 indicators of performance designed to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correcting housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. Metropolitan PHAs will also be able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.



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PHAs that fail to perform adequately on any of the 14 indicators or have an overall performance rating of troubled are required to take corrective action. HUD conducts on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

For FY 2024, CHA anticipates receiving High Performer status. Highlights for the past fiscal year include the following:

- **Reasonable Rents Paid:** A sample list of Housing Choice Voucher Program assisted families indicates at least 98% of units sampled demonstrated rent amounts paid to the owner was reasonable and compared with market rates for unassisted units. For FY 2024, CHA updated the rent reasonable software (GoSection8.com) to ensure we have the most accurate and up to date rental rates for unassisted units.
- **Housing Quality Standards Inspections and HQS Quality Control Inspections:** McCright Inspection Services provided inspections for the Columbia Housing Authority. Director of Housing Programs, Kendra Jackson and Former Director of Housing Programs, Tawanda Edwards performed Quality Control Inspections to ensure these inspections are high quality as well as ensuring that the rental housing that is subsidized meets all HQS requirements.
- **Timely Annual Reexaminations:** CHA completes annual recertification's or updates at least 90-120 days in advance of the anniversary date, including notifying the family and landlords of any increases or decreases in rent at least 30 days before the anniversary date. Our sample of Housing Choice Voucher Program assisted families indicate that 98% of files sampled documented that the Annual reexamination was completed timely.
- **Proper selection of applicants from the housing choice voucher waiting list:** CHA has preferences for our waiting list. These preferences include a preference for persons with disabilities and elderly persons. SEMAP requires CHA to document that at least 98% of applicant families and admitted families sampled for quality control were selected from the waiting list for admission in accordance with policies and met the selection criteria that determined their places on the waiting list and in their order of their selection. CHA's Intake Specialist does an excellent job documenting all preferences during the waiting list selection and admission process.
- **Determination of Adjusted Income:** Quality control sample of tenant files shows that at the time of admission and reexamination, staff properly obtained the verification of adjusted income and used the verified information in determining adjusted income. CHA has properly attributed allowances for expenses, and where the family is responsible for utilities under their lease, we have used the appropriate utility allowance unit leased in determining gross rent for at least 98% of our file sampled.

### Recommended Commission Action

Approve the Resolution authorizing staff to submit the FY 2024 Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).





# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 2974

#### **A Resolution To Approve The Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2024**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP) for the purpose of measuring the annual performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher program; and

WHEREAS, SEMAP applies to PHA administration of the Tenant-Based Section 8 Rental Voucher and Rental Certificate Programs (24 CFR part 982), the Project-Based Component (PBC) of the Certificate Program (24 CFR part 983), and enrollment levels and contributions to escrow accounts for Section 8 participants under the Family Self-Sufficiency Program (FSS) (24 CFR part 984), and

WHEREAS, SEMAP assesses 14 indicators of performance designed to assess whether Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost; and

WHEREAS, SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings; and

WHEREAS, SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively; and

WHEREAS, PHAs can use the SEMAP performance analysis to assess and improve their own program operations; and

WHEREAS, the Chief Executive Officer has compiled Section 8 Housing Choice Voucher Program data as required for the annual SEMAP submission to the U.S. Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2974 approving the submission of the annual Section Eight Management Assessment Program (SEMAP) report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2024.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted February 19, 2025



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 19, 2025

Re: **Resolution 2975:** Authorizing the Chief Executive Officer and Chairman of the Board of Commissioners to Execute the Appropriate Documents and Agreements with First Mid Bank to Maintain a Line of Credit for the Columbia Housing Authority.

## Executive Summary

This resolution is for CHA Board of Commissioner's consideration of authorizing the Chief Executive Officer (CEO) and the Chairman of the Board of Commissioners to execute documents necessary to maintain a line of credit from First Mid Bank.

## Discussion

The Columbia Housing Authority (CHA) has significant predevelopment efforts underway at Kinney Point, Park Avenue, Providence Walkway and the Blind Boone Apartments. CHA currently maintains a \$210,000 line of credit that was initially approved in March of 2024. No funding has been accessed to date; however CHA staff recommends maintaining CHA's line of credit to assist with predevelopment costs to assist with ensuring a continuity of operations during significant expansion and transformation of affordable housing. The line of credit is currently secured by property owned by the Columbia Housing Authority's Columbia Community Housing Trust organization. CCHT is selling its N. 8<sup>th</sup> Street property to the City of Columbia, however First Mid staff indicated CCHT's remaining properties on 106 Worley and Park Avenue could support the \$210,000 credit limit amount.

## Recommended Commission Action

Approve the resolution authorizing the CEO and Chairman of the CHA Board of Commissioners to execute necessary documents necessary to maintain a line of credit with First Mid Bank.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 2975

**A Resolution to Authorize the Chief Executive Officer and Chairman of the Board of Commissioners to Execute the Appropriate Documents and Agreements with First Mid Bank to Maintain a \$210,000 Line of Credit for the Columbia Housing Authority**

WHEREAS, The Columbia Housing Authority maintains a line of credit from First-Mid Bank to support additional operational and predevelopment costs in FY 2025; and

WHEREAS, the Columbia Housing Authority is undergoing significant renovation and expansion of affordable housing at Kinney Point, Park Avenue, Providence Walkway and Blind Boone Apartments; and

WHEREAS, the reimbursement of predevelopment costs occurs 18- 24 months after initial project planning costs are incurred; and

WHEREAS, the Columbia Housing Authority project revenue associated with current redevelopment efforts will not fully be received until project completion.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2975 authorizing the Chief Executive Officer and Chairman of the Columbia Housing Authority Board of Commissioners to execute the appropriate documents and agreements with First Mid Bank to maintain its a line of credit in the amount of \$210,000 for the Columbia Housing Authority.

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Bob Hutton, Chair

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Randall Cole, Secretary

Adopted February 19, 2025



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Department Source: Affordable Housing Development

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 19, 2025

Re: Affordable Housing Development and Compliance Report

## Executive Summary

This report provides an update of CHA's Affordable Housing Development activities.

## Discussion

### Affordable Housing Development

#### **Kinney Point:**

- 6<sup>th</sup> construction draw meeting occurred February 5<sup>th</sup>.

#### **Park Avenue:**

- HUD Transaction Manager submitted final review of the financing plan and confirmation has been received that the plan will be reviewed by the committee in Washinton D.C. on February 13<sup>th</sup>. Closing is estimated to occur 30-60 days after the committee approval.
- Development Team is preparing for a closing on or around April 15<sup>th</sup>.

#### **Providence Walkway:**

- Meeting with Fulson and E.M. Harris to occur on February 20<sup>th</sup> to review all projects.
- Firm Submission due April 15<sup>th</sup>.
- Meetings with Rosemann Architects and Crockett Engineering to begin on February 18<sup>th</sup> for both Providence Walkway and Blind Boone Apartments.

#### **Blind Boone Apartments:**

- Phase 1 review in process.
- Firm Submission currently scheduled for May 31<sup>st</sup>.

#### **207 Lynn**

- Development Team met with real estate agent Alice Leeper to on January 15<sup>th</sup> to discuss listing the home. Alice prepared marketing materials, took photos of the home and listed it on the MLS on February 12<sup>th</sup>.
- In addition to listing the home on the MLS, a listing with information about the FSS Homeownership program was sent out to all CHA program participants.

## Recommended Commission Action

Review and consider the report.



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Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

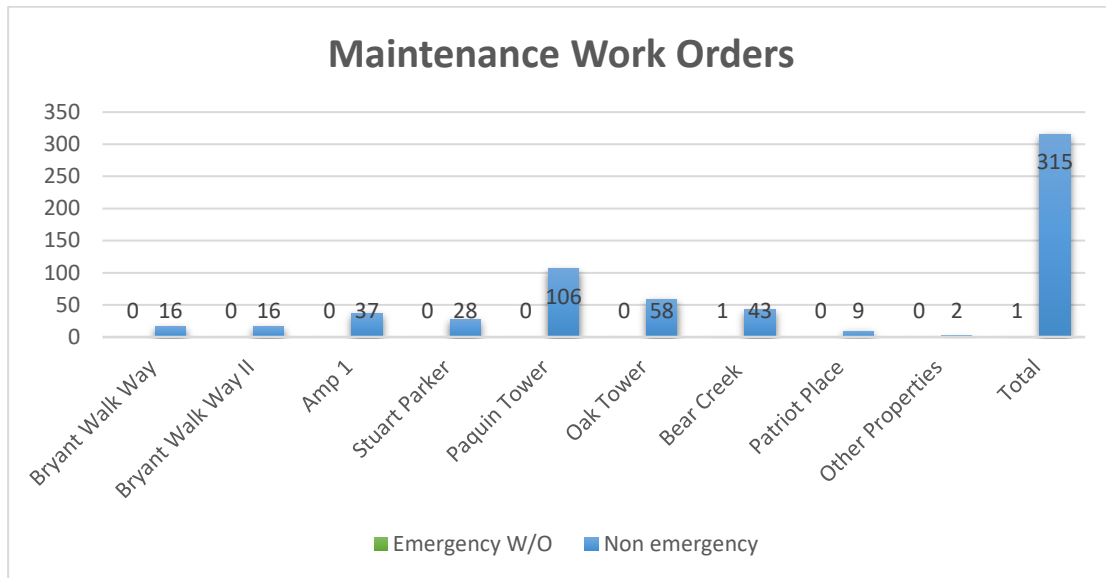
CHA Board of Commissioners Meeting Date: February 19, 2025

Re: Modernization Monthly Report

## Executive Summary

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

## Discussion



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

### Maintenance

- Total work orders have been consistent.
- The domestic boiler at Oak tower failed. A new one was expedited from the manufacturer and installed.
- CHA also received support from the City with its mobile shower trailer for temporary assistance.

### Modernization

- CHA staff is examining the addition of a redundant domestic water heating source.
- CHA staff are also examining replacing the 30-year-old single domestic hot water storage tank with twin tanks to further assist with system redundancy.
- The new laundry equipment at Oak and Paquin Towers has been installed and is operational.

### Development Construction

- *Kinney Point*
  - Framing is complete on buildings 9,10 and started on 11, 7 and 9.

- Mechanical rough in has started inside building 9 and 10.
- Building pad 1 has been completed and footings for buildings 2, 3 and 4 are complete.
- *Park Avenue*
  - The invitation for bid for the moving company has closed. One bid was received.
- *Providence Walkway*
  - CHA staff are working with Crocket Engineering and Rosemann Architects for the platting and design as well as awaiting the final building footprints.
- *207 Lynn*
  - Construction of 207 Lynn has been completed, and certificate of occupancy is anticipated to be received prior to March 1<sup>st</sup>.

Recommended Commission Action
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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: February 19<sup>th</sup>, 2025

Re: Monthly Resident Services Report

## Executive Summary

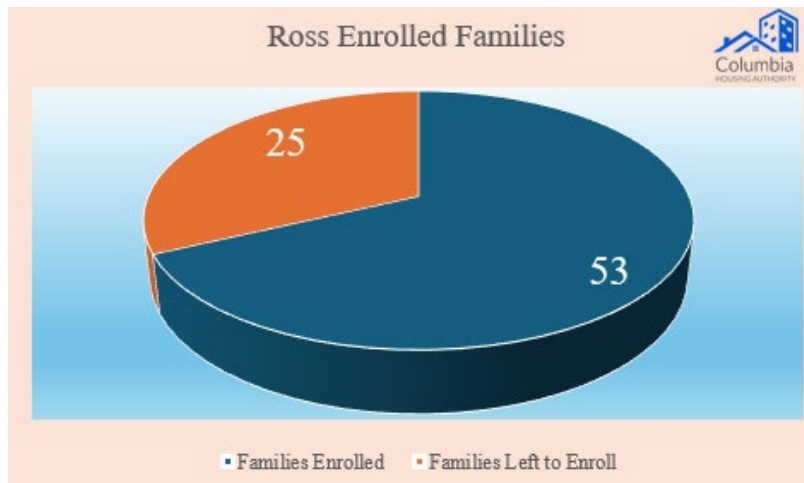
This report summarizes the Resident Services Department’s activities for December 2024.

## 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 December, 53 out of 78 eligible families were actively enrolled in the ROSS program. Throughout 2024, the ROSS Coordinator served a total of 71 participants, with a primary focus on connecting residents to financial literacy resources, addressing food insecurity, and providing job training opportunities.





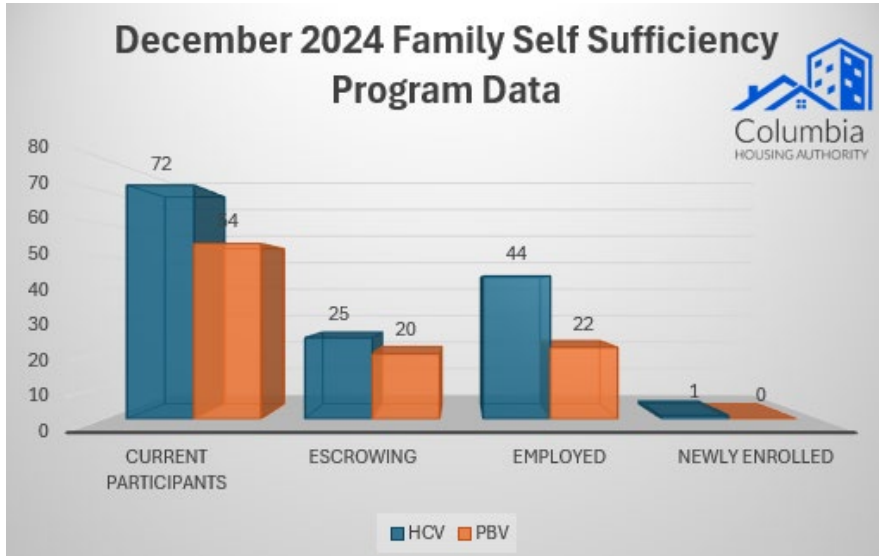
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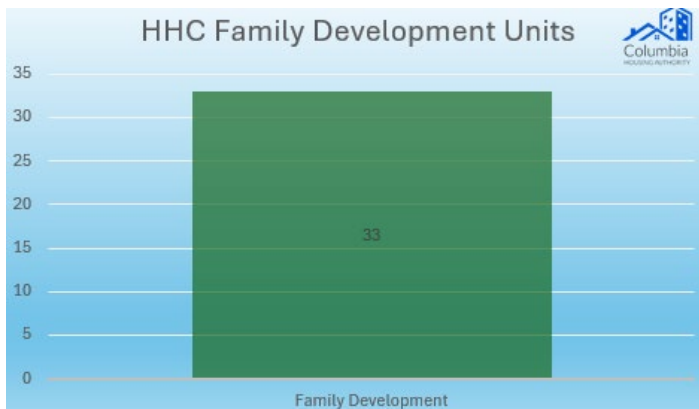
## **Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs**

In December, the program had 126 active participants. Throughout 2024, it served a total of 152 individuals and celebrated 10 program graduations, with graduates collectively taking home over \$89,000.



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

In December, the Healthy Home Connections program provided holiday gifts and meals to participating families and welcomed over 30 families to winter family development events. Throughout 2024, the team served 656 unduplicated individuals and delivered 15,186 case management service units.



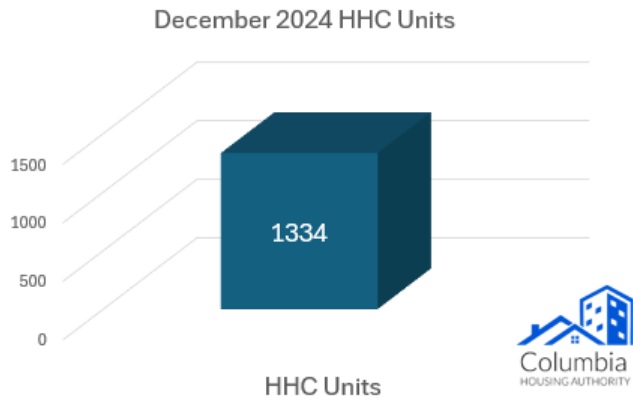




# Housing Authority of the City of Columbia, Missouri

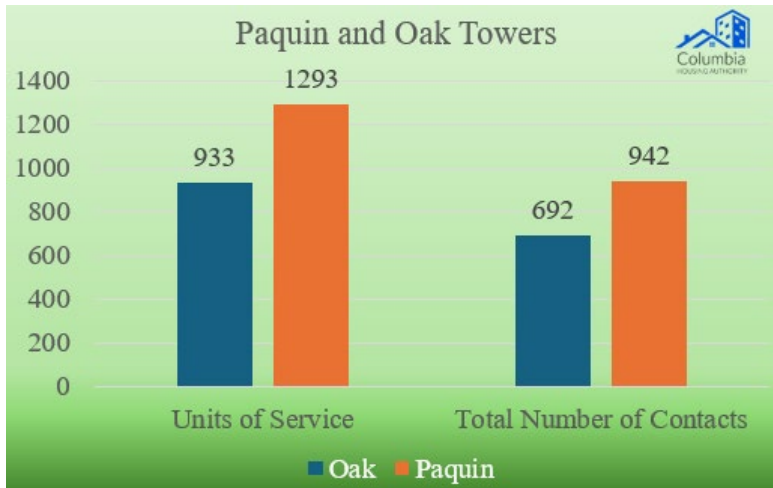
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## Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites

In December, the Independent Living Coordinators hosted holiday meal events and games for the residents at the towers, completing over 2,000 case management units. Throughout 2024, the team served 451 unduplicated individuals and delivered 21,612 case management service units.





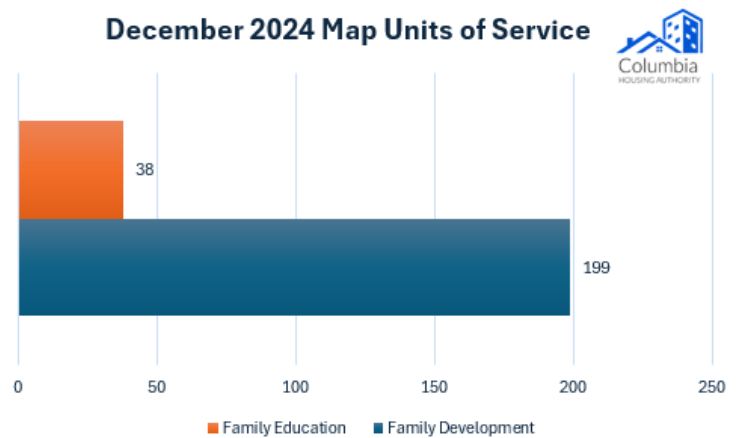
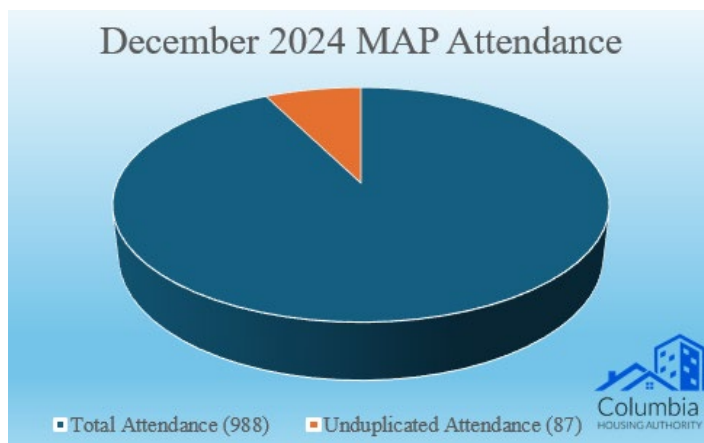
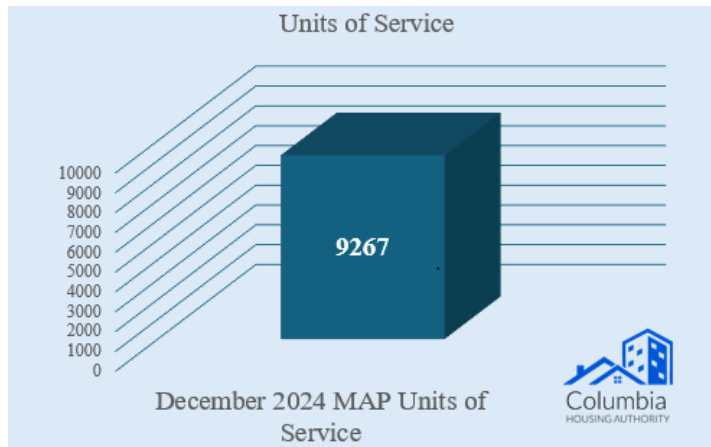
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## **Moving Ahead Program (MAP) - Afterschool and Summer Program**

In December, the Moving Ahead team hosted a Winter Wonderland holiday event, where families enjoyed a warm meal and received essential supplies, including winter weather necessities. Throughout 2024, the program served 277 unduplicated individuals—the highest in its history. The team also provided 149,905 out-of-school programming units, 784 family development units, and 454 family education units.





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## Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 12, 2025

Re: Affordable Housing Report – CHA Public Housing, Project Based Vouchers and LIHTC

## Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of December 2024.

## Discussion

In December, six (6) families moved in and ten (10) families moved out or transferred units. Of the ten (10) families that moved out or transferred units, one (1) family moved to the private sector, two (2) households moved to a care facility, two (2) households moved in with family, (2) tenants passed away, and three (3) households transferred units. Out of 622 LIHTC/PBV units there were fourteen (14) vacant as of December 31, 2024, which is an overall occupancy rate of 97.74%. This is a slight decrease from 98.10% occupancy on November 30, 2024. Of the fourteen (14) vacant LIHTC/PBV units, none were vacant over 60 days. As of 12/31/2024 Amp. 1 had forty-one (41) vacant units, which is an occupancy rate of 65.8%. Thirteen (13) intents to vacate were submitted by participants. Three (3) terminations were issued for reasons other than non-payment.

## Recommended Commission Action

Review and consider the monthly report.

## Property Management Report for December 2024

Property	Total units	Occupancy for December 31, 2023	Occupancy for December 31, 2024	Occupancy as of 2/12/2025	#Vacant units under 0-60 days as of 12/31/24	#Vacant units over 61 days as of 12/31/24	Move-in December 2024	Move-outs December 2024	Rent unpaid for December 2024	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repymnts)
Amp 1 - PH	120	78%	65.83%	65.83%	0	41	n/a	0	\$5,788.33	\$743.70	\$392.39	\$ 3,527.47	\$ 3,526.69
Bear Creek	76	93.42%	99%	100.00%	1	0	0	0	\$14,584.26	\$3,701.57	\$730.00	\$ 3,119.00	\$ 2,624.93
Oak Tower	147	94.55%	96.59%	97.27%	5	0	3	6	\$4,539.95	\$1,845.33	\$78.26	\$ 1,499.00	\$ 1,499.00
Paquin Tower	200	96.50%	98.50%	95.00%	3	0	2	3	\$7,570.91	\$2,028.75	\$3,168.54	\$ 2,448.16	\$ 2,277.14
Stuart Parker	84	90.47%	98.83%	98.83%	1	0	1	0	\$6,514.78	\$1,199.00	\$1,045.28	\$ 14,516.49	\$ 10,668.17
BWW	54	92.59%	94.44%	94.44%	3	0	0	1	\$4,315.54	\$2,268.56	\$983.34	\$ 5,030.55	\$ 1,919.16
BWWII	36	97.22%	97.22%	100.00%	1	0	0	0	\$307.00	\$0.00	\$1,715.53	\$ 171.00	\$ 171.00
Patriot Place	25	96%	100%	96%	0	0	0	0	\$2,900.65	\$1,422.00	\$697.00	\$ 273.00	\$0.00



# 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: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 19, 2025

Re: Housing Choice Vouchers & Special Programs

## Executive Summary

This memo provides a monthly report of Housing Choice Voucher (HCV) and Special Program activities.

## Discussion

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

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. There were 0 voucher issuances per month, due to full voucher utilization. CHA added 8 new HCV lease ups for the month. There were 9 attritions for a gain of 0 new participants for the month of December. As of December 31, 2024, CHA had 28 voucher holders searching for homes.

#### **HCV EOP Reasons:**

Terminated/ Non-Compliance – 2

Deceased – 2

Voucher Expired/Failure to lease up – 1

Zero HAP – 2

Terminated/Moved Without a Voucher- 1

### **Veteran Affairs Supportive Housing (VASH) Program**

The VA has shown an increase in providing chronically homeless Veterans within the community the opportunity to receive program subsidy. The VA continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of December 31, 2024, there are 114 households receiving VASH program assistance - 89 HCV + 25 PBV (Patriot Place). CHA currently has 13 HCV VASH voucher holders searching for homes.

#### **HUD VASH EOP Reasons:**

Removed Self – 1

### **Mainstream Vouchers**

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of December 31, 2024, CHA has 41 vouchers leased with 4 voucher holders searching for a home.

**Mainstream EOP Reasons:** N/A



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## **Continuum of Care (CoC) Program**

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of December 31, 2024, CHA had 48 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

The applicants must be added to the waitlist through the BCCEH via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. There are currently 2 voucher holders searching for a home. CHA has not requested additional referrals due to funding and the current number of leased families.

## **Continuum of Care (CoC) EOP Reasons:**

N/A

## **Emergency Housing Vouchers (EHV) Program**

CHA currently has 45 Emergency Housing Vouchers leased and 0 other with vouchers looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. CHA is no longer accepting referrals for Emergency Housing Vouchers.

## **Emergency Housing Vouchers (EHV) Program EOP Reasons:**

Terminated/ Non-Payment- 1

## **Tenant-Based Rental Assistance (TBRA) Program**

CHA currently has 6 participants leased on this program. The “Target Number of Vouchers” can be misleading due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month’s HAP payment.

Much like CoC and EHV, TBRA applicants must be referred to CHA from local agencies and receive supportive services to be eligible for assistance.

## **Move Out Reasons:**

N/A

Recommended Commission Action

Review and consider the report

## Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

**December 31, 2024**

HOUSING CHOICE VOUCHER = HCV + VASH + MAINSTREAM + PORT-INS																		ATTRITION RATE					
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
																Utilization		YTD Utilization					
Jan-24	\$ 7,909,344	\$ 659,112	\$ 224.49	\$ 643	\$ 690,689	\$ 31,577	1,074	1,212	1,074	1,020	54	54	19	151	89%	105%	89%	105%	7	0.7%	7	0.7%	
Feb-24	\$ 7,218,655	\$ 656,241	\$ 216.18	\$ 656	\$ 715,394	\$ 90,729	1,090	1,212	2,164	991	99	153	13	112	90%	109%	89%	107%	13	1.2%	10	0.9%	
Mar-24	\$ 6,503,261	\$ 650,326	\$ 212.53	\$ 655	\$ 698,050	\$ 47,724	1,066	1,212	3,230	985	81	234	8	130	88%	107%	89%	107%	13	1.2%	11	1.0%	
Apr-24	\$ 5,805,211	\$ 645,023	\$ 211.97	\$ 671	\$ 708,436	\$ 63,413	1,056	1,212	4,286	950	106	340	14	106	87%	110%	88%	108%	19	1.8%	13	1.2%	
May-24	\$ 5,096,775	\$ 637,097	\$ 210.87	\$ 678	\$ 713,129	\$ 76,032	1,052	1,212	5,338	924	128	468	11	110	87%	112%	88%	109%	12	1.1%	13	1.2%	
Jun-24	\$ 4,383,646	\$ 626,235	\$ 211.96	\$ 693	\$ 716,147	\$ 89,912	1,034	1,212	6,372	883	151	620	20	103	85%	114%	88%	110%	15	1.5%	13	1.2%	
Jul-24	\$ 3,667,500	\$ 611,250	\$ 210.51	\$ 703	\$ 735,802	\$ 124,552	1,046	1,212	7,418	834	212	832	13	110	86%	120%	87%	111%	9	0.9%	13	1.2%	
Aug-24	\$ 2,931,697	\$ 586,339	\$ 212.80	\$ 698	\$ 734,392	\$ 148,052	1,052	1,212	8,470	787	265	1,097	24	96	87%	125%	87%	113%	7	0.7%	12	1.1%	
Sep-24	\$ 2,197,306	\$ 549,326	\$ 219.44	\$ 697	\$ 735,114	\$ 185,788	1,054	1,212	9,524	699	355	1,452	10	94	87%	134%	87%	115%	9	0.9%	12	1.1%	
Oct-24	\$ 1,462,192	\$ 487,397	\$ 225.26	\$ 706	\$ 748,556	\$ 261,158	1,061	1,212	10,585	506	555	2,008	2	86	88%	154%	87%	119%	1	0.1%	11	1.0%	
Nov-24	\$ 713,636	\$ 356,818	\$ 223.29	\$ 708	\$ 769,741	\$ 412,923	1,087	1,212	11,672	(79)	1,166	3,174	1	49	90%	216%	88%	128%	1	0.1%	10	0.9%	
Dec-24	\$ (56,105)	\$ (56,105)	\$ 224.86	\$ 707	\$ 769,678	\$ 825,783	1,088	1,212	12,760	(79)	1,167	4,341	9	45	90%	-1372%	88%	3%	10	0.9%	10	0.9%	

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

**Funds Available Through The End of the Year:** The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

**Projected monthly funds available:** This is the projected amount of funding the program will have available for that month.

**Average Tenant Payment:** Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

**Average Housing Assistance Payment (HAP) Per Voucher:** This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

**Total Housing Assistance Payment (HAP):** This is the actual and anticipated amount of HAP paid out for that month.

**Housing Assistance Payment (HAP) Over/Under Authorized:** This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

**Current Vouchers in Lease:** This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

**Total vouchers available = 1212**

**Target Number of Vouchers:** target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

**Number Vouchers Over/Under Authorized:** This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

**Newly Leased This Month:** This is the number of new vouchers that have been utilized to lease up within this month.

**Current Vouchers Looking:** This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

**Homeownership:** Current number of homeownership vouchers

**Family Self Sufficiency Participants (FSS):** Current number of participants involved in the Section 8 Family Self Sufficiency Program.



## Section 8 - RAD Project Based Voucher (RAD-PBV) Program - Monthly Management Report

**December 31, 2024**

RAD PROJECT BASED VOUCHER (RAD-PBV)																		ATTRITION RATE					
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
																Utilization		YTD Utilization					
Jan-24	\$ 2,300,000	\$ 191,667	\$ 237.01	\$ 324	\$ 193,579	\$ 1,912	564	597	564	597	(33)	(33)	9	-	94.5%	101.0%	94.5%	101.0%	2	0.4%	2	0.4%	
Feb-24	\$ 2,106,421	\$ 191,493	\$ 231.30	\$ 325	\$ 193,771	\$ 2,279	565	597	1,129	597	(32)	(65)	7	-	94.6%	101.2%	94.6%	101.1%	6	1.1%	4	0.7%	
Mar-24	\$ 1,912,650	\$ 191,265	\$ 229.03	\$ 330	\$ 196,918	\$ 5,653	567	597	1,696	597	(30)	(95)	8	-	95.0%	103.0%	94.7%	101.7%	12	2.1%	7	1.2%	
Apr-24	\$ 1,715,732	\$ 190,637	\$ 230.23	\$ 328	\$ 195,520	\$ 4,883	561	597	2,257	597	(36)	(131)	9	-	94.0%	102.6%	94.5%	101.9%	9	1.6%	7	1.3%	
May-24	\$ 1,520,212	\$ 190,026	\$ 228.94	\$ 339	\$ 202,463	\$ 12,436	562	597	2,819	597	(35)	(166)	16	-	94.1%	106.5%	94.4%	102.8%	7	1.2%	7	1.3%	
Jun-24	\$ 1,317,749	\$ 188,250	\$ 229.58	\$ 332	\$ 198,356	\$ 10,106	571	597	3,390	597	(26)	(192)	13	-	95.6%	105.4%	94.6%	103.3%	4	0.7%	7	1.2%	
Jul-24	\$ 1,119,393	\$ 186,566	\$ 231.96	\$ 334	\$ 199,194	\$ 12,629	580	597	3,970	597	(17)	(209)	14	-	97.2%	106.8%	95.0%	103.8%	9	1.6%	7	1.2%	
Aug-24	\$ 920,199	\$ 184,040	\$ 234.43	\$ 338	\$ 202,027	\$ 17,988	584	597	4,554	597	(13)	(222)	12	-	97.8%	109.8%	95.4%	104.5%	2	0.3%	6	1.1%	
Sep-24	\$ 718,171	\$ 179,543	\$ 239.06	\$ 330	\$ 196,724	\$ 17,181	590	597	5,144	597	(7)	(229)	3	-	98.8%	109.6%	95.7%	105.1%	7	1.2%	6	1.1%	
Oct-24	\$ 521,447	\$ 173,816	\$ 243.16	\$ 341	\$ 203,866	\$ 30,050	587	597	5,731	597	(10)	(239)	10	-	98.3%	117.3%	96.0%	106.3%	2	0.3%	6	1.1%	
Nov-24	\$ 317,582	\$ 158,791	\$ 294.37	\$ 343	\$ 204,769	\$ 45,978	591	597	6,322	597	(6)	(245)	9	-	99.0%	129.0%	96.3%	108.4%	4	0.7%	6	1.0%	
Dec-24	\$ 112,813	\$ 112,813	\$ 293.40	\$ 348	\$ 207,821	\$ 95,008	586	597	6,908	597	(11)	(256)	6	-	98.2%	184.2%	96.4%	114.7%	10	1.7%	6	1.1%	

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

**Funds Available Through The End of the Year:** The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

**Projected monthly funds available:** This is the projected amount of funding the program will have available for that month.

**Average Tenant Payment:** Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

**Average Housing Assistance Payment (HAP) Per Voucher:** This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

**Total Housing Assistance Payment (HAP):** This is the actual and anticipated amount of HAP paid out for that month.

**Housing Assistance Payment (HAP) Over/Under Authorized:** This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

**Current Vouchers in Lease:** This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

**Total vouchers available = 1132**

**Target Number of Vouchers:** target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

**Number Vouchers Over/Under Authorized:** This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

**Newly Leased This Month:** This is the number of new vouchers that have been utilized to lease up within this month.

**Current Vouchers Looking:** This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

**Homeownership:** Current number of homeownership vouchers

**Family Self Sufficiency Participants (FSS):** Current number of participants involved in the Section 8 Family Self Sufficiency Program.



## Section 8 - Tenant Based Rental Assistance - Monthly Management Report

**December 31, 2024**

Tenant Based Rental Assistance (TBRA)											
Month	Funds Available Through June 30, 2025	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustment	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued	
May-23	\$ 100,000	\$ 10,000	\$ 137.85	\$ 687	\$ 4,811	\$ (5,189)	7	15	(8)	3	
Jun-23	\$ 95,189	\$ 10,577	\$ 147.93	\$ 751	\$ 11,263	\$ 686	15	14	1	1	
Jul-23	\$ 83,926	\$ 10,491	\$ 129.38	\$ 725	\$ 10,878	\$ 387	15	14	1	1	
Aug-23	\$ 73,048	\$ 10,435	\$ 176.69	\$ 687	\$ 10,301	\$ (134)	15	15	(0)	1	
Sep-23	\$ 62,747	\$ 10,458	\$ 191.42	\$ 703	\$ 9,841	\$ (617)	14	15	(1)	1	
Oct-23	\$ 52,906	\$ 10,581	\$ 146.08	\$ 745	\$ 9,685	\$ (896)	13	14	(1)	2	
Nov-23	\$ 43,221	\$ 10,805	\$ 146.08	\$ 815	\$ 10,595	\$ (210)	13	13	(0)	3	
Dec-23	\$ 32,626	\$ 10,875	\$ 167.77	\$ 790	\$ 11,054	\$ 178	14	14	0	5	
Jan-24	\$ 21,572	\$ 10,786	\$ 66.29	\$ 725	\$ 11,603	\$ 817	16	15	1	2	
Feb-24	\$ 99,969	\$ 9,997	\$ 58.00	\$ 1,191	\$ 13,103	\$ 3,106	11	8	3	1	
Mar-24	\$ 86,866	\$ 9,652	\$ 51.56	\$ 1,128	\$ 11,276	\$ 1,624	10	9	1	0	
Apr-24	\$ 75,590	\$ 9,449	\$ 160.30	\$ 994	\$ 9,936	\$ 487	10	10	0	3	
May-24	\$ 65,654	\$ 9,379	\$ 102.25	\$ 989	\$ 9,886	\$ 507	10	9	1	2	
Jun-24	\$ 55,768	\$ 9,295	\$ 86.20	\$ 1,246	\$ 13,702	\$ 4,407	11	7	4	2	
Jul-24	\$ 42,066	\$ 8,413	\$ 86.20	\$ 1,017	\$ 11,189	\$ 2,776	11	8	3	1	
Aug-24	\$ 30,877	\$ 7,719	\$ 86.20	\$ 1,395	\$ 6,973	\$ (746)	5	6	(1)	1	
Sep-24	\$ 23,904	\$ 7,968	\$ 86.20	\$ 1,285	\$ 7,708	\$ (260)	6	6	(0)	0	
Oct-24	\$ 16,196	\$ 8,098	\$ 216.60	\$ 1,186	\$ 7,117	\$ (981)	6	7	(1)	0	
Nov-24	\$ 9,080	\$ 9,080	\$ 172.50	\$ 1,184	\$ 7,104	\$ (1,976)	6	8	(2)	22	
	\$ 1,976		\$ 172.50	\$ 659	\$ 1,976	\$ 1,976	3	0	3	0	

In May 2023, one grant period funding was completed and another began. A \$100,000 grant authorized by the City is now being utilized through December 31, 2023.

The \$100,000 grant period was extended and all funds were spent as of February 2024.

In February 2024, new grant funding was awarded by the City in the amount of \$90,000 for housing assistance expenses. This funding is available through June 30, 2025.

The \$90,000 has been added to the funds available column in February 2024 above.



# 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: February 19, 2025

Re: Human Resources Monthly Report

## Executive Summary

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

## Discussion

### **Current Open Positions:**

- CFO
- FSS Specialist
- Affordable Housing Intake Coordinator
- Affordable Housing Manager II – BC/PP

### **February Staff Anniversary's:**

- Feb 3<sup>rd</sup>: Laura Lewis – 16yrs
- Feb 9<sup>th</sup>: ElTonya Rhoades – 16 yrs
- Feb 12<sup>th</sup>: Caitlin Hammons – 7yrs
- Feb 12<sup>th</sup>: Brienne White – 1yr
- Feb 20<sup>th</sup>: Gina Weber – 1yr
- Feb 21<sup>st</sup>: Brandon Gladbach – 2yrs
- Feb 25<sup>th</sup>: Mefail Smajlovic – 23yrs
- Feb 26<sup>th</sup>: Rino Chellis – 35 yrs

### **HR Activities:**

\* Finalizing end of year processes, reporting and employee benefits billing.

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

- Upgrading internet in the Admin Building, with an estimated completion date: March 11th
- Upgrading internet at Oak Towers, with an estimated completion date: February 28th
- Working on compiling current and past vendor list to include: description of services provided, billing information, contacts, etc. This will allow for easier reference for current and future needs.

## Recommended Commission Action

Review and consider the report.



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 12, 2025

Re: Safety Report

## Executive Summary

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

## Discussion

### Yearly Totals for CHA Safety Report:

	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024
Bear Creek	4	8	7	4	4	6	3	4	2	1	21	10
Bryant Walk	3	4	4	4	4	4	4	7	4	6	3	1
Downtown	13	6	5	6	7	2	4	8	4	10	5	4
Oak Towers	10	8	10	9	5	7	8	6	13	7	7	8
Patriot Place	1	4	4	1	6	1	2	1	0	1	1	2
Paquin Towers	21	18	15	15	10	11	18	16	15	8	8	23
Stuart Parker misc	1	2	0	3	1	2	11	3	4	3	1	2
<b>Total</b>	53	50	45	48	37	33	50	41	42	36	46	50

### CHA Safety most notable reports:

- Felony arrest: 2
- Lease Violations: 6
- Trespass Warnings: 3
- Parking Tickets: 16
- Information reports 11
- Lock outs: 1

### Joint Communications log:

	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024
Columbia Police Response	106	133	82	94	118	131	227	115	135	162	135	147
Columbia Police Reports	12	13	13	12	14	12	15	15	11	17	8	16
Fire/Ems	85	96	106	110	63	84	84	106	94	131	102	88
<b>Total</b>	203	242	201	216	195	227	326	236	240	293	245	251

### Safety Department New Resident Move in:

- 3

**Safety Department other activities:**

- Smoked Christmas turkeys for Oak Towers
- Assisted several Christmas dinners at Oak and Paquin Towers

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: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 19, 2025

Re: Year to date financials through December 31, 2024

## Executive Summary

This report includes financial statements for the CHA entities through December 31, 2024. The attached financials may have minor updates, as December revenues and expense entries are finalized as a part of the FY 2024 financial audit.

## Discussion

The Finance Department has been working through closing out FY 2024 and providing financial data to CHA's audit firm, Rubin Brown. December 2024 and January, February and March 2025 include key annual milestones for the finance department. Most milestones are either on track or completed and are as follows:

### January

1/31: Checks for previous years insurance premiums to MHDC for reimbursement (McBaine, Bryant Walkway I and II)

### February

2/1: Prepare SF425 for previous year ROSS  
2/1: Check for current FSS grant in eLOCCS  
2/2: PHA Operating fund firms 52723 & 52722 due to Field Office  
2/22: VMS monthly submission close  
2/28: Annual Unaudited Financial Submission(FDS)  
2/24: SAM.gov submissions due  
2/28: AMP 1 Utility consumption AMERESCO  
2/28: LIHTC Audit Reviews Due

### March

3/5: Publication of Preliminary eligibility based upon previous year HUD-52723 submission.  
3/12: Contact FO with any issues regarding operating subsidy eligibility.  
3/20: Operating Subsidy Calculation  
3/22: VMS Submission Due  
3/21: RIS 1099-Misc forms due

Finance staff have completed necessary items for January and most of February. The former Director of Finance is also assisting the CEO on a part-time basis to assist with the following:

- Review new HUD Operating Cost Adjustment Factor (OCAF) Waiver allowing for higher rent limits on CHA LIHTC Properties and submit associated forms.
- Formulate RAD Conversion LIHTC property reserve projections for past projects to HUD.



# 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](http://www.ColumbiaHA.com)

- Examine FY 2025 budget and formulate potential budget amendment to assist with anticipated growth amidst additional inflationary costs associated with insurance, maintenance materials, utilities, and other supplies.
- Assist with planning public housing capital fund expenditures with remaining RAD conversion, as well as conversion of CHA AMP 1 assets.
- Assist Director of Affordable Housing Operations with Kinney Point project set-up in CHA software system.

FY 2024 Financials through December 31, 2024, are included in the packet. Further analysis of 2024 financial performance, including final waterfall distributions will be provided at the March meeting. A budget amendment may potentially be brought forth at the March or April meeting depending on internal progress, as well as further clarity on the federal budget.

## Recommended Commission Action

Review and consider the report.





## Housing Authority of the City of Columbia, Missouri

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# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## December 31, 2024

Fiscal Year End  
December 2024  
Month 12 of 12

as submitted by:

Debbi Simmons, Senior Accountant  
Housing Authority of the City of Columbia, MO

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 416,228	\$ 2,237,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,852	\$ 14,760	\$ -	\$ -	\$ -	\$ -	\$ 2,703,148	\$ -	\$ 2,703,148
Rental Subsidies		2,428,028	-	-	-	-	-	-	-	-	-	-	-	-	-	2,428,028	(2,428,028)	-
Vacancy Loss	(129,819)	(198,490)	-	-	-	-	-	-	-	-	-	-	-	-	-	(328,309)		(328,309)
Net Rental Revenue	286,409	4,466,846	-	-	-	-	-	-	-	34,852	14,760	-	-	-	-	4,802,867	(2,428,028)	2,374,839
Tenant Revenue - Other	7,703	28,031	-	-	-	-	-	-	-	-	-	-	-	-	-	35,735		35,735
<b>Total Tenant Revenue</b>	<b>294,113</b>	<b>4,494,877</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>34,852</b>	<b>14,760</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,838,602</b>	<b>(2,428,028)</b>	<b>2,410,574</b>
HUD PHA Operating Grants	814,827	-	11,083,408	35,710	309,500	517,790	598,952	-	188,602	-	-	-	-	-	-	13,548,788	-	13,548,788
HUD Voucher Admin Fees	-	-	1,308,176	-	28,637	49,116	18,274	-	-	-	-	-	-	-	-	1,404,203	-	1,404,203
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	335,006	335,006	(335,006)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,400	(14,400)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	160,095	160,095	(160,095)	-
<b>Total Fee Revenue</b>	<b>814,827</b>	<b>-</b>	<b>12,391,584</b>	<b>35,710</b>	<b>338,137</b>	<b>566,906</b>	<b>617,225</b>	<b>-</b>	<b>188,602</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>509,501</b>	<b>15,462,492</b>	<b>(509,501)</b>	<b>14,952,991</b>
Other Government Grants	-	-	-	-	-	-	-	120,228	-	978,865	-	-	-	-	-	1,099,094	-	1,099,094
Interest Income	66,668	209,536	22,192	1,197	4,201	4,460	3,994	2,654	-	2,298	41,843	-	22,577	19,397	19,652	420,667	-	420,667
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	767,124	-	767,124	(767,124)	-
Fraud Recovery	877	-	5,249	-	-	-	-	-	-	-	-	-	-	-	-	6,126	-	6,126
Other Revenue	81,133	696,781	3,241	-	5,114	-	-	-	-	92,783	177,500	188,992	50,000	394,714	926	1,691,185	(417,749)	1,273,437
Gain/Loss on Sale of Capital Assets	669	-	-	-	-	-	-	-	-	-	-	-	-	(46,192)	(19,724)	(65,246)	-	(65,246)
<b>Total Revenue</b>	<b>\$ 1,258,287</b>	<b>\$ 5,401,194</b>	<b>\$ 12,422,266</b>	<b>\$ 36,907</b>	<b>\$ 347,452</b>	<b>\$ 571,366</b>	<b>\$ 621,219</b>	<b>\$ 122,882</b>	<b>\$ 188,602</b>	<b>\$ 1,108,798</b>	<b>\$ 234,103</b>	<b>\$ 188,992</b>	<b>\$ 72,577</b>	<b>\$ 1,135,043</b>	<b>\$ 510,355</b>	<b>\$ 24,220,042</b>	<b>\$ (4,122,402)</b>	<b>\$ 20,097,641</b>
Administrative Salaries	66,383	293,263	585,417	-	1,366	3,293	10,809	1,664	-	71,039	-	-	84,959	271,447	373,702	1,763,341	-	1,763,341
Auditing Fees	15,796	85,200	48,756	-	-	-	-	-	-	4,268	889	8,400	-	5,258	9,549	178,116	-	178,116
Management Fee	55,434	270,326	236,916	-	-	7,008	-	-	-	1,500	1,208	-	-	-	-	572,392	(572,392)	-

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
LIHTC Asset																			
Mgmt	7,643	72,170	148,073	-	-	4,380	-	-	-	-	-	-	-	-	-	232,265	(160,095)	72,170	
Advertising and Marketing	-	-	4,050	-	-	-	-	-	-	468	-	-	2,000	-	1,668	8,187	-	8,187	
Employee	25,667	82,394	161,888	-	402	370	1,228	187	-	11,349	-	-	26,810	66,538	81,944	458,777	-	458,777	
Office Expenses	23,764	81,332	73,751	-	41	581	1,796	194	5,399	28,395	3	4,356	5,395	17,800	79,170	321,977	-	321,977	
Legal Expense	-	7,335	15	-	-	-	-	-	-	-	-	-	-	-	23,768	31,118	-	31,118	
Training & Travel	5,056	7,395	9,316	3,285	-	-	35	-	450	18,336	-	-	153	100	10,538	54,664	-	54,664	
Other	9,836	25,957	101,516	147	2,420	3,016	4,243	469	133	16,669	198	869	7,516	4,987	15,788	193,764	-	193,764	
<b>Total Operating - Admin.</b>	<b>209,579</b>	<b>925,371</b>	<b>1,369,698</b>	<b>3,432</b>	<b>4,229</b>	<b>18,648</b>	<b>18,111</b>	<b>2,513</b>	<b>5,982</b>	<b>152,024</b>	<b>2,298</b>	<b>13,624</b>	<b>126,833</b>	<b>366,130</b>	<b>596,127</b>	<b>3,814,600</b>	<b>(732,487)</b>	<b>3,082,113</b>	
<b>Asset Management Fee</b>	14,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,400	(14,400)	-	
Salaries	924	94,751	-	-	-	-	-	-	127,086	531,698	-	-	-	-	-	754,460	-	754,460	
Employee Benefit	175	30,293	-	-	-	-	-	-	41,879	106,514	-	-	-	-	-	178,861	-	178,861	
Tenant Services -	3,567	100,486	1,701	15,233	-	-	-	1,320	-	234,593	-	-	-	-	-	356,899	-	356,899	
<b>Total Tenant Services</b>	<b>4,666</b>	<b>225,530</b>	<b>1,701</b>	<b>15,233</b>	-	-	-	<b>1,320</b>	<b>168,966</b>	<b>872,805</b>	-	-	-	-	-	<b>1,290,220</b>	-	<b>1,290,220</b>	
Water	30,722	185,975	1,184	-	-	-	-	-	-	-	-	-	-	954	395	219,230	-	219,230	
Electricity	30,727	336,150	7,252	-	-	-	-	-	-	-	-	-	-	4,865	2,417	381,411	-	381,411	
Gas	16,541	38,675	1,628	-	-	-	-	-	-	-	-	-	-	2,931	543	60,318	-	60,318	
Sewer	27,371	128,425	388	-	-	-	-	-	-	-	-	-	-	566	129	156,881	-	156,881	
<b>Total Utilities</b>	<b>105,362</b>	<b>689,225</b>	<b>10,452</b>	-	-	-	-	-	-	-	-	-	-	<b>9,316</b>	<b>3,484</b>	<b>817,839</b>	-	<b>817,839</b>	
Maintenance - Labor	222,695	384,032	-	-	-	-	-	-	-	-	-	-	-	-	-	606,727	-	606,727	
Maintenance - Materials	86,563	258,635	-	-	-	-	-	-	-	1,829	-	1,665	-	560	1,689	350,941	-	350,941	
Maintenance - Contracts	107,629	421,953	10,358	-	-	-	-	-	-	22,432	8,158	882	1,095	4,980	8,509	585,995	(107,209)	478,786	
Employee Benefits - Maint.	54,406	119,077	-	-	-	-	-	-	-	-	-	-	-	-	-	173,483	-	173,483	
<b>Total Maintenance</b>	<b>471,292</b>	<b>1,183,696</b>	<b>10,358</b>	-	-	-	-	-	-	<b>24,261</b>	<b>8,158</b>	<b>2,547</b>	<b>1,095</b>	<b>5,540</b>	<b>10,198</b>	<b>1,717,145</b>	<b>(107,209)</b>	<b>1,609,936</b>	
Protective Services - Labor	36,014	11,050	-	-	-	-	-	-	-	-	-	157,560	-	-	-	204,623	-	204,623	
Employee Benefit	10,333	3,170	-	-	-	-	-	-	-	-	-	45,204	-	-	-	58,706	-	58,706	
<b>Total Protective Services</b>	<b>46,346</b>	<b>14,220</b>	-	-	-	-	-	-	-	-	-	<b>202,763</b>	-	-	-	<b>263,329</b>	-	<b>263,329</b>	

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Property Insurance Liability	72,151	530,878	4,986	-	-	-	-	-	-	3,862	1,051	-	-	14,256	1,662	628,846	-	628,846
Workmen's Compensation	8,402	-	7,829	-	-	-	-	-	-	5,053	318	-	-	(169)	-	21,434	-	21,434
All Other Insurance	5,302	12,768	9,781	-	21	49	162	25	2,080	9,455	-	2,529	1,451	4,366	5,872	53,861	-	53,861
Insurance	5,205	17,607	-	-	-	-	-	-	-	4,876	-	1,280	398	1,028	1,135	31,529	-	31,529
<b>Total Insurance Premiums</b>	<b>91,060</b>	<b>561,254</b>	<b>22,596</b>	<b>-</b>	<b>21</b>	<b>49</b>	<b>162</b>	<b>25</b>	<b>2,080</b>	<b>23,246</b>	<b>1,369</b>	<b>3,809</b>	<b>1,848</b>	<b>19,481</b>	<b>8,669</b>	<b>735,670</b>	<b>-</b>	<b>735,670</b>
Other General Expenses	577	23,144	10,032	-	-	1,517	-	-	-	1,569	500	2,418	2,210	81,166	6,164	129,297	(73,153)	56,144
Compensated Absences	31,188	82,903	61,480	-	-	-	-	-	11,574	33,817	-	13,507	9,158	16,611	19,812	280,050	-	280,050
Payments in Lieu of Taxes	17,515	147,950	-	-	-	-	-	-	-	3,485	1,476	-	-	-	-	170,426	-	170,426
Bad debt - Tenant Rents	3,536	31,356	-	-	-	-	-	-	-	-	-	-	-	-	-	34,892	-	34,892
<b>Total Other Expenses</b>	<b>52,816</b>	<b>285,353</b>	<b>71,512</b>	<b>-</b>	<b>-</b>	<b>1,517</b>	<b>-</b>	<b>-</b>	<b>11,574</b>	<b>38,871</b>	<b>1,976</b>	<b>15,926</b>	<b>11,368</b>	<b>97,777</b>	<b>25,976</b>	<b>614,665</b>	<b>(73,153)</b>	<b>541,511</b>
Interest of Mortgage Payable	-	312,825	-	-	-	-	-	-	-	-	-	1,271	-	305,454	-	619,551	-	619,551
Interest on Notes Payable	-	469,513	-	-	-	-	-	-	-	-	-	-	-	22,347	-	491,861	-	491,861
Amortization of Loan Costs	-	83,810	-	-	-	-	-	-	-	-	-	-	-	-	-	83,810	-	83,810
<b>Total</b>	<b>-</b>	<b>866,149</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,271</b>	<b>-</b>	<b>327,802</b>	<b>-</b>	<b>1,195,222</b>	<b>(767,124)</b>	<b>428,099</b>
<b>Total Operating Expenses</b>	<b>\$ 995,520</b>	<b>\$ 4,750,798</b>	<b>\$ 1,486,317</b>	<b>\$ 18,665</b>	<b>\$ 4,249</b>	<b>\$ 20,214</b>	<b>\$ 18,274</b>	<b>\$ 3,858</b>	<b>\$ 188,602</b>	<b>\$ 1,111,207</b>	<b>\$ 13,802</b>	<b>\$ 239,940</b>	<b>\$ 141,144</b>	<b>\$ 826,046</b>	<b>\$ 644,455</b>	<b>\$ 10,463,091</b>	<b>\$ (1,694,374)</b>	<b>\$ 8,768,717</b>
<b>Excess of Operating</b>	<b>\$ 262,766</b>	<b>\$ 650,396</b>	<b>\$ 10,935,949</b>	<b>\$ 18,242</b>	<b>\$ 343,202</b>	<b>\$ 551,152</b>	<b>\$ 602,945</b>	<b>\$ 119,024</b>	<b>\$ -</b>	<b>\$ (2,410)</b>	<b>\$ 220,301</b>	<b>\$ (50,948)</b>	<b>\$ (68,567)</b>	<b>\$ 308,997</b>	<b>\$ (134,100)</b>	<b>\$ 13,756,952</b>	<b>\$ (2,428,028)</b>	<b>\$ 11,328,923</b>
Extraordinary Maintenance	1,393	208,128	-	-	-	-	-	-	-	-	-	-	-	-	-	209,521	-	209,521
Housing Assistance Payments	-	-	11,099,886	-	305,049	477,700	598,952	116,371	-	-	-	-	-	-	-	12,597,958	(2,428,028)	10,169,929
Depreciation Expense	175,251	1,774,919	21,553	-	-	-	-	-	-	18,886	3,400	-	-	29,185	1,197	2,024,392	-	2,024,392
<b>Total Expenses</b>	<b>\$ 1,172,165</b>	<b>\$ 6,733,846</b>	<b>\$ 12,607,755</b>	<b>\$ 18,665</b>	<b>\$ 309,299</b>	<b>\$ 497,914</b>	<b>\$ 617,225</b>	<b>\$ 120,228</b>	<b>\$ 188,602</b>	<b>\$ 1,130,093</b>	<b>\$ 17,202</b>	<b>\$ 239,940</b>	<b>\$ 141,144</b>	<b>\$ 855,231</b>	<b>\$ 645,652</b>	<b>\$ 25,294,961</b>	<b>\$ (4,122,402)</b>	<b>\$ 21,172,560</b>
<b>Net Gain (Loss)</b>	<b>\$ 86,122</b>	<b>\$ (1,332,652)</b>	<b>\$ (185,490)</b>	<b>\$ 18,242</b>	<b>\$ 38,153</b>	<b>\$ 73,452</b>	<b>\$ 3,994</b>	<b>\$ 2,654</b>	<b>\$ -</b>	<b>\$ (21,296)</b>	<b>\$ 216,901</b>	<b>\$ (50,948)</b>	<b>\$ (68,567)</b>	<b>\$ 279,812</b>	<b>\$ (135,297)</b>	<b>\$ (1,074,919)</b>	<b>\$ -</b>	<b>\$ (1,074,919)</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 984,639	\$ 963,414	\$ 21,225	\$ 11,083,408	\$ 11,560,973	(477,565)	-4%
HUD Admin Fees Earned	133,777	116,723	17,054	1,308,176	1,400,672	(92,496)	-7%
<b>Total Fee Revenue</b>	<b>1,118,416</b>	<b>1,080,137</b>	<b>38,279</b>	<b>12,391,584</b>	<b>12,961,645</b>	<b>(570,061)</b>	<b>-4%</b>
Investment Income - Unrestricted	1,161	1,667	(506)	22,192	20,000	2,192	11%
Fraud Recovery - HAP	185	100	85	2,624	1,200	1,424	0%
Fraud Recovery - Admin	185	100	85	2,624	1,200	1,424	0%
Other Revenue	-	-	-	3,241	-	3,241	
<b>Total Revenue</b>	<b>\$ 1,119,947</b>	<b>\$ 1,082,004</b>	<b>\$ 37,943</b>	<b>\$ 12,422,266</b>	<b>\$ 12,984,045</b>	<b>\$ (561,779)</b>	<b>-4%</b>
Administrative Salaries	42,973	53,119	(10,145)	585,417	637,422	(52,005)	-8%
Auditing Fees	4,586	3,035	1,551	48,756	36,419	12,337	34%
Management Fee	20,136	21,524	(1,388)	236,916	258,288	(21,372)	-8%
Book-keeping Fee	12,585	13,453	(868)	148,073	161,430	(13,358)	-8%
Advertising and Marketing	-	42	(42)	4,050	500	3,550	710%
Employee Benefit contributions - Administrative	8,176	12,182	(4,006)	161,888	146,181	15,707	11%
Office Expenses	9,946	7,651	2,295	73,751	91,815	(18,064)	-20%
Training & Travel	99	667	(568)	9,316	8,000	1,316	16%
Other Administrative Expenses	7,998	8,469	(471)	101,516	101,624	(108)	0%
<b>Total Operating - Administrative</b>	<b>106,498</b>	<b>120,140</b>	<b>(13,642)</b>	<b>1,369,698</b>	<b>1,441,679</b>	<b>(71,981)</b>	<b>-5%</b>
Total Tenant Services	13	-	13	1,701	-	1,701	
<b>Total Utilities</b>	<b>1,026</b>	<b>854</b>	<b>172</b>	<b>10,452</b>	<b>10,246</b>	<b>206</b>	<b>2%</b>
<b>Bldg. Maintenance</b>	<b>684</b>	<b>1,301</b>	<b>(617)</b>	<b>10,358</b>	<b>15,617</b>	<b>(5,259)</b>	<b>-34%</b>
<b>Insurance Premiums</b>	<b>1,838</b>	<b>1,763</b>	<b>75</b>	<b>22,596</b>	<b>21,153</b>	<b>1,443</b>	<b>7%</b>
96200 Other General Expenses	990	539	452	10,032	6,463	3,569	55%
Compensated Absences	5,838	-	5,838	61,480	-	61,480	
<b>Other General Expenses</b>	<b>6,828</b>	<b>539</b>	<b>6,289</b>	<b>71,512</b>	<b>6,463</b>	<b>65,049</b>	<b>1006%</b>
<b>Total Operating Expenses</b>	<b>\$ 116,888</b>	<b>\$ 124,596</b>	<b>\$ (7,708)</b>	<b>\$ 1,486,317</b>	<b>\$ 1,495,158</b>	<b>\$ (8,841)</b>	<b>-1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 1,003,058</b>	<b>\$ 957,407</b>	<b>\$ 45,651</b>	<b>\$ 10,935,949</b>	<b>\$ 11,488,887</b>	<b>\$ (552,938)</b>	<b>-5%</b>
Homeownership	2,874	3,906	(1,032)	40,115	46,866	(6,751)	-14%
Portable Housing Assistance Payments	26,363	14,300	12,063	293,876	171,600	122,276	71%
S8 FSS Payments	16,420	12,167	4,254	214,267	146,000	68,267	47%
VASH Housing Assistance Payments	68,294	55,629	12,665	749,948	667,547	82,401	12%
All Other Vouchers Housing Assistance Payments	863,648	877,413	(13,765)	9,801,680	10,528,960	(727,280)	-7%
<b>Total Housing Assistance Payments</b>	<b>977,599</b>	<b>963,414</b>	<b>14,185</b>	<b>11,099,886</b>	<b>11,560,973</b>	<b>(461,087)</b>	<b>-4%</b>
Depreciation Expense	1,796	1,796	-	21,553	21,553	-	
<b>Total Expenses</b>	<b>\$ 1,096,283</b>	<b>\$ 1,089,807</b>	<b>\$ 6,477</b>	<b>\$ 12,607,755</b>	<b>\$ 13,077,684</b>	<b>\$ (469,929)</b>	<b>-4%</b>
<b>Net Gain (Loss)</b>	<b>\$ 23,663</b>	<b>\$ (7,803)</b>	<b>\$ 31,466</b>	<b>\$ (185,490)</b>	<b>\$ (93,639)</b>	<b>\$ (91,851)</b>	<b>98%</b>

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 39,656	\$ 34,613	\$ 5,043	\$ 416,228	\$ 415,354	\$ 874	0%
Vacancy Loss	(13,292)	(3,631)	(9,661)	(129,819)	(43,575)	(86,244)	198%
Net Tenant Rental Revenue	26,364	30,982	(4,618)	286,409	371,779	(85,370)	-23%
Tenant Revenue - Other	511	583	(72)	7,703	7,000	703	10%
<b>Total Tenant Revenue</b>	<b>26,875</b>	<b>31,565</b>	<b>(4,690)</b>	<b>294,113</b>	<b>378,779</b>	<b>(84,666)</b>	<b>-22%</b>
HUD PHA Operating Grants	41,830	42,336	(506)	493,991	508,037	(14,046)	-3%
Capital Fund Grants	-	29,634	(29,634)	320,836	355,608	(34,772)	-10%
<b>Total Grant Revenue</b>	<b>41,830</b>	<b>71,970</b>	<b>(30,140)</b>	<b>814,827</b>	<b>863,645</b>	<b>(48,818)</b>	<b>-6%</b>
Investment Income - Unrestricted	6,362	4,515	1,847	66,668	54,184	12,484	23%
Fraud Recovery	-	-	-	877	-	877	0%
Other Revenue	8,076	4,579	3,496	81,133	54,953	26,180	48%
Gain or Loss on Sale of Capital Assets	-	-	-	669	-	669	
<b>Total Revenue</b>	<b>\$ 83,143</b>	<b>\$ 112,630</b>	<b>\$ (29,488)</b>	<b>\$ 1,258,287</b>	<b>\$ 1,351,561</b>	<b>\$ (93,274)</b>	<b>-7%</b>
Administrative Salaries	3,956	5,696	(1,740)	66,383	68,349	(1,966)	-3%
Auditing Fees	2,072	1,250	822	15,796	15,000	796	5%
Management Fee	4,298	8,806	(4,509)	55,434	105,675	(50,241)	-48%
Book-keeping Fee	593	810	(218)	7,643	9,720	(2,078)	-21%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	1,862	2,009	(147)	25,667	24,107	1,560	6%
Office Expenses	1,513	1,907	(394)	23,764	22,883	881	4%
Legal Expense	-	125	(125)	-	1,500	(1,500)	-100%
Training & Travel	-	625	(625)	5,056	7,500	(2,444)	-33%
Other	304	508	(204)	9,836	6,094	3,742	61%
<b>Total Operating - Administrative</b>	<b>14,597</b>	<b>21,736</b>	<b>(7,139)</b>	<b>209,579</b>	<b>260,828</b>	<b>(51,249)</b>	<b>-20%</b>
Asset Management Fee	1,200	1,200	-	14,400	14,400	-	0%
Tenant Services - Salaries	-	240	(240)	924	2,883	(1,959)	-68%
Cares Act - COVID-19 Expenses	-	-	-	-	-	-	
Employee Benefit Contributions - Tenant Services	18	18	(1)	175	221	(46)	-21%
Tenant Services - Other	2,988	350	2,638	3,567	4,200	(633)	-15%
<b>Total Tenant Services</b>	<b>3,006</b>	<b>609</b>	<b>2,397</b>	<b>4,666</b>	<b>7,304</b>	<b>(2,638)</b>	<b>-36%</b>

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 1,964	\$ 2,453	\$ (489)	\$ 30,722	\$ 29,431	\$ 1,291	4%
Electricity	1,003	1,677	(674)	30,727	20,120	10,607	53%
Gas	4,464	1,023	3,441	16,541	12,273	4,268	35%
Sewer	1,980	2,432	(451)	27,371	29,178	(1,807)	-6%
<b>Total Utilities</b>	<b>9,411</b>	<b>7,584</b>	<b>1,828</b>	<b>105,362</b>	<b>91,002</b>	<b>14,360</b>	<b>16%</b>
Maintenance - Labor	18,918	20,196	(1,277)	222,695	242,346	(19,651)	-8%
Maintenance - Materials & Other	5,046	6,284	(1,237)	86,563	75,403	11,160	15%
Maintenance and Operations Contracts	5,556	10,061	(4,505)	107,629	120,735	(13,106)	-11%
Employee Benefit Contributions - Maintenance	2,722	4,332	(1,610)	54,406	51,985	2,421	5%
<b>Total Maintenance</b>	<b>32,242</b>	<b>40,872</b>	<b>(8,630)</b>	<b>471,292</b>	<b>490,469</b>	<b>(19,177)</b>	<b>-4%</b>
<b>Total Protective Services</b>	<b>4,236</b>	<b>4,142</b>	<b>94</b>	<b>46,346</b>	<b>49,706</b>	<b>(3,360)</b>	<b>-7%</b>
<b>Total Insurance Premiums</b>	<b>7,553</b>	<b>7,798</b>	<b>(245)</b>	<b>91,060</b>	<b>93,574</b>	<b>(2,514)</b>	<b>-3%</b>
Other General Expenses	23	-	23	577	-	577	
Compensated Absences	3,668	-	3,668	31,188	-	31,188	
Payments in Lieu of Taxes	1,695	2,340	(645)	17,515	28,080	(10,565)	-38%
Bad debt - Tenant Rents	3,627	474	3,153	3,536	5,684	(2,148)	-38%
<b>Total Other General Expenses</b>	<b>9,013</b>	<b>2,814</b>	<b>6,200</b>	<b>52,816</b>	<b>33,764</b>	<b>19,052</b>	<b>56%</b>
Interest on Notes Payable	-	1,818	(1,818)	-	21,813	(21,813)	-100%
<b>Total Operating Expenses</b>	<b>\$ 81,258</b>	<b>\$ 88,572</b>	<b>\$ (7,314)</b>	<b>\$ 995,520</b>	<b>\$ 1,062,860</b>	<b>\$ (67,340)</b>	<b>-6%</b>
<b>Excess of Operating Revenue over Operating Expen:</b>	<b>\$ 1,885</b>	<b>\$ 24,059</b>	<b>\$ (22,174)</b>	<b>\$ 262,766</b>	<b>\$ 288,701</b>	<b>\$ (25,935)</b>	<b>-9%</b>
Extraordinary Maintenance	-	500	(500)	1,393	6,000	(4,607)	-77%
Depreciation Expense	16,132	13,875	2,257	175,251	166,500	8,751	5%
<b>Total Expenses</b>	<b>\$ 97,390</b>	<b>\$ 102,947</b>	<b>\$ (5,556)</b>	<b>\$ 1,172,165</b>	<b>\$ 1,235,360</b>	<b>\$ (63,195)</b>	<b>-5%</b>
<b>Net Gain (Loss)</b>	<b>\$ (14,248)</b>	<b>\$ 9,684</b>	<b>\$ (23,931)</b>	<b>\$ 86,122</b>	<b>\$ 116,201</b>	<b>\$ (30,079)</b>	<b>-26%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 79,447	\$ 81,803	\$ (2,356)	\$ 984,429	\$ 981,636	\$ 2,793	0%
Rental Subsidies	91,567	89,125	2,442	1,067,739	1,069,500	(1,761)	0%
Vacancy Loss	(719)	(3,846)	3,127	(85,405)	(46,150)	(39,255)	85%
Net Rental Revenue	170,295	167,082	3,213	1,966,763	2,004,986	(38,223)	-2%
Tenant Revenue - Other	685	733	(48)	10,759	8,800	1,959	22%
<b>Total Tenant Revenue</b>	<b>170,981</b>	<b>167,816</b>	<b>3,165</b>	<b>1,977,522</b>	<b>2,013,786</b>	<b>(36,264)</b>	<b>-2%</b>
Investment Income - Unrestricted	9,601	8,917	684	121,412	107,000	14,412	13%
Other Revenue	7,239	7,706	(467)	94,020	92,474	1,546	2%
<b>Total Revenue</b>	<b>\$ 187,821</b>	<b>\$ 184,438</b>	<b>\$ 3,382</b>	<b>\$ 2,192,953</b>	<b>\$ 2,213,260</b>	<b>\$ (20,307)</b>	<b>-1%</b>
Administrative Salaries	11,747	9,708	2,039	120,223	116,500	3,723	3%
Auditing Fees	4,322	3,573	750	38,902	42,874	(3,972)	-9%
Property Management Fee	10,523	10,531	(9)	123,594	126,376	(2,782)	-2%
Asset Management Fees	1,167	1,156	11	14,000	13,869	131	1%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	2,219	2,257	(38)	30,834	27,087	3,747	14%
Office Expenses	3,796	3,154	642	34,817	37,852	(3,035)	-8%
Legal Expense	-	125	(125)	4,609	1,500	3,109	207%
Training & Travel	-	304	(304)	3,429	3,653	(224)	-6%
Other	656	625	31	7,695	7,500	195	3%
<b>Total Operating - Administrative</b>	<b>34,430</b>	<b>31,438</b>	<b>2,991</b>	<b>378,102</b>	<b>377,261</b>	<b>841</b>	<b>0%</b>
<b>Total Tenant Services</b>	<b>13,091</b>	<b>9,733</b>	<b>3,358</b>	<b>108,581</b>	<b>116,796</b>	<b>(8,215)</b>	<b>-7%</b>
Water	6,804	6,087	717	90,445	73,041	17,404	24%
Electricity	14,675	12,721	1,954	177,288	152,653	24,635	16%
Gas	1,615	1,773	(158)	15,837	21,275	(5,438)	-26%
Sewer	4,625	4,146	480	60,609	49,747	10,862	22%
<b>Total Utilities</b>	<b>\$ 27,719</b>	<b>\$ 24,726</b>	<b>\$ 2,992</b>	<b>\$ 344,178</b>	<b>\$ 296,716</b>	<b>\$ 47,462</b>	<b>16%</b>



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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 18,161	\$ 15,832	\$ 2,329	\$ 170,909	\$ 189,978	\$ (19,069)	-10%
Maintenance - Materials & Other	2,990	10,125	(7,135)	142,754	121,500	21,254	17%
Maintenance and Operations Contracts	15,009	10,454	4,555	157,138	125,450	31,688	25%
Employee Benefit Contributions - Maintenance	3,846	4,655	(809)	61,017	55,858	5,159	9%
<b>Total Maintenance</b>	<b>40,006</b>	<b>41,066</b>	<b>(1,059)</b>	<b>531,818</b>	<b>492,786</b>	<b>39,032</b>	<b>8%</b>
<b>Total Insurance Premiums</b>	<b>15,026</b>	<b>24,897</b>	<b>(9,871)</b>	<b>310,929</b>	<b>298,765</b>	<b>12,164</b>	<b>4%</b>
Other General Expenses	230	-	230	8,351	-	8,351	
Compensated Absences	4,510	-	4,510	37,882	-	37,882	
Taxes	4,799	4,892	(93)	57,586	58,698	(1,112)	-2%
Bad debt - Tenant Rents	10,626	842	9,785	18,343	10,099	8,244	82%
<b>Total Other General Expenses</b>	<b>20,165</b>	<b>5,733</b>	<b>14,432</b>	<b>122,163</b>	<b>68,797</b>	<b>53,366</b>	<b>78%</b>
Interest of Mortgage (or Bonds) Payable	15,906	16,141	(234)	193,453	193,688	(235)	0%
Interest on Notes Payable (Seller Financing)	414	20,967	(20,553)	231,046	251,598	(20,552)	-8%
Amortization of Loan Costs	2,275	2,274	0	27,295	27,292	3	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>18,595</b>	<b>39,382</b>	<b>(20,787)</b>	<b>451,794</b>	<b>472,578</b>	<b>(20,784)</b>	<b>-4%</b>
<b>Total Operating Expenses</b>	<b>\$ 169,031</b>	<b>\$ 176,975</b>	<b>\$ (7,944)</b>	<b>\$ 2,247,565</b>	<b>\$ 2,123,699</b>	<b>\$ 123,866</b>	<b>6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 18,790</b>	<b>\$ 7,463</b>	<b>\$ 11,327</b>	<b>\$ (54,611)</b>	<b>\$ 89,561</b>	<b>\$ (144,172)</b>	<b>-161%</b>
Extraordinary Maintenance	14,938	-	14,938	96,557	-	96,557	
Depreciation Expense	53,083	53,610	(527)	640,435	643,325	(2,890)	0%
<b>Total Expenses</b>	<b>\$ 237,052</b>	<b>\$ 230,585</b>	<b>\$ 6,467</b>	<b>\$ 2,984,557</b>	<b>\$ 2,767,024</b>	<b>\$ 217,533</b>	<b>8%</b>
<b>Net Gain (Loss)</b>	<b>\$ (49,231)</b>	<b>\$ (46,147)</b>	<b>\$ (3,084)</b>	<b>\$ (791,603)</b>	<b>\$ (553,764)</b>	<b>\$ (237,839)</b>	<b>43%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 23,209	\$ 18,972	\$ 4,237	\$ 255,963	\$ 227,668	\$ 28,295	12%
Rental Subsidies	29,033	31,269	(2,236)	357,875	375,224	(17,349)	-5%
Vacancy Loss	(2,301)	(1,507)	(794)	(31,995)	(18,087)	(13,908)	77%
Net Rental Revenue	<b>49,941</b>	<b>48,734</b>	<b>1,207</b>	<b>581,843</b>	<b>584,805</b>	<b>(2,962)</b>	<b>-1%</b>
Tenant Revenue - Other	343	1,042	(698)	2,510	12,500	(9,990)	-80%
<b>Total Tenant Revenue</b>	<b>50,284</b>	<b>49,775</b>	<b>509</b>	<b>584,354</b>	<b>597,305</b>	<b>(12,952)</b>	<b>-2%</b>
Investment Income - Unrestricted	1,881	1,667	215	22,509	20,000	2,509	13%
Other Revenue	3,473	2,220	1,253	37,579	26,640	10,939	41%
<b>Total Revenue</b>	<b>\$ 55,639</b>	<b>\$ 53,662</b>	<b>\$ 1,976</b>	<b>\$ 644,441</b>	<b>\$ 643,945</b>	<b>\$ 496</b>	<b>0%</b>
Administrative Salaries	3,848	2,593	1,255	32,119	31,112	1,007	3%
Auditing Fees	1,157	956	201	10,410	11,473	(1,063)	-9%
Property Management Fee	2,641	3,120	(478)	31,036	37,437	(6,401)	-17%
Asset Management Fees	1,061	1,052	9	12,819	12,625	194	2%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	816	729	87	9,637	8,749	888	10%
Office Expenses	654	884	(230)	9,461	10,603	(1,142)	-11%
Legal Expense	-	42	(42)	-	500	(500)	-100%
Training & Travel	-	81	(81)	762	977	(215)	-22%
Other	222	146	76	4,000	1,750	2,250	129%
<b>Total Operating - Administrative</b>	<b>10,399</b>	<b>9,606</b>	<b>793</b>	<b>110,245</b>	<b>115,276</b>	<b>(5,031)</b>	<b>-4%</b>
<b>Total Tenant Services</b>	<b>1,993</b>	<b>1,793</b>	<b>200</b>	<b>19,262</b>	<b>21,513</b>	<b>(2,251)</b>	<b>-10%</b>
Water	1,646	2,047	(401)	33,788	24,558	9,230	38%
Electricity	885	737	147	12,678	8,845	3,833	43%
Gas	497	404	93	5,646	4,851	795	16%
Sewer	1,245	1,569	(324)	24,608	18,826	5,782	31%
<b>Total Utilities</b>	<b>\$ 4,273</b>	<b>\$ 4,757</b>	<b>\$ (484)</b>	<b>\$ 76,719</b>	<b>\$ 57,080</b>	<b>\$ 19,639</b>	<b>34%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,937	\$ 3,325	\$ 5,612	\$ 44,054	\$ 39,894	\$ 4,160	10%
Maintenance - Materials & Other	2,008	2,875	(867)	29,101	34,500	(5,399)	-16%
Maintenance and Operations Contracts	7,424	5,585	1,839	80,985	67,017	13,968	21%
Employee Benefit Contributions - Maintenance	1,247	1,148	100	14,160	13,770	390	3%
<b>Total Maintenance</b>	<b>19,615</b>	<b>12,932</b>	<b>6,683</b>	<b>168,301</b>	<b>155,181</b>	<b>13,120</b>	<b>8%</b>
<b>Total Insurance Premiums</b>	<b>3,457</b>	<b>8,973</b>	<b>(5,516)</b>	<b>112,125</b>	<b>107,676</b>	<b>4,449</b>	<b>4%</b>
Other General Expenses	116	-	116	711	-	711	
Compensated Absences	621	-	621	7,608	-	7,608	
Property Taxes	1,822	1,857	(35)	21,862	22,284	(422)	-2%
Bad debt - Tenant Rents	3,791	324	3,467	3,791	3,886	(95)	-2%
<b>Total Other General Expenses</b>	<b>6,350</b>	<b>2,181</b>	<b>4,169</b>	<b>33,972</b>	<b>26,170</b>	<b>7,802</b>	<b>30%</b>
Interest of Mortgage (or Bonds) Payable	3,152	3,418	(267)	39,321	41,018	(1,697)	-4%
Interest on Notes Payable (Seller Financing)	6,714	6,714	0	80,562	80,562	0	0%
Amortization of Loan Costs	1,664	1,664	-	19,965	19,965	-	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>11,529</b>	<b>11,795</b>	<b>(267)</b>	<b>139,848</b>	<b>141,545</b>	<b>(1,697)</b>	<b>-1%</b>
<b>Total Operating Expenses</b>	<b>\$ 57,615</b>	<b>\$ 52,037</b>	<b>\$ 5,579</b>	<b>\$ 660,473</b>	<b>\$ 624,441</b>	<b>\$ 36,032</b>	<b>6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (1,977)</b>	<b>\$ 1,625</b>	<b>\$ (3,602)</b>	<b>\$ (16,032)</b>	<b>\$ 19,504</b>	<b>\$ (35,536)</b>	<b>-182%</b>
Extraordinary Maintenance	-	-	-	30,515	-	30,515	
Depreciation Expense	18,775	18,774	1	225,294	225,293	1	0%
<b>Total Expenses</b>	<b>\$ 76,390</b>	<b>\$ 70,811</b>	<b>\$ 5,579</b>	<b>\$ 916,282</b>	<b>\$ 849,734</b>	<b>\$ 66,548</b>	<b>8%</b>
<b>Net Gain (Loss)</b>	<b>\$ (20,752)</b>	<b>\$ (17,149)</b>	<b>\$ (3,603)</b>	<b>\$ (271,841)</b>	<b>\$ (205,789)</b>	<b>\$ (66,052)</b>	<b>32%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 47,824	\$ 49,818	\$ (1,994)	\$ 606,111	\$ 597,814	\$ 8,297	1%
Rental Subsidies	47,971	45,977	1,994	543,429	551,726	(8,297)	-2%
Vacancy Loss	(432)	(2,395)	1,962	(43,785)	(28,738)	(15,047)	52%
Net Rental Revenue	<b>95,363</b>	<b>93,400</b>	<b>1,962</b>	<b>1,105,755</b>	<b>1,120,802</b>	<b>(15,047)</b>	<b>-1%</b>
Tenant Revenue - Other	328	792	(464)	6,801	9,500	(2,699)	-28%
<b>Total Tenant Revenue</b>	<b>95,690</b>	<b>94,192</b>	<b>1,499</b>	<b>1,112,556</b>	<b>1,130,302</b>	<b>(17,746)</b>	<b>-2%</b>
Investment Income - Unrestricted	3,428	2,667	761	41,370	32,000	9,370	29%
Other Revenue	3,424	2,067	1,357	40,094	24,800	15,294	62%
<b>Total Revenue</b>	<b>\$ 102,542</b>	<b>\$ 98,925</b>	<b>\$ 3,617</b>	<b>\$ 1,194,020</b>	<b>\$ 1,187,102</b>	<b>\$ 6,918</b>	<b>1%</b>
Administrative Salaries	6,770	6,218	552	72,464	74,615	(2,151)	-3%
Auditing Fees	2,237	1,849	388	20,136	22,192	(2,056)	-9%
Property Management Fee	6,009	5,776	234	68,843	69,306	(463)	-1%
Asset Management Fees	1,078	1,069	9	13,119	12,831	288	2%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	2,339	1,873	466	28,030	22,476	5,554	25%
Office Expenses	1,366	1,933	(567)	21,268	23,193	(1,925)	-8%
Legal Expense	-	125	(125)	2,126	1,500	626	42%
Training & Travel	-	158	(158)	2,003	1,891	112	6%
Other	585	292	294	8,903	3,500	5,403	154%
<b>Total Operating - Administrative</b>	<b>20,384</b>	<b>19,296</b>	<b>1,088</b>	<b>236,891</b>	<b>231,554</b>	<b>5,337</b>	<b>2%</b>
<b>Total Tenant Services</b>	<b>10,418</b>	<b>6,845</b>	<b>3,572</b>	<b>76,410</b>	<b>82,145</b>	<b>(5,735)</b>	<b>-7%</b>
Water	1,784	2,044	(260)	25,041	24,533	508	2%
Electricity	10,889	8,878	2,011	120,844	106,535	14,309	13%
Gas	1,695	996	698	9,110	11,955	(2,845)	-24%
Sewer	1,084	1,232	(148)	14,778	14,787	(9)	0%
<b>Total Utilities</b>	<b>\$ 15,453</b>	<b>\$ 13,151</b>	<b>\$ 2,302</b>	<b>\$ 169,774</b>	<b>\$ 157,810</b>	<b>\$ 11,964</b>	<b>8%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,080	\$ 9,455	\$ (3,375)	\$ 113,078	\$ 113,462	\$ (384)	0%
Maintenance - Materials & Other	950	3,192	(2,241)	42,855	38,300	4,555	12%
Maintenance and Operations Contracts	4,612	10,564	(5,952)	93,491	126,765	(33,274)	-26%
Employee Benefit Contributions - Maintenance	535	2,120	(1,585)	21,444	25,437	(3,993)	-16%
<b>Total Maintenance</b>	<b>12,177</b>	<b>25,330</b>	<b>(13,153)</b>	<b>270,868</b>	<b>303,964</b>	<b>(33,096)</b>	<b>-11%</b>
Property Insurance	2,588	3,391	(803)	26,266	40,692	(14,426)	-35%
Workmen's Compensation	284	290	(6)	3,795	3,480	315	9%
All Other Insurance	236	214	22	5,204	2,572	2,632	102%
<b>Total Insurance Premiums</b>	<b>3,108</b>	<b>3,895</b>	<b>(788)</b>	<b>35,264</b>	<b>46,744</b>	<b>(11,480)</b>	<b>-25%</b>
Other General Expenses	114	-	114	6,492	-	6,492	
Compensated Absences	3,067	-	3,067	23,941	-	23,941	
Taxes	2,399	2,446	(46)	28,794	29,349	(555)	-2%
Bad debt - Tenant Rents	132	321	(189)	1,758	3,855	(2,097)	-54%
<b>Total Other General Expenses</b>	<b>5,712</b>	<b>2,767</b>	<b>2,945</b>	<b>60,985</b>	<b>33,204</b>	<b>27,781</b>	<b>84%</b>
Interest of Mortgage (or Bonds) Payable	5,181	5,365	(184)	64,567	64,383	184	0%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	110,582	110,583	(1)	0%
Amortization of Loan Costs	1,568	1,568	(0)	18,816	18,816	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>15,965</b>	<b>16,149</b>	<b>(184)</b>	<b>193,965</b>	<b>193,782</b>	<b>183</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 83,216</b>	<b>\$ 87,434</b>	<b>\$ (4,218)</b>	<b>\$ 1,044,158</b>	<b>\$ 1,049,203</b>	<b>\$ (5,045)</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 19,326</b>	<b>\$ 11,492</b>	<b>\$ 7,835</b>	<b>\$ 149,862</b>	<b>\$ 137,899</b>	<b>\$ 11,963</b>	<b>9%</b>
Extraordinary Maintenance	1,685	-	1,685	34,819	-	34,819	
Depreciation Expense	31,139	40,528	(9,389)	373,668	486,336	(112,668)	-23%
<b>Total Expenses</b>	<b>\$ 116,040</b>	<b>\$ 127,962</b>	<b>\$ (11,922)</b>	<b>\$ 1,452,645</b>	<b>\$ 1,535,539</b>	<b>\$ (82,894)</b>	<b>-5%</b>
<b>Net Gain (Loss)</b>	<b>\$ (13,498)</b>	<b>\$ (29,036)</b>	<b>\$ 15,539</b>	<b>\$ (258,625)</b>	<b>\$ (348,437)</b>	<b>\$ 89,812</b>	<b>-26%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 11,018	\$ 9,491	\$ 1,527	\$ 120,838	\$ 113,888	\$ 6,950	6%
Rental Subsidies	7,307	8,139	(832)	94,562	97,662	(3,100)	-3%
Vacancy Loss	(216)	(353)	137	(7,069)	(4,232)	(2,837)	67%
<b>Net Rental Revenue</b>	<b>18,109</b>	<b>17,276</b>	<b>833</b>	<b>208,331</b>	<b>207,318</b>	<b>1,013</b>	<b>0%</b>
Tenant Revenue - Other	(151)	108	(259)	988	1,300	(312)	
<b>Total Tenant Revenue</b>	<b>17,958</b>	<b>17,385</b>	<b>573</b>	<b>209,319</b>	<b>208,618</b>	<b>701</b>	<b>0%</b>
Investment Income - Unrestricted	666	583	82	7,861	7,000	861	12%
Other Revenue	199	275	(76)	2,659	3,300	(641)	-19%
<b>Total Revenue</b>	<b>\$ 18,823</b>	<b>\$ 18,243</b>	<b>\$ 580</b>	<b>\$ 219,839</b>	<b>\$ 218,918</b>	<b>\$ 921</b>	<b>0%</b>
Administrative Salaries	1,191	864	327	10,904	10,371	533	5%
Auditing Fees	381	315	66	3,424	3,774	(350)	-9%
Property Management Fee	874	883	(9)	10,406	10,596	(190)	-2%
Asset Management Fees	1,057	1,057	0	14,320	12,682	1,638	13%
Employee Benefit contributions - Administrative	265	243	22	3,291	2,916	375	13%
Office Expenses	715	405	309	5,288	4,863	425	9%
Legal Expense	-	42	(42)	520	500	20	4%
Training & Travel	-	27	(27)	311	322	(11)	-3%
Other	54	154	(100)	1,860	1,850	10	1%
<b>Total Operating - Administrative</b>	<b>4,536</b>	<b>3,994</b>	<b>542</b>	<b>50,323</b>	<b>47,924</b>	<b>2,399</b>	<b>5%</b>
<b>Total Tenant Services</b>	<b>-</b>	<b>8</b>	<b>(8)</b>	<b>-</b>	<b>100</b>	<b>(100)</b>	<b>-100%</b>
Water	338	369	(31)	3,813	4,428	(615)	-14%
Electricity	1,083	1,037	46	14,971	12,449	2,522	20%
Gas	846	496	350	4,554	5,950	(1,396)	-23%
Sewer	221	213	8	2,470	2,553	(83)	-3%
<b>Total Utilities</b>	<b>\$ 2,488</b>	<b>\$ 2,115</b>	<b>\$ 373</b>	<b>\$ 25,807</b>	<b>\$ 25,380</b>	<b>\$ 427</b>	<b>2%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,610	\$ 1,108	\$ 501	\$ 12,244	\$ 13,298	\$ (1,054)	-8%
Maintenance - Materials & Other	13	704	(692)	11,847	8,450	3,397	40%
Maintenance and Operations Contracts	748	2,404	(1,656)	22,308	28,844	(6,536)	-23%
Employee Benefit Contributions - Maintenance	285	383	(97)	4,506	4,590	(84)	-2%
<b>Total Maintenance</b>	<b>2,655</b>	<b>4,598</b>	<b>(1,943)</b>	<b>50,905</b>	<b>55,182</b>	<b>(4,277)</b>	<b>-8%</b>
<b>Total Protective Services</b>	<b>1,300</b>	<b>1,258</b>	<b>42</b>	<b>14,220</b>	<b>15,097</b>	<b>(877)</b>	<b>-6%</b>
<b>Total Insurance Premiums</b>	<b>1,039</b>	<b>1,310</b>	<b>(271)</b>	<b>12,166</b>	<b>15,721</b>	<b>(3,555)</b>	<b>-23%</b>
Other General Expenses	5	-	5	1,147	-	1,147	
Compensated Absences	363	-	363	3,320	-	3,320	
Taxes	609	621	(12)	7,305	7,446	(141)	-2%
Bad debt - Tenant Rents	(30)	166	(196)	3,140	1,994	1,146	57%
<b>Total Other General Expenses</b>	<b>947</b>	<b>787</b>	<b>160</b>	<b>14,911</b>	<b>9,440</b>	<b>5,471</b>	<b>58%</b>
Interest of Mortgage (or Bonds) Payable	648	674	(26)	8,103	8,086	17	0%
Amortization of Loan Costs	681	681	0	8,168	8,168	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,328</b>	<b>1,355</b>	<b>(26)</b>	<b>16,272</b>	<b>16,254</b>	<b>18</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 14,293</b>	<b>\$ 15,425</b>	<b>\$ (1,132)</b>	<b>\$ 184,604</b>	<b>\$ 185,098</b>	<b>\$ (494)</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 4,530</b>	<b>\$ 2,819</b>	<b>\$ 1,711</b>	<b>\$ 35,235</b>	<b>\$ 33,820</b>	<b>\$ 1,415</b>	<b>4%</b>
Extraordinary Maintenance	-	-	-	5,285	-	5,285	
Depreciation Expense	10,277	10,277	0	123,324	123,324	0	0%
<b>Total Expenses</b>	<b>\$ 24,570</b>	<b>\$ 25,702</b>	<b>\$ (1,132)</b>	<b>\$ 313,213</b>	<b>\$ 308,422</b>	<b>\$ 4,791</b>	<b>2%</b>
<b>Net Gain (Loss)</b>	<b>\$ (5,747)</b>	<b>\$ (7,458)</b>	<b>\$ 1,711</b>	<b>\$ (93,374)</b>	<b>\$ (89,504)</b>	<b>\$ (3,870)</b>	<b>4%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 12,155	\$ 15,885	\$ (3,730)	\$ 161,760	\$ 190,618	\$ (28,858)	-15%
Rental Subsidies	22,192	16,828	5,364	231,836	201,939	29,897	15%
Vacancy Loss	(1,491)	(981)	(510)	(19,986)	(11,777)	(8,209)	70%
Net Rental Revenue	<b>32,856</b>	<b>31,732</b>	<b>1,124</b>	<b>373,610</b>	<b>380,780</b>	<b>(7,170)</b>	<b>-2%</b>
Tenant Revenue - Other	11	292	(281)	5,128	3,500	1,628	47%
<b>Total Tenant Revenue</b>	<b>32,867</b>	<b>32,023</b>	<b>844</b>	<b>378,737</b>	<b>384,280</b>	<b>(5,543)</b>	<b>-1%</b>
Investment Income - Unrestricted	2,076	542	1,534	9,120	6,500	2,620	40%
Other Revenue	186	75	111	4,925	900	4,025	447%
<b>Total Revenue</b>	<b>\$ 35,129</b>	<b>\$ 32,640</b>	<b>\$ 2,489</b>	<b>\$ 392,783</b>	<b>\$ 391,680</b>	<b>\$ 1,103</b>	<b>0%</b>
Administrative Salaries	3,488	3,370	117	39,751	40,445	(694)	-2%
Auditing Fees	822	679	143	7,397	8,152	(755)	-9%
Property Management Fee	1,872	1,926	(54)	22,569	23,110	(541)	-2%
Asset Management Fees	746	746	(0)	8,956	8,957	(1)	0%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	472	473	(0)	6,789	5,674	1,115	20%
Office Expenses	1,168	552	616	6,051	6,621	(570)	-9%
Legal Expense	-	42	(42)	81	500	(420)	-84%
Training & Travel	-	58	(58)	680	695	(15)	-2%
Other	172	92	80	2,264	1,100	1,164	106%
<b>Total Operating - Administrative</b>	<b>8,740</b>	<b>7,942</b>	<b>798</b>	<b>94,537</b>	<b>95,304</b>	<b>(767)</b>	<b>-1%</b>
<b>Total Tenant Services</b>	<b>2,273</b>	<b>1,147</b>	<b>1,126</b>	<b>14,349</b>	<b>13,769</b>	<b>580</b>	<b>4%</b>
Water	1,455	1,135	320	16,006	13,620	2,386	18%
Electricity	1,298	356	941	7,255	4,275	2,980	70%
Gas	355	203	152	2,182	2,432	(250)	-10%
Sewer	1,192	1,015	178	13,077	12,175	902	7%
<b>Total Utilities</b>	<b>\$ 4,300</b>	<b>\$ 2,709</b>	<b>\$ 1,591</b>	<b>\$ 38,520</b>	<b>\$ 32,502</b>	<b>\$ 6,018</b>	<b>19%</b>



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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,834	\$ 3,184	\$ (350)	\$ 32,694	\$ 38,208	\$ (5,514)	-14%
Maintenance - Materials & Other	527	1,462	(936)	20,979	17,550	3,429	20%
Maintenance and Operations Contracts	2,697	2,771	(73)	40,539	33,250	7,289	22%
Employee Benefit Contributions - Maintenance	780	1,040	(260)	13,441	12,481	960	8%
<b>Total Maintenance</b>	<b>6,837</b>	<b>8,457</b>	<b>(1,620)</b>	<b>107,653</b>	<b>101,489</b>	<b>6,164</b>	<b>6%</b>
<b>Total Insurance Premiums</b>	<b>5,497</b>	<b>5,175</b>	<b>322</b>	<b>62,933</b>	<b>62,101</b>	<b>832</b>	<b>1%</b>
Other General Expenses	12	-	12	1,057	-	1,057	
Compensated Absences	859	-	859	7,125	-	7,125	
Property Taxes	1,601	1,632	(31)	19,214	19,588	(374)	-2%
Bad debt - Tenant Rents	(1,421)	138	(1,559)	3,869	1,655	2,214	134%
<b>Total Other General Expenses</b>	<b>1,051</b>	<b>1,770</b>	<b>(719)</b>	<b>31,265</b>	<b>21,243</b>	<b>10,022</b>	<b>47%</b>
Interest of Mortgage (or Bonds) Payable	609	617	(8)	7,381	7,403	(22)	0%
Interest on Notes Payable	1,268	1,268	0	15,215	15,215	0	0%
Amortization of Loan Costs	526	526	0	6,317	6,317	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,403</b>	<b>2,411</b>	<b>(8)</b>	<b>28,913</b>	<b>28,935</b>	<b>(22)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 31,101</b>	<b>\$ 29,611</b>	<b>\$ 1,490</b>	<b>\$ 378,171</b>	<b>\$ 355,343</b>	<b>\$ 22,828</b>	<b>6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 4,028</b>	<b>\$ 3,029</b>	<b>\$ 999</b>	<b>\$ 14,612</b>	<b>\$ 36,337</b>	<b>\$ (21,725)</b>	<b>-60%</b>
Extraordinary Maintenance	-	-	-	8,384	-	8,384	
Depreciation Expense	22,871	24,812	(1,941)	274,452	297,743	(23,291)	-8%
<b>Total Expenses</b>	<b>\$ 53,972</b>	<b>\$ 54,423</b>	<b>\$ (451)</b>	<b>\$ 661,007</b>	<b>\$ 653,086</b>	<b>\$ 7,921</b>	<b>1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (18,843)</b>	<b>\$ (21,783)</b>	<b>\$ 2,940</b>	<b>\$ (268,224)</b>	<b>\$ (261,406)</b>	<b>\$ (6,818)</b>	<b>3%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,269	\$ 9,619	\$ (350)	\$ 108,206	\$ 115,425	\$ (7,219)	-6%
Rental Subsidies	11,745	10,394	1,351	132,588	124,731	7,857	6%
Vacancy Loss	(977)	(600)	(377)	(10,251)	(7,205)	(3,046)	42%
Net Rental Revenue	<b>20,037</b>	<b>19,413</b>	<b>624</b>	<b>230,543</b>	<b>232,951</b>	<b>(2,408)</b>	<b>-1%</b>
Tenant Revenue - Other	-	100	(100)	1,845	1,200	645	
<b>Total Tenant Revenue</b>	<b>20,037</b>	<b>19,513</b>	<b>524</b>	<b>232,389</b>	<b>234,151</b>	<b>(1,762)</b>	<b>-1%</b>
Investment Income - Unrestricted	1,434	417	1,017	7,258	5,000	2,258	45%
Other Revenue	-	42	(42)	-	500	(500)	-100%
<b>Total Revenue</b>	<b>\$ 21,471</b>	<b>\$ 19,971</b>	<b>\$ 1,500</b>	<b>\$ 239,647</b>	<b>\$ 239,651</b>	<b>\$ (4)</b>	<b>0%</b>
Administrative Salaries	1,583	1,518	65	17,802	18,215	(413)	-2%
Auditing Fees	548	453	95	4,931	5,435	(504)	0%
Property Management Fee	1,202	1,173	29	13,877	14,079	(202)	-1%
Asset Management Fees	746	746	(0)	8,956	8,956	(0)	0%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	252	270	(18)	3,812	3,238	574	18%
Office Expenses	960	306	654	4,219	3,668	551	15%
Legal Expense	-	42	(42)	-	500	(500)	-100%
Training & Travel	-	39	(39)	211	463	(252)	-55%
Other	50	92	(41)	1,236	1,100	136	12%
<b>Total Operating - Administrative</b>	<b>5,342</b>	<b>4,642</b>	<b>700</b>	<b>55,044</b>	<b>55,704</b>	<b>(660)</b>	<b>-1%</b>
<b>Total Tenant Services</b>	<b>550</b>	<b>704</b>	<b>(154)</b>	<b>6,927</b>	<b>8,445</b>	<b>(1,518)</b>	<b>-18%</b>
Water	2,099	1,000	1,099	16,882	12,002	4,880	41%
Electricity	674	189	486	3,115	2,265	850	38%
Gas	226	119	107	1,346	1,430	(84)	-6%
Sewer	1,665	836	829	12,884	10,037	2,847	28%
<b>Total Utilities</b>	<b>\$ 4,665</b>	<b>\$ 2,144</b>	<b>\$ 2,521</b>	<b>\$ 34,227</b>	<b>\$ 25,734</b>	<b>\$ 8,493</b>	<b>33%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 958	\$ 1,061	\$ (103)	\$ 11,052	\$ 12,736	\$ (1,684)	-13%
Maintenance - Materials & Other	326	325	1	11,099	3,900	7,199	185%
Maintenance and Operations Contracts	3,277	2,124	1,154	27,492	25,482	2,010	8%
Employee Benefit Contributions - Maintenance	261	355	(94)	4,509	4,258	251	6%
<b>Total Maintenance</b>	<b>4,823</b>	<b>3,865</b>	<b>958</b>	<b>54,152</b>	<b>46,376</b>	<b>7,776</b>	<b>17%</b>
<b>Total Insurance Premiums</b>	<b>2,344</b>	<b>2,588</b>	<b>(245)</b>	<b>27,836</b>	<b>31,060</b>	<b>(3,224)</b>	<b>-10%</b>
Other General Expenses	-	-	-	5,386	-	5,386	
Compensated Absences	379	-	379	3,027	-	3,027	
Property Taxes	1,099	1,120	(21)	13,189	13,443	(254)	-2%
Bad debt - Tenant Rents	(648)	78	(726)	454	939	(485)	-52%
<b>Total Other General Expenses</b>	<b>830</b>	<b>1,199</b>	<b>(368)</b>	<b>22,056</b>	<b>14,382</b>	<b>7,674</b>	<b>53%</b>
Interest on Notes Payable	2,676	2,676	0	32,108	32,108	0	0%
Amortization of Loan Costs	271	271	0	3,249	3,249	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,946</b>	<b>2,946</b>	<b>0</b>	<b>35,357</b>	<b>35,357</b>	<b>0</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 21,500</b>	<b>\$ 18,088</b>	<b>\$ 3,412</b>	<b>\$ 235,599</b>	<b>\$ 217,058</b>	<b>\$ 18,541</b>	<b>9%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (29)</b>	<b>\$ 1,883</b>	<b>\$ (1,912)</b>	<b>\$ 4,047</b>	<b>\$ 22,593</b>	<b>\$ (18,546)</b>	<b>-82%</b>
Extraordinary Maintenance	15,929	-	15,929	32,569	-	32,569	
Depreciation Expense	11,479	11,974	(495)	137,746	143,685	(5,939)	-4%
<b>Total Expenses</b>	<b>\$ 48,908</b>	<b>\$ 30,062</b>	<b>\$ 18,846</b>	<b>\$ 405,914</b>	<b>\$ 360,743</b>	<b>\$ 45,171</b>	<b>13%</b>
<b>Net Gain (Loss)</b>	<b>\$ (27,437)</b>	<b>\$ (10,091)</b>	<b>\$ (17,346)</b>	<b>\$ (166,267)</b>	<b>\$ (121,092)</b>	<b>\$ (45,175)</b>	<b>37%</b>



**Kinney Point Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month		Budget		Variance		Year to Date		Budget		Variance	
Maintenance - Labor	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Maintenance - Materials & Other		-		-		-		-		-		-
Maintenance and Operations Contracts		-		-		-		-		-		-
Employee Benefit Contributions - Maintenance		-		-		-		-		-		-
<b>Total Maintenance</b>		-		-		-		-		-		-
Protective Services - Labor		-		-		-		-		-		-
95200 Protective Services - Other Contract Costs		-		-		-		-		-		-
Protective Services - Other		-		-		-		-		-		-
Employee Benefit Contributions - Protective Services		-		-		-		-		-		-
<b>Total Protective Services</b>		-		-		-		-		-		-
Property Insurance		-		-		-		-		-		-
Liability Insurance		-		-		-		-		-		-
Workmen's Compensation		-		-		-		-		-		-
All Other Insurance		-		-		-		-		-		-
<b>Total Insurance Premiums</b>		-		-		-		-		-		-
Other General Expenses		-		-		-		-		-		-
Compensated Absences		-		-		-		-		-		-
Property Taxes		-		-		-		-		-		-
Bad debt - Tenant Rents		-		-		-		-		-		-
<b>Total Other General Expenses</b>		-		-		-		-		-		-
Interest on Notes Payable		-		-		-		-		-		-
Amortization of Loan Costs		-		-		-		-		-		-
<b>Total Interest Expense and Amortization Cost</b>		-		-		-		-		-		-
<b>Total Operating Expenses</b>	\$	-	\$	-	\$	-	\$	228	\$	-	\$	228
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	-	\$	-	\$	-	\$	517,283	\$	-	\$	517,283
Extraordinary Maintenance		-		-		-		-		-		-
Depreciation Expense		-		-		-		-		-		-
<b>Total Expenses</b>	\$	-	\$	-	\$	-	\$	228	\$	-	\$	228
<b>Net Gain (Loss)</b>	\$	-	\$	-	\$	-	\$	517,283	\$	-	\$	517,283

**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	Percent of Variance
Management Fee	\$ -	\$ -	\$ 335,006	\$ 335,006	\$ 363,963	\$ (28,957)	-8%
Asset Management Fee	-	-	14,400	14,400	14,400	-	0%
Book Keeping Fee	-	-	160,095	160,095	175,740	(15,645)	-9%
<b>Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>509,501</b>	<b>509,501</b>	<b>554,103</b>	<b>\$ (44,602)</b>	<b>-8%</b>
Interest Income	7,071	19,397	19,652	46,120	16,633	29,487	177%
Investment Income	15,506	767,124	-	782,630	556,196	226,434	41%
Other Revenue	50,000	394,714	926	445,640	405,903	39,737	10%
Gain or Loss on Sale of Capital Assets	-	(46,192)	(19,724)	(65,916)	-	(65,916)	
<b>Total Revenue</b>	<b>\$ 72,577</b>	<b>\$ 1,135,043</b>	<b>\$ 510,355</b>	<b>\$ 1,717,976</b>	<b>\$ 1,532,835</b>	<b>\$ 185,141</b>	<b>12%</b>
Administrative Salaries	84,959	271,447	373,702	730,107	807,413	(77,306)	-10%
Auditing Fees	-	5,258	9,549	14,807	17,000	(2,193)	-13%
Advertising and Marketing	2,000	-	1,668	3,668	275	3,393	1234%
Employee Benefits - Admin.	26,810	66,538	81,944	175,292	168,702	6,590	4%
Office Expenses	5,395	17,800	79,170	102,366	106,660	(4,294)	-4%
Legal Expense	-	-	23,768	23,768	3,500	20,268	579%
Training & Travel	153	100	10,538	10,791	36,500	(25,709)	-70%
Other	7,516	4,987	15,788	28,291	25,000	3,291	13%
<b>Total Operating - Administration</b>	<b>126,833</b>	<b>366,130</b>	<b>596,127</b>	<b>1,089,090</b>	<b>1,165,050</b>	<b>(75,960)</b>	<b>-7%</b>
Water	-	954	395	1,348	1,250	98	8%
Electricity	-	4,865	2,417	7,283	5,900	1,383	23%
Gas	-	2,931	543	3,473	3,750	(277)	-7%
Sewer	-	566	129	696	700	(4)	-1%
<b>Total Utilities</b>	<b>-</b>	<b>9,316</b>	<b>3,484</b>	<b>12,800</b>	<b>11,600</b>	<b>1,200</b>	<b>10%</b>
Maintenance - Labor	-	-	-	-	-	-	
Maintenance - Materials	-	560	1,689	2,250	6,550	(4,300)	-66%
Maint Contracts, Miscellaneous	-	357	406	763	8,500	(7,737)	-91%
Maint Contracts-Trash Removal	-	1,256	-	1,256	1,250	6	0%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	1,095	51	4,848	5,995	8,000	(2,005)	-25%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	60	-	60	-	60	
Maint Contracts-Extermination	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	3,255	3,255	6,510	8,700	(2,190)	-25%
Maintenance Contracts	1,095	4,980	8,509	14,584	26,450	(11,866)	-45%
Employee Benefits - Maint.	-	-	-	-	-	-	
<b>Total Maintenance</b>	<b>1,095</b>	<b>5,540</b>	<b>10,198</b>	<b>16,833</b>	<b>33,000</b>	<b>(16,167)</b>	<b>-49%</b>
<b>Total Insurance Premiums</b>	<b>1,848</b>	<b>19,481</b>	<b>8,669</b>	<b>29,999</b>	<b>16,772</b>	<b>13,227</b>	<b>79%</b>
<b>Total Other Expenses</b>	<b>11,368</b>	<b>97,777</b>	<b>25,976</b>	<b>135,121</b>	<b>77,914</b>	<b>57,207</b>	<b>73%</b>
Interest of Bonds Payable	-	305,454	-	305,454	289,424	16,030	6%
Interest on Notes Payable	-	22,347	-	22,347	22,500	(153)	-1%
<b>Total Interest/Amortization</b>	<b>-</b>	<b>327,802</b>	<b>-</b>	<b>327,802</b>	<b>311,924</b>	<b>15,878</b>	<b>5%</b>
<b>Total Operating Expenses</b>	<b>\$ 141,144</b>	<b>\$ 826,046</b>	<b>\$ 644,455</b>	<b>\$ 1,611,645</b>	<b>\$ 1,616,260</b>	<b>\$ (4,615)</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (68,567)</b>	<b>\$ 308,997</b>	<b>\$ (134,100)</b>	<b>\$ 106,330</b>	<b>\$ (83,425)</b>	<b>\$ 189,755</b>	<b>-227%</b>
Depreciation Expense	-	29,185	1,197	30,382	27,246	3,136	12%
<b>Total Expenses</b>	<b>\$ 141,144</b>	<b>\$ 855,231</b>	<b>\$ 645,652</b>	<b>\$ 1,642,027</b>	<b>\$ 1,643,506</b>	<b>\$ (1,479)</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ (68,567)</b>	<b>\$ 279,812</b>	<b>\$ (135,297)</b>	<b>\$ 75,948</b>	<b>\$ (110,671)</b>	<b>\$ 186,619</b>	<b>-169%</b>



# Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 19, 2025

Re: Current Events

## Executive Summary

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

## Discussion

- 1/23: Project Homeless Connect.
- 1/29: Columbia Values Diversity Celebration
- 1/31: St. Louis County Housing Authority Visit
- 2/5: Economic Outlook Conference
- 2/6: County Community Services Department Site Visit
- 2/12: Missouri Workforce Housing Association: Development and Underwriting Committee Meeting
- 2/18: LIHTC Property Expenditure Monthly Review
- 2/19: CHA Board of Commissioners Meeting
- 2/20: Development Meeting with Fulson and EM Harris
- 2/21: Monthly Meeting with City Housing Director
- 2/24: Emergency Food and Shelter Program Board Meeting
- 2/26: VUF Team Culture Workshop
- 3/4: Cosmopolitan's Breakfast Club
- 3/7: Columbia Public Schools Partners in Education Breakfast
- 3/10-3/13: NAHRO Conference, Washington D.C.

## Recommended Commission Action

Review and consider the report.