



# 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, August 20, 2025

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

**Place:** CHA Administration Building, 201 Switzler Columbia, MO 65203

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of July 16, 2025, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

### SPECIAL ITEMS

- Staff Recognition
- Veterans United Foundation Predictive Index and Leadership Training Review
- FY 2025 Financial Audit and Single Audit Report-Rubin Brown

### RESOLUTIONS

- VI. **Resolution 2991:** To Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2024.
- VII. **Resolution 2992:** To Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2024.
- VIII. **Resolution 2993:** A Resolution to Amend the Bylaws of the Housing Authority of the City of Columbia, Missouri to incorporate technical revisions regarding quorum, meeting dates and locations, and agenda categories.
- IX. **Resolution 2994:** Authorizing an agreement with the City of Columbia for cost associated with Patriot Place, water heater replacement.

### REPORTS

- X. **Department Director Reports:** Finance, Affordable Housing Development, Operations, Housing Choice Vouchers, Resident Services and Human Resources.
- XI. Current Events

## **PUBLIC AND COMMISSIONER COMMENT**

- VII. Public Comment (Limited to 5 minutes per speaker)
- VIII. Commissioner Comment
- IX. Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Ms. Julia Jackson, Housing Development Coordinator at (573) 443-2556, extension 7036 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Jackson by email at the following address: [jjackson@columbiaha.com](mailto:jjackson@columbiaha.com)

**Media Contact:** Randy Cole, CEO  
Phone: (573) 443-2556  
E-mail: [jjackson@columbiaha.com](mailto:jjackson@columbiaha.com)

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



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING July 16, 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 July 16, 2025, in the Community Room of Oak Towers, 700 N Garth Ave., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:46 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair  
Rigel Oliveri, Commissioner  
Steve Calloway, Commissioner  
Steve Smith, Commissioner  
Anthony Allen, Commissioner

CHA Staff: Randy Cole, CEO  
David Steffes, Chief Financial Officer  
Darcie Hamilton, Director of Affordable Housing Development  
Justin Anthony, Director of Facilities and Modernization  
Laura Lewis, Director of Affordable Housing Operations  
Kendra Jackson, Director of Housing Programs  
Caitlin Hammons, Director of Resident Services  
Jeff Forck, Director of Safety  
Julia Jackson, Housing Development Coordinator

Public: Amelia Schaefer, Reporter, Columbia Missourian

### III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Rigel Oliveri and a second by Steve Smith. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

### IV. Approval of the Minutes

#### Approval of June 18, 2025 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on June 18, 2025. A motion was made by Rigel Oliveri. A second motion was made by Steve Smith. All other Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**V. Election of Officers**

The CEO communicated that the CHA Bylaws require Officer positions be reaffirmed each year at the Annual Meeting, including the positions of Chair and Vice Chair. Rigel Oliveri indicated she would serve as Vice Chair and Bob Hutton indicated he would serve as Chair. A motion was made by Rigel Oliveri to affirm the Chair and Vice-Chair positions, and the motion was seconded by Steve Smith. The CHA Board voted unanimously on appointing Bob Hutton as Chair and Rigel Oliveri as Vice Chair.

**VI. Public Comment**

Mr. Hutton recognized Reporter Amelia Schaefer of the Columbia Missourian.

**VII. 5-Year Strategic Plan Overview**

The CEO provided an overview of the current 5-year strategic plan and indicated a desire to both update new and tenured board members. The report noted significant progress in each of the 6 goal areas including new development, expansion of vouchers, and other operational goals. The CEO indicated the need for continued and additional progress in some operational areas including a new ERP system, procurement, budget policy and standardizing procedures across departments.

**VIII. CHA Bylaws Review**

The CEO provided an overview of Bylaw items recommended for review and modifying based upon legal review. The recommended updates included clarifying quorum and voting action requirements, as well as date and time of meetings, and agenda naming conventions. Commissioner Oliveri indicated a desire to include language regarding virtual attendance within quorum and voting requirements. The CEO indicated he would work with the CHA legal representative to incorporate this change. The CEO also noted other public housing authorities with significant operations such as CHA incorporate additional provisions in their Bylaws specifying additional procedures and clarity of roles. He also reviewed a sample document. The CHA Board indicated prioritizing addressing the current Bylaw items noted by CHA legal review.

**IX. Kinney Point Site Tour**

The CHA CEO, CHA Board and Missourian Reporter walked from Oak Towers to the Kinney Point site and toured a 1-bedroom unit and 2-bedroom unit. Questions and discussions were had about building materials, accessibility, efficiency and air-conditioning sizing of the units. The group then walked back to the Oak Towers meeting room.

**SPECIAL ITEMS**

**X. Federal Budget Updates & Impact on CHA Programs**

Mr. Cole discussed the CHA and its operations as it relates to the 2026 Budget and congressional outlook. The CEO noted that the Presidential proposed budget included reductions in several programs, however it was noted that this is only a proposal and that Congress is still in the 2026 appropriations process. The CEO review the potential impact of the proposed cuts, and also again noted that this was still a budget concept. The CEO noted there will likely be continuing resolutions through March 2026. March 2025's continuing resolution increased Section 8 funding by \$3 billion. The CEOP noted that CHA and HUD have contingency plans to stay funded for 30-60



days in the event of a federal government shutdown. The CEO also noted the importance of the HCV administrative fees and their impact to the CHA general fund.

Mr. Cole reminded commissioners that they have less restrictions in political activity than staff and noted that CHA staff are restricted by the HATCH Act and Byrd Amendments.

Mr. Calloway asked if HR1 and the Big Beautiful Bill shift responsibilities to the states for budget cuts. Mr. Smith asked if there was someone at the state to discuss the shift in federal-state responsibilities. Mr. Cole stated that he will share information as it becomes available and also noted that the Big Beautiful Bill included additional flexibility for 4% LIHTC projects.

## **XI. Financial Planning Considerations, Budget Timeline & Simplified Financial Overview**

Mr. Cole presented the financial management roles of the Board of Directors, CEO and CFO. He then discussed financial planning methods. Applicable operating expenses related to Kinney Point and Park Avenue can be allocated to those construction projects. He is considering a predevelopment loan for Providence Walkway and Blind Boone Apartments. An initial proposal has been received from one bank. The CEO noted that expenses for employees will be prioritized over other expenses. Mr. Cole then presented a breakdown of the Public Housing funds for 2026 and 2027.

In 2027, Mr. Cole and Mr. Steffes plan to transition to an Allocation Method due to final RAD conversions. The current accounting method uses a Central Office Cost Center, however, as public housing is phased out of CHA's programs, the allocation method will be used to distribute costs between operating entities under CHA.

Mr. Steffes then presented a new simplified financial overview. The full financial report is still available, however this focuses on key metrics. Currently, CHA is experiencing rising safety debt. The CHALIS reimbursement has been managed well to date. Property insurance costs are still a challenge, however a \$60,000 in premium expense was saved by rebidding Bryant Walkway and Bryant Walkway II together. During the annual rebid in November, the combination of more properties together into a single policy will be considered. This is more possible after all public housing has been through the RAD Conversion process.

Mr. Steffes then presented the May 2025 financials. All property revenues are up with the exception of Bryant Walkway. Bear Creek and Stuart Parker are under budget, while others are parallel with insurance costs. He then presented the entity-wide revenue and expenses and balance sheet. The quick ratio, which measures unrestricted current assets versus current liabilities, is 2.81. The base goal for the quick ratio is greater than or equal to 1.0, with a stretch goal of 2.0 or greater. He will break it down by property in the future. The months expendable net assets ratio, which measures liabilities to equity, was 7.9 total, with 3.7 of unrestricted funds. The base goal is 1.0 or greater, with a stretch goal of 4.0 or greater. Mr. Steffes has begun monitoring these metrics based on recommendations in a HUD white paper.

Mr. Steffes then discussed the upcoming budget season. This kicks off in late July with meetings with directors. A 1<sup>st</sup> draft will be submitted to the CEO by 8/22. A 2<sup>nd</sup> draft will be submitted by 9/5. The budget will be publicly posted for 45 days from 9/8 to 10/22. The final budget will be presented to the CEO by 10/17. The budget package will then be presented to the Board by 10/31.

Final revisions will be made by 11/7. 11/15 is the deadline to submit the LIHTC budget. The budget will be presented for approval at the November Board meeting.

## **XII. Affordable Housing Initiative Updates and Planning**

Ms. Hamilton presented updates for the Affordable Housing Initiative. Leasing has begun for Kinney Point. Full lease up is expected by the end of the year. Park Avenue is expected to close on July 24. The first and second blocks of Park Avenue's existing building are expected to be demolished by October 1.

MHDC FIRM Submission is in progress. Providence Walkway has a deadline of August 15. Blind Boone Apartments has a deadline of August 30. This will secure the initial funding with intent to close in the first quarter of 2026. Following FIRM Submission, Subsidy Layering Review will be due within 30 days to HUD.

\$3 million in ARPA funding has been secured from the City of Columbia with an additional \$350 thousand in County funds to be used by 9/1/2026.

Efforts are being made to decrease the time to complete these projects. Kinney Point and Park Avenue took 17 months. Providence Walkway is expected to take 12 months and 8 months for Blind Boone Apartments. This has been done with increased transparency and teamwork.

She then presented updates on the Kinney Point project. Reimbursements were received from the Department of Economic Development. A partner lease up event will be on July 24. Final move-ins are expected in November and December. They are leasing the first 10 units. 86 applications were pulled from the wait list with 6 pre-approved. The goal is full occupancy by December 31. She then discussed the eligibility requirements for the property. Mr. Calloway asked if the Homeless Management Information System is used. Mr. Cole stated that the system is used by the HCV department to track homelessness.

Ms. Hamilton then presented updates on the Park Avenue Project. The city has reviewed the closing documents. HUD is scheduled to sign on July 17. The anticipated closing date is July 24. The first two blocks are planned to be demolished by October 1 to accommodate CDBG deadlines and expedite progress. This project will convert 70 units from Public Housing to Project Based Vouchers. There will also be market rate units, which are new to CHA.

Mr. Anthony then presented takeaways from the construction projects. The design and materials were prioritized for durability and ease of maintenance. Fixtures are also standardized across projects. Stovetop fire suppression canisters are installed. He also noted that the first pass of a moving schedule for Park has been developed.

Blind Boone and Providence Walkway are planned for the timely use of \$3 million in ARPA funding. He also presented updates to the Bear Creek Renovations. The ARPA consultants used by the county are new to LIHTC, which has presented hurdles. CHA has received emails that they are good to go.

## **XIII. VUF Predictive Index and United Way ASPIRES Core Assessment & Capacity Grant**

The CEO discussed the results of the VU Foundation predictive index assessments. Ms. Hammons also discussed the United Way ASPIRES program, which evaluates leadership, management, adaptability, and culture. It provides insights and a practical growth plan.

**XIV. CHA Trespass Policy Update Report**

Mr. Cole presented updates to the Trespass Policy. Mr. Forck has worked to reduce the number of individuals on CHA's trespass list to 256. He also drafted a trespass policy update. This aligns it with the Crime Free Lease Addendum. It includes modified trespass warnings. These are designed for residents and trespasses them from common areas with a 3-month warning. There is also a clear property-wide limitation. This was presented to the Resident Advisory Board last month.

Mr. Calloway asked if all methods of harassment count, such as email. Mr. Cole responded that it must be significant and verifiable.

Mr. Cole stated that the list was cut down on a case-by-case basis. He considered if an older infraction is still an issue.

Mr. Calloway asked if there will be a time limit to appeal. Ms. Lewis stated that there is an appeal and review process. Mr. Forck noted that a modified trespass would be 3 months or continue through a resident's termination. A misdemeanor would be a 3-year limit, a felony would be a 5 year limit and a sex offender would be lifetime. Individuals will not be notified when they fall off the list.

**XV. HCV Two Year Tool for Monthly Reporting and HCV Projections**

Ms. Jackson presented data from the Housing Choice Voucher Program. She presented a new leasing and spending projection. She discussed the key ratios. CHA is cutting into the shortfall as vouchers drop off. The new data allows for more timely management and decision making for course correction. HUD also discusses the report with CHA staff. Ms. Jackson noted that she would want the trend to be upward, however it is declining because of the limited vouchers. It takes significant action and months to see results. Currently, 1,635 families use vouchers. She discussed projections for the next fiscal year.

**XVI. Current Events**

Mr. Cole reviewed the current events for July and August.

**PUBLIC AND COMMISSIONER COMMENT**

**XVII. Public Comment**

None.

**XVIII. Adjournment**

Mr. Calloway asked for a list of the various acronyms used to reference. He also asked what it means that "CHA won't have public housing". Mr. Cole answered that this means there will be no public housing capital fund. Ownership of the housing will be transferred to a Limited Partnership and use vouchers. The investor owns the property now and it can be purchased by CHA at the end of the compliance period. The purchase is based on debt and value after a 15 year

compliance period. Patriot Place is 10 years into its compliance period. Mr. Cole will work to draft a simplified community message and further detail for the Board.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Calloway. Seconded by Mr. Allen. Mr. Hutton called the meeting adjourned at 7:18 pm.

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

\_\_\_\_\_  
Date

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Randy Cole, Chief Executive Officer

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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 May 16, 2025, I posted public notice of the May 21, 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



# 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: August 20, 2025

Re: **Resolution 2991**: to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2024

## Executive Summary

The Columbia Housing Authority is required to have an audit of its financial statements and a single audit completed annually as part of its Annual Contributions Contract with HUD. The annual audit includes all CHA programs. Compliance testing was performed for the Section 8 Program and public housing as part of the single audit. With the expansion of CHA's management to other affordable housing programs, these entities have been reported with CHA's two 501(c)3 nonprofit corporations as a blended component unit.

## Discussion

RubinBrown LLP conducted the audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and the provisions of U.S. Office of Management and Budget Circular A-133, Audits States, Local Governments, and Non-Profit Organizations. Those standards require RubinBrown LLP to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. RubinBrown LLP believes that their audits provide a reasonable basis for their opinion.

RubinBrown LLP staff will present the audit at the CHA Board meeting and answer any questions from the Board of Commissioners. The audit report and summary presentation is included with the board packet.

## Recommended Commission Action

Accept the Audited Financial Statements for the Housing Authority of the City of Columbia, Missouri.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION #2991

#### **A Resolution to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2024**

WHEREAS, the Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that an annual audit of financial statements and single audit be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the accounting firm of RubinBrown LLP has performed an audit of the financial statements of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2024 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2991 accepting the independent audited financial statements of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2024, performed by RubinBrown LLP.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted August 20, 2025

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***HOUSING AUTHORITY OF THE  
CITY OF COLUMBIA, MISSOURI***  
***FINANCIAL STATEMENTS***  
***DECEMBER 31, 2024***

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## **Independent Auditors' Report**

Board of Commissioners  
Housing Authority of the City of Columbia, Missouri  
Columbia, Missouri

### **Report On The Audit Of The Financial Statements**

#### ***Opinion***

We have audited the financial statements of the business-type of activities of the Housing Authority of the City of Columbia, Missouri (the Authority), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of December 31, 2024, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis For Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities Of Management For The Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities For The Audit Of The Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules, as required by the Department of Housing and Urban Development (HUD) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedules, as required by HUD, are fairly stated in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2025 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*RubinBrown LLP*

June 25, 2025

# **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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## **MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

As management of the Housing Authority of the City of Columbia, Missouri (CHA), we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal years ended December 31, 2024 and 2023. This discussion and analysis is meant to provide an objective and easily readable analysis of the Housing Authority's financial activities based on current facts and conditions. The information contained in this section should be considered in conjunction with the basic financial statements which follow.

### **Financial Highlights**

During 2024 and 2023, significant focus included planning for the Housing Authority's upcoming new construction and the renovation of the remaining 120 public housing units. Donations in the amount of \$175,000 in 2024 were received for the Blind Boone Apartments to assist in achieving the Housing Authority's goals in this area.

The Housing Authority applied for and received an additional 28 Veterans Affairs Support Housing (VASH) vouchers during 2024. CHA's Section 8 Program waitlist was closed in the fourth quarter of 2024 with no vouchers being issued through the end of 2024, with no plans for opening the waitlist in 2025. The Emergency Housing Voucher (EHV) Program is in the process of phasing out, through the attrition of households. The Mainstream Voucher Program maintained approximately 7 open vouchers with that CHA anticipates will be leased up in 2025.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority's basic financial statements have two components: financial statements and notes to the financial statements.

Under the accounting principles of the Governmental Accounting Standards Board, the Housing Authority is considered to be a special-purpose government entity engaged only in business-type activities. Accordingly, the financial statements are designed to provide readers with a broad overview of the Housing Authority's finances in a manner similar to a private sector business.

The statement of net position presents information on all the Housing Authority's assets, liabilities and deferred inflows, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the Housing Authority is improving or deteriorating.

The statement of revenues, expenses and changes in net position presents information detailing how the Housing Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The Housing Authority's primary function of providing affordable and safe housing to low-income and special needs populations is primarily funded with a public operating subsidy received from the U. S. Department of Housing and Urban Development (HUD) and governed through the Annual Contributions Contract (ACC).

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Management's Discussion And Analysis (*Continued*)

Housing Assistance Payments are paid directly to landlords as rental assistance for the tenants from grant funding. As a result, a significant portion of the Housing Authority's expenses (\$10,188,509 or 48% in 2024 represents pass-through funds.

#### **Overview of the Housing Authority**

The Housing Authority is a municipal corporation established under Chapter 99 of Revised Statutes of Missouri and created by City Ordinance in April 1956, to provide affordable housing for low-income persons residing in Columbia, Missouri. A five-member Board of Commissioners, including one resident Commissioner, is appointed by the Mayor of the City of Columbia ("the City") as the governing body of the Housing Authority.

In addition to providing affordable housing, the Housing Authority maintains a continuum of services and support to foster household stability and upward economic mobility.

Tenant Services is focused on three main goals: 1) helping youth succeed in school and life, 2) supporting families working toward self-sufficiency, and 3) enabling seniors and persons with disabilities to live independently.

The Housing Authority received continued HUD ROSS grant funding in 2023 and 2024 for Family Self-Sufficiency (FSS) Programming for the Public Housing and Housing Choice Voucher Programs. This funding supported two full-time FSS Coordinators and financial incentives for FSS participants to increase their income through work.

In 2023 and 2024, the Housing Authority continued to receive HUD ROSS grant funding to support a full-time Resident Services Coordinator to assist residents of public housing.

In 2003, The Housing Authority organized CHA Low-Income Services, Inc. (CHALIS), a 501(c)3 not-for-profit corporation, to expand services to residents and other low-income persons in Columbia and Boone County, Missouri. Activity for this legally separate entity is included as a blended "Component Unit" of the Housing Authority. The financial reporting entity is discussed further in Note 2 to the financial statements.

In 2024, grant funding made a variety of youth, family, and other special interest programs accessible through contact with CHALIS.

- Independent Living Program - Helping adults with disabilities and the elderly remain in their homes by increasing access to services, training, and social connections. Supported with grant funding through the City of Columbia Social Services Fund.
- Healthy Home Connections Program - Strengthening families to help children succeed by increasing connections to services, parent education, and social connections. Funded through the Boone County Children Services Fund.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Management's Discussion And Analysis (*Continued*)

- Moving Ahead Afterschool & Summer Program - Providing academic support, career exploration, meals, and out-of-school care for students; as well as information and referral, parent/family education and family development. Made possible through grant awards from Boone County Children Services Fund, City of Columbia Social Services Fund, Columbia Public Schools, Missouri Department of Elementary and Secondary Education 21st Century Community Learning Center Program, Veterans United Foundation, USDA Child and Adult Care Food Program and USDA Summer Food Service Program, Heart of Missouri United Way, USDA No Kid Hungry Program, as well as annual donations from local supporters and civic groups.

CHALIS-funded employees continue to seek and maintain funding sources to support the ongoing needs of the existing programs. Strong working relationships now exist with RagTag Cinema, Columbia Art League, Crown Counseling, and many others.

### **Housing Authority Fiscal Year Activities and Highlights**

An average of 1,900 families were served per month by the Housing Authority's rental assistance and affordable housing programs in 2024.

### **Financial Analysis**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like many other state and local government entities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The following table reflects the condensed, combined funds statements of net position as of December 31, 2024 and 2023:

	<b>2024</b>	<b>2023</b>
Assets:		
Current and Restricted Assets	\$ 10,153,443	\$ 10,543,731
Capital Assets	46,337,868	44,819,007
Other Assets	1,721,046	1,898,633
<b>Total Assets</b>	<b>58,212,357</b>	<b>57,261,371</b>
Liabilities:		
Current Liabilities	2,285,771	1,354,465
Non-Current Liabilities	13,188,815	12,061,737
<b>Total Liabilities</b>	<b>15,474,586</b>	<b>13,416,202</b>
Deferred Inflows Of Resources	<b>1,169,273</b>	<b>1,238,537</b>
Net Position:		
Net Investment in Capital Assets	33,281,806	32,989,739
Restricted Net Position	5,809,779	6,346,259
Unrestricted Net Position	2,476,913	3,270,634
<b>Total Net Position</b>	<b>41,568,498</b>	<b>42,606,632</b>

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

### Management's Discussion And Analysis (*Continued*)

From 2023 to 2024, total current and restricted assets decreased \$390,288. This was mainly due to a decrease in restricted cash which was contributed to the Kinney Point renovation costs. Capital Assets increased by \$1,518,861 due to depreciation expense of \$1,992,930 offset by building improvements of \$160,049 and new construction in progress of \$3,351,744 at the Kinney Point and 207 Lynn Street locations. Other assets decreased \$177,587 mainly due to loan cost amortization and the implementation of GASB 87, *Leases*.

Total liabilities increased by \$2,058,384 from 2023 to 2024 primarily due to additional outstanding loans for the new affordable housing units under construction and an increase in short-term accounts payable.

The Authority's debt balances as of December 31, 2024 and 2023 consisted of the following:

	2024	2023
<b>Current portion of capital debt:</b>		
CCHT Youth Build Program Loan	\$ 169,359	\$ —
MMVHDG, LP Bonds	12,013	11,646
Stuart Parker HDG, LP Bonds	75,000	75,000
Bear Creek HDG, LP Bonds	42,566	41,018
Oak Towers HDG, LP Bonds	65,427	63,037
Bryant Walkway HDG, LP MHDC Fund Balance Loan	5,840	5,653
<b>Total current portion of capital debt</b>	<b>370,205</b>	<b>196,354</b>
<b>Total current portion of long-term debt</b>	<b>370,205</b>	<b>196,354</b>
<b>Long-term portion of capital debt:</b>		
CHALIS MHDC Loan	669,000	669,000
Kinney Point HDG, LP Construction Loan	1,273,203	—
MMVHDG, LP Bonds	258,263	270,275
MMVHDG, LP FHLB AHP Loan	500,000	500,000
Stuart Parker HDG, LP HOME Loan	251,750	251,750
Stuart Parker HDG, LP FHLB AHP Loan	496,678	496,678
Stuart Parker HDG, LP Bonds	3,750,000	3,825,000
Bear Creek HDG, LP FHLB AHP Loan	500,000	500,000
Bear Creek HDG, LP Bonds	1,069,516	1,112,082
Oak Towers HDG, LP FHLB AHP Loan	500,000	500,000
Oak Towers HDG, LP Bonds	1,762,930	1,827,995
Oak Towers HDG, LP City of Columbia HOME Loan	80,000	80,000
Bryant Walkway HDG, LP MHDC HOME Loan	550,000	550,000
Bryant Walkway HDG, LP MHDC Fund Balance Loan	218,856	224,696
Bryant Walkway II HDG, LP City of Columbia HOME Loan	200,000	200,000
Bryant Walkway II HDG, LP MHDC HOME Loan	605,661	625,438
<b>Total long-term portion of capital debt</b>	<b>12,685,857</b>	<b>11,632,914</b>
<b>Total Debt</b>	<b>\$ 13,056,062</b>	<b>\$ 11,829,268</b>



## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Management's Discussion And Analysis (*Continued*)

In 2007, CHALIS entered into a \$669,000 construction loan agreement with Missouri Housing Development Commission for construction of the McBaine Townhomes project, a development of five single-family homes. Construction was completed in the fiscal year ended September 30, 2009. The loan is secured with the constructed property and no payments are due during the 20-year compliance period. The loan is fully dischargeable upon maturity if the terms in the loan agreement are met.

The Housing Authority holds an Energy Performance contract with Ameresco for various energy performance upgrades in its Public Housing properties. In 2011, a \$1,973,344 loan agreement was entered into to pay for Ameresco's recommended improvements. The loan is held by Central Bank of Boone County. In October 2023 the loan balance related to the remaining 120 Public Housing units was paid off in full.

To assist in financing the renovation of 597 public housing units and construction of the 25-unit Veterans housing complex, several funding sources were utilized. Capital debt obligations incurred include a mix of bond issues by the Housing Authority, loans through the Federal Home Loan Bank, Missouri Housing Development Commission, and the City of Columbia and seller-financing loans from the Housing Authority. Each bond issue or loan is secured by a deed of trust. Repayment terms have been established by the net cash flow distribution requirements set forth in the Limited Partnership agreement for each component unit. All intercompany debts are eliminated for the presentation of the agency-wide financial statements.

The Authority's investment in capital assets, at cost net of accumulated depreciation, for fiscal years ended as of December 31, 2024 and 2023 was as follows:

	<b>2024</b>	<b>2023</b>
Land	\$ 2,169,724	\$ 1,768,905
Building and building improvements	81,031,315	81,324,748
Furniture and fixtures	2,323,484	2,270,821
Accumulated depreciation	(42,540,629)	(40,547,697)
Net Capital Assets	<u>\$ 46,337,868</u>	<u>\$ 44,819,007</u>

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

### Management's Discussion And Analysis (*Continued*)

The following chart compares key revenue and expense categories for the 12-month fiscal years ended as of December 31:

	2024	2023
Revenue:		
Tenant rental and other revenue	\$ 2,411,478	\$ 2,336,695
Operating grants	15,017,391	13,835,606
Investment income	449,233	457,455
Other revenue	1,626,790	1,389,587
<b>Total Revenue</b>	<b>19,504,892</b>	<b>18,019,343</b>
Expenses:		
Administrative expenses	3,084,388	2,833,187
Tenant services	1,235,290	1,232,595
Utilities	817,840	706,378
Maintenance and operations	1,678,997	1,475,780
Protective services	263,330	208,665
General expense	1,271,528	975,071
Housing assistance payments	10,188,509	8,762,535
Interest expense	343,007	349,781
Gain (loss) on disposition of capital assets	65,247	(12,175)
Depreciation and amortization	2,112,494	2,168,196
<b>Total Expenses</b>	<b>21,060,630</b>	<b>18,700,013</b>
<b>Excess Of Revenues Over (Under) Expenses</b>	<b>\$ (1,555,738)</b>	<b>\$ (680,670)</b>

### **Operating Revenues**

**Tenant rental and other revenue:** Tenant rents are based on 30% of the tenant's eligible income. As the average income continues to increase due to recovery from COVID's income losses in 2019, Tenant Rental and Other Revenue increased \$74,783, or 3.2%, from 2023 to 2024.

**Operating grants:** Operating grants revenue increased \$1,181,785 (8.5%) from 2023 to 2024. This increase was comprised of funds received to cover increased leasing in all voucher programs, as well as Moving Ahead program grant funding and Capital Fund revenues.

**Investment Income:** Investment income decreased \$8,222 (1.8%) due to a decrease in account balances likely associated with the CCHT reserves being disbursed for closing on the Kinney Point project.

**Other revenue:** Other Revenue increased \$237,203 (17%) from 2023 to 2024, which included general contributions of \$175,000 for future affordable housing that will begin in 2026 at the Blind Boone Apartments.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### **Management's Discussion And Analysis (*Continued*)**

#### **Operating Expenses**

**Administrative:** Administrative expenses increased \$251,201 (9%) from 2023 to 2024. Two additional full-time positions and two additional ¼ time positions were added to the Moving Ahead Program due to the award of additional grant funding for the expansion of the program. The Housing Ambassador position was also added in 2024 to assist with increasing lease ups of available vouchers. An additional development related position also started in fourth quarter of 2024 to assist with redevelopment efforts.

**Tenant Services:** Tenant services increased \$2,695 (0.2%) from 2023 to 2024.

**Utilities:** Utilities increased \$111,462 (16%) from 2023 to 2024. The City of Columbia had rate increases in electric and water utility rates.

**Maintenance and operations:** Maintenance and operations expenses increased \$203,217 (14%), from 2023 to 2024. Additional maintenance costs were incurred with ceiling repairs and roof replacements at several Bryant Walkway II buildings, as well as repairs to Paquin Tower geothermal systems. There were also inflationary increases in maintenance contracts and materials.

**Protective Services:** The cost of protective services increased \$54,665 (26%) from 2023 to 2024. 2023 experienced vacancies in protective services positions, as well as staff on medical leave without pay in fourth quarter of 2023. An additional FTE was added in 2024 to assist with staffing needs.

**General:** Other general expenses increased \$296,457 (30%) from 2023 to 2024.

**Housing Assistance Payments:** Rental assistance increased \$1,425,974 (16%) from 2023 to 2024. CHA continued to increase lease up and voucher resource utilization in 2024, while also maintaining 120% fair market rent rates for participants.

#### **Economic Factors and Next Year's Budgets and Rates**

To continue to address the limited availability of affordable housing and higher rents, the Housing Authority requested approval from HUD to increase 2024's Payment Standards to 120% of the listed Fair Market Rents. This increased the availability of housing for 2024 and assisted CHA in reaching full utilization of voucher resources available through the Section 8 Program.

CHALIS discontinued utilization of the Homeless Outreach Coordinator position in 2024, due to successful lease up efforts and full voucher utilization, as well as an end to available EHV services funding for the position. CHA is shifting allocation of staffing resources to CHALIS funded case management efforts, to assist households in maintaining housing, and gaining upward economic mobility.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### **Management's Discussion And Analysis (*Continued*)**

#### **Affordable Housing Initiative**

The Housing Authority has been awarded approximately \$55 million since 2021 for its Kinney Point, Park Avenue, Providence Walkway and Blind Boone Apartments projects. The Kinney Point project met significant milestones in construction completion throughout 2024 and lease up is set to begin in July of 2025. CHA was awarded \$21 million in funding commitments in 2024 for the Providence Walkway Apartments and the Blind Boone Apartments. MHDC provided Firm Commitment for Park Avenue with closing anticipated for early July 2025. CHA has continued to meet the required milestones for the Providence Walkway Apartments and Blind Boone Apartments with closing anticipated for first quarter 2026.

There were no pending lawsuits pertaining to CHA at the end of 2024. There were no pending fair housing complaints at the end of FY2024.

#### **FINANCIAL CONTACT**

The individual to be contacted regarding this report is Randy Cole at 573-554-7000. Specific requests may be submitted to the Housing Authority of Columbia, Missouri at 201 Switzler St, Columbia, MO 65203.

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# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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## STATEMENT OF NET POSITION

Page 1 Of 2

December 31, 2024

### Assets

#### Current Assets

Cash and cash equivalents	\$ 2,650,591
Accounts receivable - grants	114,977
Accounts receivable - other	615,076
Tenant accounts receivable	106,294
Allowance for doubtful accounts	(62,994)
Prepaid expenses	85,672
Inventory	192
Leases receivable	93,778
Assets held for sale	<u>265,694</u>
<b>Total Current Assets</b>	<u><u>3,869,280</u></u>

#### Restricted Assets

Cash and cash equivalents	5,202,222
Investments	<u>1,081,941</u>
<b>Total Restricted Cash And Investments</b>	<u><u>6,284,163</u></u>

#### Capital Assets

Land	2,169,724
Buildings and building improvements	81,031,315
Furniture and fixtures	2,323,484
Construction in progress	<u>3,353,974</u>
	88,878,497
Less: Accumulated depreciation	<u>42,540,629</u>
<b>Net Capital Assets</b>	<u><u>46,337,868</u></u>

#### Other Assets

Leases receivable	1,140,399
Tax credit fees, net	<u>580,647</u>
<b>Total Other Assets</b>	<u><u>1,721,046</u></u>

<b>Total Assets</b>	<u><u>\$ 58,212,357</u></u>
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# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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## STATEMENT OF NET POSITION

Page 2 Of 2

December 31, 2024

### Liabilities And Net Position

#### Current Liabilities

Accounts payable	\$ 1,116,417
Accrued wages and payroll taxes	173,908
Accrued compensated absences	87,003
Accrued interest payable	115,165
Tenant security deposits	332,673
Unearned revenue	72,209
Current portion of capital debt	370,205
Current portion of FSS escrow liability	939
PILOT liability	17,252
<b>Total Current Liabilities</b>	<u>2,285,771</u>

#### Noncurrent Liabilities

Long-term capital debt	12,685,857
FSS escrow liability	444,958
Accrued compensated absences	58,000
<b>Total Noncurrent Liabilities</b>	<u>13,188,815</u>

#### Total Liabilities

15,474,586

#### Deferred Inflows Of Resources - Leases

1,169,273

#### Net Position

Net investment in capital assets	33,281,806
Restricted for other purposes	5,809,779
Unrestricted	2,476,913
<b>Total Net Position</b>	<u>41,568,498</u>

#### Total Liabilities, Deferred Inflows, And Net Position

\$ 58,212,357

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# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION For The Year Ended December 31, 2024

<b>Operating Revenues</b>	
Rent and other tenant revenue	\$ 2,411,478
Operating grants	15,017,391
Other revenue	1,626,790
<b>Total Operating Revenues</b>	<u>19,055,659</u>
<b>Operating Expenses</b>	
Administrative	3,084,388
Tenant services	1,235,290
Utilities	817,840
Maintenance and operations	1,678,997
Protective services	263,330
General expense	1,271,528
Housing assistance payments	10,188,509
Depreciation and amortization	2,112,494
<b>Total Operating Expenses</b>	<u>20,652,376</u>
<b>Operating Loss</b>	<u>(1,596,717)</u>
<b>Non-Operating Revenues (Expenses)</b>	
Investment income	449,233
Loss on disposition of capital assets	(65,247)
Interest expense	(343,007)
<b>Total Non-Operating Revenues</b>	<u>40,979</u>
<b>Loss Before Capital Contributions</b>	(1,555,738)
<b>Capital Contributions</b>	<u>517,604</u>
<b>Change In Net Position</b>	(1,038,134)
<b>Net Position - Beginning Of Year</b>	<u>42,606,632</u>
<b>Net Position - End Of Year</b>	<u><u>\$ 41,568,498</u></u>

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# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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## STATEMENT OF CASH FLOWS For The Year Ended December 31, 2024

### Cash Flows From Operating Activities

Received from tenants	\$ 2,586,405
Received from grants	15,071,864
Received from other sources	1,666,892
Paid for salaries and benefits	(4,443,455)
Payments to tenants for housing assistance	(10,188,509)
Paid to vendors and landlords	(3,332,368)

<b>Net Cash Provided By Operating Activities</b>	<b><u>1,360,829</u></b>
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### Cash Flows From Capital And Related Financing Activities

Capital contributions received	517,604
Purchase of capital assets	(3,547,546)
Proceeds from the sale of capital assets	(65,247)
Principal and interest paid on capital debt	898,433

<b>Net Cash Used In Capital And Related Financing Activities</b>	<b><u>(2,196,756)</u></b>
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### Cash Flows From Investing Activities

Purchase of investments	81,748
Interest received on cash and investments	449,233

<b>Net Cash Provided By Investing Activities</b>	<b><u>530,981</u></b>
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<b>Net Increase In Cash And Cash Equivalents</b>	<b>(304,946)</b>
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<b>Cash And Cash Equivalents - Beginning Of Period</b>	<b><u>8,157,759</u></b>
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<b>Cash And Cash Equivalents - End Of Period</b>	<b><u>\$ 7,852,813</u></b>
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### Reconciliation Of Operating Income To Net Cash From Operating Activities

Operating loss	\$ (1,596,717)
Adjustments to reconcile operating loss to net cash from operating activities:	
Depreciation and amortization	2,112,494
Changes in assets and liabilities:	
Tenant accounts receivable	(18,287)
Accounts receivable/payable - grants	54,472
Leases	(23,037)
Other accounts receivable	53,472
Prepaid costs, other assets, and inventory	(38,512)
Accounts payable	736,157
Accrued expenses	80,787

<b>Net Cash Provided By Operating Activities</b>	<b><u>\$ 1,360,829</u></b>
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# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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## NOTES TO FINANCIAL STATEMENTS

December 31, 2024

### 1. Summary Of Significant Accounting Policies

#### **Basis Of Presentation**

The financial statements of the Housing Authority of the City of Columbia, Missouri (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*.

The Authority has multiple programs, which are accounted for in one enterprise fund, which is presented as such in the basic financial statements.

#### **Measurement Focus And Basis Of Accounting**

The basic financial statements of the Authority have been prepared using the economic resource measurement focus and the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Revenues, expenses, gains, losses, assets, liabilities and deferred inflows and outflows from exchange and exchange-like transactions are recognized when the exchange transaction takes place, while those from government-mandated and voluntary nonexchange transactions (principally federal grants) are recognized when all applicable eligibility requirements are met. Internal activity and balances are eliminated in preparation of the financial statements unless they relate to services provided and used internally. The Authority first applies restricted net position when an expense or outlay is incurred for purposes for which both restricted and unrestricted net position are available.

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an Enterprise fund's principal ongoing operations.

These financial statements do not contain material inter-program balances, revenues or expenses for internal activity. The Authority's policy is to eliminate any material interprogram balances, revenues and expenses for these financial statements.

#### **Cash And Cash Equivalents**

Cash and cash equivalents include all highly liquid investments with an initial maturity of three months or less.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

#### **Investments**

The Authority accounts for its investments at fair value and categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. At December 31, 2024, the Authority's investments were held in money market mutual funds, which are classified as Level 1 investments, and repurchase agreements, which are classified as Level 2 investments.

#### **Accounts Receivable**

Grants receivable consist of grant revenue proceeds due from HUD and other various grantor agencies. Tenant accounts receivable are rental revenues and other miscellaneous proceeds due from tenants. Other accounts receivable consist primarily of construction advances due from affiliates and other miscellaneous receivables. All receivables are carried and reported at the amounts considered by management to be collectible.

An allowance for doubtful accounts based on management's assessment of credit history with tenants having outstanding balances and current relationships with them has been established.

#### **Prepaid Expenses**

Prepaid expenses consist of payments made to vendors for services and materials that will benefit future periods.

#### **Unearned Revenue**

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under Unearned Revenue.

#### **FSS Escrow Liability**

The Family Self Sufficiency (FSS) program is a voluntary 5-year program whereby the program participant meets with an FSS coordinator who assists them working towards self-sufficiency. The participant's current earned income at enrollment is used to determine any increases in the participant's earned income. If the participant's earned income increases, the participant's portion of the rent increases, and the difference in the rent paid by the participant is deposited into an escrow account. Partial distributions can be made during this time to remove obstacles to success in completing goals. If the participant successfully completes the program, they receive a full distribution of their escrow account balance.

The escrowed funds are deposited in an interest-bearing bank account and interest income is allocated monthly to each escrow balance based on its percentage of the total. At December 31, 2024, the liability account for participants was \$445,897.

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

#### **Capital Assets**

Property and equipment are recorded at cost. Donated property and equipment are recorded at acquisition value. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income and expenses. Estimated useful lives are as follows:

Buildings and improvements	15 - 40 years
Furniture and equipment	3 - 10 years

#### **Deferred Inflows Of Resources**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement represents an acquisition of net assets that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Lease Arrangements**

For arrangements in which the Authority is the lessor, a lease receivable and a deferred inflow of resources is recognized at the commencement of the lease term. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflow of resources is measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relates to future periods.

The discount rates are based on estimates of the Authority's incremental borrowing rate to calculate the present value of lease payments when the rate implicit in the lease is not known. The Authority includes lease extension and termination options in the lease term, if after considering relevant economic factors, it is reasonably certain that the Authority will exercise the option.

The Blended Partnerships, as lessor, lease multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. The Partnerships as for profit entities follow Accounting Standards Codification (ASC) Topic 842, *Leases*. The Partnerships classify the leases as operating leases and elect not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. As blended component units the provisions of GASB Statement No. 87, *Leases* follow similar provisions to ASC Topic 842 and therefore no adjustment or additional disclosures were necessary related to the multifamily rental revenue.

Lease income for year ended December 31, 2024 totaled \$2,411,478. Based on the remaining terms of the lease agreements, the Partnerships expect to receive lease payments totaling \$2,516,261 during the year ending December 31, 2025.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

#### **Indirect Costs**

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center, and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

#### **Budgetary Control**

The Authority maintains budgetary controls over its enterprise fund, as required by the Budget and Fiscal Control Act and the terms of the Authority's Annual Contributions Contract with HUD. An annual budget is adopted for its enterprise fund, except for the Authority's Capital Fund Grant Program. A multi-year budget is adopted for each Capital Grant within the Capital Fund Grant Program. The annual budget was prepared on the accrual basis of accounting.

#### **Capital Contributions**

Capital contributions to the Authority represent government grants and other aid used to fund capital projects. Capital contributions are recognized as increases in net position when all eligibility requirements, including time requirements, are met.

#### **Subsequent Events**

Management has evaluated subsequent events through the date the financial statements were available for issue, which is the date of the Independent Auditors' report.

## **2. Financial Reporting Entity**

The Authority was established by the City Council of the City of Columbia pursuant to the laws of the State of Missouri to transact business and to have powers as defined therein. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of the City of Columbia. The Authority's Board of Commissioners are appointed by the City's Mayor. However, the Authority has complete legislative and administrative authority and it recruits and employs its own personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report and is not a component unit of the City of Columbia or any other entity. The Authority is responsible for its debts and is entitled to surpluses.

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Statement No. 14 (amended), of the Governmental Accounting Standards Board: *The Financial Reporting Entity*, Statement No. 39: *Determining Whether Certain Organizations are Component Units*, and Statement No. 61: *The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following blended component units:

CHA Low-Income Services, Incorporated (CHALIS) is a not-for-profit corporation, incorporated under the laws of the State of Missouri in April 2003. CHALIS was established to expand services to residents of the Authority and other low-income persons in Columbia and Boone County, Missouri. The Directors of CHALIS are the same individuals who serve on the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Child and Adult Care Food Program, Summer Food Service, Twenty-First Century Community Learning Center, ARP ESSER III Afterschool Programming, Community Services Block Grant, and Blended Component Units (Non-Federal) columns. The organization's year end is December 31. CHALIS does not issue separate financial statements.

Columbia Community Housing Trust (CCHT) was incorporated under the laws of the State of Missouri in September 2013 as a not-for-profit corporation to develop affordable housing for homeownership and affordable rental housing for low-income households and to acquire undeveloped real estate for future development of affordable housing. Two donated homes are currently rented to qualified low-income families. The Directors of CCHT are the same individuals who serve as the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Blended Component Units (Non-Federal) column. The organization's year end is December 31. CCHT does not issue separate financial statements.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

CHA Affordable Housing Development LLC (CHADEV) was incorporated under the laws of the State of Missouri as a not-for-profit corporation as an instrumentality of the Authority to develop low-income dwelling property in the City of Columbia. The Directors of CHADEV are the same individuals who serve as the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Blended Component Units (Non-Federal) column. The organization's year end is December 31. CHADEV does not issue separate financial statements.

Mid-Missouri Veterans Housing Development Group, LP (MMVHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for veterans in the City of Columbia. MMVHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for MMVHDG. MMVHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the Project-Based Voucher program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Bear Creek Housing Development Group, LP (BCHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Project-Based Voucher program. BCHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BCHDG. BCHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

Stuart Parker Housing Development Group, LP (SPHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Project-Based Voucher program. SPHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for SPHDG. SPHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Oak Towers Housing Development Group, LP (OTHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Project-Based Voucher program. OTHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for OTHDG. OTHDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Bryant Walkway Housing Development Group, LP (BWHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Project-Based Voucher program. BWHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BWHDG. BWHDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### **Notes To Financial Statements (*Continued*)**

Bryant Walkway II Housing Development Group, LP (BWHDG II) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Project-Based Voucher program. BWHDG II has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BWHDG II. BWHDG II also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Kinney Point Housing Development Group, LP (KPDG) is a mixed finance partnership formed for the purpose of constructing, owning and administering a low-income apartment complex for citizens of the City of Columbia. The apartment complex was constructed through HOME ARP funds through the U.S. Department of Housing and Urban Development, 4% rolling federal tax credits, Missouri Department of Economic Development ARPA funds, donation from a local foundation, and project-based vouchers out of CHA's Housing Choice Voucher allocation. KPDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for KPDG. KPDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the Project-Based Voucher program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Other component units consist of various related organizations with net position amounting to \$1,753,338 and are also reported in the accompanying schedules in the Blended Component Units (Non-Federal) column.

### **3. Cash, Cash Equivalents And Investments**

#### **Cash And Cash Equivalents**

The Authority's cash and cash equivalents consist of cash held in interest bearing checking and money market accounts with varying interest rates up to 5.82% as of December 31, 2024. For deposits, custodial credit risk is the risk that in the event of bank failure, the Authority's deposits may not be returned to it. Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) and by eligible securities pledged by financial institutions. As of December 31, 2024, the Authority's bank balances were entirely insured by the FDIC or collateralized with securities held by the bank in the name of the Authority.



## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

#### Investments

The Authority does not have a formal investment policy and instead adheres to guidance provided by HUD for approved investment instruments and how to monitor and manage invested funds. HUD requires housing authorities to invest excess funds in obligations of the United States government, certificates of deposit or any other federally-insured investments.

A summary of investments, maturities and credit risk as of December 31, 2024 is as follows:

Investment	Carrying Value	Fair Value	Less Than One Year	Credit Risk
Money market mutual funds	\$ 382,002	\$ 382,002	\$ 382,002	AAA-mf/Aaa
Repurchase agreements	699,939	699,939	699,939	Not rated
	<u>\$ 1,081,941</u>	<u>\$ 1,081,941</u>	<u>\$ 1,081,941</u>	

#### Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. HUD's Investment Policy does not specifically address this risk.

#### Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. HUD investment policy states that funds in excess of insured amounts should be invested in securities that mature in one year or less. Operating reserves may be invested in securities up to 3 years to reduce the impact of interest rate volatility. Investments in securities must be capable of being liquidated on one day's notice.

#### Concentration Of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. HUD's Investment Policy does not specifically address this risk.

#### Custodial Credit Risk

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the Authority will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. HUD's Investment Policy states for invested securities with depository or reporting dealers selling securities, the Authority must receive written representation that the investing entity has not received any adverse financial report from a credit reporting agency or state and federal regulatory agency. The Authority is to also limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

#### **4. Commitments And Contingencies**

The Authority has entered into a contractual commitment related to the construction of the new Kinney Point Apartment complex at 100 W. Sexton Road. The total expected cost of the construction project is approximately \$12,926,000. As of December 31, 2024 the Authority has incurred costs totaling \$3,177,515, which have been capitalized under construction in progress within property, plant, and equipment. The project is expected to be completed by November 2025.

During 2023, the Authority contracted with a vendor, Job Point, to construct a new single family home at 207 Lynn Street through their Youth Build Program. Total budgeted costs are estimated at \$211,300 and is anticipated to be complete and sold in June 2025. The Authority intends to sell the property to a qualified FSS or Section 8 program participant upon its completion.

Grant amounts received or receivable are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

#### **5. Risk Management**

The Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

#### **6. Concentration Of Risk**

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

**7. Retirement And Deferred Compensation Plans**

The Authority provides a defined contribution retirement plan (DC Plan) with the options of a salary deferral contribution and/or roth contribution for regular employees. The DC Plan is administered by OneAmerica. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Enrollment in the DC Plan is automatic at the next enrollment period upon completion of six months of employment for all full time employees age 21 and over, unless the employee selects the option to not enroll. Enrollment in the DC Plan is automatic for part-time employees age 21 and over at the next enrollment period after 1,000 hours of service within the first year of employment or at the next enrollment period after 1,000 hours of service within a calendar year starting with the first year after employment, unless the employee selects the option to not enroll.

An employee may contribute up to the maximum allowed under IRS regulations of his or her gross wages as a salary deferral contribution and/or roth contribution. The Authority contributes to the DC Plan, on behalf of each participant and for each payroll period, an amount equal to one hundred fifty percent (150%) of the amount contributed by such participant as a salary deferral contribution and/or roth contribution under the Columbia Housing Authority Deferred Compensation Plan (the Plan). In applying this matching contribution formula, however, any salary deferral and/or roth contributions in excess of four percent (4%) of a participant's compensation shall be disregarded. Any such "Matching Contribution" shall be allocated to the participant's Matching Contribution Account. Employees shall be 100% vested at the time of their enrollment in the Plan. Enrollment in the Plan occurs during the months of January and July of each calendar year. Participant loans are permitted in accordance with the IRS definition of a financial hardship and Plan policies and the approval of the Trustees.

In 2024, the Authority made the required contributions to the plans in the amount of \$139,834 and employees contributed \$114,137. There were no significant liabilities due to the plans outstanding at December 31, 2024.

**8. Restricted Cash And Investments**

The Authority's restricted cash and investments consists of the following as of the end of the year:

Replacement and repair reserve	\$ 2,174,615
CCHT reserves held for development	240,680
Other escrow holdings	<u>3,868,868</u>
	<u>\$ 6,284,163</u>

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

#### 9. Inter-Program Balances

The Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Authority and subsequently reimbursed by various funds. Additionally, the Authority's Business Activities Program has advanced funds to the Blended Limited Partnerships to partially finance construction and renovation activity under executed promissory notes. Balances due for such advances are reflected in the Schedule of Assets, Liabilities and Net Position by Program, but are eliminated in the Authority's Statement of Net Position.

Inter-program balances at December 31, 2024 consisted of the following:

##### **Current Receivables (Payables)**

Central Office Cost Center	\$ 205,748
Continuum of Care Program	(922)
PIH Family Self Sufficiency Program	(40)
CHA Business Activities	120,246
CHA Development	128,990
Twenty-First Century Community Learning Centers	(8,568)
Resident Opportunity and Supportive Services	(1,548)
Community Development Block Grant	(16,475)
Section 8 Housing Choice Voucher Program	(101)
Emergency Housing Vouchers	(1,102)
CACFP	(1,998)
CHALIS Non-Federal	(149,826)
CCHT	(171)
ARPA	(7,100)
General Partner	(213,781)
TBRA	(333)
811 Mainstream	(329)
Mid-Missouri Veterans Housing Development Group, LP	(1,030)
Bear Creek Housing Development Group, LP	(26,092)
Oak Towers Housing Development Group LP	(4,339)
Stuart Parker Housing Development Group, LP	(13,654)
Bryant Walkway Housing Development Group LP	(3,352)
Bryant Walkway II Housing Development Group LP	(3,995)
Kinney Point Housing Development Group, LP	(228)
	<hr/>
	\$ —

##### **Current Notes Receivable (Payable)**

Business Activities	\$ 200,845
Mid-Missouri Veterans Housing Development Group, LP	(12,012)
Bear Creek Housing Development Group, LP	(42,566)
Stuart Parker Housing Development Group, LP	(75,000)
Oak Towers Housing Development Group LP	(65,427)
Bryant Walkway Housing Development Group LP	(5,840)
	<hr/>
	\$ —

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

### Notes To Financial Statements (Continued)

#### Non-Current Notes Receivable (Payable)

Business Activities	\$ 33,629,770
CCHT	210,000
Mid-Missouri Veterans Housing Development Group, LP	(758,911)
Bear Creek Housing Development Group, LP	(5,484,070)
Stuart Parker Housing Development Group, LP	(14,410,737)
Oak Towers Housing Development Group LP	(7,187,061)
Bryant Walkway Housing Development Group LP	(1,269,465)
Bryant Walkway II Housing Development Group LP	(2,156,323)
Kinney Point Housing Development Group LP	(2,573,203)
	<u>\$ —</u>

## 10. Capital Assets

Summaries of capital asset balances and activity at December 31, 2024 are as follows:

	Central Office	Resident Opportunity	Public Housing	Business Activities	County ARPA
Land	\$ 24,513	\$ —	\$ 507,229	\$ 200	\$ —
Building and improvements	—	7,699	7,423,820	470,526	—
Furniture and equipment	125,147	6,218	545,454	67,475	—
Construction in process	—	—	—	—	7,100
Total Capital Assets	149,660	13,917	8,476,503	538,201	7,100
Buildings and improvements	—	(7,699)	(6,650,978)	(46,108)	—
Furniture and equipment	(122,155)	(6,218)	(432,003)	(63,053)	—
Total Accumulated Depreciation	(122,155)	(13,917)	(7,082,981)	(109,161)	—
Total Capital Assets	\$ 27,505	\$ —	\$ 1,393,522	\$ 429,040	\$ 7,100

	Housing Choice Vouchers	Blended Component Units	Elimination Of Gain On Transfer	Total
Land	\$ —	\$ 4,448,570	\$ (2,810,788)	\$ 2,169,724
Building and improvements	354,155	67,405,576	5,369,539	81,031,315
Furniture and equipment	93,285	1,110,645	375,260	2,323,484
Construction in process	—	3,346,874	—	3,353,974
Total Capital Assets	447,440	76,311,665	2,934,011	88,878,497
Buildings and improvements	(30,989)	(14,049,843)	(20,042,655)	(40,828,272)
Furniture and equipment	(66,971)	(1,021,957)	—	(1,712,357)
Total Accumulated Depreciation	(97,960)	(15,071,800)	(20,042,655)	(42,540,629)
Total Capital Assets	\$ 349,480	\$ 61,239,865	\$ (17,108,644)	\$ 46,337,868

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**HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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**Notes To Financial Statements (Continued)**

	<b>December 31, 2023 Balance</b>	<b>Additions</b>	<b>Transfers And Deletions</b>	<b>December 31, 2024 Balance</b>
Land	\$ 1,768,905	\$ 700,000	\$ (299,181)	\$ 2,169,724
Buildings and improvements	81,324,748	197,866	(491,299)	81,031,315
Furniture and equipment	2,270,821	86,164	(33,501)	2,323,484
Construction in process	2,230	3,401,744	(50,000)	3,353,974
Total Capital Assets	85,366,704	4,385,774	(873,981)	88,878,497
Buildings and improvements	(38,930,161)	(1,922,676)	24,565	(40,828,272)
Furniture and equipment	(1,617,536)	(106,009)	11,188	(1,712,357)
Total Accumulated Depreciation	(40,547,697)	(2,028,685)	35,753	(42,540,629)
Net Book Value	\$ 44,819,007	\$ 2,357,089	\$ (838,228)	\$ 46,337,868

**11. Leases - Lessor**

The Authority has entered into four long-term lease agreements to lease out rooftop space to communication entities with expiration dates through 2062. Rental and interest income under the lease agreements totaled \$44,950 and \$29,660, respectively, in 2024.

Future minimum rental receipts under the lease agreements as of December 31 are:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Future Minimum Lease Receipts</b>
2025	\$ 47,551	\$ 28,756	\$ 76,307
2026	33,258	27,895	61,153
2027	29,366	27,209	56,575
2028	30,971	26,492	57,463
2029	32,190	25,741	57,931
2030 - 2034	184,084	116,240	300,324
2035 - 2039	146,475	94,647	241,122
2040 - 2044	165,418	73,517	238,935
2045 - 2049	153,899	49,171	203,070
2050 - 2054	124,781	35,431	160,212
2055 - 2059	164,719	20,981	185,700
2060 - 2062	121,465	3,850	125,315
	\$ 1,234,177	\$ 529,930	\$ 1,764,107

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

## 12. Long-Term Liabilities

On November 19, 2007, CHALIS received a construction loan from the Missouri Housing Development Commission for construction of the McBaine Townhomes project. The loan allowed maximum borrowings of \$669,000. Construction was completed during the year ended September 30, 2009, and \$696,504 has been capitalized for the project. The loan is secured with the constructed property. Upon construction completion, the loan converted to a long term loan that has a 0% interest rate and no payments required during its 20-year term. The loan is fully dischargeable upon maturity if the terms and covenants set forth in the loan agreement are met. As of December 31, 2024, the outstanding balance of the loan agreement was \$669,000.

During 2024, the Authority entered into a loan commitment related to the construction of a new single-family home through their Youth Build Program. The loan has a maturity date of July 14, 2025, and bears interest at a rate of 3.00%. As of December 31, 2024, the outstanding balance was \$169,359.

During 2024, the Authority entered into a loan commitment related to the construction of the Kinney Point Apartments. The loan has a maturity date of January 1, 2026, and bears interest at a rate of 8.00%. As of December 31, 2024, the outstanding balance was \$1,273,203.

In May of 2015, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$350,000 (Series A) and \$2,050,000 (Series B) for the purpose of loaning the funds to Mid-Missouri Veterans Housing Development Group, LP (MMVHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for veterans in Columbia. The bonds bear interest at 2.30%. Interest payments are payable monthly and the bonds mature in May of 2033 (Series A) and May of 2017 (Series B). MMVHDG paid off the Series B bonds during 2017. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by MMVHDG for the benefit of the Trustee. Interest incurred and expensed during 2024 was \$8,103. The balance outstanding on the Series A bonds was \$270,276 at December 31, 2024. Future debt service requirements are as follows:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 12,013	\$ 7,719
2026	12,368	7,364
2027	12,733	6,999
2028	13,090	6,641
2029	13,394	6,334
Thereafter	206,678	23,480
<b>Total</b>	<b>\$ 270,276</b>	<b>\$ 58,537</b>

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

In May of 2015, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to MMVHDG, to partially finance the rehabilitation of an apartment complex for veterans. The agreement is mortgaged with an assigned security interest in the applicable property, matures in May of 2047 and will not bear interest as long as the Affordable Housing Program loan criteria are satisfied. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to MMVHDG. The outstanding principal balance on the loan as of December 31, 2024 was \$500,000.

In December of 2015, Stuart Parker Housing Development Group, LP entered into a non-interest bearing HOME Financing Program promissory note to the City of Columbia in the amount of \$251,750 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The note is mortgaged with an assigned security interest in the applicable property and matures in December of 2060. The outstanding principal balance on the loan as of December 31, 2024 was \$251,750.

In December of 2015, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Stuart Parker Housing Development Group, LP, to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2050 and accrues interest at 1% compounded annually. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to SPHDG. The outstanding principal balance on the loan as of December 31, 2024 was \$496,678. Accrued interest at December 31, 2024 was \$34,768.

In December of 2015, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$4,300,000 (Series A) and \$9,200,000 (Series B) for the purpose of loaning the funds to Stuart Parker Housing Development Group, LP (SPHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The bonds bear interest at 2.25% (Series A) and 1.49% (Series B). Interest payments are payable semi-annually starting in June 2018 and the bonds mature in December of 2050 (Series A). Authority management intends to refinance the Series B bonds with long-term debt prior to maturity. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by SPHDG for the benefit of the Trustee. The Series B bonds were paid off in March 2018. Interest incurred during the fiscal year was \$193,453. The outstanding principal balance of the bonds was \$3,825,000 as of December 31, 2024.



## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

Future debt service requirements are as follows:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 75,000	\$ 190,876
2026	80,000	187,876
2027	85,000	184,275
2028	90,000	180,450
2029	90,000	176,400
Thereafter	3,405,000	2,219,544
<b>Total</b>	<b>\$ 3,825,000</b>	<b>\$ 3,139,421</b>

In May of 2016, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Bear Creek Housing Development Group, LP (BCHDG - a blended component unit of the Authority), to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2051 and accrues interest at 1% compounded annually. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to BCHDG. Accrued interest at December 31, 2024 was \$33,320. The outstanding principal balance on the loan as of December 31, 2024 was \$500,000.

In May of 2016, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$1,350,000 (Series A) and \$3,400,000 (Series B) for the purpose of loaning the funds to Bear Creek Housing Development Group, LP (BCHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The bonds bear interest at 2.09%. Interest payments are payable monthly starting in September 2018 and the bonds mature in May of 2036 (Series A). Authority management intends to refinance the Series B bonds with long-term debt prior to maturity. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by BCHDG for the benefit of the Trustee. Interest incurred during 2024 was \$39,488. The Series B bonds were paid off in August 2018. The outstanding principal balance of the Series A bonds was \$1,112,082 as of December 31, 2024.

Future debt service requirements are as follows:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 42,566	\$ 37,672
2026	44,053	36,181
2027	45,262	34,973
2028	47,089	33,146
2029	48,830	31,402
Thereafter	884,282	179,061
<b>Total</b>	<b>\$ 1,112,082</b>	<b>\$ 352,435</b>

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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### Notes To Financial Statements (*Continued*)

In December of 2016, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Oak Towers Housing Development Group, LP (OTHDG - a blended component unit of the Authority), to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2052 and accrues interest at 1% compounded annually and is due upon maturity. Interest incurred for 2024 was \$7,381. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to OTHDG and is also due upon maturity. The outstanding principal balance on the loan as of December 31, 2024 was \$500,000.

In December of 2016, the Authority issued bonds through UMB Bank, N.A (the Trustee), in the amount of \$2,150,000 (Series A) and \$5,850,000 (Series B) for the purpose of loaning the funds to Oak Towers Housing Development Group, LP (OTHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The Series A bonds bear interest at 1.99% until the Rate Adjustment Date (maturity date of the Series B bonds, including extensions) and 3.40% on or after the Rate Adjustment Date. The Series B bonds bear interest at 1.99%. Interest payments are payable quarterly. The Series A bonds mature in December of 2036, and the Series B bonds were paid in full during 2019. The bonds are secured with a Deed of Trust on the applicable property issued by OTHDG for the benefit of the Trustee. Interest expense during 2024 was \$64,567, with monthly payments of principal and interest. The outstanding principal balance of the Series A bonds was \$1,828,358 as of December 31, 2024. Future debt service requirements are as follows:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 65,427	\$ 61,993
2026	67,719	59,701
2027	69,759	57,335
2028	72,377	55,043
2029	75,068	52,352
Thereafter	1,478,008	287,699
<b>Total</b>	<b>\$ 1,828,358</b>	<b>\$ 574,123</b>

Bryant Walkway II Housing Development Group LP, obtained financing on November 30, 2017 in the amount of \$100,000 from the City of Columbia. On October 24, 2018, the loan agreement was amended to increase the amount of the loan to \$200,000. The loan is non-interest bearing. No payments are due until January 1, 2038. Commencing from January 1, 2038 through December 1, 2049, annual payments equal to 45% of Net Available Cash Flow are payable. As of December 31, 2024, the balance of the Note was \$200,000.

## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

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### Notes To Financial Statements (*Continued*)

In November of 2017, Bryant Walkway Housing Development Group, LP issued a HOME Financing Program promissory note to the Missouri Housing Development Corporation in the amount of \$500,000 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. Interest is 1% per annum during the term of construction, and 0% per annum beginning on the conversion date of December 1, 2019. During 2019, the HOME Loan was amended to increase the available amount to \$550,000 and to extend the construction phase through March 1, 2020. On April 1, 2020, annual installments of principal in the amount of \$16,667 are due on the HOME Loan through March 1, 2040, the maturity date of the HOME Loan. Payments are deferred until the earlier of the Deferred Development Fee being paid in full or December 1, 2034. The payments are made from 50% of Surplus Cash as defined in the Regulatory Agreement. The HOME Loan is secured by a deed of trust on the Project. The outstanding principal balance on the loan as of December 31, 2024 was \$550,000. No accrued interest payable balance remained on the HOME Loan as of December 31, 2024.

In November of 2017, Bryant Walkway II Housing Development Group, LP issued a HOME Financing Program promissory note to the Missouri Housing Development Corporation in the amount of \$690,000 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. Interest is 1% per annum during the term of construction, and 0% per annum beginning on the conversion date of December 1, 2019. Monthly interest only payments are due through December 1, 2019. Beginning January 1, 2020, annual installments of \$23,000 are payable. Payments are deferred until the deferred developer fee is paid in full or December 1, 2034, whichever is earliest. All principal payments are payable solely from 50% of surplus cash. The note is mortgaged with an assigned security interest in the applicable property and matures in December 2039. The outstanding principal balance on the loan as of December 31, 2024 was \$605,661. There was no accrued interest at December 31, 2024.

Bryant Walkway Housing Development Group, LP entered into a loan agreement (the Note) with Missouri Housing Development Corporation ("MHDC") on November 29, 2017, which allows for total advances up to \$5,989,000 to fund the acquisition and rehabilitation of the project. The Construction phase interest is currently at 3.25%. During 2019, the Note was amended to extend the construction phase and delay repayment to begin on March 1, 2020, with the principal payment of \$5,739,000 or such amount necessary to reduce the outstanding balance of the Note to \$250,000. On April 1, 2020, monthly installments of principal and interest in the amount of \$1,088 are due on the Note through February 1, 2040, the maturity date of the Note. The amendment also delayed the failure-to-pay fee of \$57,490 and the additional interest of 3% charged on the outstanding balance. The Note is secured by a first mortgage on the property. As of December 31, 2024, the balance of the Note was \$224,696. Accrued interest payable on the Note as of December 31, 2024, was \$609.

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## Notes To Financial Statements (Continued)

Future debt service requirements are as follows:

Year	Principal	Interest
2025	\$ 5,840	\$ 7,217
2026	6,032	7,024
2027	6,231	6,825
2028	6,437	6,619
2029	6,649	6,407
Thereafter	193,507	51,646
<b>Total</b>	<b>\$ 224,696</b>	<b>\$ 85,738</b>

During fiscal year 2018, Oak Towers Housing Development Group received financing from the City of Columbia HOME Funds under a loan commitment of \$80,000 maturing in December 31, 2059, secured by subordinate deed of trust, to provide improvement to the Project. The loan is non-interest bearing through maturity. As of December 31, 2024, the outstanding balance was \$80,000.

A summary of long-term liability activity for the period ended December 31, 2024, is as follows:

	Balance 12/31/23	Increase	Decrease	Balance 12/31/24	Due Within One Year
<b>Capital Debt</b>					
MHDC Loan	\$ 669,000	\$ —	\$ —	\$ 669,000	\$ —
CCHT Youth Build Program Loan	—	169,359	—	169,359	169,359
MMVHDG, LP Bonds	281,921	—	11,645	270,276	12,013
MMVHDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Kinney Point HDG, LP Construction Loan	—	1,273,203	—	1,273,203	—
Stuart Parker HDG, LP HOME Loan	251,750	—	—	251,750	—
Stuart Parker HDG, LP FHLB AHP Loan	496,678	—	—	496,678	—
Stuart Parker HDG, LP Bonds	3,900,000	—	75,000	3,825,000	75,000
Bear Creek HDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Bear Creek HDG, LP Bonds	1,153,100	—	41,018	1,112,082	42,566
Oak Towers HDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Oak Towers HDG, LP Bonds Series A	1,891,032	—	62,675	1,828,357	65,427
Bryant Walkway II, City of Columbia Loan	200,000	—	—	200,000	—
Bryant Walkway HDG, LP HOME Loan	550,000	—	—	550,000	—
Bryant Walkway II HDG, LP HOME Loan	625,438	—	19,777	605,661	—
Bryant WW MHDC Note Payable Fund Balance	230,349	—	5,653	224,696	5,840
Oak Towers HDG, LP City of Columbia HOME Funds	80,000	—	—	80,000	—
<b>Non-Capital Debt</b>					
Accrued Compensated Absences	149,884	21,709	26,590	145,003	87,003
FSS Escrow Liabilities	371,551	265,294	190,948	445,897	939
PILOT Liability	26,700	23,157	32,605	17,252	17,252
<b>Total Liabilities</b>	<b>12,377,403</b>	<b>1,752,722</b>	<b>465,911</b>	<b>13,664,214</b>	<b>475,399</b>
Less: Current Portion	(315,666)	—	—	(475,399)	
<b>Total Long-Term Liabilities</b>	<b>\$ 12,061,737</b>			<b>\$ 13,188,815</b>	

It is the Authority's policy to grant full time permanent employees vacation benefits in varying amounts to specified maximums depending on tenure with the Authority. Sick leave is also earned and accumulates to specified maximums. The employees are entitled to vacation leave balances at termination. Vacation leave accrued but not yet paid as of December 31, 2024, is shown as a liability allocated between current and non-current and totaled \$145,003.

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## Notes To Financial Statements (Continued)

### 13. Blended Component Unit Financial Statements

Condensed Blended Component Units (Non-Federal) - Statement of Net Position - December 31, 2024:

	CHALIS	CCHT	CHA Development Corporation	MMVHDG, LP	Bear Creek HDG, LP	Stuart Parker HDG, LP	Oak Towers HDG, LP	Bryant Walkway HDG, LP	Bryant Walkway II HDG, LP	Kinney Point HDG, LP	Other Component Units	Inter- Component Unit Eliminations	Total Blended Component Units
<b>Assets</b>													
Current and restricted assets	\$ 115,988	\$ 581,898	\$ 498,113	\$ 253,246	\$ 658,977	\$ 2,208,502	\$ 1,283,034	\$ 406,300	\$ 271,269	\$ 15,181	\$ 2,593	\$ (91,046)	\$ 6,204,055
Capital assets	572,008	529,799	—	3,205,432	7,493,762	20,628,749	12,546,741	7,824,523	4,561,539	3,877,515	—	(3,200,318)	58,039,750
Other non-current assets	—	—	—	55,585	30,821	328,443	122,563	27,012	16,223	—	2,031,629	(2,031,628)	580,648
Other non-current due from the Authority	—	—	210,000	—	—	—	—	—	—	—	—	—	210,000
Other non-current due from LPs	—	3,775,237	340,254	—	—	—	—	—	—	—	—	(4,115,491)	—
<b>Total Assets</b>	<b>\$ 687,996</b>	<b>\$ 4,886,934</b>	<b>\$ 1,048,367</b>	<b>\$ 3,514,263</b>	<b>\$ 8,183,560</b>	<b>\$ 23,165,694</b>	<b>\$ 13,952,338</b>	<b>\$ 8,257,835</b>	<b>\$ 4,849,031</b>	<b>\$ 3,892,696</b>	<b>\$ 2,034,222</b>	<b>\$ (9,438,483)</b>	<b>\$ 65,034,453</b>
<b>Liabilities</b>													
Current liabilities	\$ 58,893	\$ 2,260	\$ 8,815	\$ 35,751	\$ 613,920	\$ 943,035	\$ 386,448	\$ 96,534	\$ 165,235	\$ 801,936	\$ 62,245	\$ (91,046)	\$ 3,084,026
Current liabilities due to the Authority	160,392	171	(128,990)	13,043	68,658	88,654	69,766	9,192	3,995	—	213,781	—	498,662
Non-current liabilities	672,620	—	2,155	1,477	3,667	262,237	81,934	1,616	618	—	4,858	—	1,031,182
Non-current liabilities due to the Authority	—	169,359	—	758,263	4,942,835	13,696,160	6,934,729	768,856	2,040,596	1,273,203	—	—	30,584,001
Non-current liabilities due to CCHT	—	—	—	1,675,237	—	—	—	500,000	300,000	1,300,000	—	(3,775,237)	—
Non-current liabilities due to CHA Dev. Corp	—	—	—	—	35,952	—	—	304,301	—	—	—	(340,253)	—
<b>Total Liabilities</b>	<b>\$ 891,905</b>	<b>\$ 171,790</b>	<b>\$ (118,020)</b>	<b>\$ 2,483,771</b>	<b>\$ 5,665,032</b>	<b>\$ 14,990,086</b>	<b>\$ 7,472,877</b>	<b>\$ 1,680,499</b>	<b>\$ 2,510,444</b>	<b>\$ 3,375,139</b>	<b>\$ 280,884</b>	<b>\$ (4,206,536)</b>	<b>\$ 35,197,871</b>
<b>Net Position</b>													
Net investment in capital assets	\$ (96,992)	\$ 360,440	\$ —	\$ 759,920	\$ 2,508,360	\$ 6,605,841	\$ 5,466,584	\$ 6,549,827	\$ 2,220,942	\$ 2,577,515	\$ —	\$ 574,919	\$ 27,527,356
Restricted net position	32,556	240,681	—	192,631	565,268	1,799,778	983,862	337,746	228,802	15,181	—	—	4,396,505
Unrestricted net position	(139,473)	4,114,023	1,166,387	77,941	(555,100)	(230,011)	29,015	(310,237)	(111,157)	(2,075,139)	1,753,338	(5,806,866)	(2,087,279)
<b>Total Net Position</b>	<b>\$ (203,909)</b>	<b>\$ 4,715,144</b>	<b>\$ 1,166,387</b>	<b>\$ 1,030,492</b>	<b>\$ 2,518,528</b>	<b>\$ 8,175,608</b>	<b>\$ 6,479,461</b>	<b>\$ 6,577,336</b>	<b>\$ 2,338,587</b>	<b>\$ 517,557</b>	<b>\$ 1,753,338</b>	<b>\$ (5,231,947)</b>	<b>\$ 29,836,582</b>

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## Notes To Financial Statements (Continued)

Condensed Blended Component Units (Non-Federal) - Statement of Revenues, Expenses and Changes in Net Position - For The Year Ended December 31, 2024:

	CHALIS	CCHT	CHA Development Corporation	MMVHDG, LP	Bear Creek HDG, LP	Stuart Parker HDG, LP	Oak Towers HDG, LP	Bryant Walkway HDG, LP	Bryant Walkway II HDG, LP	Kinney Point HDG, LP	Other Component Units	Inter- Component Unit Eliminations	Total Blended Component Units
<b>Operating Revenues</b>													
Operating revenues	\$ 604,565	\$ 192,260	\$ 50,000	\$ 211,979	\$ 621,934	\$ 2,071,542	\$ 1,152,651	\$ 383,663	\$ 232,390	\$ —	\$ 188,992	\$ (241,957)	\$ 5,468,019
<b>Total Operating Revenues</b>	<b>604,565</b>	<b>192,260</b>	<b>50,000</b>	<b>211,979</b>	<b>621,934</b>	<b>2,071,542</b>	<b>1,152,651</b>	<b>383,663</b>	<b>232,390</b>	<b>—</b>	<b>188,992</b>	<b>(241,957)</b>	<b>5,468,019</b>
<b>Operating Expenses</b>													
Operating expenses	607,109	13,283	141,144	174,199	629,442	2,123,971	975,315	355,603	221,722	229	239,940	(54,236)	5,427,721
Operating expenses (to the Authority)	1,500	1,208	—	10,406	31,036	123,594	68,843	22,569	13,877	—	—	—	273,033
Depreciation expense	18,886	3,400	—	123,588	225,486	643,342	374,399	274,452	137,945	—	—	—	1,801,498
<b>Total Operating Expenses</b>	<b>627,495</b>	<b>17,891</b>	<b>141,144</b>	<b>308,193</b>	<b>885,964</b>	<b>2,890,907</b>	<b>1,418,557</b>	<b>652,624</b>	<b>373,544</b>	<b>229</b>	<b>239,940</b>	<b>(54,236)</b>	<b>7,502,252</b>
<b>Operating Income/(Loss)</b>	<b>(22,930)</b>	<b>174,369</b>	<b>(91,144)</b>	<b>(96,214)</b>	<b>(264,030)</b>	<b>(819,365)</b>	<b>(265,906)</b>	<b>(268,961)</b>	<b>(141,154)</b>	<b>(229)</b>	<b>(50,948)</b>	<b>(187,721)</b>	<b>(2,034,233)</b>
<b>Non-Operating Revenues/(Expenses)</b>													
Non-operating revenues	2,298	41,843	22,577	7,861	22,509	121,412	41,370	9,120	7,257	182	—	(1,271)	275,158
Non-operating expenses	—	—	—	—	(15,172)	(26,385)	(12,895)	(8,384)	(16,640)	—	—	—	(79,476)
<b>Total Non-Operating Revenues Over Expenses</b>	<b>2,298</b>	<b>41,843</b>	<b>22,577</b>	<b>7,861</b>	<b>7,337</b>	<b>95,027</b>	<b>28,475</b>	<b>736</b>	<b>(9,383)</b>	<b>182</b>	<b>—</b>	<b>(1,271)</b>	<b>195,682</b>
<b>Increase/(Decrease) In Net Position</b>	<b>(20,632)</b>	<b>216,212</b>	<b>(68,567)</b>	<b>(88,353)</b>	<b>(256,693)</b>	<b>(724,338)</b>	<b>(237,431)</b>	<b>(268,225)</b>	<b>(150,537)</b>	<b>(47)</b>	<b>(50,948)</b>	<b>(188,992)</b>	<b>(1,838,551)</b>
<b>Beginning Net Position</b>	<b>(183,277)</b>	<b>4,498,932</b>	<b>1,234,954</b>	<b>1,118,845</b>	<b>2,795,353</b>	<b>8,998,643</b>	<b>6,769,117</b>	<b>6,860,199</b>	<b>2,492,424</b>	<b>—</b>	<b>1,804,186</b>	<b>(5,231,847)</b>	<b>31,157,529</b>
<b>Capital Contributions</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>517,504</b>	<b>—</b>	<b>—</b>	<b>517,504</b>
<b>Capital Contributions - Limited Partners</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>100</b>	<b>100</b>	<b>(100)</b>	<b>100</b>
<b>Withdrawals</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>(20,132)</b>	<b>(98,697)</b>	<b>(52,225)</b>	<b>(14,638)</b>	<b>(3,300)</b>	<b>—</b>	<b>—</b>	<b>188,992</b>	<b>—</b>
<b>Ending Net Position</b>	<b>\$ (203,909)</b>	<b>\$ 4,715,144</b>	<b>\$ 1,166,387</b>	<b>\$ 1,030,492</b>	<b>\$ 2,518,528</b>	<b>\$ 8,175,608</b>	<b>\$ 6,479,461</b>	<b>\$ 6,577,336</b>	<b>\$ 2,338,587</b>	<b>\$ 517,557</b>	<b>\$ 1,753,338</b>	<b>\$ (5,231,947)</b>	<b>\$ 29,836,582</b>

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## FINANCIAL DATA SCHEDULES

Page 1 Of 2  
December 31, 2024

Housing Authority of the City of Columbia, MO (MO007)  
COLUMBIA, MO  
Entity Wide Balance Sheet Summary  
Submission Type: Audited/Single Audit

Fiscal Year End:	12/31/2024	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.886 PH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	93.569 Community Services Block Grant	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	COOC	Subtotal	ELIM	Total		
111 Cash - Unrestricted		342,087					1,118,430		193,894		41,166				92,405	10,757	377,437		87,867	83,296	2,347,339		2,347,339		
112 Cash - Restricted - Modernization and Development		-																							
113 Cash - Other Restricted		1,108,967			24,651		4,396,504		309,047								415,537					6,254,736		6,254,736	
114 Cash - Tenant Security Deposits		41,039					291,634															332,673		332,673	
115 Cash - Restricted for Payment of Current Liabilities		-																				-		-	
100 Total Cash		1,492,123	-	-	24,651	-	5,806,568	-	502,941	-	41,166	-	-	-	92,405	10,757	792,974	-	87,867	83,296	8,934,748	-	8,934,748		
121 Accounts Receivable - PHA Projects		-																				-		-	
122 Accounts Receivable - HUD Other Projects		-						3,791		-	1,077				2,403		26,168	4,073	3,135			40,647		40,647	
124 Accounts Receivable - Other Government		-	4,256				42,259			10,537						16,708						73,760		73,760	
125 Accounts Receivable - Miscellaneous		550,571				16,475	-		2,131	-	648		7,100		1,498	3,261	51,625	8,262	-		641,571	(36,683)	604,888		
126 Accounts Receivable - Tenants		12,902					93,393															106,295		106,295	
126.1 Allowance for Doubtful Accounts - Tenants		(6,214)					(49,855)															(56,069)		(56,069)	
126.2 Allowance for Doubtful Accounts - Other		-	-			-	-	-	(631)	-	-	-	-	-	-	-	-	-	-	-		(631)		(631)	
127 Notes, Loans, & Mortgages Receivable - Current		-							294,623													294,623	(200,845)	93,778	
128 Fraud Recovery		2,399															7,788					10,187		10,187	
128.1 Allowance for Doubtful Accounts - Fraud		(2,399)															(3,894)					(6,293)		(6,293)	
129 Accrued Interest Receivable		-							1,625,129													1,625,129	(1,625,129)	-	
120 Total Receivables, Net of Allowances for Doubtful Accounts		567,259	4,256	-	-	16,475	85,797	3,791	1,921,252	10,537	1,725	-	7,100	-	3,901	19,969	81,687	4,073	11,397	-	2,729,219	(1,862,657)	866,562		
131 Investments - Unrestricted		-																				-		-	
132 Investments - Restricted		-																				-		-	
135 Investments - Restricted for Payment of Current Liability		-																				-		-	
142 Prepaid Expenses and Other Assets		4,527					31,403		8,386								21,465			19,895	85,676		85,676		
143 Inventories		-																			192		192		
143.1 Allowance for Obsolete Inventories		-																			-		-		
144 Inter Program Due From		-					128,990		33,965	-											420,916	583,871	(583,871)	-	
145 Assets Held for Sale		-					265,494		200													265,694		265,694	
150 Total Current Assets		2,053,909	4,256	-	24,651	16,475	6,318,252	3,791	2,466,744	10,537	42,891	-	7,100	-	96,306	30,726	896,126	4,073	99,264	524,299	12,599,400	(2,446,528)	10,152,872		
161 Land		507,229					4,448,770													24,513	4,980,512	(2,810,788)	2,169,724		
162 Buildings		7,423,820					61,826,315		414,098								354,155	7,699			70,026,087	8,569,857	78,595,944		
163 Furniture, Equipment & Machinery - Dwellings		25,520					112,687														138,207		138,207		
164 Furniture, Equipment & Machinery - Administration		519,933					997,960		67,475											93,285	6,218	125,147	1,810,018	375,260	2,185,278
165 Leasehold Improvements		-																				-		-	
166 Accumulated Depreciation		(7,082,980)					(15,071,799)		(109,162)								(97,960)	(13,917)		(122,155)	(22,497,973)	(20,042,655)	(42,540,628)		
167 Construction in Progress		-					3,346,874						7,100									3,353,974		3,353,974	
168 Infrastructure		-					2,378,942		56,428													2,435,370		2,435,370	
160 Total Capital Assets, Net of Accumulated Depreciation		1,393,522	-	-	-	-	58,039,749	-	428,939	-	-	-	7,100	-	-	-	349,480	-	-	27,505	60,246,195	(13,908,326)	46,337,869		
171 Notes, Loans and Mortgages Receivable - Non-Current		-						210,000	33,355,041	-												33,565,041	(32,424,642)	1,140,399	
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due		-																				-		-	
173 Grants Receivable - Non-Current		-																				-		-	
174 Other Assets		-					580,646		-													580,646		580,646	
176 Investments in Joint Ventures		-																				-		-	
180 Total Non-Current Assets		1,393,522	-	-	-	-	58,830,395	-	33,783,880	-	-	-	7,100	-	-	-	349,480	-	-	27,505	94,391,882	(46,332,968)	48,058,914		
200 Deferred Outflow of Resources		-																				-		-	
290 Total Assets and Deferred Outflow of Resources		3,447,431	4,256	-	24,651	16,475	65,148,647	3,791	36,250,624	10,537	42,891	-	14,200	-	96,306	30,726	1,245,606	4,073	99,264	551,804	106,991,282	(48,779,496)	58,211,786		

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## FINANCIAL DATA SCHEDULES

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December 31, 2024

Housing Authority of the City of Columbia, MO (MO007)

COLUMBIA, MO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End:	12/31/2024	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.896 PH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	83.589 Community Services Block Grant	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	COCG	Subtotal	ELM	Total
311 Bank Overdraft		-																			-		-
312 Accounts Payable <= 90 Days		21,163	1,329				987,568		3,432	606	144				133	25	17,113		224	5,131	1,036,868		1,036,868
313 Accounts Payable >90 Days Past Due		-																			-		-
321 Accrued Wage/Payroll Taxes Payable		16,492	908				86,864	3,576	15,739								32,996	2,361		15,173	173,909		173,909
322 Accrued Compensated Absences - Current Portion		5,485					45,649		9,204								12,445			14,220	87,003		87,003
324 Accrued Contingency Liability		-																			-		-
325 Accrued Interest Payable		-					1,625,129		115,165												1,740,294	(1,625,129)	115,165
331 Accounts Payable - HUD PHA Programs		-								-					-						-		-
332 Accounts Payable - PHA Projects		-																			-		-
333 Accounts Payable - Other Government		-																			-		-
341 Tenant Security Deposits		41,039					291,634														332,673		332,673
342 Unearned Revenue		6,802					36,007									25,559			3,840		72,208		72,208
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue		-					370,204														370,204		370,204
344 Current Portion of Long-term Debt - Operating Borrowings		-																			-		-
345 Other Current Liabilities		13,229					4,961														18,190		18,190
346 Accrued Liabilities - Other		2,964	21				3,320	175	7,933		36,189					495	29,609	164	1,189	34,171	116,230	(36,683)	79,547
347 Inter Program - Due To		-	1,998			16,475	415,104	40		9,931	921		7,100		329	333		1,548	1,102	128,990	583,871	(583,871)	-
348 Loan Liability - Current		-							200,845	-											200,845	(200,845)	-
310 Total Current Liabilities		107,174	4,256	-	-	16,475	3,866,240	3,791	352,318	10,537	37,254	-	7,100	-	462	26,412	92,163	4,073	6,355	197,685	4,732,295	(2,446,528)	2,285,767
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		-					31,415,392			-											31,415,392	(18,729,534)	12,685,858
352 Long-term Debt, Net of Current - Operating Borrowings		-																			-		-
353 Non-current Liabilities - Other		-															444,958				444,958		444,958
354 Accrued Compensated Absences - Non Current		3,657					30,433		6,136								8,296			9,480	58,002		58,002
355 Loan Liability - Non Current		-							13,695,108	-											13,695,108	(13,695,108)	-
356 FASB 9 Liabilities		-																			-		-
357 Accrued Pension and OPEB Liabilities		-																			-		-
350 Total Non-Current Liabilities		3,657	-	-	-	-	31,445,825	-	13,701,244	-	-	-	-	-	-	-	453,254	-	-	9,480	45,613,460	(32,424,642)	13,188,818
300 Total Liabilities		110,831	4,256	-	-	16,475	35,312,065	3,791	14,053,562	10,537	37,254	-	7,100	-	462	26,412	545,417	4,073	6,355	207,165	50,345,755	(34,871,170)	15,474,585
400 Deferred Inflow of Resources		-							1,169,273												1,169,273		1,169,273
508.4 Net Investment in Capital Assets		1,393,522					26,254,153		428,839				7,100				349,480			27,505	28,460,599	4,821,208	33,281,807
511.4 Restricted Net Position		1,108,997			24,651		4,396,504		306,048								-				5,839,200		5,839,200
512.4 Unrestricted Net Position		834,081	-	-	-	-	(814,075)	-	20,289,902	-	5,637	-	-	-	95,844	4,314	350,709	-	92,909	317,134	21,176,455	(18,729,534)	2,446,921
513 Total Equity - Net Assets / Position		3,336,600	-	-	24,651	-	25,836,582	-	21,027,789	-	5,637	-	7,100	-	95,844	4,314	700,189	-	92,909	344,639	55,476,254	(13,908,326)	41,567,928
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net		3,447,431	4,256	-	24,651	16,475	65,148,647	3,791	36,250,624	10,537	42,891	-	14,200	-	96,306	30,726	1,245,606	4,073	99,284	551,804	106,991,282	(48,779,496)	58,211,786



# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## FINANCIAL DATA SCHEDULES Page 1 Of 3 For The Year Ended December 31, 2024

Housing Authority of the City of Columbia, MO (MO007)  
COLUMBIA, MO  
Entity Wide Revenue and Expense Summary  
Submission Type: Audited/Single Audit

Fiscal Year End:	12/31/2024	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit Blended	14.896 PH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	93.569 Community Services Block Grant	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	COCG	Subtotal	ELM	Total	
70300 Net Tenant Rental Revenue		287,309					4,516,458															4,803,767	(2,428,028)	2,375,739
70400 Tenant Revenue - Other		7,703					28,031															35,734		35,734
70500 Total Tenant Revenue		295,012	-	-	-	-	4,544,489	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,839,501	(2,428,028)	2,411,473
70600 HUD PHA Operating Grants		850,475				35,710		133,611			617,225				340,540		12,422,979	53,213	563,066	-	15,016,819		15,016,819	
70610 Capital Grants		-																				-		-
70710 Management Fee		-																			335,018	335,018	(335,018)	-
70720 Asset Management Fee		-																			14,400	14,400	(14,400)	-
70730 Book Keeping Fee		-																			159,532	159,532	(159,532)	-
70740 Front Line Service Fee		-																			-	-	-	-
70750 Other Fees		-																			-	-	-	-
70700 Total Fee Revenue		-																			508,950	508,950	(508,950)	-
70800 Other Government Grants		-	50,923	9,028		59,828	475,566			377,098			62,835	7,100	4,779	120,228						1,167,385		1,167,385
71100 Investment Income - Unrestricted		66,668			1,197		275,157		19,397		3,994				4,201	2,654	22,192		4,460	19,652		419,572		419,572
71200 Mortgage Interest Income		-							767,124													767,124	(767,124)	-
71300 Proceeds from Disposition of Assets Held for Sale		-																				-		-
71310 Cost of Sale of Assets		-																				-		-
71400 Fraud Recovery		877															5,249					6,126		6,126
71500 Other Revenue		81,133					964,199		418,251						5,114		2,775				926	1,472,398	(471,854)	1,000,544
71600 Gain or Loss on Sale of Capital Assets		670							(46,192)												(19,724)	(65,246)	(65,246)	-
72000 Investment Income - Restricted		-																			-	-	-	-
70000 Total Revenue		1,294,835	50,923	9,028	36,907	59,828	6,259,411	133,611	1,158,580	377,098	621,219	62,835	7,100	4,779	349,855	122,882	12,453,195	53,213	567,526	509,804	24,132,629	(4,175,956)	19,956,673	
91100 Administrative Salaries		66,383	354				417,418		271,447	31,488	10,809				1,366	1,663	586,995		3,293	373,702	1,764,918		1,764,918	
91200 Auditing Fees		15,796					98,757		5,258								48,756				9,549	178,116		178,116
91300 Management Fee		91,081					345,204										236,916		7,020		680,221	(608,052)	72,169	
91310 Book-keeping Fee		7,643															147,502		4,388		159,533	(159,532)	1	
91400 Advertising and Marketing		-					2,468										4,050				1,668	8,186		8,186
91500 Employee Benefit contributions - Administrative		25,667	13				116,167		66,538	4,373	1,228				402	187	162,065		370	81,944	459,954		459,954	
91600 Office Expenses		23,785	120	114			115,805		17,800	2,889	1,796		554			194	73,750		5,369	581	79,170	321,978		321,978
91700 Legal Expense		-					7,334										15				23,768	31,117		31,117
91800 Travel		5,056				3,285	14,590		100	11,294	35						9,316		450		10,538	54,664		54,664
91810 Allocated Overhead		-																			-	-		-
91900 Other		9,836	2,987	1,323	147		23,743		5,107	16,449	4,243		6,706		2,420	469	101,516		133	3,016	16,198	194,293		194,293
91000 Total Operating - Administrative		245,227	3,474	1,437	3,432	-	1,141,486	-	366,250	66,493	18,111		7,260	-	4,229	2,513	1,370,881		5,962	18,668	596,537	3,851,980	(767,584)	3,084,396
92000 Asset Management Fee		14,400																			14,400	(14,400)	-	
92100 Tenant Services - Salaries		924		15,889	2,897		398,048	91,268			170,823		38,793									752,629		752,629
92200 Relocation Costs		-																			-	-		-
92300 Employee Benefit Contributions - Tenant Services		175	1,407	272			96,206	30,240		31,410			5,560								11,462	178,732		178,732
92400 Tenant Services - Other		3,567	29,909	4,379	15,233		137,886			96,267			8,795		4,779		1,320		1,701		303,936		303,936	
92500 Total Tenant Services		4,666	47,205	7,548	15,233	-	634,240	121,508	-	298,500	-	53,148	-	4,779	-	1,320	1,701	45,449	-	-	1,235,297	-	1,235,297	

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## FINANCIAL DATA SCHEDULES

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For The Year Ended December 31, 2024

Housing Authority of the City of Columbia, MO (MO007)

COLUMBIA, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End:	12/31/2024	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit Blended	14.896 PH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	93.569 Community Services Block Grant	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EH/ Emergency Housing Voucher	COCC	Subtotal	ELM	Total
93100 Water		30,722					185,975		954								1,184			395	219,230		219,230
93200 Electricity		30,727					336,150		4,885								7,252			2,417	381,411		381,411
93300 Gas		16,542					36,675		2,931								1,628			543	60,319		60,319
93400 Fuel		-					-		-								-			-	-		-
93500 Labor		-					-		-								-			-	-		-
93600 Sewer		27,371					128,425		566								386			129	156,879		156,879
93700 Employee Benefit Contributions - Utilities		-					-		-								-			-	-		-
93800 Other Utilities Expense		-					-		-								-			-	-		-
93900 Total Utilities		105,362	-	-	-	-	689,225	-	9,316	-	-	-	-	-	-	-	10,452	-	-	3,484	817,839	-	817,839
94100 Ordinary Maintenance and Operations - Labor		222,694					384,032														606,726		606,726
94200 Ordinary Maintenance and Operations - Materials and Other		86,593					262,128		590								82			1,689	351,022		351,022
94300 Ordinary Maintenance and Operations Contracts		107,629					454,520		4,980								10,276			5,509	585,914	(119,016)	466,898
94500 Employee Benefit Contributions - Ordinary Maintenance		54,406					119,077														173,483		173,483
94900 Total Maintenance		471,252	-	-	-	-	1,219,757	-	5,540	-	-	-	-	-	-	-	10,358	-	-	10,198	1,717,145	(119,016)	1,598,129
95100 Protective Services - Labor		36,014					168,609														204,623		204,623
95200 Protective Services - Other Contract Costs		-					-		-								-			-	-		-
95300 Protective Services - Other		-					-		-								-			-	-		-
95500 Employee Benefit Contributions - Protective Services		10,333					48,374														58,707		58,707
95900 Total Protective Services		46,347	-	-	-	-	216,983	-	-	-	-	-	-	-	-	-	-	-	-	-	263,330	-	263,330
96110 Property Insurance		72,151					535,791		3,521								4,985			1,662	618,111		618,111
96120 Liability Insurance		8,402					5,372		10,799								7,829				32,402		32,402
96130 Workmen's Compensation		5,302	244	43			22,268	1,528	4,396	3,038	163	609				21	9,805	529	49	5,872	53,862		53,862
96140 All Other Insurance		5,205					24,161		795											1,135	31,296		31,296
96100 Total Insurance Premiums		91,060	244	43	-	-	587,592	1,528	19,481	3,038	163	609	-	-	-	21	22,620	529	49	8,669	735,671	-	735,671
96200 Other General Expenses		576					29,842		81,166								12,879		1,517	6,165	132,145	(79,804)	52,341
96210 Compensated Absences		31,188					128,499	10,575	16,611	9,067		1,818					61,480	1,253		19,812	280,303		280,303
96230 Payments in Lieu of Taxes		17,875					152,881														170,756		170,756
96400 Bad debt - Tenant Rents		1,498					32,728		(1,769)												32,457		32,457
96500 Bad debt - Mortgages		-					-		-												-		-
96600 Bad debt - Other		-					-		-												-		-
96800 Severance Expense		-					-		-												-		-
96900 Total Other General Expenses		51,137	-	-	-	-	343,950	10,575	96,008	9,067	-	1,818	-	-	-	-	74,359	1,253	1,517	25,977	615,661	(79,804)	535,857
96710 Interest of Mortgage (or Bonds) Payable		-					312,826		305,444												618,270	(618,270)	-
96720 Interest on Notes Payable (Short and Long Term)		-					469,513		22,348												491,861	(491,861)	343,007
96730 Amortization of Bond Issue Costs		-					83,810														83,810		83,810
96700 Total Interest Expense and Amortization Cost		-	-	-	-	-	866,149	-	327,792	-	-	-	-	-	-	-	-	-	-	-	1,193,941	(767,124)	426,817
96900 Total Operating Expenses		1,029,491	50,923	9,008	18,665	-	5,699,382	133,611	824,387	377,098	18,274	62,835	-	4,779	4,250	3,858	1,490,371	53,213	20,234	644,865	10,445,264	(1,747,928)	8,697,336
97000 Excess of Operating Revenue over Operating Expenses		265,344	-	-	18,242	59,628	560,029	-	334,193	-	602,945	-	7,100	-	345,605	119,024	10,962,824	-	547,292	(135,061)	13,687,365	(2,428,028)	11,259,337

# HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

## FINANCIAL DATA SCHEDULES

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For The Year Ended December 31, 2024

Housing Authority of the City of Columbia, MO (MO007)

COLUMBIA, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End:	12/31/2024	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit Blended	14.896 PH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	93.569 Community Services Block Grant	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EH/ Emergency Housing Voucher	COCG	Subtotal	ELM	Total
97100 Extraordinary Maintenance		1,393					79,476														80,869		80,869
97200 Casualty Losses - Non-capitalized		-																			-		-
97300 Housing Assistance Payments		-									598,951				305,049	116,370	11,118,215	477,948			12,616,533	(2,428,028)	10,188,505
97350 HAP Portability In		-																			-		-
97400 Depreciation Expense		175,251					1,801,499		29,185								21,553			1,198	2,028,696		2,028,696
97500 Fraud Losses		-																			-		-
97600 Capital Outlays - Governmental Funds		-																			-		-
97700 Debt Principal Payment - Governmental Funds		-																			-		-
97800 Dwelling Units Rent Expense		-																			-		-
98000 Total Expenses		1,206,135	50,923	9,028	18,665	-	7,580,357	133,611	853,572	377,098	617,225	62,835	-	4,779	306,299	120,228	12,630,139	53,213	498,182	646,063	25,171,352	(4,175,956)	20,995,396
10010 Operating Transfer In		320,836																					
10020 Operating Transfer Out		(320,836)																					
10030 Operating Transfers from/to Primary Government																					320,836	(320,836)	-
10040 Operating Transfers from/to Component Unit		-																			-		-
10050 Proceeds from Notes, Loans and Bonds																							
10060 Proceeds from Property Sales																							
10070 Extraordinary Items, Net Gain/Loss		-																			-		-
10080 Special Items (Net Gain/Loss)		-																			-		-
10091 Inter Project Excess Cash Transfer In		-																			-		-
10092 Inter Project Excess Cash Transfer Out		-																			-		-
10093 Transfers between Program and Project - In		-																			-		-
10094 Transfers between Project and Program - Out		-																			-		-
10100 Total Other Financing Sources (Uses)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10000 Excess (Deficiency) or Total Revenue (Loss) Under Total Expenses		88,700	-	-	18,242	59,828	(1,330,946)	-	305,008	-	3,994	-	7,100	-	40,556	2,654	(178,944)	-	69,344	(136,259)	(1,038,723)	-	(1,038,723)
11020 Required Annual Debt Principal Payments		-	-	-	-	-	369,067	-	200,845	-	-	-	-	-	-	-	-	-	-	-	569,912		569,912
11030 Beginning Equity		3,188,072	-	6,409	-	-	31,157,528	-	20,722,781	-	1,643	-	-	-	55,288	1,660	877,133	-	23,565	480,698	56,514,977	(13,908,325)	42,606,652
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors		59,828				(59,828)															-		-
11050 Changes in Contingent Liability Balance																							
11060 Changes in Unrecognized Pension Transition Liability																							
11080 Changes in Special Term/Severance Benefits Liability																							
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents																							
11100 Changes in Allowance for Doubtful Accounts - Other																							
11170 Administrative Fee Equity																	729,609				729,609		729,609
11180 Housing Assistance Payments Equity																	(29,420)				(29,420)		(29,420)
11190 Unit Months Available		1440								700						19667		812			22415		22415
11210 Number of Unit Months Leased		1255							647							19667		585			22154		22154
11270 Excess Cash		750,391																			750,391		750,391
11610 Land Purchases		-																			-		-
11620 Building Purchases		-																			-		-
11630 Furniture & Equipment - Dwelling Purchases		-																			-		-
11640 Furniture & Equipment - Administrative Purchases		-																			-		-
11650 Leasehold Improvements Purchases		-																			-		-
11660 Infrastructure Purchases		-																			-		-
13510 GFFP Debt Service Payments		-																			-		-
13601 Replacement Housing Factor Funds		-																			-		-



# 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)

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 2025

Re: **Resolution 2992:** to Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2024

## Executive Summary

The Columbia Housing Authority (CHA) is required to procure a single audit each year based upon HUD regulations. This annual audit includes CHA's programs and includes specific compliance testing for the Section 8 Program.

## Discussion

RubinBrown LLP conducted the audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and the provisions of U.S. Office of Management and Budget Circular A-133, Audits States, Local Governments, and Non-Profit Organizations. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. RubinBrown LLP believes that their audits provide a reasonable basis for their opinion.

Ms. Renita Duncan, CPA and Partner with RubinBrown LLP will provide the CEO with a summary of the audit and information to provide a brief overview of the audit and answer any questions from the Board of Commissioners.

## Recommended Commission Action

Accept the Single Audit of the Housing Authority of the City of Columbia, Missouri.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION #2992

#### **A Resolution to Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2024**

WHEREAS, the Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that a single audit report be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the accounting firm of RubinBrown LLP has performed a Single Audit Report of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2024 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

WHEREAS, the single audit of the Section 8 Housing Choice Voucher Program will be presented by RubinBrown LLP.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2902 accepting the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2024, performed by RubinBrown LLP.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted August 20, 2025

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***HOUSING AUTHORITY OF  
THE CITY OF COLUMBIA, MISSOURI***  
***SINGLE AUDIT REPORT***  
***DECEMBER 31, 2024***

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**Independent Auditors' Report  
On Internal Control Over Financial  
Reporting And On Compliance And Other  
Matters Based On An Audit Of Financial  
Statements Performed In Accordance With  
*Government Auditing Standards***

Board of Commissioners  
Housing Authority of the City of Columbia, Missouri  
Columbia, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Housing Authority of the City of Columbia, Missouri (the Authority) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 25, 2025.

**Report On Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.



Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report On Compliance And Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose Of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*RubinBrown LLP*

June 25, 2025

**Independent Auditors' Report  
On Compliance For Each Major Federal  
Program; Report On Internal Control Over  
Compliance; And Report On The Schedule  
Of Expenditures Of Federal Awards  
Required By The Uniform Guidance**

Board of Commissioners  
Housing Authority of the City of Columbia, Missouri  
Columbia, Missouri

**Report On Compliance For Each Major Federal Program**

***Opinion On Each Major Federal Program***

We have audited Housing Authority of the City of Columbia, Missouri's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

***Basis For Opinion On Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibility under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities For The Audit Of Compliance section of our report.

We are required to be independent of the Authority and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

### ***Responsibilities Of Management For Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

### ***Auditor's Responsibilities For The Audit Of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report On Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

**Report On Schedule Of Expenditures Of Federal Awards Required By The Uniform Guidance**

We have audited the financial statements of the Authority as of and for the year ended December 31, 2024, and have issued our report thereon dated June 25, 2025, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

*RubinBrown LLP*

August 13, 2025

**HOUSING AUTHORITY OF CITY OF COLUMBIA**

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**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**Page 1 Of 2**

**For The Year Ended December 31, 2024**

<b>Federal Grantor/Pass-Through Grantor/Program Or Cluster Title</b>	<b>Assistance Listing Number</b>	<b>Grantor Identification Number</b>	<b>Federal Expenditures</b>	<b>Expenditures To Subrecipients</b>
<b>Department of Housing and Urban Development</b>				
Direct Awards:				
Continuum of Care Program	14.267	MO0101L7E062215 MO0101L7E062316	\$ 617,225	\$ —
Public Housing Operating Fund	14.850	MO007-00000121D MO007-00000124D	493,991	—
Resident Opportunity and Supportive Services - Service Coordinators	14.870	ROSS221723-01-00	53,213	—
Family Self-Sufficiency Program	14.896	FSS23MO5548-01-00	169,321	—
Housing Voucher Cluster - Section 8 Housing Choice Vouchers	14.871		12,423,550	—
COVID-19: Emergency Housing Vouchers - CARES ACT	14.871		563,066	
Mainstream Vouchers	14.879	MO007DV0001	338,230	—
Total Housing Voucher Cluster			13,324,846	—
Public Housing Capital Fund Program	14.872	MO36P007501-24	356,484	—
Passed through the City of Columbia, Missouri:				
CDBG -Entitlement Grants Cluster - Community Development Block Grants/Entitlement Grants	14.218	None	59,828	—
Passed through the City of Columbia, Missouri:				
Home Investment Partnerships Program	14.239	None	120,228	—
<b>Total Department of Housing and Urban Development</b>			<b>15,195,136</b>	<b>—</b>

**HOUSING AUTHORITY OF CITY OF COLUMBIA**

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**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**Page 2 Of 2**

**For The Year Ended December 31, 2024**

<b>Federal Grantor/Pass-Through Grantor/Program Or Cluster Title</b>	<b>Assistance Listing Number</b>	<b>Grantor Identification Number</b>	<b>Federal Expenditures</b>	<b>Expenditures To Subrecipients</b>
<b>U.S. Department of Treasury</b>				
Passed through Boone County Commission:				
Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP2122	\$ 7,100	\$ —
<b>U.S. Department of Education</b>				
Passed through Missouri Department of Elementary and Secondary Education:				
Twenty-First Century Community Learning Centers	84.287	S287C220025 S287C230025	375,735	—
Passed through Missouri Department of Elementary and Secondary Education:				
COVID-19: Education Stabilization Fund - CARES ACT	84.425	None	62,835	—
<b>Total U.S. Department of Education</b>			<u>438,570</u>	<u>—</u>
<b>U.S. Department of Agriculture</b>				
Passed through Missouri Department of Health and Senior Services:				
Child and Adult Care Food Program	10.558	ERS46132829	50,923	—
Child Nutrition Cluster -				
Summer Food Service Program for Children	10.559	ERS0462884S	9,028	—
<b>Total U.S. Department of Agriculture</b>			<u>59,951</u>	<u>—</u>
<b>U.S. Department of Health and Human Services</b>				
Passed through Caring Communities Inc Family and Community Trust:				
Community Services Block Grant	93.569	NKHCHAAS2425	4,779	—
<b>Total Federal Awards</b>			<u>\$ 15,705,536</u>	<u>\$ —</u>

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**HOUSING AUTHORITY OF CITY OF COLUMBIA**  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**December 31, 2024**

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**1. General**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) presents the activity of all federal award programs of the Housing Authority of the City of Columbia, Missouri (the Authority). The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

**2. Basis Of Accounting**

The accompanying Schedule is presented using the accrual basis of accounting, which is described in Note 1 to the financial statements of the Authority.

**3. Indirect Costs**

The Authority has not elected to use the 10% de minimis indirect cost rate as allowed in the Uniform Guidance, Section 414.



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# HOUSING AUTHORITY OF CITY OF COLUMBIA

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## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For The Year Ended December 31, 2024

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### Section I - Summary Of Auditors' Results

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#### Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified? ☐ yes ☒ none reported

Noncompliance material to financial statements noted?

☐ yes ☒ no

#### Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified? ☐ yes ☒ none reported

Type of auditors' report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

☐ yes ☒ no

Identification of major federal programs:

ALN Number	Name Of Federal Program Or Cluster
14.871, 14.879	Housing Voucher Cluster

Dollar threshold used to distinguish between type A and type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

☒ yes ☐ no

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### Section II - Financial Statement Findings

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None

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**HOUSING AUTHORITY OF CITY OF COLUMBIA**

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**SCHEDULE OF FINDINGS AND QUESTIONED COSTS *(Continued)***  
**For The Year Ended December 31, 2024**

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**Section III - Federal Award Findings And Questioned Costs**

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None



## Housing Authority of the City of Columbia,

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201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

### SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

None



# 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)

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 2025

Re: Columbia Housing Authority Bylaws Review

## Executive Summary

This report provides an overview of recommended revisions to the Columbia Housing Authority Bylaws. These recommended considerations are based upon CHA staff review and legal review presented to the CHA Board of Commissioners on July 16, 2025, and Commissioner feedback.

## Discussion

The primary intent of nonprofit organization bylaws is to establish the internal operating rules and governance structure for the organization. They provide a framework for how organizations are managed and how decisions are made. Bylaws help provide structure to organizations to run effectively and in accordance with legal requirements and its stated purpose. Bylaws are the roadmap for how a nonprofit functions, ensuring it operates ethically, legally, and effectively to achieve its mission.

The attached document proposes revisions for consideration pertaining to the meeting date, time and location of the annual meeting and monthly meetings, quorum and board action clarification, as well as the order of business on agendas of the monthly meeting and annual meeting. At the request of the board, the revisions also incorporate clarification of virtual or teleconferencing attendance. The proposed changes and attachment document has been reviewed by CHA's legal representative.

## Recommended Commission Action

Approved the attached resolution adopting revisions to the CHA Bylaws.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION #2993

#### **A Resolution to Amend the Bylaws of the Housing Authority of the City of Columbia, Missouri to Change the Title of the Executive Director to Chief Executive Officer and Correct Language Referring to the Chair of the Board of Commissioners**

WHEREAS, The bylaws of the Housing Authority of the City of Columbia, Missouri were adopted at a meeting of the Board of Commissioners at which a quorum was in attendance, which was held on August 20, 2002 (the "Bylaws"), and further amended on April 21, 2015; and

WHEREAS, A copy of the Bylaws and proposed revisions is attached hereto; and

WHEREAS, Article III-Meetings Section 1 of the Bylaws states the annual meeting will be held on the third Tuesday of July; and

WHEREAS, Article III-Meeting Section 2 of the Bylaws states Regular meetings of the Board shall be held with notice at 5:30 o'clock P.M. on the third; and

WHEREAS, Article III-Meetings Section 4 includes reference to 3 of 5 Commissioners defining a majority for meeting quorum requirements; and

WHEREAS, Article III-Meetings Section 5 includes references to the following categories for order of business at the annual and regular meetings.

1. Roll call
2. Approval and adjustment of the agenda
3. Reading and approval of the minutes of the previous meeting
4. Resolutions and communications
5. Report of the Secretary
6. Comments from Commissioners and Visitors
7. Adjournment

WHEREAS, Article III-Meetings Section 6 includes reference to 3 of 5 Commissioners defining a vote of a majority; and

WHEREAS, The Board desires to amend the Bylaws to clarify meeting date, time and place requirements for the annual and regular meetings, order of business, quorum, majority vote, virtual and teleconferencing attendance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2993 approving an amendment to the Bylaws of the Housing Authority of the City of Columbia, Missouri attached hereto and made a part hereof, and making these revisions effective August 20, 2025.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted August 20, 2025



## Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

### BY-LAWS OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

**REVISED ~~APRIL 21, 2015~~ August 20, 2025**

#### **ARTICLE I – THE AUTHORITY**

Section 1. **Name of Authority.** The name of the Authority shall be “Housing Authority of the City of Columbia, Missouri”.

Section 2. **Seal of Authority.** The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority. The seal shall also have in its center the numerals 1956, which is the year of organization of the Authority.

Section 3. **Office of the Authority.** The offices of the Authority shall be at such place or places in the City of Columbia, Missouri, as the Authority may from time to time designate.

Section 4. **Governance of the Authority.** The Authority shall be governed by a five member Board of Commissioners who will elect officers.

#### **ARTICLE II – OFFICERS**

Section 1. **Officers.** The officers of the Authority shall be a Chair, a Vice-Chair, and Secretary who shall be the Chief Executive Officer.

Section 2. **Chair.** The Chair shall preside at all meetings of the Authority. Except as otherwise authorized by Resolution of the Authority, the Chair shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the Chair shall submit such recommendations and information, as he/she may consider proper concerning the business, affairs, and policies of the Authority.

Section 3. **Vice-Chair.** The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair, and in the case of the resignation or death of the Chair, the Vice-Chair shall perform the duties imposed on the Chair until such time as the Board of Commissioners shall elect a new Chair.

Section 4. **Secretary.** The Secretary shall be the Chief Executive Officer of the Authority and, as such, shall have general supervision over the administration of its business and affairs, subject to the direction of the Board of Commissioners. The Secretary, who is the Chief Executive Officer, shall be charged with the management of the affairs of the Authority.

The Secretary shall keep or cause to be kept under his/her supervision the records of the Authority including a record of the meetings of the Board of Commissioners and a record of all votes, and shall also keep or cause to be kept under his/her supervision a record of the proceedings and actions of the

Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his/her office. He/She shall keep or cause to be kept under his/her supervision in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Board of Commissioners. He/She shall have care and custody of all funds of the Authority and shall deposit or cause same to be deposited in the name of the Authority in such bank or banks as the Board of Commissioners may select. He/She shall keep or cause to be kept under his/her supervision regular books of account showing receipts and expenditures and shall render to the Board of Commissioners an account of all transactions and of the financial condition of the Authority. He/She shall give such bond for the faithful performance of his/her duties as the Board of Commissioners may designate.

In the absence of the Secretary, or his/her inability to act, the Board of Commissioners may by resolution appoint (from the Board of Commissioners) a Secretary who shall have all the powers, duties and responsibilities of the Secretary for the period designated in said resolution.

Section 5. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by appropriate resolution of the Board of Commissioners, the By-Laws or the rules and regulations of the Authority.

Section 6. Election or Appointment. The Chair and Vice-Chair shall be elected at the annual meeting of the Authority from among Commissioners of the Authority, and shall hold office for one year or until their successors are elected and qualified. In case of the absence or incapacity of both the Chair and the Vice-Chair, the other Commissioners of the Authority may elect an Acting Chair to serve during the period of absence or incapacity of the Chair and Vice-Chair.

The Secretary shall be appointed by the Board of Commissioners. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as fixed by the Board of Commissioners.

Section 7. Vacancies. Should the office of the Chair or Vice-Chair become vacant, the Board of Commissioners shall elect a successor from among its membership at the next meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Board of Commissioners shall appoint a successor as provided in Section 6 of this Article.

Section 8. Additional Personnel. The Authority may from time to time by and through the Board of Commissioners, employ such personnel including a Chief Executive Officer as it deems necessary to the exercise of its powers. The selection and compensation of all personnel, other than the Chief Executive Officer, shall be made by the Chief Executive Officer subject to review by the Board of Commissioners.

### **ARTICLE III – MEETINGS**

Section 1. Annual Meeting. The Annual Meeting of the said date shall be the third ~~Tuesday of July~~ Wednesday of June at 5:30 P.M. of each year, at the Regular meeting place of the Board, or at such other place, date and time as the Board may from time to time designate.

Section 2. Regular Meeting. Regular meetings of the Board shall be held with notice at 5:30 o'clock P.M. on the third Wednesday of each month, at the Regular meeting place of the Board, or at such other place, date and time the Board may from time to time designate. ~~Tuesday of each month. In the~~



~~event a day of regular meeting shall be on a legal holiday, said meeting shall be held on the next succeeding secular day.~~

Section 3. Special Meetings. The Chair of the Authority may, when he/she deems it necessary, and shall, upon the written request of two members of the Board of Commissioners, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call of a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated by the call.

Section 4. Quorum. The powers of the Authority shall be vested in the Board of Commissioners. Three Commissioners present in person or virtually shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the Authority only upon a vote of the majority ~~(3)~~ of the Commissioners ~~(5)~~.

Section 5. Order of Business. At the regular and annual meetings of the Authority the following shall be the order of business:

- ~~1. Roll call~~
- ~~2. Approval and adjustment of the agenda~~
- ~~3. Reading and approval of the minutes of the previous meeting~~
- ~~4. Resolutions and communications~~
- ~~5. Report of the Secretary~~
- ~~6. Comments from Commissioners and visitors~~
- ~~7. Adjournment~~

1. Call to Order/Introductions
2. Roll Call
3. Adoption of Agenda
4. Approval of Open Meeting Minutes
5. Public Comment
6. Resolutions
7. Reports
8. Public and Commissioner Comment

Section 6. Manner of Voting. Action may be taken by the Board of Commissioners by resolution or motion, upon an affirmative vote of a majority ~~(3)~~ of the Commissioners ~~(5)~~ present in person or virtually. The vote upon a resolution shall be taken by roll call, and the "yes" or "no" vote of each member shall be entered in the journal. A voice vote may be taken upon a motion, but if any member may so request, the "yes" or "no" vote of each member shall be entered in the journal. In case of elections, the vote may be by ballot.

Section 7. Code of Conduct.

#### CODE OF CONDUCT FOR COMMISSIONERS

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**The objective of the Code of Conduct is to encourage professional performance by housing commissioners. The Code describes objectives which, when accepted and followed, will help to foster a beneficial relationship between the commissioners, staff, and those they serve.**

A public housing commissioner shall be bound by the following pledge:

1. I pledge myself to act in a professional manner while serving as a Housing Commissioner.
2. I pledge to view my service on the Housing Commission as an opportunity to serve my community, my state, and my nation because I support the objectives of providing a decent, safe and sanitary home and a suitable living environment for every American family.
3. I pledge that I recognize that my responsibilities are to serve in this capacity as a government official, a community leader, and an advocate for the Commission, its collective programs and objectives.
4. I pledge myself to seek and maintain an equitable, honorable and cooperative association with fellow public housing officials.
5. I pledge to try to make decisions in terms of the most economical and efficient method toward and the best interests of all citizens, particularly those of low and moderate income. Decisions will provide an equal opportunity to all citizens regardless of race, color, sex, religion, familial status, age, disability, or national origin.
6. I will recognize that my responsibility is a policy-making role and not to make the day-to-day management decisions of the Authority.
7. I pledge to refuse to represent special interests or partisan politics or to use this Commission for personal gain or for the gain of friends or supporters.
8. I pledge that I shall not receive, directly or indirectly, any fee, rebate, commission, discount, gratuity, or any other benefit whether monetary or otherwise for the proper professional discharge of my duties, except authorized established expenses and other benefits.
9. Decisions will be reached after discussion in open or closed session as appropriate. Once voted upon by a majority of Commissioners, I will abide by the decision.
10. I will recognize that authority is vested with the whole commission assembled in meetings and that the powers of the commission shall be vested with the commissioners thereof in office.
11. I pledge to support and protect authority personnel in the performance of their duties. I will support the Chief Executive Officer in his or her choice of hiring and handling personnel without involvement by the commission.
12. I pledge to refer complaints to the Chief Executive Officer, and only after the failure of administrative solution will pursue such matters with the Chair.
13. I pledge to observe laws and regulations pertaining to the commission.

14. I pledge to respect the limited intent and scope of executive session and respect privileged communications from executive session and other sources for the privacy of the personnel and clients with whom we are involved.
15. I pledge to make diligent use of the time of the commission as a whole and to faithfully attend all meetings barring unforeseen conflicts in which case I shall promptly notify the Chair or their designee.
16. I pledge myself to comply with the rules and regulations and principles of this Code of Conduct.

#### **ARTICLE IV – AMENDMENTS**

Section 1. Amendments to the By-Laws. The By-Laws of the Authority may be amended with the approval of at least three of the Commissioners of the Authority at a regular or a special meeting.

Except by unanimous consent of all the Commissioners, no proposed amendment to the By-Laws shall be voted upon until the same has been reduced to writing, filed with the Secretary, and read at the regular meeting immediately preceding the meeting at which the same is voted upon.

#### **ARTICLE V – NEPOTISM**

Employment of the immediate family members of a Commissioner or members of their household is prohibited. The “immediate family” includes spouse, child, sibling, parent, grandparent, father-in-law, mother-in-law, aunt, uncle, niece, nephew, grandchild, and any person residing in the same household.

\*\*\*\*\*



# 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)

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 2025

Re: Resolution 2994 Authorizing an agreement with the City of Columbia to cover the cost of purchase and installation of commercial electric water heaters at Patriot Place.

## Executive Summary

Resolution 2994 authorizes a funding agreement with the City of Columbia that includes \$50,000 to cover costs associated with the installation of commercial electric water heaters at Patriot Place.

## Discussion

The Columbia Housing Authority is the general partner, owner and manager of Patriot Place Apartments located at 2112 Business Loop 70 E. The City of Columbia Water and Light Department administers funding for investments in energy efficiency on an annual basis and expressed a desire to invest in water heaters at Patriot Place. The City of Columbia Water and Light Department has provided an agreement to fund \$50,000 in costs associated with the installation of commercial electric water heaters at Patriot Place. The agreement allows for covering costs associated with purchasing the heating system(s), as well as any electrical upgrade costs necessary to complete the project.

CHA and City staff estimate the agreement can assist with the installation of a system to cover 100% of annual electrical operating costs associated with the facility. CHA staff are working with Water and Light staff to identify energy efficient heat pump systems that will also meet the sizing and reliability requirements necessary to provide hot water at Patriot Place. Should the CHA Board of Commissioners approve the agreement, CHA staff plan to competitively bid the project over the next 6-months.

## Recommended Commission Action

Approve Resolution 2994 authorizing an agreement with the City of Columbia for the installation of commercial electric water heaters at Patriot Place.



## Housing Authority of the City of Columbia, Missouri

### Board Resolution

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#### RESOLUTION 2994

##### **To Authorize a Funding Agreement with the City of Columbia to Cover Costs Associated with the Installation of Water Heaters at Patriot Place.**

WHEREAS, The City of Columbia Water allocates funding for energy efficiency impacting low to moderate income populations and service providers; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri is General Partner, owner and manager of the Patriot Place Apartments located at 2112 Business Loop 70 E; and

WHEREAS, the City of Columbia Water and Light Department has provided an agreement to fund \$50,000 in costs associated with the installation of commercial electric water heaters; and

WHEREAS, City staff and CHA staff estimate funding can provide for a water heating system to cover 100% of the facility's annual electrical costs.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts this resolution authorizing the acceptance of these funds to install electric water heaters; and

BE IT FURTHER RESOLVED the Columbia Housing Authority Board of Commissioners approves Resolution 2994 and authorizes the execution of all applicable contract award agreements, and the implementation of the project.

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Bob Hutton, Chair

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Randall Cole, Secretary

August 20<sup>th</sup>, 2025

**AGREEMENT  
FOR  
ELECTRIC WATER HEATING EQUIPMENT INSTALLATION REIMBURSEMENT  
BETWEEN  
THE CITY OF COLUMBIA, MISSOURI  
AND  
THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

THIS AGREEMENT, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter “City”), and the Housing Authority of the City of Columbia, Missouri, a municipal corporation of the State of Missouri (hereinafter “CHA”) is made and entered into on the date of the last signatory noted below (hereinafter “Effective Date”). City and CHA are each individually referred to herein as a “Party” and collectively as the “Parties”.

WHEREAS, City provides incentives for multiple benefits through energy efficiency rebate programs and other programs that promote energy efficiency for homes and businesses to reduce City’s carbon footprint and protect the environment;

WHEREAS, CHA manages the Patriot Place Apartments, located at 2112 Business Loop 70 E, Columbia, Missouri, a 25 unit affordable housing complex that provides housing to homeless veterans participating in the Veterans Affairs Supportive Housing Program, ;

WHEREAS, City and CHA are interested in electrifying the water heating at the Patriot Place Apartments thereby improving energy efficiency;

WHEREAS, City has allocated fifty thousand dollars (\$50,000) toward CHA’s electrification of water heating at the Patriot Place Apartments, to be expended on a reimbursement basis on or before September 30, 2026;

WHEREAS, CHA intends to place other funding sources toward the costs of electrifying the water heating at the Patriot Place Apartments to the extent such costs exceed fifty thousand dollars (\$50,000);

NOW, THEREFORE, in consideration of the mutual covenants herein set forth, City and CHA agree as follows:

1. City’s allocation of funds. City shall allocate and provide, via reimbursement to CHA an amount not to exceed a total of fifty thousand dollars (\$50,000) for the electrification of water heating at the Patriot Place Apartments, located at 2112 Business Loop 70 E in Columbia, Missouri (hereinafter “Patriot Place”). Any such funds not reimbursed to CHA on or before September 30, 2026 will no longer be available to CHA under this Agreement.
2. CHA’s electrification of water heating equipment. CHA shall install electric water heating equipment within Patriot Place as a part of routine building maintenance and upgrades. Electric water heating equipment installed by CHA shall replace natural gas water heating to reduce City’s carbon footprint thereby protecting the environment. The electric water heating equipment and its installation shall meet efficiency, safety, durability and other standards as determined by the City. CHA shall facilitate the electrification of water heating equipment purchases and installations including any contracting, subcontracting, ordering, permits, approvals or other related work.

3. Reimbursement from City to CHA. Following the installation of electric water heating equipment within Patriot Place, CHA may seek reimbursement from City for costs associated with purchase and installation of such equipment by submitting documentation demonstrating such purchase and installation and other information as directed by City. Such documentation shall be submitted by CHA to the City Utility Services Manager. Upon confirmation by City that such purchase and installation meets the standards as determined by City, City will reimburse the costs of such purchase and installation to CHA in an amount not to exceed an overall total within this Agreement of fifty thousand dollars (\$50,000). CHA may seek such reimbursements for installations as they are completed or periodically following their completion, and City will reimburse CHA for installations as documentation is received and confirmed to meet the standards as determined by City and until the overall total of fifty thousand dollars (\$50,000) is met. CHA shall seek reimbursement from the City under this Agreement only for purchase and installation of electric water heating equipment at Patriot Place and for no other purposes. Reimbursements from City to CHA shall only be for purchase and installation of electric water heating equipment as set forth in this Agreement and for no other purposes. Any reimbursement funds received by CHA from City under this Agreement that cannot be expended or applied by CHA for electric water heating equipment purchase and installation within Patriot Place shall be returned to City. The Parties agree and understand that CHA may install electric water heating equipment within Patriot Place which, in total, exceeds the cost of fifty thousand dollars (\$50,000) allocated by City within this Agreement, and to the extent CHA does so, CHA shall not seek reimbursement from City for such additional installations and shall use other CHA funds for such purpose.

4. Hold Harmless Agreement. To the fullest extent not prohibited by law, CHA shall indemnify and hold harmless the City of Columbia, its directors, officers, agents and employees from and against all claims, damages, losses and expenses (including but not limited to attorney's fees) arising by reason of any negligent act or failure to act, or willful misconduct, of CHA, of any contractor (meaning anyone, including but not limited to consultants having a contract with CHA or a contractor for part of the services), of anyone directly or indirectly employed by CHA or by any contractor, or of anyone for whose acts CHA or its contractor may be liable, in connection with providing these services except as provided in this Agreement. This provision does not, however, require CHA to indemnify, hold harmless or defend the City of Columbia from its own negligence, except as set out herein. This clause shall survive termination of the Agreement.

5. Permits. CHA and/or its contractors shall secure all necessary licenses and permits before beginning work, keep necessary records as required, and do all work in such manner as to comply with all ordinances and laws of the city, county, state, and nation as apply to the work related to this Agreement.

6. Availability of funds. Reimbursements under this Agreement are dependent upon the availability of funds, as determined by City. This Agreement may be terminated with fifteen (15) days written notice if funding becomes unavailable in whole or in part, and City shall have no obligation to continue reimbursement following written notification to CHA that such funds are no longer available for such purposes.

7. Conflict of interest. No salaried officer or employee of City and no member of City Council shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders this Agreement void. Any federal regulations and applicable provisions in Section 105.450, et seq., RSMo, shall not be violated. CHA covenants that it and its board members and employees presently have no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree in this Agreement. CHA further covenants that in the performance of this Agreement, no person having such interest shall be employed.

8. Patents. CHA shall protect City against all suits for patent infringement on materials, equipment,

and methods used. If CHA is required or desires to use any design, device material, or process covered by letter patent or copyright, CHA shall arrange and provide for such use by suitable agreement with the patentee or owner, and a copy of the agreement may be required by City. The CHA shall indemnify, defend and save harmless City from any suit, claims, or damages arising from the infringement upon or use of any patented or copyrighted design, device, material, or process.

9. Assignment. No assignment by CHA of this Agreement or any part thereof, or of the funds to be received thereunder by the CHA, will be recognized unless such assignment has had the written approval of City.

10. Accident prevention. Precaution shall be exercised at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, and building and construction codes shall be observed. Machinery, equipment, and all hazards shall be guarded or eliminated in accordance with the safety provisions of the "Manual of Accident Prevention in Construction", published by the Associated General Contractors of America, to the extent that such provisions are not in contravention of applicable laws. Current standards of the Occupational Safety and Health Act shall be applied. CHA or its contractors shall not commit or permit a public or private nuisance during work related to this Agreement. CHA and its contractors shall take all necessary steps to protect their own workers, the utility personnel, and the public from unnecessary danger or hazard during the prosecution of the work related to this Agreement. Danger signs, warning signs, flares, lanterns, railings, barriers, sheeting, shoring, etc. shall be erected to prevent accidents from construction, falling objects, rotating machinery, electric lines, and other conditions which might present unusual hazard.

11. Equal opportunity. The City of Columbia is an equal opportunity, affirmative action employer pursuant to federal, state and local law. CHA and its contractors shall comply with federal, state and local laws related to Equal Opportunity. CHA and its contractors shall not discriminate based on race, color, religion, sex, national origin, ancestry, marital status, disability, sexual orientation, gender identity or expression, receipt of governmental assistance, source of income, or any other protected category designated by local, state, or federal law.

12. Americans with Disabilities Act. CHA and its contractors shall comply with all applicable provisions of the Americans with Disabilities Act and the regulations implementing the Act, including those regulations governing employment practices. If this Agreement involves CHA providing services directly to the public, CHA shall make the services, programs, and activities governed by this Agreement accessible to persons with disabilities as required by the Americans with Disabilities Act and its implementing regulations. If this Agreement involves construction work, the completed work shall comply with the requirements of the Americans with Disabilities Act and the regulations implementing the Act. Payment of funds under this Agreement are conditional upon CHA certifying to the City in writing that it, its contractors, and the completed work complies with the Americans with Disabilities Act and 28 C.F.R. Part 35.

13. Materials and workmanship. Except as otherwise provided herein, all materials provided by CHA and its contractors shall be new materials of high quality which shall give long life and reliable operation, all equipment shall be modern in design and shall not have been in prior service except as required by factory tests, and the workmanship shall be of high quality in every detail.

14. No third-party beneficiary. No provision of this Agreement is intended to nor shall it in any way inure to the benefit of any third party, so as to constitute any such person a third-party beneficiary under this Agreement.

15. Termination. City may, by written notice, terminate this Agreement in whole or in part for failure of CHA to perform or comply with any of the provisions herein. In such event, CHA shall be liable for



damages which may include reimbursements already paid by City to CHA under this Agreement. In general, termination for default shall be effective ten (10) days from CHA's receipt of notice. Further, this Agreement may be terminated by City in whole or in part, whenever City, through its Purchasing Agent, determines that such termination is in the best interest of the City of Columbia. Any such termination will be affected by delivery to CHA of a letter of termination specifying the extent to which the Agreement is terminated and the date upon which such termination is effective. After receipt of a termination letter, CHA shall seek no further reimbursements under this Agreement except to the extent permitted within the termination letter. Additionally, in the event that sufficient funds are not appropriated or otherwise become unavailable, this Agreement may be terminated in whole or in part, at the sole discretion of City, with fifteen (15) business days' written notice to CHA. CHA understands and agrees that City shall not be liable for any costs or injuries caused by or related to such reduction in funds.

16. Prevailing wages. CHA and its contractors shall comply with all requirements of the prevailing wage law of Sections 290.210 to 290.340, RSMo, including the latest amendments thereto. Unless the work is exempt from the payment of prevailing wages pursuant to Section 290.230 RSMo, this Agreement shall be based upon payment by CHA and its contractors of wage rates not less than the prevailing hourly wage rate for each craft or classification of workers engaged on the work as determined by the Missouri Division of Labor Standards.

17. Employment of unauthorized aliens prohibited. CHA and its contractors shall comply with Section 285.530, RSMo, in that CHA shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri.

18. Missouri Anti-Discrimination Against Israel Act. To the extent required by Section 34.600, RSMo, CHA certifies it and its contractors are not currently engaged in and shall not, for the duration of this Agreement, engaged in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. If any provision of this paragraph, or the application of such provision to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby. This paragraph shall not apply to contracts with a total potential value of less than one hundred thousand dollars (\$100,000.00) or to contractors with fewer than ten (10) employees.

19. No waiver of immunities. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either Party's rights or defenses with regard to each Party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitutions or laws.

20. Amendment. No amendment, addition to, or modification of any provision hereof shall be binding upon the Parties, and neither Party shall be deemed to have waived any provision or any remedy available to it unless such amendment, addition, modification or waiver is in writing and signed by a duly authorized officer or representative of the applicable Party or Parties.

21. Governing law and venue. This Agreement shall be governed, interpreted, and enforced in accordance with the laws of the State of Missouri and/or the laws of the United States, as applicable. The venue for all litigation arising out of, or relating to this Agreement, shall be in Boone County, Missouri, or the United States Western District of Missouri. The Parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Missouri. The Parties agree to waive any defense of forum non conveniens.

22. General laws. CHA and its contractors shall comply with all federal, state, and local laws, rules,

regulations, and ordinances.

23. Notices. Any notice required by this Agreement to be given in writing or that either City or CHA wishes to give to the other in writing shall be signed by or on behalf of the Party giving notice. The notice shall be deemed to have been completed when sent by certified or registered mail to the other Party at the address set forth herein, or delivered in person to said Party or their authorized representative. The following persons are designated by the respective Parties to act on behalf of such Party and to receive all written notices and reimbursement invoices:

**IF TO CITY:**

City of Columbia  
Finance Department  
P.O. Box 6015  
Columbia, MO 65205-6015  
Attn: City Purchasing Agent

**IF TO CHA:**

Housing Authority of the City of Columbia, Missouri  
201 Switzler Street  
Columbia, MO 65203  
Attn: Randy Cole, Executive Director

**With a Copy to:**

City Utilities Department  
P.O. Box 6015  
Columbia, MO 60205-6015  
Attn: Todd McVicker

24. Counterparts and electronic signatures. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Faxed signatures, or scanned and electronically transmitted signatures, on this Agreement or any notice delivered pursuant to this Agreement, shall be deemed to have the same legal effect as original signatures on this Agreement.

25. Entire agreement. This Agreement represents the entire and integrated Agreement between the Parties relative to reimbursements by City to CHA for electrification of water heating equipment at Patriot Place as set forth herein. All previous or contemporaneous agreements, contracts, representations, promises and conditions relating to this Agreement are superseded.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS THEREOF, the Parties hereto have caused this instrument to be executed by their duly authorized officers the day and year last written below.

**CITY OF COLUMBIA, MISSOURI**

By: \_\_\_\_\_  
De’Carlton Seewood, City Manager

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Nancy Thompson, City Counselor/ek

CERTIFICATION: I, hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, account number 17430908-505005 and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor.

By: \_\_\_\_\_  
Matthew Lue, City Director of Finance

**HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI (CHA)**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Name/Title: \_\_\_\_\_



# 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)

900Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 2025

Re: Year to date financials through June 30, 2025

## Executive Summary

This report includes financial statements for the CHA entities for the first six months of FY 2025 January 1, 2025 through June 30, 2025.

## Discussion

### Financial Report Summary

*Year-to-Date (YTD) through June 30, 2025*

#### Key Financial Highlights:

- **Total Revenues:** \$10,085,538
- **Total Expenditures:** \$10,823,295
- **Net Loss (Including Depreciation and Amortization):** (\$737,756)
- **Net Income (Before Depreciation, Amortization):** \$302,643

Most CHA entities and funds maintained positive Excess Operating Revenue over Operating Expenses YTD. Negative Excess Operating Revenue over Operating Expenses impacted the following funds and entities:

#### Public Housing Projects

- Total net gain/loss was (\$97,711). Occupancy is running significantly lower due to planned RAD conversion and renovation efforts. Utility bills for vacant units. We have already paid \$16K in six months. Also, Capital Funds for operations have not been drawn yet. Transfers from AMP 1 Reserve have been used to cover operations.

#### Affordable Housing Development

- Total net gain/loss was (\$57,954). Developer fees of \$100,000 were received in July with the closing of Park Ave. Previously received developer fees covered the cost of this department.

#### CHA Central Office

- Total net gain/loss was (\$39,750). Capital Fund management fees have not yet been drawn.



# 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

## LIHTC Properties

LIHTC properties are performing sufficiently in terms of revenues and expenses. Stuart Parker and Bear Creek are performing well; however, insurance continues to impact Bryant Walkway, BWWII Patriot Place and Oak Towers. Bear Creek received an \$86,384.40 insurance reimbursement check in April for the fire unit repairs needed. Related expenditures have not taken place yet. CHA staff continue to monitor expenses on all LIHTC properties monthly. A summary of LIHTC property performance is as follows:

Property	Revenue Variance Under Budget	Expense Variance Over Budget	Operating Revenue Over Operating Expense-Variance
Stuart Parker	Investment Income - Unrestricted: (15,812)	Total Utilities: 12,173 Maintenance – Labor: 8,629 Insurance: 11,719	\$482
Bear Creek	*	Insurance: 3,444	\$120,092 \$33,708 w/o ins check
Oak	Investment Income – Unrestricted: (4,642)	Legal: \$1,434 Electricity: \$5,569 Maint. Labor: 10,546 Insurance: \$37,769	(\$31,590)
MMV (Patriot)	*	Office Expense: \$1,530 Maint. Materials & Other: \$1,070 Insurance: \$9,440	(\$6,401)
BWW	*	Water: \$1,824 Maint. Oper. Contracts: \$9,494 Insurance: \$35,253	(\$58,751)
BWWII	*	Total Utilities: 4,579 Insurance: \$14,761	(\$14,740)

## Housing Choice Voucher (HCV)

- The HCV fund improved its net gain/loss by 33% to (\$35,878) in June. This is a result of HUD calculating Housing Assistance Payments (HAP) based on previous months' costs, while CHA has been experiencing increases as it moves forward.
- CHA has no current plans to open its waitlist until 2027 due to high voucher utilization rates, increasing costs, and decreasing attrition rates.

## CHALIS

- Resident Services has maintained continued success in maintaining or increasing revenues while managing expenses.
- CHALIS operating revenues over expenses gap grew to \$8,424 through June due to grant reimbursements. Additionally, we allocated some of the indirect costs in the CHALIS General fund to the various grants.

## Administration

- Total YTD Revenue - \$938,268, and budget is \$1,027,320.
- Total YTD Expenses - \$843,277 and budget is \$948,028.



# 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)

## Recommended Commission Action

Review and consider the report.



## 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)

# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## June 30, 2025

Fiscal Year End  
December 2025  
Month 6 of 12

as submitted by:

David Steffes, Chief Financial Officer  
Housing Authority of the City of Columbia, MO

Housing Authority of the City of Columbia, MO (MO007)  
Entity Wide Revenue and Expense Summary  
June 30, 2025

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	\$ 446,314	\$ 2,636,130	\$ 6,712,311	\$ 2,778	\$ 181,975	\$ 249,346	\$ 112,469	\$ 31,458	\$ 119,388	\$ 537,810	\$ 79,339	\$ 195,161	\$ 15,493	\$ 675,306	\$ 247,468	\$ 12,242,747	\$ (2,157,209)	\$ 10,085,538
Total Operating Expenses	\$ 544,025	\$ 2,499,385	\$ 722,876	\$ 1,628	\$ 3,065	\$ 9,262	\$ 1,263	\$ 545	\$ 119,388	\$ 529,386	\$ 6,981	\$ 120,573	\$ 73,447	\$ 482,611	\$ 287,218	\$ 5,401,652	\$ (879,601)	\$ 4,522,052
Excess of Operating Revenue over	\$ (97,711)	\$ 136,744	\$ 5,989,435	\$ 1,151	\$ 178,911	\$ 240,085	\$ 111,206	\$ 30,913	\$ -	\$ 8,424	\$ 72,358	\$ 74,588	\$ (57,954)	\$ 192,695	\$ (39,750)	\$ 6,841,095	\$ (1,277,608)	\$ 5,563,487
Extraordinary Maintenance	-	29,785	-	-	-	-	-	-	-	-	-	-	-	-	-	29,785	-	29,785
Housing Assistance Payments	-	-	6,014,295	-	159,256	230,172	110,633	30,516	-	-	5,700	-	-	-	-	6,550,572	(1,277,608)	5,272,964
Depreciation Expense	82,529	881,642	11,018	-	-	-	-	-	-	9,444	1,696	-	-	11,568	597	998,494	-	998,494
Total Expenses	\$ 626,554	\$ 3,410,812	\$ 6,748,189	\$ 1,628	\$ 162,321	\$ 239,434	\$ 111,896	\$ 31,061	\$ 119,388	\$ 538,830	\$ 14,376	\$ 120,573	\$ 73,447	\$ 494,179	\$ 287,815	\$ 12,980,504	\$ (2,157,209)	\$ 10,823,295
Net Gain (Loss)	\$ (180,240)	\$ (774,683)	\$ (35,878)	\$ 1,151	\$ 19,654	\$ 9,913	\$ 572	\$ 397	\$ -	\$ (1,020)	\$ 64,963	\$ 74,588	\$ (57,954)	\$ 181,127	\$ (40,347)	\$ (737,756)	\$ -	\$ (737,756)



Housing Authority of the City of Columbia, MO (MO007)  
Entity Wide Balance Sheet Summary  
June 30, 2025

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
100 Total Cash	700,070	4,860,335	826,135	27,356	114,885	105,470	37,760	27,577	-	88,143	282,071	-	280,598	413,227	307,667	8,071,294
120 Total Receivables, Net of Allowances for Doubtful Accounts	1,166,089	26,494	52,374	-	4,083	10,647	1,201	7,257	12,848	196,141	38,534	-	159,303	6,906,738	-	8,581,710
150 Total Current Assets	62,269	228,280	25,646	-	-	-	-	-	-	15,922	266,936	2,592	134,111	53,441	432,787	1,221,984
160 Total Capital Assets, Net of Accumulated Depreciation	1,310,993	62,231,033	338,462	-	-	-	-	-	-	562,564	273,719	-	-	452,271	26,908	65,195,950
180 Total Non-Current Assets	-	538,741	-	-	-	-	-	-	-	-	3,847,986	2,031,629	550,254	32,019,300	-	38,987,910
190 Total Assets	3,239,421	67,884,883	1,242,617	27,356	118,968	116,117	38,961	34,834	12,848	862,769	4,709,248	2,034,221	1,124,266	39,844,977	767,363	122,058,848
310 Total Current Liabilities	79,405	2,879,723	78,668	1,554	3,469	13,295	32,752	30,123	12,848	395,078	9,599	201,373	13,678	224,781	453,591	4,429,937
350 Total Non-Current Liabilities	3,657	38,337,433	470,217	-	-	-	-	-	-	672,620	-	4,858	2,155	17,161,650	9,480	56,662,070
300 Total Liabilities	83,061	41,217,157	548,885	1,554	3,469	13,295	32,752	30,123	12,848	1,067,698	9,599	206,232	15,833	17,386,431	463,070	61,092,006
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
513 Total Equity/Net Assets	3,156,360	26,667,726	693,732	25,801	115,499	102,822	6,209	4,712	-	(204,929)	4,699,649	1,827,926	1,108,433	21,289,274	304,292	59,797,506
600 Total Liabilities and Equity/Net Assets	3,239,421	67,884,883	1,242,617	27,356	118,968	116,117	38,961	34,834	12,848	862,769	4,709,248	2,034,157	1,124,266	39,844,977	767,363	122,058,785

Columbia Housing Authority																			
Entity Wide Revenue and Expense Summary																			
	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Tenant Rental																			
Revenue	\$ 247,642	\$ 1,166,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,998	\$ 7,380	\$ -	\$ -	\$ -	\$ -	\$ 1,441,148	\$ -	\$ 1,441,148	
Rental Subsidies		1,277,608	-	-	-	-	-	-	-	-	-	-	-	-	-	1,277,608	(1,277,608)	-	
Vacancy Loss	(97,598)	(106,330)	-	-	-	-	-	-	-	-	-	-	-	-	-	(203,928)		(203,928)	
Net Rental	150,044	2,337,407	-	-	-	-	-	-	-	19,998	7,380	-	-	-	-	2,514,828	(1,277,608)	1,237,220	
Revenue																			
Tenant Revenue - Other	1,475	19,985	-	-	-	-	-	-	-	-	-	-	-	-	-	21,460		21,460	
Total Tenant Revenue	151,519	2,357,392	-	-	-	-	-	-	-	19,998	7,380	-	-	-	-	2,536,289	(1,277,608)	1,258,680	
HUD PHA																			
Operating Grants	222,365	-	6,030,478	2,186	165,996	227,269	110,633	-	119,388	-	-	-	-	-	-	6,878,316	-	6,878,316	
HUD Voucher																			
Admin Fees	-	-	665,300	-	13,609	20,017	1,263	-	-	-	-	-	-	-	-	700,189	-	700,189	
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	151,788	151,788	(151,788)	-	
Asset																			
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,200	(7,200)	-	
															7,200				
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	81,285	81,285	(81,285)	-	
Total Fee Revenue	222,365	-	6,697,278	2,186	179,605	247,286	111,896	-	119,388	-	-	-	-	-	240,273	7,820,278	(240,273)	7,580,005	
Other																			
Government Grants	-	-	-	-	-	-	-	31,061	-	495,858	-	-	-	-	-	526,919	-	526,919	
Interest Income	27,238	87,455	9,738	592	2,370	2,060	572	397	-	1,282	7,610	-	15,493	9,184	6,195	170,187	-	170,187	
Investment																			
Income	-	-	-	-	-	-	-	-	-	-	-	-	-	390,054	-	390,054	(390,054)	-	
Fraud Recovery	-	-	5,295	-	-	-	-	-	-	-	-	-	-	-	-	5,295	-	5,295	
Other Revenue	45,192	191,283	-	-	-	-	-	-	-	20,672	52,520	195,161	-	253,427	1,000	759,255	(249,274)	509,981	
Gain/Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	11,829	-	-	22,642	-	34,471	-	34,471	
Total Revenue	\$ 446,314	\$ 2,636,130	\$ 6,712,311	\$ 2,778	\$ 181,975	\$ 249,346	\$ 112,469	\$ 31,458	\$ 119,388	\$ 537,810	\$ 79,339	\$ 195,161	\$ 15,493	\$ 675,306	\$ 247,468	\$ 12,242,747	\$ (2,157,209)	\$ 10,085,538	
Administrative																			
Salaries	45,607	136,645	280,649	-	1,249	1,161	657	237	-	28,928	-	-	52,236	150,907	164,286	862,561	-	862,561	
Auditing Fees	2,602	43,850	25,072	-	-	-	-	-	-	2,121	470	-	-	2,282	4,953	81,350	-	81,350	
Management Fee	27,276	143,177	121,392	-	-	3,120	-	-	-	750	403	-	-	-	-	296,119	(296,119)	-	
LIHTC Asset																			
Mgmt	3,465	36,120	75,870	-	-	1,950	-	-	-	-	-	-	-	-	-	117,405	(81,285)	36,120	

Columbia Housing Authority Entity Wide Revenue and Expense Summary																		
	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Advertising and Marketing	-	-	-	-	-	-	-	-	-	7	-	-	-	1,809	-	1,816	-	1,816
Employee	15,509	41,226	78,186	-	357	130	104	27	-	5,440	-	-	12,303	36,645	38,293	228,219	-	228,219
Office Expenses	9,338	36,682	25,743	-	21	326	66	43	900	9,066	42	132	1,613	8,514	36,520	129,004	-	129,004
Legal Expense	909	7,220	-	-	-	-	-	-	-	-	-	-	-	-	15,410	23,538	-	23,538
Training & Travel	-	6,000	5,607	-	-	-	-	-	250	8,137	-	-	208	1,366	2,531	24,098	-	24,098
Other	5,172	13,796	62,701	73	1,429	1,317	425	235	4,048	1,131	99	363	3,813	57,615	7,414	159,633	-	159,633
<b>Total Operating - Admin.</b>	<b>109,878</b>	<b>464,715</b>	<b>675,219</b>	<b>73</b>	<b>3,057</b>	<b>8,004</b>	<b>1,253</b>	<b>541</b>	<b>5,198</b>	<b>55,580</b>	<b>1,015</b>	<b>495</b>	<b>70,172</b>	<b>259,137</b>	<b>269,407</b>	<b>1,923,743</b>	<b>(377,404)</b>	<b>1,546,339</b>
<b>Asset Management Fee</b>	7,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>7,200</b>	<b>(7,200)</b>	-
Salaries	596	50,364	-	-	-	-	-	-	79,568	288,677	-	-	-	-	-	419,206	-	419,206
Employee Benefit	171	17,440	-	-	-	(5)	-	-	24,479	61,817	-	-	-	-	-	103,903	-	103,903
Tenant Services -	825	18,072	391	1,554	-	-	-	-	-	88,392	-	-	-	-	-	109,234	-	109,234
<b>Total Tenant Services</b>	<b>1,656</b>	<b>85,876</b>	<b>391</b>	<b>1,554</b>	<b>-</b>	<b>(5)</b>	<b>-</b>	<b>-</b>	<b>104,047</b>	<b>438,887</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>632,406</b>	<b>-</b>	<b>632,406</b>
Water	15,322	88,577	375	-	-	-	-	-	-	-	60	-	-	391	125	104,849	-	104,849
Electricity	15,917	164,923	3,396	-	-	-	-	-	-	-	108	-	-	1,931	1,132	187,407	-	187,407
Gas	8,992	20,143	922	-	-	-	-	-	-	-	318	-	-	1,342	307	32,024	-	32,024
Sewer	13,307	61,459	204	-	-	-	-	-	-	-	78	-	-	270	68	75,386	-	75,386
<b>Total Utilities</b>	<b>53,538</b>	<b>335,102</b>	<b>4,897</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>563</b>	<b>-</b>	<b>-</b>	<b>3,933</b>	<b>1,632</b>	<b>399,666</b>	<b>-</b>	<b>399,666</b>
Maintenance - Labor	127,181	200,180	-	-	-	-	-	-	-	-	-	-	-	-	-	327,361	-	327,361
Maintenance - Materials	23,195	104,585	-	-	-	-	-	-	-	-	161	1,531	-	7	1,141	130,620	-	130,620
Maintenance - Contracts	72,302	243,871	2,762	-	-	-	-	-	-	8,568	3,280	-	-	1,477	3,041	335,303	(64,200)	271,103
Employee Benefits - Maint.	37,595	63,226	-	-	-	-	-	-	-	-	-	-	-	-	-	100,820		100,820
<b>Total Maintenance</b>	<b>260,273</b>	<b>611,862</b>	<b>2,762</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,568</b>	<b>3,441</b>	<b>1,531</b>	<b>-</b>	<b>1,484</b>	<b>4,182</b>	<b>894,104</b>	<b>(64,200)</b>	<b>829,904</b>
Protective Services - Labor	19,990	5,548	-	-	-	-	-	-	-	-	-	85,496	-	-	-	111,034	-	111,034
Employee Benefit	5,681	1,606	-	-	-	-	-	-	-	-	-	24,397	-	-	-	31,684	-	31,684
<b>Total Protective Services</b>	<b>25,671</b>	<b>7,154</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>109,892</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>142,718</b>	<b>-</b>	<b>142,718</b>
Property Insurance	46,774	403,876	3,297	-	-	-	-	-	-	3,241	1,139	-	-	1,289	1,099	460,714	-	460,714

Columbia Housing Authority Entity Wide Revenue and Expense Summary																			
	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Liability																			
Insurance	5,689	4,375	5,179	-	-	-	-	-	-	2,723	85	-	-	7,666	-	25,717	-	25,717	
Workmen's																			
Compensation	3,346	7,012	4,825	-	8	19	10	4	1,414	5,216	-	1,456	866	2,500	2,722	29,398	-	29,398	
All Other																			
Insurance	3,435	6,791	-	-	-	-	-	-	-	3,218	-	-	525	525	2,112	16,606	-	16,606	
<b>Total Insurance</b>																			
<b>Premiums</b>	<b>59,243</b>	<b>422,054</b>	<b>13,301</b>	<b>-</b>	<b>8</b>	<b>19</b>	<b>10</b>	<b>4</b>	<b>1,414</b>	<b>14,398</b>	<b>1,224</b>	<b>1,456</b>	<b>1,391</b>	<b>11,981</b>	<b>5,932</b>	<b>532,434</b>	<b>-</b>	<b>532,434</b>	
Other General																			
Expenses	380	5,639	5,994	-	-	1,244	-	-	-	3	-	1,148	34	40,768	391	55,600	(40,743)	14,857	
Compensated																			
Absences	16,350	45,877	20,311	-	-	-	-	-	8,729	9,951	-	5,401	1,850	5,197	5,674	119,340	-	119,340	
Payments in Lieu																			
of Taxes	10,135	77,449	-	-	-	-	-	-	-	2,000	738	-	-	-	-	90,322	-	90,322	
Bad debt -																			
Tenant Rents	(300)	4,056	-	-	-	-	-	-	-	-	-	-	-	-	-	3,756	-	3,756	
<b>Total Other</b>																			
<b>Expenses</b>	<b>26,565</b>	<b>133,020</b>	<b>26,306</b>	<b>-</b>	<b>-</b>	<b>1,244</b>	<b>-</b>	<b>-</b>	<b>8,729</b>	<b>11,954</b>	<b>738</b>	<b>6,549</b>	<b>1,884</b>	<b>45,965</b>	<b>6,064</b>	<b>269,018</b>	<b>(40,743)</b>	<b>228,275</b>	
Interest of																			
Mortgage																			
Payable	-	152,664	-	-	-	-	-	-	-	-	-	650	-	149,004	-	302,318	-	302,318	
Interest on Notes																			
Payable	-	245,033	-	-	-	-	-	-	-	-	-	-	-	11,107	-	256,140	-	256,140	
Amortization of																			
Loan Costs	-	41,905	-	-	-	-	-	-	-	-	-	-	-	-	-	41,905	-	41,905	
<b>Total</b>	<b>-</b>	<b>439,602</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650</b>	<b>-</b>	<b>160,111</b>	<b>-</b>	<b>600,364</b>	<b>(390,054)</b>	<b>210,310</b>	
<b>Total Operating</b>																			
<b>Expenses</b>	<b>\$ 544,025</b>	<b>\$ 2,499,385</b>	<b>\$ 722,876</b>	<b>\$ 1,628</b>	<b>\$ 3,065</b>	<b>\$ 9,262</b>	<b>\$ 1,263</b>	<b>\$ 545</b>	<b>\$ 119,388</b>	<b>\$ 529,386</b>	<b>\$ 6,981</b>	<b>\$ 120,573</b>	<b>\$ 73,447</b>	<b>\$ 482,611</b>	<b>\$ 287,218</b>	<b>\$ 5,401,652</b>	<b>\$ (879,601)</b>	<b>\$ 4,522,052</b>	
<b>Excess of</b>																			
<b>Operating</b>	<b>\$ (97,711)</b>	<b>\$ 136,744</b>	<b>\$ 5,989,435</b>	<b>\$ 1,151</b>	<b>\$ 178,911</b>	<b>\$ 240,085</b>	<b>\$ 111,206</b>	<b>\$ 30,913</b>	<b>\$ -</b>	<b>\$ 8,424</b>	<b>\$ 72,358</b>	<b>\$ 74,588</b>	<b>\$ (57,954)</b>	<b>\$ 192,695</b>	<b>\$ (39,750)</b>	<b>\$ 6,841,095</b>	<b>\$ (1,277,608)</b>	<b>\$ 5,563,487</b>	
Extraordinary																			
Maintenance	-	29,785	-	-	-	-	-	-	-	-	-	-	-	-	-	29,785	-	29,785	
Housing																			
Assistance																			
Payments	-	-	6,014,295	-	159,256	230,172	110,633	30,516	-	-	5,700	-	-	-	-	6,550,572	(1,277,608)	5,272,964	
Depreciation																			
Expense	82,529	881,642	11,018	-	-	-	-	-	-	9,444	1,696	-	-	11,568	597	998,494	-	998,494	
<b>Total Expenses</b>	<b>\$ 626,554</b>	<b>\$ 3,410,812</b>	<b>\$ 6,748,189</b>	<b>\$ 1,628</b>	<b>\$ 162,321</b>	<b>\$ 239,434</b>	<b>\$ 111,896</b>	<b>\$ 31,061</b>	<b>\$ 119,388</b>	<b>\$ 538,830</b>	<b>\$ 14,376</b>	<b>\$ 120,573</b>	<b>\$ 73,447</b>	<b>\$ 494,179</b>	<b>\$ 287,815</b>	<b>\$ 12,980,504</b>	<b>\$ (2,157,209)</b>	<b>\$ 10,823,295</b>	
<b>Net Gain (Loss)</b>	<b>\$ (180,240)</b>	<b>\$ (774,683)</b>	<b>\$ (35,878)</b>	<b>\$ 1,151</b>	<b>\$ 19,654</b>	<b>\$ 9,913</b>	<b>\$ 572</b>	<b>\$ 397</b>	<b>\$ -</b>	<b>\$ (1,020)</b>	<b>\$ 64,963</b>	<b>\$ 74,588</b>	<b>\$ (57,954)</b>	<b>\$ 181,127</b>	<b>\$ (40,347)</b>	<b>\$ (737,756)</b>	<b>\$ -</b>	<b>\$ (737,756)</b>	

	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	Total
111 Cash - Unrestricted	68,696	914,721	364,034	-	114,885	105,470	37,760	27,577	-	56,540	41,755	-	280,598	78,601	307,667	2,398,305
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113-020 Sect 8 FSS	-	-	462,100	-	-	-	-	-	-	-	-	-	-	-	-	462,100
113 Cash - Other Restricted	631,374	3,945,614	-	27,356	-	-	-	-	-	31,602	240,316	-	-	334,626	-	5,210,889
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Total Cash	700,070	4,860,335	826,135	27,356	114,885	105,470	37,760	27,577	-	88,143	282,071	-	280,598	413,227	307,667	8,071,294
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	500,000	-	2,142	-	2,403	3,135	553	-	12,848	-	-	-	-	-	-	521,081
124 Accounts Receivable - Other Government	-	9,306	-	-	-	-	-	3,996	-	194,406	-	-	-	-	-	207,709
125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	-	36,000	-	105,015	-	-	141,015
125-040 Accounts Receivable - Tax Credit	655,695	-	-	-	-	-	-	-	-	-	-	-	-	-	-	655,695
125-050 Accounts Receivable - Other	207	-	-	-	-	-	-	-	-	-	-	-	-	(860)	-	(653)
125 Accounts Receivable - Miscellaneous	-	-	46,338	-	1,680	7,512	648	3,261	-	-	-	-	-	-	-	59,439
126 Accounts Receivable - Tenants	16,401	65,623	-	-	-	-	-	-	-	2,434	3,254	-	-	-	-	87,713
126.1 Allowance for Doubtful Accounts -Tenants	(6,214)	(48,435)	-	-	-	-	-	-	-	(700)	(720)	-	-	-	-	(56,069)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	(631)	-	(631)
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	5,090,770	-	5,090,770
128 Fraud Recovery	2,399	-	7,789	-	-	-	-	-	-	-	-	-	-	-	-	10,188
128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(3,894)	-	-	-	-	-	-	-	-	-	-	-	-	(6,293)
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	54,288	1,817,458	-	1,871,746
120 Total Receivables, Net of Allowances for Doubtful Accounts	1,166,089	26,494	52,374	-	4,083	10,647	1,201	7,257	12,848	196,141	38,534	-	159,303	6,906,738	-	8,581,710
131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	62,269	228,280	25,646	-	-	-	-	-	-	15,922	1,442	2,592	5,121	18,338	26,370	385,979
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	245	245
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	128,990	34,904	406,172	570,065
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	265,494	-	-	200	-	265,694
150 Total Current Assets	62,269	228,280	25,646	-	-	-	-	-	-	15,922	266,936	2,592	134,111	53,441	432,787	1,221,984
161 Land	507,229	4,045,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-		

174-040	174-040 Deferred Developer Fees	-	-	-	-	-	-	-	-	-	-	-	-	340,254	-	-	340,254
176	176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	2,031,629	-	-	-	2,031,629
	180 Total Non-Current Assets	-	538,741	-	-	-	-	-	-	-	-	3,847,986	2,031,629	550,254	32,019,300	-	38,987,910

190 Total Assets	3,239,421	67,884,883	1,242,617	27,356	118,968	116,117	38,961	34,834	12,848	862,769	4,709,248	2,034,221	1,124,266	39,844,977	767,363	122,058,848
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311	311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312	312 Accounts Payable <= 90 Days	(2,602)	80,919	(16,525)	-	-	-	-	-	(2,121)	(470)	-	-	(2,282)	249,052	305,970
313	313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	321 Accrued Wage/Payroll Taxes Payable	21,911	37,570	27,532	-	-	-	-	9,201	38,078	-	8,326	4,955	14,761	15,622	177,955
322	322 Accrued Compensated Absences - Current Portion	5,485	29,699	12,445	-	-	-	-	-	5,430	-	7,287	3,233	9,204	14,220	87,003
324	324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325	325 Accrued Interest Payable	-	1,871,782	-	-	-	-	-	-	-	-	-	-	122,156	-	1,993,938
331	331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	341 Tenant Security Deposits	39,930	302,844	-	-	-	-	-	-	2,297	740	-	-	-	-	345,811
342	342 Deferred Revenues	-	-	-	-	-	3,840	-	28,765	-	120,829	-	-	-	-	153,434
343	343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	188,249	-	-	-	-	-	-	-	-	-	-	-	-	188,249
344	344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	345 Other Current Liabilities	8,160	77,449	-	-	-	-	-	-	2,000	738	-	-	-	-	88,347
346	346 Accrued Liabilities - Other	6,520	1,490	13,098	1,554	-	191	31,503	494	356	1,081	-	332	1,095	10,436	45,707
347	347 Inter Program - Due To	-	193,721	42,119	-	3,469	9,264	1,249	864	3,290	227,484	8,591	140,413	4,395	(130,340)	128,990
348-010	348-010 Operating Loan Payable	-	96,000	-	-	-	-	-	-	-	-	-	45,015	-	-	-
348-040	348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	200,845	-
348	348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	310 Total Current Liabilities	79,405	2,879,723	78,668	1,554	3,469	13,295	32,752	30,123	12,848	395,078	9,599	201,373	13,678	224,781	453,591

351	351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	37,977,380	-	-	-	-	-	-	-	669,000	-	-	-	-	38,646,380
352	352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	353 Non-current Liabilities - Other	-	340,254	461,920	-	-	-	-	-	-	-	-	-	-	-	802,174
354	354 Accrued Compensated Absences - Non Current	3,657	19,800	8,296	-	-	-	-	-	-	3,620	-	4,858	2,155	6,136	9,480
355-010	355-010 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-
355-040	355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	16,945,513	-
355	355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356	356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357	357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	350 Total Non-Current Liabilities	3,657	38,337,433	470,217	-	-	-	-	-	-	672,620	-	4,858	2,155	17,161,650	9,480

300 Total Liabilities	83,061	41,217,157	548,885	1,554	3,469	13,295	32,752	30,123	12,848	1,067,698	9,599	206,232	15,833	17,386,431	463,070	61,092,006
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400	400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
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508.1	508.1 Invested In Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
508.4	508.4 Investment in Net Fixed Assets	1,393,522	27,637,570	349,480	-	-	-	-	-	(96,992)	360,440	1,753,338	-	428,839	27,505	31,853,702
511.1	511.1 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
511.4	511.4 Admin Fee Reserves	1,108,997	-	-	24,651	-	-	-	-	32,556	240,681	-	-	309,047	-	1,715,932
512.1	512.1 Unrestricted Net Assets	(180,240)	(969,844)	(35,878)	1,151	19,654	9,913	572	397	-	(1,020)	(15,395)	74,588	(57,954)	261,485	(932,917)
512.4	512.4 Unrestricted Net Assets-Excess HAP	834,081	-	380,129	-	95,844	92,909	5,637	4,314	-	(139,473)	4,113,924	-	1,166,387	20,289,902	317,134
	513 Total Equity/Net Assets	3,156,360	26,667,726	693,732	25,801	115,499	102,822	6,209	4,712	-	(204,929)	4,699,649	1,827,926	1,108,433	21,289,274	304,292

600 Total Liabilities and Equity/Net Assets	3,239,421	67,884,883	1,242,617	27,356	118,968	116,117	38,961	34,834	12,848	862,769	4,709,248	2,034,157	1,124,266	39,844,977	767,363	122,058,785
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**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	\$	1,022,876	\$	924,128	\$	98,748	\$	6,030,478	\$	5,544,768		485,710	9%
HUD Admin Fees Earned		109,603		123,498		(13,895)		665,300		740,989		(75,689)	-10%
Homeownership Closing Fees Earned		-		-		-		1,500		-		1,500	0%
Cares Act - COVID-19 Revenue		-		-		-		-		-		-	
<b>Total Fee Revenue</b>		<b>1,132,479</b>		<b>1,047,626</b>		<b>84,853</b>		<b>6,697,278</b>		<b>6,285,757</b>		<b>411,521</b>	7%
Investment Income - Unrestricted		1,793		2,200		(406)		9,738		13,197		(3,460)	-26%
Fraud Recovery - HAP		137		231		(94)		2,648		1,385		1,262	0%
Fraud Recovery - Admin		137		231		(94)		2,648		1,385		1,262	0%
Other Revenue		-		273		(273)		-		1,637		(1,637)	-100%
<b>Total Revenue</b>	<b>\$</b>	<b>1,134,547</b>	<b>\$</b>	<b>1,050,560</b>	<b>\$</b>	<b>83,987</b>	<b>\$</b>	<b>6,712,311</b>	<b>\$</b>	<b>6,303,362</b>	<b>\$</b>	<b>408,949</b>	6%
Administrative Salaries		42,488		60,810		(18,322)		280,649		364,858		(84,210)	-23%
Auditing Fees		4,179		4,063		116		25,072		24,378		694	3%
Management Fee		19,908		21,605		(1,697)		121,392		129,630		(8,238)	-6%
Book-keeping Fee		12,443		12,264		179		75,870		73,583		2,288	3%
Advertising and Marketing		-		83		(83)		-		500		(500)	-100%
Employee Benefit contributions - Administrative		15,655		17,705		(2,050)		78,186		106,228		(28,042)	-26%
Office Expenses		4,453		7,446		(2,993)		25,743		44,675		(18,932)	-42%
Training & Travel		-		333		(333)		5,607		2,000		3,607	180%
Other Administrative Expenses		18,082		9,167		8,915		62,701		54,999		7,702	14%
<b>Total Operating - Administrative</b>		<b>117,206</b>		<b>133,475</b>		<b>(16,269)</b>		<b>675,219</b>		<b>800,851</b>		<b>(125,632)</b>	-16%
Total Tenant Services		22		111		(90)		391		668		(277)	
<b>Total Utilities</b>		<b>828</b>		<b>929</b>		<b>(101)</b>		<b>4,897</b>		<b>5,574</b>		<b>(677)</b>	-12%
<b>Bldg. Maintenance</b>		<b>477</b>		<b>1,028</b>		<b>(551)</b>		<b>2,762</b>		<b>6,166</b>		<b>(3,404)</b>	-55%
<b>Insurance Premiums</b>		<b>2,161</b>		<b>1,172</b>		<b>990</b>		<b>13,301</b>		<b>7,030</b>		<b>6,271</b>	89%
Other General Expenses		764		796		(32)		5,994		4,775		1,220	26%
Compensated Absences		4,315		-		4,315		20,311		-		20,311	
<b>Other General Expenses</b>		<b>5,078</b>		<b>796</b>		<b>4,283</b>		<b>26,306</b>		<b>4,775</b>		<b>21,531</b>	451%
<b>Total Operating Expenses</b>	<b>\$</b>	<b>125,773</b>	<b>\$</b>	<b>137,511</b>	<b>\$</b>	<b>(11,738)</b>	<b>\$</b>	<b>722,876</b>	<b>\$</b>	<b>825,064</b>	<b>\$</b>	<b>(102,188)</b>	-12%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>1,008,775</b>	<b>\$</b>	<b>913,050</b>	<b>\$</b>	<b>95,725</b>	<b>\$</b>	<b>5,989,435</b>	<b>\$</b>	<b>5,478,299</b>	<b>\$</b>	<b>511,137</b>	9%
Homeownership		4,295		3,945		350		24,377		23,667		710	3%
Portable Housing Assistance Payments		27,832		23,710		4,122		177,622		142,259		35,364	25%
S8 FSS Payments		16,736		15,488		1,248		108,924		92,927		15,997	17%
VASH Housing Assistance Payments		77,611		59,053		18,557		444,568		354,319		90,248	25%
All Other Vouchers Housing Assistance Payments		855,819		808,208		47,611		5,258,804		4,849,245		409,559	8%
<b>Total Housing Assistance Payments</b>		<b>982,292</b>		<b>910,403</b>		<b>71,889</b>		<b>6,014,295</b>		<b>5,462,417</b>		<b>551,878</b>	10%
Depreciation Expense		1,837		1,837		-		11,018		11,018		-	
<b>Total Expenses</b>	<b>\$</b>	<b>1,109,902</b>	<b>\$</b>	<b>1,049,750</b>	<b>\$</b>	<b>60,151</b>	<b>\$</b>	<b>6,748,189</b>	<b>\$</b>	<b>6,298,498</b>	<b>\$</b>	<b>449,691</b>	7%
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>24,646</b>	<b>\$</b>	<b>810</b>	<b>\$</b>	<b>23,836</b>	<b>\$</b>	<b>(35,878)</b>	<b>\$</b>	<b>4,864</b>	<b>\$</b>	<b>(40,742)</b>	-838%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 41,567	\$ 30,529	\$ 11,038	\$ 247,642	\$ 183,171	\$ 64,470	35%
Vacancy Loss	(17,391)	(10,871)	(6,520)	(97,598)	(65,225)	(32,373)	50%
Net Tenant Rental Revenue	24,175	19,658	4,518	150,044	117,946	32,098	27%
Tenant Revenue - Other	413	500	(87)	1,475	3,000	(1,525)	-51%
<b>Total Tenant Revenue</b>	<b>24,589</b>	<b>20,158</b>	<b>4,431</b>	<b>151,519</b>	<b>120,946</b>	<b>30,572</b>	25%
HUD PHA Operating Grants	37,993	37,167	826	222,365	223,000	(635)	0%
Capital Fund Grants	-	30,227	(30,227)	-	181,360	(181,360)	-100%
<b>Total Grant Revenue</b>	<b>37,993</b>	<b>67,393</b>	<b>(29,400)</b>	<b>222,365</b>	<b>404,360</b>	<b>(181,995)</b>	-45%
Investment Income - Unrestricted	3,145	5,417	(2,272)	27,238	32,500	(5,262)	-16%
Fraud Recovery	-	83	(83)	-	500	(500)	0%
Other Revenue	11,239	5,125	6,114	45,192	30,750	14,442	47%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	
<b>Total Revenue</b>	<b>\$ 76,966</b>	<b>\$ 98,176</b>	<b>\$ (21,211)</b>	<b>\$ 446,314</b>	<b>\$ 589,056</b>	<b>\$ (142,743)</b>	-24%
Administrative Salaries	11,221	6,427	4,794	45,607	38,563	7,044	18%
Auditing Fees	434	1,313	(879)	2,602	7,875	(5,273)	-67%
Management Fee	4,428	8,250	(3,822)	27,276	49,500	(22,224)	-45%
Book-keeping Fee	563	597	(35)	3,465	3,584	(119)	-3%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	3,819	2,429	1,390	15,509	14,574	935	6%
Office Expenses	763	1,150	(387)	9,338	6,900	2,438	35%
Legal Expense	-	83	(83)	909	500	409	82%
Training & Travel	-	354	(354)	-	2,125	(2,125)	-100%
Other	466	417	49	5,172	2,500	2,672	107%
<b>Total Operating - Administrative</b>	<b>21,693</b>	<b>21,020</b>	<b>673</b>	<b>109,878</b>	<b>126,121</b>	<b>(16,243)</b>	-13%
Asset Management Fee	1,200	1,200	-	7,200	7,200	-	0%
Tenant Services - Salaries	69	478	(409)	596	2,866	(2,270)	-79%
Employee Benefit Contributions - Tenant Services	34	164	(131)	171	986	(815)	-83%
Tenant Services - Other	-	350	(350)	825	2,100	(1,275)	-61%
<b>Total Tenant Services</b>	<b>103</b>	<b>992</b>	<b>(889)</b>	<b>1,656</b>	<b>5,952</b>	<b>(4,296)</b>	-72%



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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	2,569	\$	2,328	\$	241	\$	15,322	\$	13,967	\$	1,355	10%
Electricity		957		2,172		(1,215)		15,917		13,033		2,885	22%
Gas		(321)		1,070		(1,391)		8,992		6,417		2,575	40%
Sewer		2,144		2,115		28		13,307		12,692		614	5%
<b>Total Utilities</b>		<b>5,349</b>		<b>7,685</b>		<b>(2,336)</b>		<b>53,538</b>		<b>46,109</b>		<b>7,429</b>	16%
Maintenance - Labor		21,511		20,170		1,341		127,181		121,020		6,161	5%
Maintenance - Materials & Other		1,757		5,083		(3,326)		23,195		30,500		(7,305)	-24%
Maintenance and Operations Contracts		12,533		9,375		3,158		72,302		56,250		16,052	29%
Employee Benefit Contributions - Maintenance		6,205		5,256		949		37,595		31,533		6,061	19%
<b>Total Maintenance</b>		<b>42,005</b>		<b>39,884</b>		<b>2,121</b>		<b>260,273</b>		<b>239,304</b>		<b>20,970</b>	9%
<b>Total Protective Services</b>		<b>4,332</b>		<b>4,526</b>		<b>(195)</b>		<b>25,671</b>		<b>27,159</b>		<b>(1,488)</b>	-5%
<b>Total Insurance Premiums</b>		<b>9,936</b>		<b>10,001</b>		<b>(66)</b>		<b>59,243</b>		<b>60,008</b>		<b>(765)</b>	-1%
Other General Expenses		81		42		40		380		250		130	52%
Compensated Absences		2,557		-		2,557		16,350		-		16,350	
Payments in Lieu of Taxes		1,883		2,284		(402)		10,135		13,706		(3,571)	-26%
Bad debt - Tenant Rents		-		417		(417)		(300)		2,500		(2,800)	-112%
<b>Total Other General Expenses</b>		<b>4,521</b>		<b>2,743</b>		<b>1,778</b>		<b>26,565</b>		<b>16,456</b>		<b>10,109</b>	61%
Interest on Notes Payable		-		-		-		-		-		-	
<b>Total Operating Expenses</b>	\$	<b>89,138</b>	\$	<b>88,052</b>	\$	<b>1,086</b>	\$	<b>544,025</b>	\$	<b>528,310</b>	\$	<b>15,715</b>	3%
<b>Excess of Operating Revenue over Operating Expens:</b>	\$	<b>(12,172)</b>	\$	<b>10,124</b>	\$	<b>(22,297)</b>	\$	<b>(97,711)</b>	\$	<b>60,747</b>	\$	<b>(158,458)</b>	-261%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		13,755		14,411		(656)		82,529		86,465		(3,935)	-5%
<b>Total Expenses</b>	\$	<b>102,892</b>	\$	<b>102,462</b>	\$	<b>430</b>	\$	<b>626,554</b>	\$	<b>614,774</b>	\$	<b>11,780</b>	2%
<b>Net Gain (Loss)</b>	\$	<b>(25,927)</b>	\$	<b>(4,286)</b>	\$	<b>(21,641)</b>	\$	<b>(180,240)</b>	\$	<b>(25,718)</b>	\$	<b>(154,523)</b>	601%

**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	\$	86,285	\$	84,336	\$	1,950	\$	517,386	\$	506,014	\$	11,372	2%
Rental Subsidies		93,653		90,908		2,745		562,242		545,445		16,797	3%
Vacancy Loss		(7,906)		(4,310)		(3,596)		(49,676)		(25,859)		(23,818)	92%
Net Rental Revenue		172,032		170,933		1,099		1,029,952		1,025,600		4,352	0%
Tenant Revenue - Other		1,750		1,178		572		7,587		7,070		517	7%
<b>Total Tenant Revenue</b>		<b>173,782</b>		<b>172,112</b>		<b>1,671</b>		<b>1,037,539</b>		<b>1,032,670</b>		<b>4,869</b>	0%
Investment Income - Unrestricted		8,117		10,629		(2,513)		47,964		63,776		(15,812)	-25%
Other Revenue		11,398		8,240		3,158		68,546		49,437		19,109	39%
<b>Total Revenue</b>	<b>\$</b>	<b>193,297</b>	<b>\$</b>	<b>190,981</b>	<b>\$</b>	<b>2,317</b>	<b>\$</b>	<b>1,154,049</b>	<b>\$</b>	<b>1,145,883</b>	<b>\$</b>	<b>8,166</b>	1%
Administrative Salaries		9,522		10,311		(789)		57,550		61,869		(4,318)	-7%
Auditing Fees		1,183		3,751		(2,568)		7,100		22,509		(15,409)	-68%
Property Management Fee		11,120		10,430		689		66,110		62,582		3,527	6%
Asset Management Fees		1,169		1,190		(21)		7,014		7,142		(129)	-2%
Advertising and Marketing		-		8		(8)		-		50		(50)	-100%
Employee Benefit contributions - Administrative		2,746		3,248		(502)		16,661		19,487		(2,826)	-15%
Office Expenses		1,565		2,123		(558)		13,645		12,740		905	7%
Legal Expense		1,556		429		1,127		3,222		2,575		647	25%
Training & Travel		2,734		500		2,234		2,734		3,000		(266)	-9%
Other		1,244		666		578		3,716		3,994		(278)	-7%
<b>Total Operating - Administrative</b>		<b>32,839</b>		<b>32,658</b>		<b>181</b>		<b>177,752</b>		<b>195,948</b>		<b>(18,196)</b>	-9%
<b>Total Tenant Services</b>		<b>6,958</b>		<b>8,568</b>		<b>(1,610)</b>		<b>44,026</b>		<b>51,408</b>		<b>(7,383)</b>	-14%
Water		8,686		6,602		2,084		44,004		39,612		4,392	11%
Electricity		19,517		13,474		6,043		86,262		80,843		5,418	7%
Gas		1,525		1,464		61		8,605		8,784		(179)	-2%
Sewer		5,291		4,477		814		29,401		26,859		2,542	9%
<b>Total Utilities</b>	<b>\$</b>	<b>35,019</b>	<b>\$</b>	<b>26,016</b>	<b>\$</b>	<b>9,003</b>	<b>\$</b>	<b>168,272</b>	<b>\$</b>	<b>156,099</b>	<b>\$</b>	<b>12,173</b>	8%

**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	\$	14,634	\$	15,388	\$	(753)	\$	100,954	\$	92,325	\$	8,629	9%
Maintenance - Materials & Other		6,288		11,126		(4,837)		46,551		66,753		(20,202)	-30%
Maintenance and Operations Contracts		21,877		15,530		6,347		95,266		93,179		2,087	2%
Employee Benefit Contributions - Maintenance		5,378		5,514		(135)		34,026		33,082		945	3%
<b>Total Maintenance</b>		<b>48,178</b>		<b>47,557</b>		<b>622</b>		<b>276,797</b>		<b>285,339</b>		<b>(8,542)</b>	-3%
<b>Total Insurance Premiums</b>		<b>33,913</b>		<b>27,086</b>		<b>6,827</b>		<b>174,233</b>		<b>162,513</b>		<b>11,719</b>	7%
Other General Expenses		348		758		(411)		2,464		4,550		(2,086)	-46%
Compensated Absences		4,075		-		4,075		20,741		-		20,741	
Taxes		5,000		5,000		-		30,000		30,000		-	0%
Bad debt - Tenant Rents		(150)		833		(983)		4,256		5,000		(744)	-15%
<b>Total Other General Expenses</b>		<b>9,273</b>		<b>6,592</b>		<b>2,681</b>		<b>57,461</b>		<b>39,550</b>		<b>17,911</b>	45%
Interest of Mortgage (or Bonds) Payable		15,906		15,906		-		95,438		95,438		-	0%
Interest on Notes Payable (Seller Financing)		20,967		20,966		0		125,799		125,799		0	0%
Amortization of Loan Costs		2,275		2,274		0		13,647		13,646		1	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>39,147</b>		<b>39,147</b>		<b>0</b>		<b>234,884</b>		<b>234,882</b>		<b>2</b>	0%
<b>Total Operating Expenses</b>	\$	<b>205,328</b>	\$	<b>187,623</b>	\$	<b>17,704</b>	\$	<b>1,133,424</b>	\$	<b>1,125,740</b>	\$	<b>7,684</b>	1%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>(12,030)</b>	\$	<b>3,357</b>	\$	<b>(15,388)</b>	\$	<b>20,625</b>	\$	<b>20,143</b>	\$	<b>482</b>	2%
Extraordinary Maintenance		3,172		-		3,172		8,775		-		8,775	
Depreciation Expense		53,285		53,610		(325)		319,709		321,663		(1,954)	-1%
<b>Total Expenses</b>	\$	<b>261,785</b>	\$	<b>241,234</b>	\$	<b>20,551</b>	\$	<b>1,461,909</b>	\$	<b>1,447,403</b>	\$	<b>14,506</b>	1%
<b>Net Gain (Loss)</b>	\$	<b>(68,488)</b>	\$	<b>(50,253)</b>	\$	<b>(18,235)</b>	\$	<b>(307,859)</b>	\$	<b>(301,519)</b>	\$	<b>(6,340)</b>	2%

**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	\$	23,615	\$	20,400	\$	3,215	\$	132,284	\$	122,400	\$	9,884	8%
Rental Subsidies		31,435		31,894		(459)		183,976		191,364		(7,389)	-4%
Vacancy Loss		(4,711)		(2,625)		(2,086)		(8,716)		(15,750)		7,034	-45%
Net Rental Revenue		<b>50,339</b>		<b>49,669</b>		<b>670</b>		<b>307,544</b>		<b>298,014</b>		<b>9,529</b>	<b>3%</b>
Tenant Revenue - Other		-		338		(338)		4,436		2,025		2,411	119%
<b>Total Tenant Revenue</b>		<b>50,339</b>		<b>50,007</b>		<b>333</b>		<b>311,980</b>		<b>300,039</b>		<b>11,941</b>	<b>4%</b>
Investment Income - Unrestricted		2,386		1,842		544		12,037		11,050		987	9%
Other Revenue		2,374		2,828		(454)		103,498		16,970		86,527	510%
<b>Total Revenue</b>	<b>\$</b>	<b>55,099</b>	<b>\$</b>	<b>54,677</b>	<b>\$</b>	<b>423</b>	<b>\$</b>	<b>427,514</b>	<b>\$</b>	<b>328,059</b>	<b>\$</b>	<b>99,455</b>	<b>30%</b>
Administrative Salaries		2,512		2,773		(261)		12,756		16,637		(3,880)	-23%
Auditing Fees		1,183		1,004		179		7,100		6,023		1,077	18%
Property Management Fee		2,636		2,557		78		16,455		15,345		1,110	7%
Asset Management Fees		1,067		1,084		(17)		6,401		6,502		(101)	-2%
Advertising and Marketing		-		-		-		-		-		-	
Employee Benefit contributions - Administrative		879		880		(1)		4,477		5,281		(804)	-15%
Office Expenses		478		896		(418)		4,882		5,375		(493)	-9%
Legal Expense		-		42		(42)		-		250		(250)	-100%
Training & Travel		733		-		733		733		-		733	
Other		188		292		(103)		2,755		1,750		1,005	57%
<b>Total Operating - Administrative</b>		<b>9,676</b>		<b>9,527</b>		<b>149</b>		<b>55,559</b>		<b>57,163</b>		<b>(1,603)</b>	<b>-3%</b>
<b>Total Tenant Services</b>		<b>44</b>		<b>268</b>		<b>(224)</b>		<b>1,105</b>		<b>1,608</b>		<b>(503)</b>	<b>-31%</b>
Water		2,185		2,792		(607)		11,756		16,752		(4,996)	-30%
Electricity		676		1,037		(361)		3,913		6,222		(2,309)	-37%
Gas		273		558		(285)		2,875		3,349		(474)	-14%
Sewer		1,536		2,128		(592)		8,761		12,766		(4,006)	-31%
<b>Total Utilities</b>	<b>\$</b>	<b>4,670</b>	<b>\$</b>	<b>6,515</b>	<b>\$</b>	<b>(1,845)</b>	<b>\$</b>	<b>27,304</b>	<b>\$</b>	<b>39,088</b>	<b>\$</b>	<b>(11,784)</b>	<b>-30%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,397	\$	3,231	\$	(834)	\$	17,674	\$	19,388	\$	(1,714)	-9%
Maintenance - Materials & Other		1,208		2,892		(1,683)		12,001		17,350		(5,349)	-31%
Maintenance and Operations Contracts		7,139		7,074		64		37,050		42,446		(5,396)	-13%
Employee Benefit Contributions - Maintenance		497		1,216		(718)		4,692		7,293		(2,601)	-36%
<b>Total Maintenance</b>		<b>11,242</b>		<b>14,413</b>		<b>(3,171)</b>		<b>71,417</b>		<b>86,477</b>		<b>(15,061)</b>	-17%
<b>Total Insurance Premiums</b>		<b>18,594</b>		<b>9,785</b>		<b>8,810</b>		<b>62,151</b>		<b>58,707</b>		<b>3,444</b>	6%
Other General Expenses		55		50		5		663		300		363	121%
Compensated Absences		391		-		391		5,036		-		5,036	
Property Taxes		1,950		1,950		(0)		11,699		11,699		(0)	0%
Bad debt - Tenant Rents		-		83		(83)		-		500		(500)	-100%
<b>Total Other General Expenses</b>		<b>2,396</b>		<b>2,083</b>		<b>313</b>		<b>17,398</b>		<b>12,499</b>		<b>4,899</b>	39%
Interest of Mortgage (or Bonds) Payable		3,195		3,139		56		18,805		18,834		(29)	0%
Interest on Notes Payable (Seller Financing)		6,714		6,714		-		40,281		40,281		-	0%
Amortization of Loan Costs		1,664		1,664		-		9,983		9,983		-	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>11,573</b>		<b>11,516</b>		<b>56</b>		<b>69,069</b>		<b>69,098</b>		<b>(29)</b>	0%
<b>Total Operating Expenses</b>	\$	<b>58,194</b>	\$	<b>54,107</b>	\$	<b>4,088</b>	\$	<b>304,003</b>	\$	<b>324,640</b>	\$	<b>(20,637)</b>	-6%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>(3,095)</b>	\$	<b>570</b>	\$	<b>(3,665)</b>	\$	<b>123,511</b>	\$	<b>3,419</b>	\$	<b>120,092</b>	3513%
Extraordinary Maintenance		4,051		-		4,051		5,326		-		5,326	
Depreciation Expense		18,807		18,774		33		112,836		112,647		189	0%
<b>Total Expenses</b>	\$	<b>81,053</b>	\$	<b>72,881</b>	\$	<b>8,171</b>	\$	<b>422,166</b>	\$	<b>437,287</b>	\$	<b>(15,121)</b>	-3%
<b>Net Gain (Loss)</b>	\$	<b>(25,953)</b>	\$	<b>(18,205)</b>	\$	<b>(7,749)</b>	\$	<b>5,349</b>	\$	<b>(109,228)</b>	\$	<b>114,576</b>	-105%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	51,962	\$	52,561	\$	(599)	\$	314,525	\$	315,367	\$	(842)	0%
Rental Subsidies		48,831		46,897		1,934		290,233		281,380		8,853	3%
Vacancy Loss		(2,848)		(4,764)		1,916		(25,694)		(28,583)		2,888	-10%
Net Rental Revenue		<b>97,945</b>		<b>94,694</b>		<b>3,251</b>		<b>579,064</b>		<b>568,165</b>		<b>10,899</b>	<b>2%</b>
Tenant Revenue - Other		60		673		(613)		3,701		4,040		(339)	-8%
<b>Total Tenant Revenue</b>		<b>98,005</b>		<b>95,367</b>		<b>2,638</b>		<b>582,765</b>		<b>572,205</b>		<b>10,560</b>	<b>2%</b>
Investment Income - Unrestricted		2,294		3,472		(1,179)		16,192		20,835		(4,642)	-22%
Other Revenue		3,078		2,928		150		17,206		17,568		(361)	-2%
<b>Total Revenue</b>	<b>\$</b>	<b>103,377</b>	<b>\$</b>	<b>101,768</b>	<b>\$</b>	<b>1,610</b>	<b>\$</b>	<b>616,164</b>	<b>\$</b>	<b>610,607</b>	<b>\$</b>	<b>5,556</b>	<b>1%</b>
Administrative Salaries		5,265		8,291		(3,026)		36,299		49,747		(13,448)	-27%
Auditing Fees		1,183		1,942		(758)		7,100		11,651		(4,551)	-39%
Property Management Fee		6,053		5,764		289		35,998		34,583		1,416	4%
Asset Management Fees		1,084		1,101		(18)		6,850		6,608		242	4%
Advertising and Marketing		-		8		(8)		-		50		(50)	-100%
Employee Benefit contributions - Administrative		2,117		2,315		(198)		12,782		13,891		(1,109)	-8%
Office Expenses		1,756		1,975		(219)		11,574		11,850		(276)	-2%
Legal Expense		465		167		298		2,435		1,000		1,434	143%
Training & Travel		1,418		250		1,168		1,418		1,500		(82)	-5%
Other		798		708		89		3,257		4,250		(993)	-23%
<b>Total Operating - Administrative</b>		<b>20,138</b>		<b>22,521</b>		<b>(2,384)</b>		<b>117,712</b>		<b>135,129</b>		<b>(17,417)</b>	<b>-13%</b>
<b>Total Tenant Services</b>		<b>6,516</b>		<b>7,481</b>		<b>(965)</b>		<b>39,906</b>		<b>44,888</b>		<b>(4,982)</b>	<b>-11%</b>
Water		2,078		1,803		275		11,393		10,818		575	5%
Electricity		13,215		9,609		3,606		63,221		57,652		5,569	10%
Gas		735		644		91		3,711		3,861		(150)	-4%
Sewer		1,169		1,089		80		6,762		6,531		231	4%
<b>Total Utilities</b>	<b>\$</b>	<b>17,196</b>	<b>\$</b>	<b>13,144</b>	<b>\$</b>	<b>4,052</b>	<b>\$</b>	<b>85,087</b>	<b>\$</b>	<b>78,863</b>	<b>\$</b>	<b>6,224</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	\$ 7,181	\$ 7,030	\$ 151	\$ 52,729	\$ 42,182	\$ 10,546	25%
Maintenance - Materials & Other	1,817	4,017	(2,200)	23,654	24,102	(448)	-2%
Maintenance and Operations Contracts	6,544	9,160	(2,616)	55,996	54,958	1,038	2%
Employee Benefit Contributions - Maintenance	2,381	2,702	(321)	13,572	16,212	(2,641)	-16%
<b>Total Maintenance</b>	<b>17,924</b>	<b>22,909</b>	<b>(4,985)</b>	<b>145,951</b>	<b>137,455</b>	<b>8,496</b>	<b>6%</b>
Property Insurance	10,849	3,730	7,119	59,646	22,381	37,265	167%
Workmen's Compensation	310	-	310	1,967	-	1,967	
All Other Insurance	308	552	(244)	1,850	3,313	(1,463)	-44%
<b>Total Insurance Premiums</b>	<b>11,467</b>	<b>4,282</b>	<b>7,185</b>	<b>63,462</b>	<b>25,694</b>	<b>37,769</b>	<b>147%</b>
Other General Expenses	129	500	(371)	1,363	3,002	(1,640)	-55%
Compensated Absences	3,166	-	3,166	9,254	-	9,254	
Taxes	2,500	2,500	-	15,000	15,000	-	0%
Bad debt - Tenant Rents	-	83	(83)	-	500	(500)	-100%
<b>Total Other General Expenses</b>	<b>5,795</b>	<b>3,084</b>	<b>2,711</b>	<b>25,616</b>	<b>18,502</b>	<b>7,114</b>	<b>38%</b>
Interest of Mortgage (or Bonds) Payable	5,260	5,166	94	30,940	30,996	(57)	0%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	55,291	55,292	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	9,408	9,408	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,043</b>	<b>15,949</b>	<b>94</b>	<b>95,639</b>	<b>95,696</b>	<b>(57)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 95,080</b>	<b>\$ 89,371</b>	<b>\$ 5,709</b>	<b>\$ 573,373</b>	<b>\$ 536,227</b>	<b>\$ 37,146</b>	<b>7%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 8,298</b>	<b>\$ 12,397</b>	<b>\$ (4,099)</b>	<b>\$ 42,791</b>	<b>\$ 74,381</b>	<b>\$ (31,590)</b>	<b>-42%</b>
Extraordinary Maintenance	1,140	-	1,140	9,636	-	9,636	
Depreciation Expense	31,261	40,528	(9,267)	187,565	243,168	(55,603)	-23%
<b>Total Expenses</b>	<b>\$ 127,481</b>	<b>\$ 129,899</b>	<b>\$ (2,418)</b>	<b>\$ 770,574</b>	<b>\$ 779,395</b>	<b>\$ (8,821)</b>	<b>-1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (24,103)</b>	<b>\$ (28,131)</b>	<b>\$ 4,028</b>	<b>\$ (154,410)</b>	<b>\$ (168,787)</b>	<b>\$ 14,377</b>	<b>-9%</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	\$	11,410	\$	9,646	\$	1,764	\$	66,135	\$	57,878	\$	8,257	14%
Rental Subsidies		7,890		8,301		(411)		44,790		49,808		(5,017)	-10%
Vacancy Loss		(972)		(467)		(505)		(1,855)		(2,800)		945	-34%
Net Rental Revenue		<b>18,328</b>		<b>17,481</b>		<b>847</b>		<b>109,070</b>		<b>104,886</b>		<b>4,184</b>	<b>4%</b>
Tenant Revenue - Other		142		83		59		960		500		460	
<b>Total Tenant Revenue</b>		<b>18,470</b>		<b>17,564</b>		<b>906</b>		<b>110,030</b>		<b>105,386</b>		<b>4,644</b>	<b>4%</b>
Investment Income - Unrestricted		484		673		(190)		3,340		4,040		(700)	-17%
Other Revenue		1,374		302		1,073		2,853		1,810		1,043	58%
<b>Total Revenue</b>	<b>\$</b>	<b>20,328</b>	<b>\$</b>	<b>18,539</b>	<b>\$</b>	<b>1,788</b>	<b>\$</b>	<b>116,223</b>	<b>\$</b>	<b>111,236</b>	<b>\$</b>	<b>4,988</b>	<b>4%</b>
Administrative Salaries		849		938		(89)		4,296		5,627		(1,331)	-24%
Auditing Fees		1,183		330		853		7,100		1,981		5,119	258%
Property Management Fee		992		882		110		5,644		5,292		352	7%
Asset Management Fees		1,228		1,370		(142)		6,631		8,218		(1,587)	-19%
Employee Benefit contributions - Administrative		294		298		(4)		1,495		1,787		(292)	-16%
Office Expenses		554		271		283		3,155		1,625		1,530	94%
Legal Expense		-		63		(63)		550		375		175	47%
Training & Travel		282		33		249		282		200		82	41%
Other		146		292		(146)		555		1,750		(1,195)	-68%
<b>Total Operating - Administrative</b>		<b>5,528</b>		<b>4,476</b>		<b>1,052</b>		<b>29,707</b>		<b>26,856</b>		<b>2,852</b>	<b>11%</b>
<b>Total Tenant Services</b>		<b>23</b>		<b>51</b>		<b>(28)</b>		<b>198</b>		<b>304</b>		<b>(106)</b>	<b>-35%</b>
Water		361		300		61		2,037		1,800		236	13%
Electricity		1,717		1,159		558		7,139		6,953		186	3%
Gas		183		458		(275)		3,177		2,747		430	16%
Sewer		218		199		19		1,313		1,194		118	10%
<b>Total Utilities</b>	<b>\$</b>	<b>2,479</b>	<b>\$</b>	<b>2,116</b>	<b>\$</b>	<b>363</b>	<b>\$</b>	<b>13,665</b>	<b>\$</b>	<b>12,695</b>	<b>\$</b>	<b>970</b>	<b>8%</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	\$ 791	\$ 1,077	\$ (286)	\$ 6,070	\$ 6,463	\$ (393)	-6%
Maintenance - Materials & Other	538	888	(350)	6,395	5,325	1,070	20%
Maintenance and Operations Contracts	2,461	1,907	555	11,529	11,440	89	1%
Employee Benefit Contributions - Maintenance	166	405	(240)	1,583	2,431	(848)	-35%
<b>Total Maintenance</b>	<b>3,956</b>	<b>4,276</b>	<b>(320)</b>	<b>25,577</b>	<b>25,659</b>	<b>(81)</b>	<b>0%</b>
<b>Total Protective Services</b>	<b>1,213</b>	<b>1,389</b>	<b>(176)</b>	<b>7,154</b>	<b>8,333</b>	<b>(1,179)</b>	<b>-14%</b>
<b>Total Insurance Premiums</b>	<b>3,429</b>	<b>1,568</b>	<b>1,860</b>	<b>18,850</b>	<b>9,410</b>	<b>9,440</b>	<b>100%</b>
Other General Expenses	50	92	(42)	266	550	(284)	-52%
Compensated Absences	150	-	150	1,970	-	1,970	
Taxes	625	625	-	3,750	3,750	-	0%
Bad debt - Tenant Rents	-	333	(333)	-	2,000	(2,000)	-100%
<b>Total Other General Expenses</b>	<b>825</b>	<b>1,050</b>	<b>(225)</b>	<b>5,986</b>	<b>6,300</b>	<b>(314)</b>	<b>-5%</b>
Interest of Mortgage (or Bonds) Payable	655	675	(20)	3,858	4,050	(192)	-5%
Amortization of Loan Costs	681	681	0	4,084	4,084	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,335</b>	<b>1,356</b>	<b>(20)</b>	<b>7,942</b>	<b>8,134</b>	<b>(192)</b>	<b>-2%</b>
<b>Total Operating Expenses</b>	<b>\$ 18,788</b>	<b>\$ 16,282</b>	<b>\$ 2,506</b>	<b>\$ 109,079</b>	<b>\$ 97,690</b>	<b>\$ 11,389</b>	<b>12%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 1,540</b>	<b>\$ 2,258</b>	<b>\$ (718)</b>	<b>\$ 7,145</b>	<b>\$ 13,546</b>	<b>\$ (6,401)</b>	<b>-47%</b>
Extraordinary Maintenance	-	-	-	4,950	-	4,950	
Depreciation Expense	10,321	10,277	44	61,927	61,662	265	0%
<b>Total Expenses</b>	<b>\$ 29,109</b>	<b>\$ 26,559</b>	<b>\$ 2,551</b>	<b>\$ 175,955</b>	<b>\$ 159,352</b>	<b>\$ 16,604</b>	<b>10%</b>
<b>Net Gain (Loss)</b>	<b>\$ (8,782)</b>	<b>\$ (8,019)</b>	<b>\$ (762)</b>	<b>\$ (59,732)</b>	<b>\$ (48,116)</b>	<b>\$ (11,616)</b>	<b>24%</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	\$	12,232	\$	17,239	\$	(5,006)	\$	79,721	\$	103,431	\$	(23,710)	-23%
Rental Subsidies		22,115		17,165		4,950		126,361		102,989		23,372	23%
Vacancy Loss		(1,836)		(1,157)		(679)		(14,975)		(6,942)		(8,033)	116%
Net Rental Revenue		<b>32,511</b>		<b>33,246</b>		<b>(735)</b>		<b>191,107</b>		<b>199,478</b>		<b>(8,372)</b>	<b>-4%</b>
Tenant Revenue - Other		1,577		437		1,140		3,013		2,623		390	15%
<b>Total Tenant Revenue</b>		<b>34,088</b>		<b>33,684</b>		<b>405</b>		<b>194,120</b>		<b>202,101</b>		<b>(7,982)</b>	<b>-4%</b>
Investment Income - Unrestricted		2,786		844		1,942		4,441		5,061		(620)	-12%
Other Revenue		78		375		(298)		892		2,252		(1,360)	-60%
<b>Total Revenue</b>	<b>\$</b>	<b>36,952</b>	<b>\$</b>	<b>34,903</b>	<b>\$</b>	<b>2,049</b>	<b>\$</b>	<b>199,453</b>	<b>\$</b>	<b>209,415</b>	<b>\$</b>	<b>(9,962)</b>	<b>-5%</b>
Administrative Salaries		3,200		3,569		(368)		17,463		21,412		(3,949)	-18%
Auditing Fees		1,183		713		470		7,100		4,280		2,820	66%
Property Management Fee		2,050		1,856		194		11,713		11,137		575	5%
Asset Management Fees		769		769		-		4,612		4,612		0	0%
Advertising and Marketing		-		6		(6)		-		38		(38)	-100%
Employee Benefit contributions - Administrative		611		795		(183)		3,719		4,768		(1,048)	-22%
Office Expenses		368		459		(91)		2,332		2,753		(421)	-15%
Legal Expense		91		21		69		1,014		129		885	687%
Training & Travel		651		58		593		651		350		301	86%
Other		111		212		(101)		2,183		1,272		910	72%
<b>Total Operating - Administrative</b>		<b>9,034</b>		<b>8,458</b>		<b>576</b>		<b>50,787</b>		<b>50,750</b>		<b>36</b>	<b>0%</b>
<b>Total Tenant Services</b>		<b>44</b>		<b>202</b>		<b>(158)</b>		<b>525</b>		<b>1,213</b>		<b>(688)</b>	<b>-57%</b>
Water		2,134		1,278		856		9,491		7,667		1,824	24%
Electricity		1,132		552		580		3,119		3,315		(196)	-6%
Gas		232		260		(29)		1,168		1,563		(395)	-25%
Sewer		1,478		1,078		400		7,440		6,471		969	15%
<b>Total Utilities</b>	<b>\$</b>	<b>4,976</b>	<b>\$</b>	<b>3,169</b>	<b>\$</b>	<b>1,807</b>	<b>\$</b>	<b>21,219</b>	<b>\$</b>	<b>19,016</b>	<b>\$</b>	<b>2,203</b>	<b>12%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,941	\$	3,095	\$	(154)	\$	17,000	\$	18,568	\$	(1,568)	-8%
Maintenance - Materials & Other		2,234		1,764		470		12,727		10,583		2,143	20%
Maintenance and Operations Contracts		4,937		2,714		2,223		25,778		16,284		9,494	58%
Employee Benefit Contributions - Maintenance		1,116		1,262		(146)		7,005		7,574		(569)	-8%
<b>Total Maintenance</b>		<b>11,227</b>		<b>8,835</b>		<b>2,392</b>		<b>62,510</b>		<b>53,009</b>		<b>9,500</b>	<b>18%</b>
<b>Total Insurance Premiums</b>		<b>212</b>		<b>5,928</b>		<b>(5,716)</b>		<b>70,818</b>		<b>35,565</b>		<b>35,253</b>	<b>99%</b>
Other General Expenses		172		83		88		678		500		178	36%
Compensated Absences		473		-		473		6,446		-		6,446	
Property Taxes		1,667		1,667		-		10,000		10,000		-	0%
Bad debt - Tenant Rents		-		644		(644)		(200)		3,863		(4,063)	-105%
<b>Total Other General Expenses</b>		<b>2,312</b>		<b>2,394</b>		<b>(82)</b>		<b>16,924</b>		<b>14,363</b>		<b>2,562</b>	<b>18%</b>
Interest of Mortgage (or Bonds) Payable		601		617		(16)		3,624		3,702		(77)	-2%
Interest on Notes Payable		1,268		1,268		-		7,608		7,608		-	0%
Amortization of Loan Costs		526		526		0		3,159		3,159		0	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>2,395</b>		<b>2,411</b>		<b>(16)</b>		<b>14,390</b>		<b>14,468</b>		<b>(77)</b>	<b>-1%</b>
<b>Total Operating Expenses</b>	<b>\$</b>	<b>30,200</b>	<b>\$</b>	<b>31,397</b>	<b>\$</b>	<b>(1,197)</b>	<b>\$</b>	<b>237,173</b>	<b>\$</b>	<b>188,383</b>	<b>\$</b>	<b>48,789</b>	<b>26%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>6,752</b>	<b>\$</b>	<b>3,505</b>	<b>\$</b>	<b>3,247</b>	<b>\$</b>	<b>(37,720)</b>	<b>\$</b>	<b>21,032</b>	<b>\$</b>	<b>(58,751)</b>	<b>-279%</b>
Extraordinary Maintenance		-		-		-		1,097		-		1,097	
Depreciation Expense		21,756		24,812		(3,056)		130,534		148,872		(18,338)	-12%
<b>Total Expenses</b>	<b>\$</b>	<b>51,955</b>	<b>\$</b>	<b>56,209</b>	<b>\$</b>	<b>(4,254)</b>	<b>\$</b>	<b>368,803</b>	<b>\$</b>	<b>337,255</b>	<b>\$</b>	<b>31,548</b>	<b>9%</b>
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>(15,004)</b>	<b>\$</b>	<b>(21,307)</b>	<b>\$</b>	<b>6,303</b>	<b>\$</b>	<b>(169,350)</b>	<b>\$</b>	<b>(127,840)</b>	<b>\$</b>	<b>(41,510)</b>	<b>32%</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	\$	9,401	\$	9,697	\$	(296)	\$	56,077	\$	58,183	\$	(2,106)	-4%
Rental Subsidies		11,613		10,602		1,011		70,007		63,613		6,394	10%
Vacancy Loss		(1,070)		(1,090)		20		(5,412)		(6,540)		1,128	-17%
Net Rental Revenue		<b>19,944</b>		<b>19,209</b>		<b>735</b>		<b>120,672</b>		<b>115,255</b>		<b>5,416</b>	<b>5%</b>
Tenant Revenue - Other		210		116		94		287		697		(410)	-59%
<b>Total Tenant Revenue</b>		<b>20,155</b>		<b>19,325</b>		<b>829</b>		<b>120,958</b>		<b>115,953</b>		<b>5,006</b>	<b>4%</b>
Investment Income - Unrestricted		1,821		664		1,157		3,476		3,982		(506)	-13%
Other Revenue		-		25		(25)		-		152		(152)	-100%
<b>Total Revenue</b>	<b>\$</b>	<b>21,976</b>	<b>\$</b>	<b>20,014</b>	<b>\$</b>	<b>1,961</b>	<b>\$</b>	<b>124,434</b>	<b>\$</b>	<b>120,086</b>	<b>\$</b>	<b>4,348</b>	<b>4%</b>
Administrative Salaries		1,467		1,628		(161)		8,281		9,768		(1,487)	-15%
Auditing Fees		1,183		476		708		7,100		2,853		4,247	0%
Property Management Fee		1,209		1,144		65		7,258		6,865		392	6%
Asset Management Fees		769		769		-		4,612		4,612		0	0%
Advertising and Marketing		-		-		-		-		-		-	
Employee Benefit contributions - Administrative		344		411		(67)		2,091		2,469		(378)	-15%
Office Expenses		157		301		(144)		994		1,803		(809)	-45%
Legal Expense		-		43		(43)		-		258		(258)	-100%
Training & Travel		182		42		140		182		250		(68)	-27%
Other		46		129		(83)		1,331		775		556	72%
<b>Total Operating - Administrative</b>		<b>5,358</b>		<b>4,942</b>		<b>415</b>		<b>31,848</b>		<b>29,653</b>		<b>2,195</b>	<b>7%</b>
<b>Total Tenant Services</b>		<b>22</b>		<b>126</b>		<b>(104)</b>		<b>116</b>		<b>754</b>		<b>(638)</b>	<b>-85%</b>
Water		1,839		1,202		637		9,842		7,210		2,632	37%
Electricity		675		253		422		1,231		1,517		(286)	-19%
Gas		154		171		(17)		607		1,027		(419)	-41%
Sewer		1,198		849		350		7,744		5,092		2,652	52%
<b>Total Utilities</b>	<b>\$</b>	<b>3,867</b>	<b>\$</b>	<b>2,474</b>	<b>\$</b>	<b>1,393</b>	<b>\$</b>	<b>19,425</b>	<b>\$</b>	<b>14,846</b>	<b>\$</b>	<b>4,579</b>	<b>31%</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	\$	995	\$	1,032	\$	(37)	\$	5,753	\$	6,189	\$	(436)	-7%
Maintenance - Materials & Other		517		1,043		(526)		3,139		6,257		(3,118)	-50%
Maintenance and Operations Contracts		4,439		2,918		1,521		18,147		17,509		638	4%
Employee Benefit Contributions - Maintenance		374		421		(47)		2,348		2,525		(177)	-7%
<b>Total Maintenance</b>		<b>6,325</b>		<b>5,413</b>		<b>912</b>		<b>29,387</b>		<b>32,481</b>		<b>(3,093)</b>	-10%
<b>Total Insurance Premiums</b>		<b>(145)</b>		<b>2,963</b>		<b>(3,108)</b>		<b>32,540</b>		<b>17,779</b>		<b>14,761</b>	83%
Other General Expenses		39		42		(2)		205		250		(45)	-18%
Compensated Absences		203		-		203		2,429		-		2,429	
Property Taxes		1,167		1,167		-		7,000		7,000		-	0%
Bad debt - Tenant Rents		-		183		(183)		-		1,100		(1,100)	-100%
<b>Total Other General Expenses</b>		<b>1,409</b>		<b>1,392</b>		<b>17</b>		<b>9,635</b>		<b>8,350</b>		<b>1,285</b>	15%
Interest on Notes Payable		2,676		2,676		0		16,054		16,054		0	0%
Amortization of Loan Costs		271		271		0		1,625		1,625		0	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>2,946</b>		<b>2,946</b>		<b>0</b>		<b>17,679</b>		<b>17,679</b>		<b>0</b>	0%
<b>Total Operating Expenses</b>	<b>\$</b>	<b>19,783</b>	<b>\$</b>	<b>20,257</b>	<b>\$</b>	<b>(474)</b>	<b>\$</b>	<b>140,630</b>	<b>\$</b>	<b>121,541</b>	<b>\$</b>	<b>19,089</b>	16%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>2,193</b>	<b>\$</b>	<b>(243)</b>	<b>\$</b>	<b>2,436</b>	<b>\$</b>	<b>(16,196)</b>	<b>\$</b>	<b>(1,455)</b>	<b>\$</b>	<b>(14,740)</b>	1013%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		11,512		11,974		(462)		69,072		71,843		(2,770)	-4%
<b>Total Expenses</b>	<b>\$</b>	<b>31,295</b>	<b>\$</b>	<b>32,231</b>	<b>\$</b>	<b>(936)</b>	<b>\$</b>	<b>209,702</b>	<b>\$</b>	<b>193,384</b>	<b>\$</b>	<b>16,318</b>	8%
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>(9,319)</b>	<b>\$</b>	<b>(12,216)</b>	<b>\$</b>	<b>2,897</b>	<b>\$</b>	<b>(85,268)</b>	<b>\$</b>	<b>(73,298)</b>	<b>\$</b>	<b>(11,970)</b>	16%

**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	\$ -	\$ -	\$ 151,788	\$ 151,788	\$ 200,911	\$ (49,123)	-24%
Asset Management Fee	-	-	7,200	7,200	7,200	-	0%
Book Keeping Fee	-	-	81,285	81,285	79,530	1,755	2%
<b>Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>240,273</b>	<b>240,273</b>	<b>287,642</b>	<b>\$ (47,368)</b>	<b>-16%</b>
Interest Income	7,737	9,184	6,195	23,115	21,794	1,321	6%
Investment Income	7,756	390,054	-	397,810	398,200	(390)	0%
Other Revenue	-	253,427	1,000	254,427	319,684	(65,257)	-20%
Gain or Loss on Sale of Capital Assets	-	22,642	-	22,642	-	22,642	
<b>Total Revenue</b>	<b>\$ 15,493</b>	<b>\$ 675,306</b>	<b>\$ 247,468</b>	<b>\$ 938,268</b>	<b>\$ 1,027,320</b>	<b>\$ (89,052)</b>	<b>-9%</b>
Administrative Salaries	52,236	150,907	164,286	367,428	467,150	(99,722)	-21%
Auditing Fees	-	2,282	4,953	7,235	8,925	(1,690)	-19%
Advertising and Marketing	-	1,809	-	1,809	1,250	559	45%
Employee Benefits - Admin.	12,303	36,645	38,293	87,241	133,789	(46,548)	-35%
Office Expenses	1,613	8,514	36,520	46,646	60,189	(13,543)	-23%
Legal Expense	-	-	15,410	15,410	11,775	3,635	31%
Training & Travel	208	1,366	2,531	4,104	9,500	(5,396)	-57%
Other	3,813	57,615	7,414	68,842	14,204	54,638	385%
<b>Total Operating - Administration</b>	<b>70,172</b>	<b>259,137</b>	<b>269,407</b>	<b>598,715</b>	<b>706,781</b>	<b>(108,066)</b>	<b>-15%</b>
Water	-	391	125	516	656	(140)	-21%
Electricity	-	1,931	1,132	3,063	3,606	(543)	-15%
Gas	-	1,342	307	1,649	1,496	153	10%
Sewer	-	270	68	338	389	(51)	-13%
<b>Total Utilities</b>	<b>-</b>	<b>3,933</b>	<b>1,632</b>	<b>5,566</b>	<b>6,147</b>	<b>(581)</b>	<b>-9%</b>
Maintenance - Labor	-	-	-	-	-	-	
Maintenance - Materials	-	7	1,141	1,148	1,571	(423)	-27%
Maint Contracts, Miscellaneous	-	67	127	195	1,983	(1,788)	-90%
Maint Contracts-Trash Removal	-	522	-	522	645	(123)	-19%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	-	-	2,026	2,026	3,169	(1,143)	-36%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	-	-	-	62	(62)	
Maint Contracts-Extermination	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	888	888	1,776	3,992	(2,216)	-56%
Maintenance Contracts	-	1,477	3,041	4,519	9,850	(5,331)	-54%
Employee Benefits - Maint.	-	-	-	-	-	-	
<b>Total Maintenance</b>	<b>-</b>	<b>1,484</b>	<b>4,182</b>	<b>5,666</b>	<b>11,421</b>	<b>(5,754)</b>	<b>-50%</b>
<b>Total Insurance Premiums</b>	<b>1,391</b>	<b>11,981</b>	<b>5,932</b>	<b>19,304</b>	<b>13,117</b>	<b>6,187</b>	<b>47%</b>
<b>Other General Expenses</b>	<b>34</b>	<b>40,768</b>	<b>391</b>	<b>41,193</b>	<b>44,489</b>	<b>(3,296)</b>	<b>-7%</b>
<b>Compensated Absences</b>	<b>1,850</b>	<b>5,197</b>	<b>5,674</b>	<b>12,721</b>	<b>-</b>	<b>12,721</b>	
<b>Total Other Expenses</b>	<b>1,884</b>	<b>45,965</b>	<b>6,064</b>	<b>53,913</b>	<b>44,489</b>	<b>9,424</b>	<b>21%</b>
Interest of Bonds Payable	-	149,004	-	149,004	154,869	(5,865)	-4%
Interest on Notes Payable	-	11,107	-	11,107	11,204	(97)	-1%
<b>Total Interest/Amortization</b>	<b>-</b>	<b>160,111</b>	<b>-</b>	<b>160,111</b>	<b>166,072</b>	<b>(5,961)</b>	<b>-4%</b>
<b>Total Operating Expenses</b>	<b>\$ 73,447</b>	<b>\$ 482,611</b>	<b>\$ 287,218</b>	<b>\$ 843,277</b>	<b>\$ 948,028</b>	<b>\$ (104,751)</b>	<b>-11%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (57,954)</b>	<b>\$ 192,695</b>	<b>\$ (39,750)</b>	<b>\$ 94,991</b>	<b>\$ 79,292</b>	<b>\$ 15,699</b>	<b>20%</b>
Depreciation Expense	-	11,568	597	12,165	18,643	(6,478)	-35%
<b>Total Expenses</b>	<b>\$ 73,447</b>	<b>\$ 494,179</b>	<b>\$ 287,815</b>	<b>\$ 855,442</b>	<b>\$ 966,671</b>	<b>\$ (111,230)</b>	<b>-12%</b>
<b>Net Gain (Loss)</b>	<b>\$ (57,954)</b>	<b>\$ 181,127</b>	<b>\$ (40,347)</b>	<b>\$ 82,826</b>	<b>\$ 60,649</b>	<b>\$ 22,177</b>	<b>37%</b>



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 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 July 2025.

## Discussion

In July, ten (10) families moved in or transferred units, and ten (10) families moved out or transferred units. Of the ten (10) families that moved out or transferred units, three (3) households were transferred, one (1) tenant passed away, two (2) tenants were terminated, two (2) households moved to the private sector, one (1) family abandoned their unit, and one (1) tenant was moved to a care facility. Out of 622 LIHTC/PBV units there were seventeen (17) vacant as of July 31, 2025, which is an overall occupancy rate of 97%. Of the seventeen (17) vacant LIHTC/PBV units, six (6) were vacant over 60 days. As of July 31, 2025, Amp. 1 had forty-eight (48) vacant units, which is an occupancy rate of 60%. Eleven (11) intents to vacate were submitted by participants. Twenty-seven (27) non-payment terminations were issued, and four (4) terminations were issued for reasons other than non-payment.

## Recommended Commission Action

Review and consider the monthly report.

## Property Management Report for July 2025

Property	Total units	Occupancy for July 31, 2024	Occupancy for July 31, 2025	Occupancy as of 8/13/2025	#Vacant units ≤ 60 days as of 7/31/25	#Vacant units > 61 days as of 7/31/25	Move-in July 2025	Move-outs July 2025	Rent unpaid for July 2025	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repayment agreements)
Amp 1 - PH	50	70%	60%	86%	3	45	N/A	N/A	\$6,879.18	\$1,645.91	\$1,643.00	\$ 5,428.66	\$3607.38 (3)
Bear Creek	76	99%	95%	95%	1	3	0	0	\$9,328.03	\$4,033.01	\$1,203.19	\$ 4,042.53	\$12203.62 (14)
Oak Tower	147	97%	99%	98%	2	0	1	2	\$6,836.55	\$3,295.11	\$757.46	\$ 3,529.76	\$6485.79 (13)
Paquin Tower	200	98%	98%	96%	5	0	5	6	\$6,069.26	\$782.16	\$495.36	\$ 5,797.82	\$5275.21 (15)
Stuart Parker	84	99%	99%	99%	1	0	3	0	\$4,052.15	\$535.36	\$0.00	\$ 7,396.66	\$7345.00 (6)
BWW	54	96%	93%	93%	2	2	0	2	\$10,731.61	\$3,002.84	\$231.00	\$ 1,735.16	\$1702.16 (5)
BWWII	36	100%	97%	100%	0	1	0	0	\$4,163.07	\$227.58	\$629.00	\$ 2,634.92	\$982.01 (4)
Kinney Point	34	N/A	N/A	9%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Patriot Place	25	88%	100%	100%	0	0	1	0	\$633.77	\$0.00	\$0.00	\$0.00	\$0.00





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Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 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. There were 0 vouchers issued within the month, due to full voucher utilization. CHA added 0 new HCV lease up for the month. There were 7 attritions for a gain of 0 new participants, as of July 31, 2025. CHA still maintained 14 voucher holders searching for homes from issuances occurring in 2025.

#### HCV EOP Reasons:

Deceased-1

Terminated/Non-Compliance-2

Removed Self from Program- 2

Zero HAP- 2

### 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 by providing housing for the community's homeless veterans. As of July 31, 2025, there are 121 households receiving VASH program assistance including 96 HCV + 25 PBV (Patriot Place). CHA currently has 10 HCV VASH voucher holders searching for homes.

#### HUD VASH EOP Reasons:

Terminated/Non-Compliance-2

Deceased- 1

### Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains the availability of 49 Mainstream Vouchers. As of July 31, 2025, CHA has 37 vouchers leased with 0 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 the community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of July 31, 2025, CHA had 24 households receiving COC program assistance.

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. There are currently 8 voucher holders searching for a home. CHA has not requested additional referrals due to funding and the current number of leased families. CHA did receive its funding award and grant agreement for the next years’ CoC programming expenses to begin in July of 2025.

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

Terminated/ Eviction -1

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

CHA currently has 40 Emergency Housing Vouchers leased and 1 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:**

N/A

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

CHA currently has 4 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:**

Voucher Searching-1

Recommended Commission Action
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Review and consider the report.

# HCV Leasing and Spending Projection

## MO007 Two-Year Voucher Forecasting Summary

8/13/2025

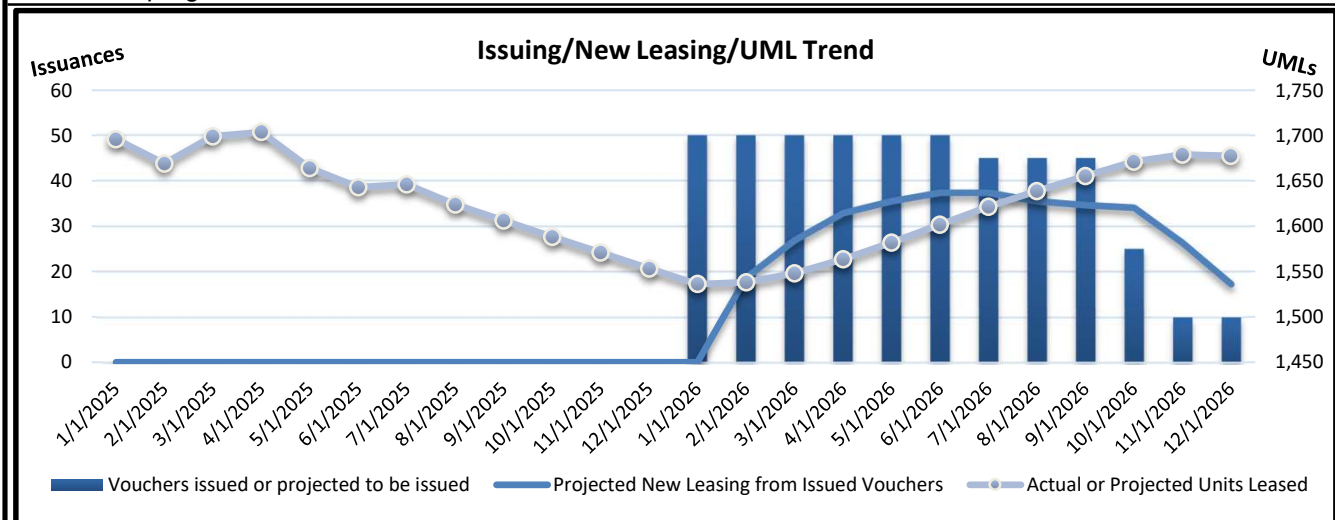
Prepared for:

Prepared by:

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with -\$141,999, or -1% of budget authority. It is important to examine the program in light of the second year as well. In this scenario, MO007 will end the second year with \$445,683, or 4% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
75%	13%	Leased in	Percent
		0-30 Days	50%
Year 1 PUC	Year 2 PUC	31-60 Days	22%
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)	61-90 Days	16%
\$591	\$581	91-120 Days	7%
		121-150 Days	5%

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 0 vouchers in the first year and 480 in the second year. In addition, the tool includes 0 planned lease-ups (i.e. project-based vouchers coming online, tenant-protection vouchers) through the end of the following year. This results in a total of 0 new lease-ups this year and 336 new lease-ups next year. Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account attrition:



Under this scenario, the PHA has no offset for next year or the following year. Additionally, the higher of this year's leased units (89.5%) or dollars (101.3%) is 101.3%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (88.6%) or dollars (96.6%) is 96.6%, indicating partial leasing indicator points in SEMAP. This is an estimate.

## MO007 Administrative Fee Overview

Based on the most recent, official (end of fiscal year) UNP, MO007 has a 2025 Calendar Year-End (CYE) UNP of \$614,244 (or 45.1% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$859,628 (or 64.2% of CY 2026 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
REGION VII

Gateway Tower II, Room 200  
400 State Avenue  
Kansas City, KS 66101-2406  
HUD Home Page: [www.hud.gov](http://www.hud.gov)

July 21, 2025

VIA ELECTRONIC MAIL

Randall Cole  
Executive Director  
Columbia Housing Authority  
201 Switzler Street  
Columbia, MO 65203  
[rcole@columbiaha.com](mailto:rcole@columbiaha.com)

Dear Randall Cole:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Rolla Housing Authority (Housing Authority). HUD appreciates your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 Housing Choice Voucher program by identifying a public housing agency's (PHA) capabilities and deficiencies related to the administration of the Section 8 Program. As a result, HUD will be able to provide more effective program assistance to housing authorities.

The Housing Authority's final SEMAP score for the Fiscal Year Ended December 31, 2024, is 100 percent. The following are your scores on each indicator:

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

Your overall performance rating is **High**.



Correspondence Code	Originator 7APH	Concurrence 7APH	Concurrence 7APH				
Name	Bryant	Thompson					
Date	6/17/25	7/15/25					







# Housing Authority of the City of Columbia, Missouri

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Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20<sup>th</sup>, 2025

Re: Monthly Resident Services Report

## Executive Summary

This report summarizes the Resident Services Department's activities for June 2025.

## 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:

### Resident Services June 2025 Highlights:

- The Moving Ahead Program began summer programming, with a 25% increase in enrollment over previous years.
- The Moving Ahead Program hosted their biggest ever Juneteenth Celebration at Rose Music Hall.
- The ROSS Grant Program began a new three-year cycle and expanded services to include AMP I, Bryant Walkway I, and Bryant Walkway II.
- The Resident Services Department completed a Social Work Ethics and Boundaries training facilitated by Dr. Christine Woods from the University of Missouri.
- The Family Self-Sufficiency Program enrolled three new participants.
- Jabberwocky Studios began working on a new mural in the J.W. Blind Boone Center
- Audits were conducted by both USDA Summer Food Program staff and USDA No Kid Hungry representatives. In addition, sanitation inspections were completed at the Moving Ahead Program kitchen and the Annie Fisher Food Pantry.

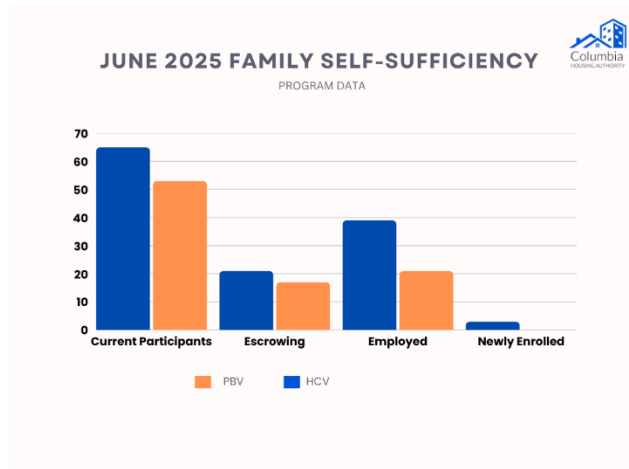


# Housing Authority of the City of Columbia, Missouri

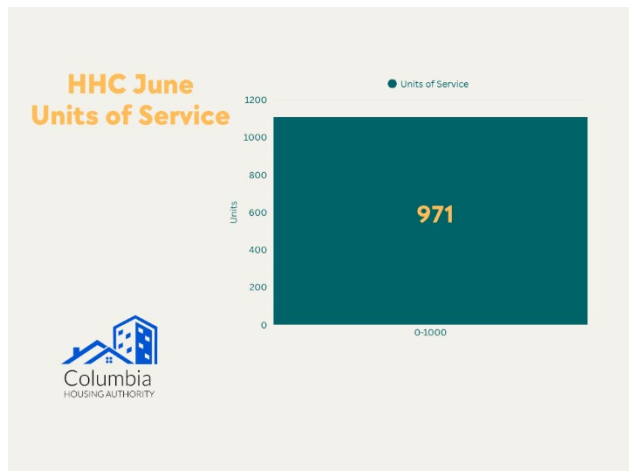
201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

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



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



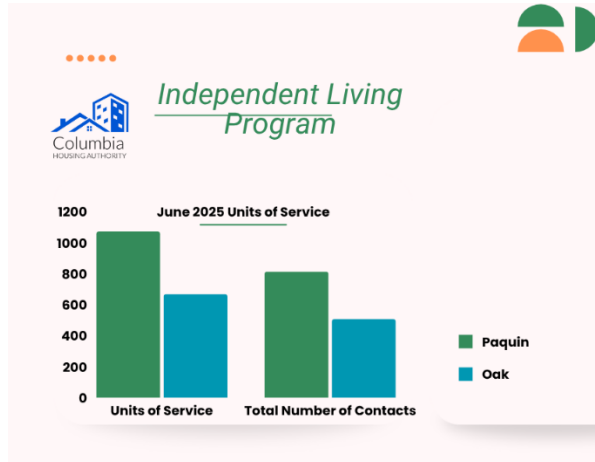


# Housing Authority of the City of Columbia, Missouri

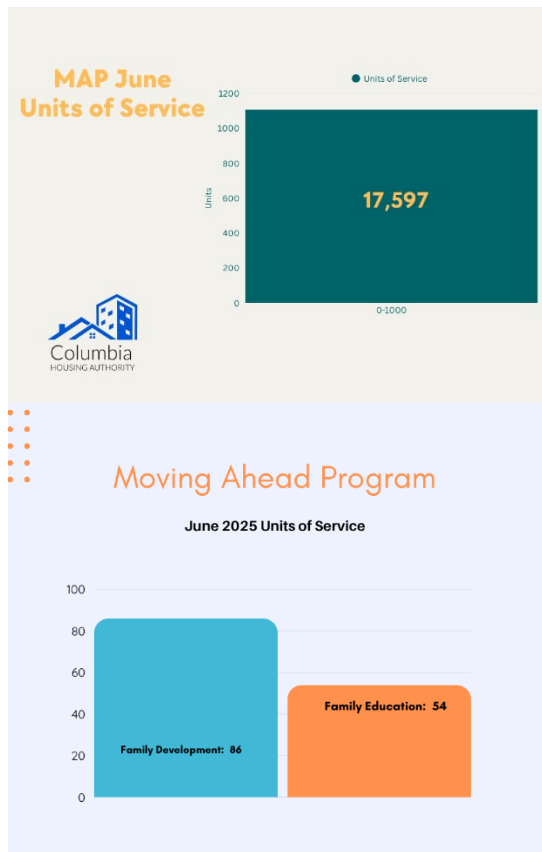
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## Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites



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





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

Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 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:**

- Maintenance Mechanic I – (Offer Accepted)
- Maintenance Mechanic II
- Housing Choice Voucher Specialist (Two Openings) – (Two Offers Extended)
- Moving Ahead Program Assistant – PT (Offer Accepted)
- Moving Ahead Program Van Driver – PT (Offer Extended)

### **July and August Staff Anniversary's**

- July 1<sup>st</sup>: Kylie Dokken – 1 Year (Family Support Specialist)
- July 12<sup>th</sup>: Steven Reifsteck – 4 Years (Family Self-Sufficiency Coordinator)
- July 13<sup>th</sup>: Miguel Flores – 3 Years (ROSS Service Coordinator)
- July 15<sup>th</sup>: Tara Thomason – 28 Years (Safety Officer)
- July 16<sup>th</sup>: Beth Henry – 18 Years (Affordable Housing Manager II)
- August 5<sup>th</sup>: Dana Rivera – 1 Year (Accountant)
- August 16<sup>th</sup>: Jeff Forck – 4 Years (Director of Safety)
- August 26<sup>th</sup>: Tyler Olcott – 1 Year (MAP Staff)
- August 28<sup>th</sup>: Darcie Hamilton – 2 Years (Director of Affordable Housing Development)
- August 28<sup>th</sup>: Kara Vaughn – 2 Years (Affordable Housing Manager I)
- August 31<sup>st</sup>: Matthew Unser – **5 Years** (Independent Living Coordinator)

### **New Hires**

- July 22<sup>nd</sup>: Delisa Randolph – New Hire (MAP Kitchen Manager)
- July 28<sup>th</sup>: Jeff Blauvelt – Re-Hire (Maintenance Mechanic I)
- July 30<sup>th</sup>: Sam Crites – New Hire (Accountant)

### **HR Activities:**

- Audited MHAPCI covered drivers list to ensure all eligible staff are covered
- Initiated the process of conducting phone interviews with potential applicants

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

- Testing new mobile safety camera
- Updating Housing Authority contact list in PIC

### **Part-Time Employee Paid Time Off (PTO) Summary**



# 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)

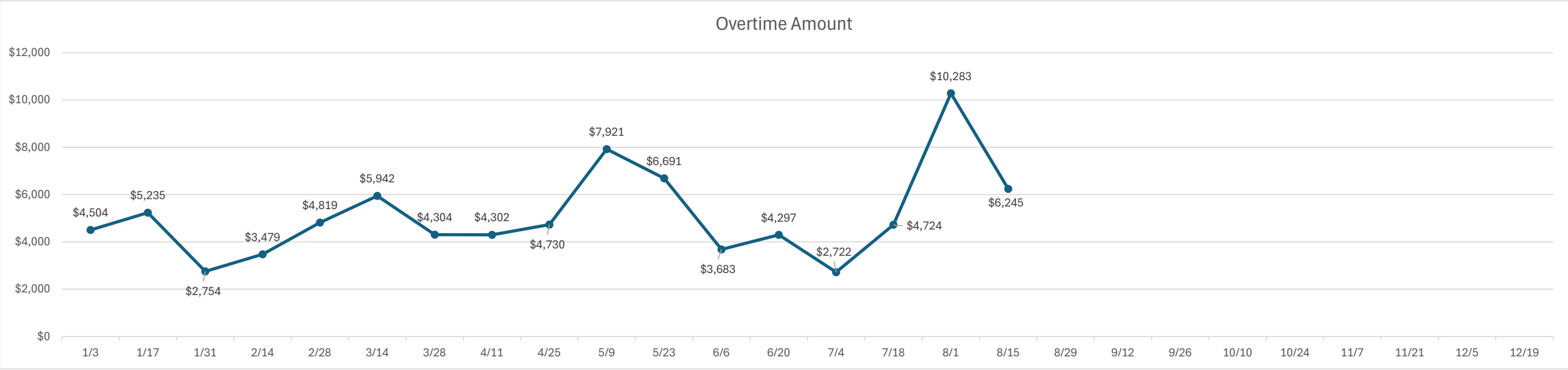
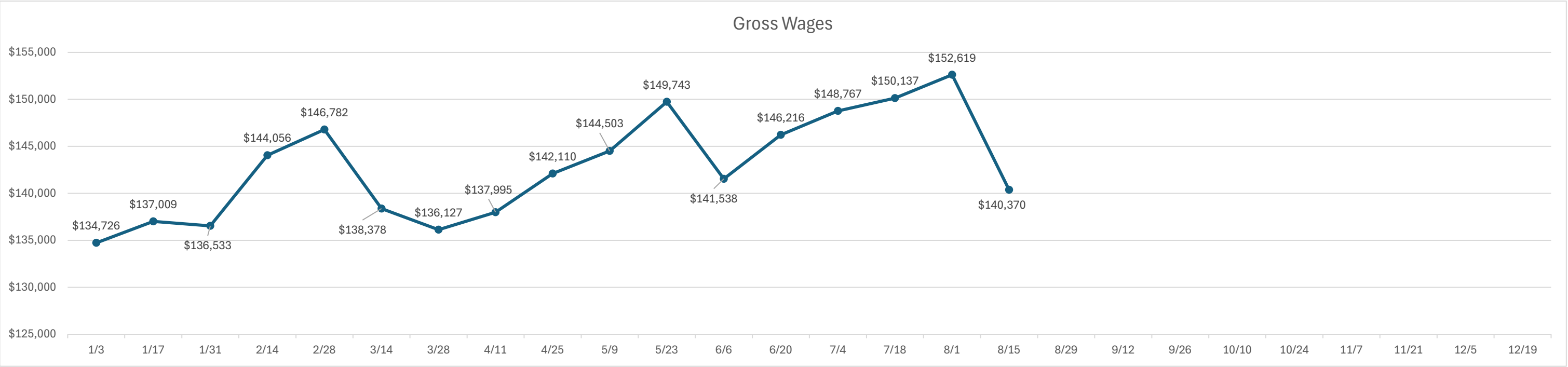
Since implementation on May 1, 2025, part-time employees have accrued 17.23 hours of PTO, with no hours utilized to date. The accrual rate is 2.15 hours per pay period, for a total of 56 hours per year. Given this, there has been \$0 additional personnel costs associated with implementing sick leave for part-time staff to date.

## Recommended Commission Action

Review and consider the report.

Columbia Housing Authority 2025 Organizational Summary

Date	1/3	1/17	1/31	2/14	2/28	3/14	3/28	4/11	4/25	5/9	5/23	6/6	6/20	7/4	7/18	8/1	8/15	8/29	9/12	9/26	10/10	10/24	11/7	11/21	12/5	12/19
Wages	\$134,726	\$137,009	\$136,533	\$144,056	\$146,782	\$138,378	\$136,127	\$137,995	\$142,110	\$144,503	\$149,743	\$141,538	\$146,216	\$148,767	\$150,137	\$152,619	\$140,370									
OT Amount	\$4,504	\$5,235	\$2,754	\$3,479	\$4,819	\$5,942	\$4,304	\$4,302	\$4,730	\$7,921	\$6,691	\$3,683	\$4,297	\$2,722	\$4,724	\$10,283	\$6,245									
OT (Hrs)	123	146	76	90	127	159	118	112	136	232	184	111	123	86	159	334	172									
Sick (Hrs)	176	166	176	265	188	116	143	336	252	170	135	205	233	150	150	219	137									
Vac. (Hrs)	615	325	242	353	215	279	242	249	272	178	413	397	152	338	430	306	310									









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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 20, 2025

Re: Current Events

## Executive Summary

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

## Discussion

8/15: Providence Walkway Firm Submission  
8/15: Oak Tower BBQ-Safety  
8/18: United Way Campaign Kick-off  
8/18: City Council Consideration of Providence Walkway and Blind Boone Plat  
8/21: Park Avenue fencing up  
8/24: Anticipated date of beginning Park Avenue demolition  
8/30: Blind Boone Firm Submission Target Date  
9/3: Governmental Affairs  
9/17: Board of Commissioners Meeting  
9/24: Biscuits and Gravy-Paquin Tower

## Recommended Commission Action

Review and consider the report.