



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, November 19, 2025

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

Place: CHA Administration Building, 201 Switzler

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

PUBLIC HEARINGS

- VII. Proposed FY 2026 CHA Budget: January 1, 2026-December 31, 2026
 - a. FY 2026 Budget CEO Summary
 - b. FY 2025 CHA Employee Benefits Package-Acrisure
 - c. Agency Wide Budget
 - d. LIHTC Budgets
 - e. CHALIS Budget
 - f. Board Discussion
 - g. Public Comment

RESOLUTIONS

- VIII. **Resolution 2999:** to approve the Columbia Housing Authority's Agency-Wide Budget for FY 2026 including the annual public housing authority (PHA) entity budgets, Low-Income Housing Tax Credit entity budgets and the Columbia Housing Authority's 501(c)3 Nonprofits, CHA Low-Income Services, Inc, (CHALIS) and Columbia Community Housing Trust (CCHT).
- IX. **Resolution 3000:** to approve the Columbia Housing Authority Employee Benefits Package for January 1, 2025, through December 31, 2025.
- X. **Resolution 3001:** to authorize changes to salary ranges, Appendix 1 – Organizational Chart and Appendix 3 Range and Salary Plan to the CHA Personnel Policy.
- XI. **Resolution 3002:** to approve a certified resolution authorizing a predevelopment loan with Central Bank of Boone County for predevelopment costs associated with the Providence Walkway Apartments and Blind Boone Apartments.

- XII. Resolution 3003:** to approve a certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials for the Blind Boone Development prior to the commencement of construction.

REPORTS

- XIII. Director Reports:** Safety, Facilities and Modernization, Affordable Housing Development, Resident Services, Affordable Housing Operations, Housing Choice Voucher, Human Resources, and Finance.

- XIV.** Current Events

PUBLIC AND COMMISSIONER COMMENT

- XV.** Public Comment (Limited to 5 minutes per speaker)

- XVI.** Commissioner Comment

CLOSED SESSION PURSUANT TO SECTION 610.021 (2) RSMo. – Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration, therefore.

CLOSED SESSION PURSUANT TO SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Roll Call Vote to Go Into Closed Session Pursuant to Section 610.021 (2) and (3) RSMo.

- XVII.** Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Sara Greenleaf, Administrative Assistant at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Greenleaf by email at the following address: sgreenleaf@columbiaha.com

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: columbiaha.info@gmail.com

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



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING October 15, 2025, BOARD MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on October 15, 2025, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Ms. Oliveri, Vice Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

Present: Rigel Oliveri, Commissioner
Steve Calloway, Commissioner (via Zoom)
Steve Smith, Commissioner
Anthony Allen, Commissioner

CHA Staff: Randy Cole, CEO
David Steffes, CFO
Justin Anthony, Director of Facilities and Modernization
Caitlin Hammons, Director of Resident Services
Mary Ann Gelina, Housing Development Coordinator

III. Adoption of Agenda:

Ms. Oliveri called for a motion to approve the agenda. Mr. Smith made a motion to approve the agenda. A second was made by Mr. Allen. All Commissioners voted "aye". Ms. Oliveri declared the agenda adopted.

IV. Approval of the Minutes

Approval of September 17, 2025 Open Meeting Minutes:

Ms. Oliveri called for a motion to approve the minutes from the open meeting that occurred on September 17, 2025. Mr. Allen made a motion to approve the minutes as written. A second was made by Mr. Smith. All Commissioners voted "aye". Ms. Oliveri declared the agenda adopted.

V. Commissioner Comment

None.

VI. Public Comment

None

RESOLUTIONS

VII. Resolution 2996: Approving the FY 2026 Columbia Housing Authority PHA Plan.

Mr. Cole presented the FY 2026 PHA Plan. This is an annual document required by HUD. 2026 is the last year of our current 5-year plan. Next year will be a more robust analysis of our 5-year plan as was completed in 2021. This plan includes updates to the admission policy including HOTMA-required changes, as well as changes to the income recertification process. This PHA Plan has been approved by the Resident Advisory Board. There are also details included regarding modernization and the RAD Conversion process. The Resident Advisory Board comments included increased safety, particularly at night; desire for additional cameras; behavioral concerns with residents; and an option for electronic payment options for rents. The plan also includes plans for public housing funding, which will end following the final RAD Conversions. A motion to approve the resolution was made by Mr. Smith. Mr. Allen seconded the motion.

Yes: Oliveri, Calloway, Smith, Allen

VIII. Resolution 2997: Authorizing Submission of FY 2026 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP.

Ms. Oliveri shared a corrected packet to show the correct depreciation expense. Mr. Cole presented the budget. This budget utilized standard spreadsheets from past years for consistency. A 2% COLA was utilized. Additional information could be received before January 1, which could result in required adjustments. Mr. Cole then asked Mr. Steffes to provide comments. Mr. Steffes highlighted a 10% increase in property insurance. This is a focus area to manage costs. There are conversations with brokers to gather competitive quotes. 2025 expenses as well as a rolling 12 months to incorporate expenses experienced in the last 3 months of the year. A 3% adjustment is added to those expense lines based on the economic conditions. There are planned computer replacements for the first half of 2026 included in the budget. Annual training as well as costs for one or two commissioners to attend a conference this year. The Park Avenue depreciation may be high due to the demolition of buildings and timing when new buildings come online. Gross Potential Rent of Park Avenue considers vacant units. Mr. Smith commented that this budget was very straightforward. Mr. Cole discussed the cash flow after debt service, which includes interest that is payable. These rents do not take into account the potential of increased rents following a onetime OCAF adjustment request in process. Ms. Oliveri asked for a motion to approve Resolution 2997. A motion to approve the resolution was made by Mr. Smith. Mr. Allen seconded the motion.

Yes: Oliveri, Calloway, Smith, Allen

IX. Resolution 2998: Authorizing the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

Ms. Hammons presented the resolution. This resolution is a one-year grant to fund three full time Family Self Sufficiency Coordinators. The proposed amount covers the expected salary and increased insurance costs.

Ms. Oliveri asked for a motion to approve the resolution. Ms. Oliveri made a motion to approve the resolution. Mr. Allen seconded the motion.

Yes: Oliveri, Calloway, Smith, Allen

REPORTS

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

CEO

Mr. Cole discussed the federal shutdown impacts. The Concept Call with HUD, which initiates the closing process, was scheduled for October 3 and was cancelled. There are other HUD steps that are paused. There are other critical deadlines with the project, including a deadline to obligate County ARPA funds by December 31, 2025. There is also reduced access to HUD for routine check-ins. Operating and HAP funding has been loaded through November. There are also concerns about reductions in force possibly affecting the HUD staff CHA works with.

Mr. Cole spoke to hosting a visit from Representative Ounder's staff to tour CHA operations. Federal staff also answered questions about HUD processes for Community Project Funding. \$3.29 billion in funding is available nationwide. CHA staff are considering concepts for a proposal including safety, Moving Ahead, CHALIS purchase of a building, or a new LIHTC application. Other Housing Authorities and cities have used a professional firm to access these funds that also include lobbying services. There is HUD guidance for conducting proper disclosure and use of funds from a non-HUD fund source, such as CCHT or the Affordable Housing Development account. Mr. Cole is assessing if now is an appropriate time to work on this. Mr. Cole recommended using a Zoom meeting to have further discussion and put a presentation together. The firm Mr. Cole met with will continue to keep in touch regarding updates in Washington, D.C. An RFP is not required if paid through a non-HUD source and is under formal procurement thresholds, however staff will follow policy and obtain competitive quotations.

Finance

Mr. Steffes presented the finance report. CHA is seeing improvements across the board as of the end of August. September financials are following this trend. CHALIS' income statement is showing \$20,000 negatively due to the need to amend and reconcile some grant revenue entries. This will be corrected in the September budget. Insurance continues to be a sticking point. This will shift following the rebid of Bryant Walkway. MHDC is working on adjusting the escrow account. Staff is working closely with Assured Partners and Baldwin Group to challenge them to produce competitive quotes. Mr. Cole discussed with CHA's legal counsel regarding the AP batch process. He will put something together for a closed meeting next month.

Affordable Housing Development

Mr. Cole presented the Affordable Housing Development report. Kinney Point's first buildings are leased. The remainder will be completed between October and November. Park Avenue has had its demolition completed. Police and Fire Department did training on the site. Ms. Gelina has worked through the details to complete the draw of CDBG funds. CHA's team is reviewing the draws prior to their submission for accuracy. The Providence Walkway Subsidy Layering Review packet is together. CHA is waiting for HUD to re-open to continue. Attention is given to meeting deadlines for the ARPA funding for Providence Walkway and Blind Boone, with options to pre-purchase materials and put money towards costs for relocation. Blind Boone has a Board of Adjustment meeting on October 18 for a variance related to a proposed lot line's proximity to an existing building. Mr. Anthony noted that the footings were poured today. Mr. Smith shared that he has been asked about the relocation process for the people impacted on Park Avenue. Mr. Cole said that he will consider how to communicate that process with the public further. Mr. Anthony discussed the excess contingency funds at Kinney Point. These funds can go to the deferred developer fee, siding and flooring in the community building, and additional larger snow removal equipment. Mr. Cole shared ideas of uses for the community building after construction. Conversely, Park Avenue has a tighter contingency budget that requires close attention. Ms. Gelina has been reviewing the draws to ensure proper budget items are used.

Section 8 Housing Choice Voucher Program

Mr. Cole reviewed the Section 8 Housing Choice Voucher Program report. There is no two-year tool this month. No vouchers are being issued. CHA qualified for shortfall funding. Monthly voucher cost is \$568, slightly down from last month. VASH is operating at 146 households, up from 98 a year ago. Mainstream is at 36 with a few vouchers available for lease up. Continuum of Care is holding steady. Emergency Housing Vouchers, which were through ARPA funding directly from HUD, are ending with attrition. TBRA is at 4 households, this may be increased to 15-20 over the next year. Ms. Oliveri asked if the Voucher Success Rate is the same as the Voucher Utilization Rate. Mr. Cole replied that the Voucher Utilization Rate is how many vouchers and money is being utilized. The Voucher Success Rate is the portion of people who have been issued a voucher and were successful in finding housing.

Resident Services

Ms. Hammons reviewed the Resident Services report. She discussed the units enrolled in City, County and United Way grants. ROSS began a new grant cycle in June. In August, Family Self Sufficiency had 110 participants. The goal is to be at 175 by the end of December. She discussed the current events. These include assisting residents moving due to Park Avenue, training for MAP staff, and independent living coordinators continued their resident engagement. Upcoming is a trunk or treat, chili cookoff and haunted house. Mr. Calloway asked why some billable units completed are less than 100%. Billing is done to the United Way and City first due to the preference of the funder. Mr. Cole noted that MAP County and HHC grants are on track for the time of year, as the report is through August or about 60% of the year and each grant has billed 60% of their units or greater.

Safety

Mr. Cole reviewed the Safety Report. The number of reports were stable from the prior month. Paquin and Oak Towers continue to make up 30% and 19%, respectively. February and March were peaks, with the lowest levels in June and July. September was down slightly from August. Trespass warnings were consistent.

Human Resources

Mr. Cole reviewed the Human Resources Report. One maintenance position was filled today. A former employee was re-hired. CHA continues to over hire to accommodate planned retirements. Some Moving Ahead positions are filled. Other candidates were also hired. HR is conducting salary studies and preparing for annual performance reviews. Cost of Living adjustments are tied to the completion of the performance reviews. Mr. Hoemann is also planning a staff appreciation day for October 24 at Midway Golf and Games. CHA is continuing to work on benefits. Sundvold Financial was bought out, although CHA continues to work with the same staff. Mr. Hoemann is also planning on updating computers. He is also working on updating the CHA website, including headshots of staff and board members. The payroll report has been steady. Less overtime is in use.

XI. Current Events

Mr. Cole reviewed the current events for October and November. He discussed his experience on the Chamber of Commerce leadership trip.

PUBLIC AND COMMISSIONER COMMENT

XII. Public Comment

None.

XIII. Commissioner Comment

Ms. Oliveri asked how increased police activity downtown could impact residents. Mr. Cole responded that CHA has a strong partnership with the City Police Department. CHA's responsibility to handle trespassing and inter-personal conflicts on property allows for the City Police Department to not be as tied up. Paquin Tower gets impacted from the increased homelessness downtown. Ms. Oliveri asked how we handle homeless individuals who may need CHA services. CHA's safety department does their best to handle the situation professionally and refer to services as appropriate. Mr. Calloway asked if there are resources available for residents or staff in relation to the recent downtown death. Ms. Hammons said that Resident Services has been able to bring grief counselors on site for children impacted by parent loss.

XIV. Adjournment

Ms. Oliveri called for a motion to adjourn the meeting. A motion was made by Mr. Smith. Seconded by Ms. Oliveri. Ms. Oliveri called the meeting adjourned at 6:54 pm.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

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

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

Randy Cole, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING November 5, 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 November 5, 2025, via virtual Zoom Meeting. Mr. Hutton, Chair, called the meeting to order at 10:01 a.m.

II. Roll Call:

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

CHA Staff: Randy Cole, CEO
Darcie Hamilton, Staff

Guests: Brian Treece
Andrew Bemus, Alcalde & Fay
Maurice Kurland, Alcalde & Fay

III. Adoption of Agenda:

IV. Approval of the Minutes

V. Commissioner Comment

None.

VI. Public Comment

None

SPECIAL ITEM

Informational Presentation: Alcalde & Fay: Overview of HUD Community Project Funding (CPF) process, federal appropriations timeline, legislative monitoring, and federal grant opportunity research (no action).

Mr. Treece begins with introductions and shared that he had worked with Mr. Bemus for political consulting. He discusses the changes with Federal funding and who can be utilized to assist in discussions

for request for Federal funds, specifically Community Project Funding and recommended to Mr. Cole that CHA consider working with Alcalde & Fay, or similar group to obtain further resources.

Mr. Bemus and Mr. Kurland presented a PowerPoint sharing they are a Government Affairs Firm that supports public bodies and find ways to gain bipartisan support for a need. Mr. Bemus and Mr. Kurland outline their approach by building and strengthening relationships in order to move a need or project forward with members of congress. They shared that public safety and security, supportive services for residents and project development are of interest to Congress.

Mr. Treece recommends that more niche projects be pursued and notes that in the past Missouri Congress persons have supported projects locally for the University of Missouri. *Mr. Treece leaves the meeting at 10:30a.m.*

The board follows the presentation with questions for Mr. Bemus and Mr. Kurland. Mr. Smith asks about the costs and whether they are project based or monthly. Mr. Bemus and Mr. Kurland explain that clients typically pay monthly as the relationships are overtime but have done project based in the past. Mr. Cole asks for examples of other housing authorities that they have worked with. Mr. Bemus and Mr. Kurland share an example in Palm Beach that they worked with to receive \$4 million with partnership of the city and housing authority. Mr. Calloway asks for clarity on how lobbying works. Mr. Bemus and Mr. Kurland explain that they focus on relationship building with the committees and knowing the process and knowing the people. Mr. Calloway asks if Alcalde & Fay work with the Representative or their staff. Mr. Bemus shares that they work with both to ensure that they are aware of the benefit of the project. Mr. Hutton asks for clarity regarding the fee structure. Mr. Bemus explains that clients typically pay a monthly retainer and there is no “success fee”. *Ms. Oliveri leaves the meeting at 10:56 a.m.* Mr. Cole asks what year of funding would be available. Mr. Kurland shares that they would be pursuing 2027 funding. *Mr. Kurland and Mr. Bemus leave the meeting at 11:00 a.m.*

Mr. Hutton asks if CHA has specific projects that they would seek this funding for. Mr. Cole shares that staff may seek funding for the Park Avenue lot next to the Park Avenue Apartments site. The board agrees that they would like to seek a lower monthly cost should they pursue utilizing the firm and discuss lobbying positives and negatives. The board agrees that next steps should be further discussions with the firm on costs and identifying a project to pursue funding for.

PUBLIC AND COMMISSIONER COMMENT

VII. Public Comment

None.

VIII. Adjournment

The meeting adjourned at 11:17 a.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on November 3, 2025, I posted public notice of the November 5, 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.

Randy Cole, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: **Resolution 2999**: Authorizing Submission of FY 2026 Budgets for the following

Executive Summary

Approval of Resolution 2999 authorizes approval of the FY 2026 Agencywide Budget

Discussion

Acronyms in this Report

LIHTC – Low-Income Housing Tax Credit Program

OCAF – Operating Cost Adjustment Factor

HUD – U.S. Department of Housing and Urban Development

PBV – Project-Based Voucher Program

There are several assumptions built into this budget that may change as additional information is received, such as FY 2026 Operating Cost Adjustment Factor (OCAF) and final health insurance rates. For all properties the basic assumptions are as follows:

- A 2% COLA effective January 2026. CHALIS funded CHA employees are included.
- Employee health and dental insurance – the January 2026 renewal is estimated with an 9.5% increase for health insurance and a 7.4% increase for dental insurance and a 4.5% increase for vision.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is calculated at a rate of 1.5% of salaries.
- Property Insurance is based on a 10% increase for LIHTC.
- Expense budgets were calculated utilizing a combination of annualized 2025 expenses and rolling 12 months. A 3% increase was added to applicable expense budgets with rising materials' cost.
- Budgets include safety costs to be paid out as an equity contribution and reimbursed through annual LIHTC property cashflow distributions, except for Mid-Missouri Veterans Housing (Patriot and Kinney Point).
- FY 2026 includes an initial round of computer replacements since initial purchase in 2022.
- Includes annual training for staff members, as well as costs associated with two Commissioners attending the March national conference.
- LIHTC expenses have a 1.3% increase due to revisions in the allocation of salaries to CHALIS grant funds, as well as the addition of position to support Affordable Housing Operations.

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's FY 2026 Budgets.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2999

To Approve the Columbia Housing Authority's Agency-Wide Budget for FY 2026 Including the FY 2026 Annual Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit (LIHTC) Properties, CHA Low-Income Services, Inc. and Columbia Community Housing Trust.

WHEREAS, the Columbia Housing Authority (CHA) prepares an annual Agency-Wide Operating Budget that includes all CHA programs, developments, and affiliated entities in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and generally accepted accounting principles; and

WHEREAS, the proposed Fiscal Year 2026 Budget (for the period January 1, 2026, through December 31, 2026) has been prepared by the Chief Financial Officer, reviewed by the Chief Executive Officer, and presented to the Board of Commissioners for consideration; and

WHEREAS, the proposed budget provides for the continued sound operation of all CHA properties and programs, supports capital and maintenance investments, and reflects reasonable estimates of income and expenditures necessary to maintain safe, decent, and affordable housing for residents; and

WHEREAS, the Board of Commissioners has reviewed the proposed FY 2026 Agency-Wide Budget and finds it to be financially sound, consistent with CHA's strategic objectives, and in compliance with HUD requirements under 24 CFR §990.280; and

WHEREAS, the CHA's Agencywide budget includes the public housing operating fund budget and capital fund budget, voucher programs budgets; and

WHEREAS, the CHA's Agency-Wide Budget includes final budgets for the CHA's low-income housing credit properties previously on October 15, 2025, and includes minor adjustments to resident services salaries and property management salaries; and

WHEREAS, the attached budget includes the budget for CHA Low-Income Services, Inc. and the CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, CHA Low-Income Services, Inc.; and

WHEREAS, the attached budget includes the budget for the Columbia Community Housing Trust and the CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, Columbia Community Housing Trust; and

WHEREAS, the CHA Agency Wide Budget includes total operating budget authority in the following expenditure categories:

- Total Operating Administrative (includes property mgt. & voucher staff): \$3,429,422
- Total Tenant Services.....: \$1,344,322

- Total Utilities.....: \$ 883,358
- Total Maintenance.....: \$1,645,371
- Total Protective Services.....: \$ 303,450
- Total Insurance Premiums.....: \$ 940,414
- Total Other General Expenses.....: \$ 604,588

WHEREAS, the CHA Board of Commissioners will require a budget amendment for any changes resulting in an increase of two percent (2%) of total operating budget expenditure category, unless expenses are associated with the acceptance of an additional award of grant funds formally accepted by the CHA Board of Commissioners; and

WHEREAS, the FY2026 Agency-Wide Budget authorizes the Chief Executive Officer to allocate full-time-equivalent (FTE) positions by department and funding sources as shown in Attachment A; and

WHEREAS, the Board affirms that the Chief Executive Officer is authorized to:

- Implement the approved budget and make administrative adjustments not exceeding two percent (2%) of total operating budget expenditure category without further Board action, and
- Execute all documents, contracts, and certifications required by HUD, MHDC, or other funders; and
- Approve the transfer funds or operating loans among programs or cost centers of up to \$25,000 as needed for efficiency and compliance, provided such actions are reported to the Board at following regular monthly meeting of the CHA Board of Commissioners; and

WHEREAS, the Board directs the Chief Executive Officer to provide a minimum of quarterly budget-to-actual financial reports to the Board, highlighting any material variances to ensure ongoing compliance with all HUD and local requirements.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2999 approving the Columbia Housing Authority’s Agency-Wide Budget for FY 2026 including the FY 2026 annual budgets for the Columbia Housing Authority’s low-income housing tax credit properties and the Columbia Housing Authority’s 501(c)3 nonprofit, CHA Low-Income Services, Inc. as attached hereto and made a part hereof.

Bob Hutton, Chair

Randy Cole, Secretary
 Adopted November 19, 2025

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2026 - December 31, 2026

FINAL BUDGET

11/13/2025

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Net tenant rental revenue	\$ 201,258	\$ 3,473,897								\$ 33,612	14,760					\$ 3,723,527
HAP Assistance	\$ -	\$ 2,584,587									-				\$ (2,584,587)	\$ -
Vacancy Loss- Rent	(21,206)	(90,381)														(111,587)
Loss to Lease		(136,376)														(136,376)
Non-Dwelling Rentals	10,800	82,900									-		107,574		(82,900)	118,374
Other Income	-	13,581											14,710	-	(14,710)	13,581
Laundry Income	6,201	65,270										-				71,471
Other Income-Work Orders	3,931	28,215														32,146
Total tenant revenue	200,985	6,021,693	-	-	-	-	-	-	-	33,612	14,760	-	122,285	-	(2,682,197)	3,711,137
Housing assistance payments				11,392,179	410,220	238,716	267,987	126,527								12,435,629
Ongoing administrative fees earned				1,455,202	34,366	22,777	27,191	7,754								1,547,290
FSS Administrative Fees Earned				-												-
Other Federal Grants				213,072						475,410						688,482
HUD PHA operating grants	267,190				-				290,517							557,707
Capital grants	280,614															280,614
Total Federal Grants	547,804	-	-	13,060,453	444,586	261,493	295,178	134,282	290,517	475,410	-	-	-	-	-	15,509,722
Capital grants																-
Management Fees PHA														29,214	(29,214)	-
Management Fees CFP														28,061	(28,061)	-
Management Fees HCV														272,175	(272,175)	-
Mgmt Fees CHALIS & Component Units											-		349,007		(349,007)	-
Asset Management Fee														6,000	(6,000)	-
Book-Keeping Fees PHA														4,050	(4,050)	-
Book-Keeping Fees HCV														170,109	(170,109)	-
Fees for Service	46,160	8,800													(54,960)	-
Developer Fees											-	354,141				354,141
Total Fee Revenue	46,160	8,800	-	-	-	-	-	-	-	-	-	354,141	349,007	509,609	(913,576)	354,141
Other Grants/Income										532,475		-				532,475
Investment income - unrestricted	40,726	85,500		20,000						2,628	75,000	7,958	490,066	20,000	(490,066)	251,811
Investment income - restricted		102,000		-									307,693		(307,693)	102,000
Fraud recovery-unrestricted				1,200												1,200
Fraud recovery-restricted				5,948												5,948
Other revenue		-	250,315							2,000			3,720		(250,315)	5,720
Total Other Revenue	40,726	187,500	250,315	27,148	-	-	-	-	-	537,103	75,000	7,958	801,479	20,000	(1,048,074)	899,154
Total Revenue	\$ 835,675	\$ 6,217,993	\$250,315	\$13,087,601	\$ 444,586	\$ 261,493	\$ 295,178	\$134,282	\$290,517	\$1,046,125	\$ 89,760	\$ 362,099	\$ 1,272,771	\$ 529,609	\$(4,643,847)	\$ 20,474,154
Administrative salaries	108,177	365,635		694,205	4,236	3,012	16,774	5,825		20,159	-	206,992	282,281	274,640		1,981,938
FICA/MEDICARE	8,276	27,971		52,717	324	230	4,345	446		1,542	-	15,835	19,801	41,999		173,485
Employee-Health Ins.	14,751	68,425		135,539	24	579	1,126	33		4,273	-	25,629	42,070	41,703		334,151
Employee-Retirement	4,524	13,055		22,711	299	353	490	347		1,210	-	12,114	16,141	15,164		86,408
Auditing Fees	5,448	93,900		50,143						4,243	1,125		5,500	12,000		172,359
Management Fees-COCC	29,214	346,307		265,983	6,192		-	-		1,500	1,200				(650,396)	-
Management Fees -Others	28,061	97,363									-				(28,061)	97,363
Accounting/Book-Keeping Fees	4,050	-		166,239	3,870		-	-			-				(174,159)	-
Advertising and Marketing	-	400		500							-		1,250	75		2,225
Office Supplies	1,706	5,800		5,562	-	100	1,000	100	820	1,900	-	500	250	250		17,988

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2025 - December 31, 2025

FINAL BUDGET

11/13/2025

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Telephone	1,500	-		1,410	-				600	-	-	60	-	250		3,820
Publications	-	-		-										65		65
Postage	867	2,750		10,047	586	100	650	100	-		50	200	125	2,500		17,975
Computer/IT Expense	9,384	75,250		38,473	-	-	-	160	3,480	11,221	-	2,500	27,500	43,776		211,744
Memberships & Dues	-	1,930		300							-		750	15,000		17,980
Office Furniture & Equipment	-	5,675		-					-		-			250		5,925
Legal Expense	1,112	11,200		-							-	1,500		27,500		41,312
Staff Training	1,000	8,500		8,000	-		-	-	1,000	8,100	-	2,000	6,000	7,500		42,100
Travel	2,000	110		2,200	-		-	-	1,500	9,704	-	2,000	750	2,000		20,264
Sundry, Miscellaneous	6,581	23,177		16,575	150	100	500	75	3,068	5,571	225	1,500	6,000	12,000		75,522
Port-Out Admin Fees	-	-		11,285	2,300											13,585
Professional Services (compliance/inspecti	-	20,140		85,123	2,800	2,700	2,000	450								113,213
Total Operating-Administrative	226,651	1,167,588	-	1,567,013	20,781	7,174	26,885	7,535	10,468	69,423	2,600	270,830	408,418	496,672	(852,616)	3,429,422
Asset Management Fee	6,000														(6,000)	-
Tenant services - salaries	1,201	89,150			-				207,384	678,892	-				-	976,627
FICA/MEDICARE	92	6,820			-				15,865	51,936	-				-	74,713
Employee-Health Ins.	-	15,076							40,572	67,435	-				-	123,083
Employee-Retirement	-	4,389			-				12,443	26,683	-				-	43,515
TV Cable Services & Computer Labs	-	4,000													-	4,000
Resident Participation Funds	1,250	16,675													-	17,925
Tenant Services - Other	500	6,670			-				-	97,288	-				-	104,458
Total Tenant Services	3,043	142,780	-	-	-	-	-	-	276,264	922,235	-	-	-	-	-	1,344,322
Water	20,627	234,492		950							75		800	300		257,244
Electricity	18,116	162,180		7,120							200		3,800	2,500		193,916
Gas	20,419	351,951		1,735							-		3,050	600		377,755
Sewer	12,620	40,767		362							75		500	120		54,444
Total Utilities	71,782	789,389	-	10,167	-	-	-	-	-	-	350	-	8,150	3,520	-	883,358
Maintenance - labor	216,170	426,912									-					643,082
FICA/MEDICARE	16,537	32,658									-					49,195
Employee-Health Ins.	2,837	22,395									-					25,232
Employee-Retirement	12,970	37,312									-					50,282
Maintenance - Materials	30,365	203,000		100						1,800	1,000		1,000	285		237,550
Maintenance - Tools & Equipment	500	5,250									-					5,750
Maintenance - Gasoline	3,809	7,915								1,270	500		275	1,850		15,619
Maintenance- Trash Removal Contracts	12,938	110,000		-							75		1,100			124,113
Maintenance- Heating & Cooling Contracts	775	9,600									-					10,375
Maintenance- Snow Removal Contracts	800	3,685								-	-					4,485
Maintenance- Elevator Maintenance	-	35,000									-					35,000
Maintenance- Landscape & Grounds	25,284	64,500		352						11,463	6,750		-	4,500		112,849
Maint.- Unit Turnaround/Restoration	10,000	-									-					10,000
Maintenance- Electrical Contracts	2,862	3,000														5,862
Maintenance- Plumbing Contracts	2,095	14,410									-					16,505
Maintenance- Extermination Contracts	19,295	150,000									125					169,420
Maintenance - Janitorial Contracts	7,980	11,000		5,328						1,000	-		2,000	1,776		29,084
Maintenance - Misc Contracts	16,395	113,000		375							1,000		1,000	250	(54,960)	77,060
Maintenance-Vehicles	3,080	32,038								2,000	-		1,000	500	(14,710)	23,908
Total Maintenance	384,692	1,281,676	-	6,155	-	-	-	-	-	17,533	9,450	-	6,375	9,161	(69,670)	1,645,371

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2025 - December 31, 2025

FINAL BUDGET

11/13/2025

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Protective services - labor	19,571	24,464	200,601												(200,601)	44,035
FICA/MEDICARE	1,497	1,871	15,346												(15,346)	3,369
Employee-Health Ins.	2,578	3,222	26,420												(26,420)	5,799
Employee-Retirement	614	768	3,608												(3,608)	1,382
Protective services - other	500	1,000	1,390												(1,390)	1,500
Total Protective Services	24,760	31,325	247,365	-	-	-	-	-	-	-	-	-	-	-	(247,365)	54,585
Property Insurance	38,975	783,355		6,594						14,726	1,350		1,340	2,050		848,390
Liability Insurance	4,740	-		10,357						5,889	200					21,186
Workmen's Compensation	4,954	16,091	2,950	12,669	190	168	306	219	3,785	12,758	-	728	364	364	(2,950)	52,597
All other Insurance	2,863	14,927		-						200	-	250	-	-		18,240
Total Insurance Premiums	51,531	814,374	2,950	29,620	190	168	306	219	3,785	33,573	1,550	978	1,704	2,414	(2,950)	940,414
Other General Expenses	511	-		1,161							-	-	82,900	750	(82,900)	2,422
Payments in lieu of taxes	10,827	36,620								3,361	1,000					51,808
Real Estate Taxes		192,043														192,043
Bad debt - tenant rents	2,760	47,862									-					50,622
Extraordinary Maintenance/Other	-	-									-					-
Interest Expense payable from cash flow		490,066									-				(490,066)	-
Interest Expense	-	307,693											307,693	-	(307,693)	307,693
Total Other General Expenses	14,098	1,074,283	-	1,161	-	-	-	-	-	3,361	1,000	-	390,593	750	(880,658)	604,588
Total Operating Expenses	\$ 782,557	\$ 5,301,415	\$250,315	\$ 1,614,116	\$ 20,972	\$ 7,342	\$ 27,191	\$ 7,754	290,517	\$ 1,046,125	14,950	271,808	815,240	512,517	\$(2,059,260)	\$ 8,902,060
Excess Revenue Over Operating	\$ 53,117	\$ 916,578	\$ -	\$11,473,484	\$ 423,614	\$ 254,151	\$ 267,987	\$126,527	-	\$ (0)	74,810	90,291	457,531	17,092	\$(2,584,587)	\$ 11,572,095
Housing Assistance Payments	-	-		11,114,979	410,220	238,716	267,987	126,527							(2,584,587)	9,573,843
FSS Escrow Deposits				213,072												213,072
Amortization of Tax Credit Fees		42,534														42,534
Depreciation expense	68,774	1,912,521		22,044						18,886	3,400		24,676	1,197		2,051,498
Total Other	68,774	1,955,055		11,350,095	410,220	238,716	267,987	126,527	-	18,886	3,400	-	24,676	1,197	(2,584,587)	11,880,946
Total Expenses	\$ 851,332	\$ 7,256,470	\$250,315	\$12,964,211	\$ 431,192	\$ 246,058	\$ 295,178	\$134,282	\$290,517	\$1,065,011	\$ 18,350	\$ 271,808	839,916	513,714	\$(4,643,846)	\$ 20,783,006
Net Operating Income/(Loss)	\$ (15,657)	\$ (1,038,477)	\$ -	\$ 123,389	\$ 13,394	\$ 15,435	\$ -	\$ -	\$ -	\$ (18,886)	\$ 71,410	\$ 90,291	432,855	15,895	\$ (0)	\$ (308,852)
Debt Payments	-	(296,275)														(296,275)
Replacement Reserve Deposits	-	(284,764)														(284,764)
Replacement Reserve Withdrawals		475,500														
Total other financing sources (uses)	-	(105,539)		-	-	-	-	-	-	-	-	-	-	-	-	(105,539)
Cash Flow After Debt Service & Other Financing Sources (Uses)	\$ 53,117	\$ 811,038	\$ -	\$ 145,433	\$ 13,394	\$ 15,435	\$ -	\$ -	\$ -	\$ -	74,810	90,291	457,531	17,092	\$ (0)	\$ 2,038,922
Cash Flow After Debt Service (add back interest payable from cash flow)	\$ 53,117	\$ 1,301,104	\$ -	\$ 145,433	\$ 13,394	\$ 15,435	\$ -	\$ -	\$ -	\$ -	74,810	90,291	167,465	17,092	\$ -	\$ 1,878,141

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2025 - December 31, 2025

FINAL BUDGET

11/13/2025

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Land Purchases		-														-
Dwelling Building Enhancements	-	50,000														50,000
Non-Dwelling Building Enhancements	-	-														-
Furniture & Equip.-Dwelling	-	-														-
Furniture & Equipment-Non-Dwelling	-	-												-		-
Furniture & Equipment-Administrative	-	-												-		-
504 Enhancements, Dwelling	-	-														-
Infrastructure Purchases	-	-														-
Vehicles & Maint. Equipment	-	-														-
Total Assets Additions	-	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000
Net Change in Operating Funds	53,117	1,251,104	-	145,433	13,394	15,435	-	-	-	-	74,810	90,291	167,465	17,092	-	1,828,141

CHA Low-Income Services, Inc.
Calendar Year Budget January 01,2026- December 31, 2026
Draft 11-19-2025

	21st CCLC (2025-2026)		MAP County	City MAP	Heart of MO United Way	Child & Adult Care Food Program (CACFP)/ (2025-2026)		Summer Food Service Program SFSP	Healthy Home Connections HHC	City Independent Living Program	MAP Misc	McBaine	CHALIS General	Elimination	Totals
	40-25-412	40-26-412	40-26-130	40-26-051	40-26-201	40-26-415	40-27-415	40-26-425	40-26-120	40-26-061	40-00-080	40-00-090	40-00-000		
Income Summary															
Federal Grants	190,824	208,955				45,462	20,170	10,000							475,410
County Grants			199,998						118,367						318,365
City Grants				67,462						60,000					127,462
Local Grants					60,000						26,649				86,649
Rental Income												33,612			33,612
Interest Income												200	2,428		2,628
Other Income											2,000		22,768	(22,768)	2,000
Total Revenues	190,824	208,955	199,998	67,462	60,000	45,462	20,170	10,000	118,367	60,000	28,649	33,812	25,196	(22,768)	1,046,125
Expense Summary															
Salaries, FT	70,185	75,517	69,090	34,856	18,592	1,969	844	938	81,551	39,975	-	-	20,159		413,676
Salaries, PT	68,376	70,080	91,457	18,714	18,714	9,468	4,058	4,508	-	-					285,375
Payroll Taxes, FT	5,369	5,777	5,285	2,667	1,422	151	65	72	6,239	3,058			1,542		31,647
Payroll Taxes, PT	5,231	5,361	6,996	1,432	1,432	724	310	345	-	-					21,831
Benefits, FT	17,261	18,453	15,773	7,680	4,836	408	174	194	23,101	10,838	-	-	5,805		104,524
Benefits, PT	1,971	1,942	2,578	528	528	152	65	72	-						7,835
Indirect Cost	5,950	4,000	2,350	300	2,903	1,000	500	100	3,076	2,589	-	-		(22,768)	-
Contracted Services	6,065	21,131	2,200	-	-	-	-	-	-	-	-	-	7,000	-	36,396
Telephone	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Computer/IT Expense	847	453	1,150	684	1,725	300	200	100	2,400	840	-	-	2,522	-	11,221
Travel Expense	3,252	3,252	-	-	3,200	-	-	-	-	-	-	-	-	-	9,704
Professional Development	1,800	1,800	-	-	3,000	-	-	-	-	-		-	1,500	-	8,100
Office Supplies	-		500	200	500	-	-	-	-	200	-	-	500	-	1,900
Sundry, Miscellaneous	-		600	400	800	500	495	100	1,000	500	-	500	676	-	5,571
Program Expenses	4,518	1,187	2,019	-	2,348	30,791	13,459	3,571	1,000	2,000		-	-	-	60,893
Program Expenses			-	-	-		-	-		-	-	-		-	-
Management fees												1,500			1,500
Vehicle Fuel/Maintenance													1,270		1,270
Maintenance exp												12,275	3,988		16,263
Depreciation exp												17,413	1,473		18,886
PILOT												3,361			3,361
Audit expense													4,243		4,243
Property Insurance												7,389	7,337		14,726
Liability Insurance												343	5,746		6,089
TOTAL EXPENSES	190,824	208,955	199,998	67,462	60,000	45,462	20,170	10,000	118,367	60,000	-	42,781	63,762	(22,768)	1,065,011
Excess (Deficiency) of Revenue over Expenditures	(0)	(0)	(0)	(0)	0	(0)	(0)	0	(0)	0	28,649	(8,969)	(38,566)	-	(18,886)
Depreciation exp												17,413	1,473		18,886
NET INCOME BEFORE DEPRECIATION	(0)	(0)	(0)	(0)	0	(0)	(0)	0	(0)	0	28,649	8,444	(37,093)	-	(0)

Attachment A-Position Allocation Worksheet - FY 2026

TITLE	CHA-COCC	CHA-BA	AHD	CHALIS	AMP 1	BWW	BWW II	Bear Creek	Oak Towers	SPPT	Patriots Place	Park Ave	Kinney Point	HCV/PBV	CoC	TBRA	Main	EHV
Chief Executive Officer	25%	25%	50%															
Chief Financial Officer	45%	45%	5%	5%														
Finance Assistant I	100%																	
Administrative Assistant	20%													80%				
Director of Housing Programs														100%				
Senior Accountant	60%		25%	15%														
Accountant	10%	20%												50%	5%	5%	5%	5%
Accountant	50%	50%																
Accountant	10%	20%												50%	5%	5%	5%	5%
Finance Assistant II	50%	20%												30%				
Housing Development Coordinator			25%		75%													
Housing Development Coordinator			25%		75%													
HR Manager	45%	50%		5%														
Director of Affordable Housing Development		40%	60%															
Administrative Secretary-CEO																		
Receptionist	20%													80%				
Director of Affordable Housing Operations		50%												50%				
Director of Facilities and Modernization	25%	25%	50%															
Director of Resident Services	8%	8%		84%														

Affordable Housing Manager II -Stuart Parker										50%			20%	30%				
Assistant Housing Manager - OAK									70%					30%				
Affordable Housing Manager II-Paquin										70%				30%				
Affordable Housing Manager I-Paquin										70%				30%				
LIHTC Compliance Manager						7%	5%	10%	20%	39%	3%	11%	5%					
Assistant Housing Manager-Park					42%							28%		30%				
Affordable Housing Manager II-AMP 1					42%							28%		30%				
Affordable Housing Manager I-Bear Creek								53%			18%			29%				
Affordable Housing Manager II-Oak Towers									70%					30%				
Affordable Housing Manager II-BWWs						53%	18%							29%				
LIHTC/PBV Certification Specialist																		

Maintenance II-BWWs						75%	25%											
Maintenance Mechanic II-AMP1					100%													
Maintenance I-AMP 1					100%													
Maintenance II-Stuart Parker										100%								
Maintenance II-AMP 1					100%													
Custodian-Oak Tower									100%									
Maintenance II-KP Park												50%	50%					
Maintenance Mechanic II-Amp1					100%													
Maintenance Mechanic II-Amp1					100%													
Maintenance Mechanic I-Amp1					100%													
Maintenance Mechanic II Oak Tower									100%									
Maintenance Mechanic I-AMP1/BWWs					40%													
Maintenance Mechanic I-BC/PP								75%			25%							
Maintenance II-Oak Tower									100%									
Maintenance Mechanic II-Paquin										100%								
Building Maintenance I-Paquin										100%								
Building Maintenance II-Paquin										100%								

Wage Distribution Worksheet - FY 2026

TITLE	CHA-COCC	CHA-BA	AHD	CHALIS	AMP 1	BWW	BWW II	Bear Creek	Oak Towers	SPPT	Patriots Place	Park Ave	Kinney Point	HCV/PBV	CoC	TBRA	Main	EHV
Resident Services Coordinator										100%								
Resident Services Coordinator									100%									
Resident Service Assistant					7%	8%	5%	11%	20%	40%		5%	5%					
Director of Safety					8.0%	2.0%	1.0%	8.0%	23.0%	43.0%	5.0%	5.0%	5.0%					
Full Time Safety Officer					8.0%	2.0%	1.0%	8.0%	23.0%	43.0%	5.0%	5.0%	5.0%					
Full Time Safety Officer					8.0%	2.0%	1.0%	8.0%	23.0%	43.0%	5.0%	5.0%	5.0%					
Full Time Safety Officer					8.0%	2.0%	1.0%	8.0%	23.0%	43.0%	5.0%	5.0%	5.0%					
Part-Time Safety Officers (20 hours/week)					8.0%	2.0%	1.0%	8.0%	23.0%	43.0%	5.0%	5.0%	5.0%					
HCV Specialist					8%									100%				
Housing Intake Coordinator (PBV team)					8%									92%				
HCV Intake Coordinator																		
Homeless Outreach Coordinator																		
Housing Ambassador																		
HCV Specialist														100%				
Special Programs Specialist/Intake Coordinator														61%	20%	11%		8%
HCV Program Manager														95%			5%	
PBV Specialist														100%				
HCV Specialist														100%				



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: **Resolution 3000**: Approving the FY 2026 CHA Employee Benefits Package

Executive Summary

The attached resolution adopts the attached FY 2026 benefits package for health, dental, and life insurance.

Discussion

CHA provides two health insurance plan options for CHA employees: A High-Deductible Health Care Plan (HDHP) with a Health Care Savings Account (HSA) including employer contributions, as well as a PPO Plan. The CHA CEO, CFO and HR Manager met with Acrisure (previously Sundvold Financial Services) in October 2025 to discuss annual rates and coverages for CHA's health insurance, dental, vision, and basic life insurance coverages for FY 2026.

Initial quoted costs for health insurance included a 13% increase for CHA's current plan. Acrisure staff negotiated these rates down to 9%. Guardian renewal included a 7.4% increase for CHA's current Dental Insurance Plan, and a 4.5% increase for CHA's current Vision Insurance Plan. There are no cost increases to the remaining benefits.

Acrisure provided options 1 through 6 as potential options for the PPO and HDHP Health Insurance Plans with a variety of costs to CHA, and different costs/benefits to the employee. CHA staff worked with Acrisure to formulate Option 1 and is recommending this option for FY 2026. The Option 1 PPO and HDHP Plan provides a continuation of CHA's current support of both plans.

In January 2025, modifications were made to increase the deductible for the PPO Plan by \$500 for individual and \$1,000 for family, and for the HDHP Plan by \$100 for individual and \$200 for family.

Due to the changes made in January 2025, and anticipated demands of growth in 2025, the CEO and associated staff recommend maintaining the current PPO Plan and the HDHP Plans (Option 1). Option 1 also continues to incentivize the HDHP by maintaining no monthly premium cost for employee only coverage.

Option 1 Renewal is included in this packet. CHA staff are recommending no change with all remaining benefits. Vision Insurance renewal includes a 4.5% increase, Dental Insurance renewal includes a 7.4% increase, and there are no cost increases to the remaining benefits. After completing further analysis during calendar year 2025, CHA Staff recommend continuing ASI program in 2026. Acrisure staff will attend the CHA Board of Commissioners meeting to present the recommended benefits and answer Commissioner questions.

Recommended Commission Action

Approve the resolution authorizing FY 2026 employee benefits.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3000

To Approve the CHA Employee Benefits Package for FY January 1, 2026, through December 31, 2026

WHEREAS, As part of the Columbia Housing Authority's (CHA) annual budgeting process, an employee benefits package is finalized once the CHA has received competitive quotes for the employee insurance benefits package; and

WHEREAS, the benefits package for FY 2026 is focused on priorities of minimizing disruption to individual employee health care cost planning; retaining a strong benefit and competitive benefits plan; maintaining employee health care plan choice and mitigating rising health insurance costs; and

WHEREAS, the proposed medical group plans with United Health Care option 1 results in a combined 9% increase in costs over our current plan, and provides two plan choices for current CHA employees and new hires; and

WHEREAS, the recommended benefit packages address the established priorities for the FY 2026 fiscal year by mitigating rising health insurance cost impact to employees; and

WHEREAS, the result is a competitive health benefits package, two health care plan choices and other employee ancillary insurance benefits for CHA employees that help to maintain employee engagement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 3000 approving the CHA Employee Benefits Package for FY 2026 provided by United Health Care and Guardian and authorizing the selection of the United Health Care Option 1, and the other employee ancillary insurance benefits offered by Guardian for all full-time CHA employees as attached and incorporated by reference.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted November 19, 2025

Option Name	Current PPO		Current HSA		Option 1 - PPO		Option 1 - HSA	
Plan Name	PPO DNMQ Rx C26		HSA EA68 Rx C26		PPO EFAW Rx C26		HSA EQUG Rx C26	
Carrier Network	UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Deductible - Individual	\$1,500	\$5,000	\$3,300	\$7,500	\$1,500	\$5,000	\$3,400	\$7,500
Deductible - Family	\$3,000	\$10,000	\$6,600	\$15,000	\$3,000	\$10,000	\$6,800	\$15,000
OOPM - Individual	\$7,150	\$10,000	\$6,250	\$15,000	\$7,150	\$10,000	\$6,250	\$15,000
OOPM - Family	\$14,300	\$20,000	\$12,500	\$30,000	\$14,300	\$20,000	\$12,500	\$30,000
Co-insurance	20%	50%	0%	30%	20%	50%	0%	30%
PCP	\$15 (\$0 for under age 19)	deductible, then 50%	deductible, then \$35	deductible, then 30%	\$15 (\$0 for under age 19)	deductible, then 50%	deductible, then \$35	deductible, then 30%
Specialist	\$50 (Tier 1) / \$100 (In Network)	deductible, then 50%	deductible, then \$70	deductible, then 30%	\$50 (Tier 1) / \$100 (In Network)	deductible, then 50%	deductible, then \$70	deductible, then 30%
X-Ray	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%	deductible, then \$0 (Preferred) / deductible, then 20% (In Network)	deductible, then 30%	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%	deductible, then \$0 (Preferred) / deductible, then 20% (In Network)	deductible, then 30%
Lab	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%	deductible, then \$0 (Preferred) / deductible, then 50% (In Network)	deductible, then 30%	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%	deductible, then \$0 (Preferred) / deductible, then 50% (In Network)	deductible, then 30%
Inpatient Hospital	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 30%
Outpatient Surgery	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 30%
Emergency Room	\$300 + deductible, then 20%	\$300 + deductible, then 20%	deductible, then \$300	deductible, then \$300	\$300 + deductible, then 20%	\$300 + deductible, then 20%	deductible, then \$300	deductible, then \$300
Urgent Care	\$25	deductible, then 50%	deductible, then \$100	deductible, then 30%	\$25	deductible, then 50%	deductible, then \$100	deductible, then 30%
Rx	Essential Formulary		Essential Formulary		Essential Formulary		Essential Formulary	
Member Copay Tier 1/2	\$10 / \$50		deductible, then \$10 / deductible, then \$50		\$10 / \$50		deductible, then \$10 / deductible, then \$50	
Member Copay Tier 3	\$95		deductible, then \$95		\$95		deductible, then \$95	
Member Copay Tier 4	\$250		deductible, then \$250		\$250		deductible, then \$250	
Mail Order	\$25 / \$125 / \$237.50 / \$625		deductible, then \$25 / \$125 / \$237.50 / \$625		\$25 / \$125 / \$237.50 / \$625		deductible, then \$25 / \$125 / \$237.50 / \$625	
Enrollment								
Employee Only	25		14		25		14	
Employee + Spouse	2		2		2		2	
Employee + Child(ren)	4		2		4		2	
Employee + Family	1		1		1		1	
Total	32		19		32		19	
Rates								
Employee Only	\$755.36		\$674.11		\$827.89		\$727.56	
Employee + Spouse	\$1,586.25		\$1,415.63		\$1,738.56		\$1,527.87	
Employee + Child(ren)	\$1,359.66		\$1,213.41		\$1,490.22		\$1,309.62	
Employee + Family	\$2,266.08		\$2,022.33		\$2,483.67		\$2,182.68	
Employer Total	\$23,990.25		\$14,567.53		\$26,293.81		\$15,722.58	
Employee Total	\$2,417.15		\$0		\$2,649.25		\$0	
Dependent Total	\$3,353.82		\$2,150.42		\$3,675.86		\$2,320.92	
Monthly Total	\$29,761		\$16,718		\$32,619		\$18,044	
Annual Total	\$357,135		\$200,615		\$391,427		\$216,522	
\$ Change from Current					\$34,292		\$15,907	
% Change from Current					9.60%		7.93%	

Employer Contributions:	EE: 90%, SP: 40%, CH: 40%, FM: 40%	EE: 100%, SP: 45%, CH: 45%, FM: 45%	EE: 90%, SP: 40%, CH: 40%, FM: 40%	EE: 100%, SP: 45%, CH: 45%, FM: 45%
-------------------------	------------------------------------	-------------------------------------	------------------------------------	-------------------------------------

Monthly Rates	Employer	Employee	Employer	Employee	Employer	Employee	Employer	Employee
Employee Only	\$679.82	\$75.54	\$674.11	\$0.00	\$745.10	\$82.79	\$727.56	\$0.00
Employee + Spouse	\$1,012.18	\$574.07	\$1,007.79	\$407.84	\$1,109.37	\$629.19	\$1,087.70	\$440.17
Employee + Child(ren)	\$921.54	\$438.12	\$916.80	\$296.62	\$1,010.03	\$480.19	\$989.49	\$320.13
Employee + Family	\$1,284.11	\$981.97	\$1,280.81	\$741.52	\$1,407.41	\$1,076.26	\$1,382.36	\$800.32
Per Pay Period								
Employee Only		\$37.77		\$0.00		\$41.39		\$0.00
Employee + Spouse		\$287.04		\$203.92		\$314.60		\$220.09
Employee + Child(ren)		\$219.06		\$148.31		\$240.09		\$160.07
Employee + Family		\$490.98		\$370.76		\$538.13		\$400.16
Variance						\$3.63		\$0.00
Employee Only						\$27.56		\$16.17
Employee + Spouse						\$21.04		\$11.76
Employee + Child(ren)						\$47.14		\$29.40
Employee + Family								

Option Name	Current		Same Plan for: Renewal 1 FI & Renewal 5 FI *		Renewal 2 FI		Renewal 3 FI		Renewal 4 LF		Renewal 6 LF	
Plan Name	PPO DNMQ Rx C26		PPO EFAW Rx C26		PPO EFAX Rx C26		PPO EFAX Rx E31		CnPROP150020I8024B Rx 6		CnP1500I70LX21B Rx 4	
Carrier Network	UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Deductible - Individual	\$1,500	\$5,000	\$1,500	\$5,000	\$2,000	\$5,000	\$2,000	\$5,000	\$1,500	\$5,000	\$1,500	\$3,000
Deductible - Family	\$3,000	\$10,000	\$3,000	\$10,000	\$4,000	\$10,000	\$4,000	\$10,000	\$3,000	\$10,000	\$3,000	\$6,000
OOPM - Individual	\$7,150	\$10,000	\$7,150	\$10,000	\$7,150	\$10,000	\$7,150	\$10,000	\$8,150	\$16,300	\$6,000	\$12,000
OOPM - Family	\$14,300	\$20,000	\$14,300	\$20,000	\$14,300	\$20,000	\$14,300	\$20,000	\$16,300	\$32,600	\$12,000	\$24,000
Co-insurance	20%	50%	20%	50%	20%	50%	20%	50%	20%	50%	30%	50%
PCP	\$15 (\$0 for under age 19)	deductible, then 50%	\$15 (\$0 for under age 19)	deductible, then 50%	\$15 (\$0 for under age 19)	deductible, then 50%	\$15 (\$0 for under age 19)	deductible, then 50%	\$20 (\$0 for under age 19)	deductible, then 50%	\$25 (\$0 for under age 19)	deductible, then 50%
Specialist	\$50 (Tier 1) / \$100 (In Network)	deductible, then 50%	\$50 (Tier 1) / \$100 (In Network)	deductible, then 50%	\$50 (Tier 1) / \$100 (In Network)	deductible, then 50%	\$50 (Tier 1) / \$100 (In Network)	deductible, then 50%	\$30 (Tier 1) / deductible, then 20% (In Network)	deductible, then 50%	\$75	deductible, then 50%
X-Ray	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 40% (In Network)	deductible, then 50%
Lab	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20% (Preferred) / deductible, then 50% (In Network)	deductible, then 50%
Inpatient Hospital	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%
Outpatient Surgery	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%
Emergency Room	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%	\$300 + deductible, then 20%
Urgent Care	\$25	deductible, then 50%	\$25	deductible, then 50%	\$25	deductible, then 50%	\$25	deductible, then 50%	\$60	deductible, then 50%	\$50	deductible, then 50%
Rx	Essential Formulary		Essential Formulary		Essential Formulary		Essential Formulary		Advantage Formulary		Advantage Formulary	
Member Copay Tier 1/2	\$10 / \$50		\$10 / \$50		\$10 / \$50		\$15 / \$40		\$10 / \$40		\$10 / \$35	
Member Copay Tier 3	\$95		\$95		\$95		\$125		greater of 30% or \$75		\$75	
Member Copay Tier 4	\$250		\$250		\$250		\$250		greater of 50% or \$150		\$250	
Mail Order	\$25 / \$125 / \$237.50 / \$625		\$25 / \$125 / \$237.50 / \$625		\$25 / \$125 / \$237.50 / \$625		\$37.50 / \$100 / \$312.50 / \$625		\$25 / \$100 / min \$187.50 / min \$375		\$25 / \$87.50 / \$187.50 / \$625	
Enrollment												
Employee Only	25		25		25		25		25		25	
Spouse	2		2		2		2		2		2	
Child(ren)	4		4		4		4		4		4	
Family	1		1		1		1		1		1	
Total	32		32		32		32		32		32	
Rates												
Employee Only	\$755.36		\$827.89		\$807.32		\$794.30		\$799.96		\$803.74	
Spouse	\$1,586.25		\$1,738.56		\$1,695.37		\$1,668.02		\$1,622.15		\$1,630.10	
Child(ren)	\$1,359.66		\$1,490.22		\$1,453.19		\$1,429.75		\$1,397.93		\$1,404.73	
Family	\$2,266.08		\$2,483.67		\$2,421.96		\$2,382.90		\$2,294.87		\$2,266.08	
Employer Total	\$23,990.25		\$26,293.81		\$25,640.50		\$25,226.98		\$25,251.32		\$25,355.32	
Employee Total	\$2,417.15		\$2,649.25		\$2,583.43		\$2,541.76		\$2,559.87		\$2,571.97	
Dependent Total	\$3,353.82		\$3,675.86		\$3,584.53		\$3,526.70		\$3,318.70		\$3,311.41	
Monthly Total	\$29,761		\$32,619		\$31,808		\$31,295		\$31,130		\$31,239	
Annual Total	\$357,135		\$391,427		\$381,702		\$375,545		\$373,559		\$374,864	
\$ Change from Current			\$34,292		\$24,567		\$18,411		\$16,424		\$17,730	
% Change from Current			9.60%		6.88%		5.16%		4.60%		4.96%	
Employer Contributions:	EE: 90%, SP: 40%, CH: 40%, FM: 40%											

Notes:

Option Name	Current		Renewal 1 FI		Renewal 2 FI		Same Plan for: Renewal 3 FI & Renewal 5 FI *		Renewal 4 LF		Renewal 6 LF	
Plan Name	HSA EA68 Rx C26		HSA EQUQ Rx C26		HSA EFAN Rx C26		HSA EFAP Rx C26		CnHP34002575i10026B Rx 5		CnHP34002575i8026B Rx 5	
Carrier Network	UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core		UnitedHealthcare Core	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Deductible - Individual	\$3,300	\$7,500	\$3,400	\$7,500	\$3,500	\$9,000	\$3,500	\$7,500	\$3,400	\$6,800	\$3,400	\$6,800
Deductible - Family	\$6,600	\$15,000	\$6,800	\$15,000	\$7,000	\$18,000	\$7,000	\$15,000	\$6,800	\$13,600	\$6,800	\$13,600
OOPM - Individual	\$6,250	\$15,000	\$6,250	\$15,000	\$6,250	\$12,500	\$6,250	12500	\$7,600	\$15,000	\$7,600	\$15,000
OOPM - Family	\$12,500	\$30,000	\$12,500	\$30,000	\$12,500	\$25,000	\$12,500	25000	\$15,200	\$30,000	\$15,200	\$30,000
Co-insurance	0%	30%	0%	30%	0%	30%	20%	50%	0%	50%	20%	50%
PCP	deductible, then \$35	deductible, then 30%	deductible, then \$35	deductible, then 30%	deductible, then \$35	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then \$25	deductible, then 50%	deductible, then \$25	deductible, then 50%
Specialist	deductible, then \$70	deductible, then 30%	deductible, then \$70	deductible, then 30%	deductible, then \$70	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then \$75	deductible, then 50%	deductible, then \$75	deductible, then 50%
X-Ray	deductible, then \$0 (Preferred) / deductible, then 20% (In Network)	deductible, then 30%	deductible, then \$0 (Preferred) / deductible, then 20% (In Network)	deductible, then 30%	deductible, then \$0 (Preferred) / deductible, then 20% (In Network)	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%
Lab	deductible, then \$0 (Preferred) / deductible, then 50% (In Network)	deductible, then 30%	deductible, then \$0 (Preferred) / deductible, then 50% (In Network)	deductible, then 30%	deductible, then \$0 (Preferred) / deductible, then 50% (In Network)	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%
Inpatient Hospital	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%
Outpatient Surgery	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%	deductible, then 20%	deductible, then 50%
Emergency Room	deductible, then \$300	deductible, then \$300	deductible, then \$300	deductible, then \$300	deductible, then \$300	deductible, then \$300	deductible, then 20%	deductible, then 20%	deductible, then \$300	deductible, then \$300	deductible, then \$300	deductible, then \$300
Urgent Care	deductible, then \$100	deductible, then 30%	deductible, then \$100	deductible, then 30%	deductible, then \$100	deductible, then 30%	deductible, then 20%	deductible, then 50%	deductible, then \$50	deductible, then 50%	deductible, then \$50	deductible, then 50%
Rx	Essential Formulary		Essential Formulary		Essential Formulary		Essential Formulary		Advantage Formulary		Advantage Formulary	
Member Copay Tier 1/2	deductible, then \$10 / deductible, then \$50		deductible, then \$10 / deductible, then \$50		deductible, then \$10 / deductible, then \$50		deductible, then \$10 / deductible, then \$50		deductible, then \$10 / deductible, then \$35		deductible, then \$10 / deductible, then \$35	
Member Copay Tier 3	deductible, then \$95		deductible, then \$95		deductible, then \$95		deductible, then \$95		deductible, then \$70		deductible, then \$70	
Member Copay Tier 4	deductible, then \$250		deductible, then \$250		deductible, then \$250		deductible, then \$250		deductible, then \$150		deductible, then \$150	
Mail Order	deductible, then \$25 / \$125 / \$237.50 / \$625		deductible, then \$25 / \$125 / \$237.50 / \$625		deductible, then \$25 / \$125 / \$237.50 / \$625		deductible, then \$25 / \$125 / \$237.50 / \$625		deductible, then \$25 / \$87.50 / \$175 / \$375		deductible, then \$25 / \$87.50 / \$175 / \$375	
Enrollment												
Employee Only	14		14		14		14		14		14	
Spouse	2		2		2		2		2		2	
Child(ren)	2		2		2		2		2		2	
Family	1		1		1		1		1		1	
Total	19		19		19		19		19		19	
Rates												
Employee Only	\$674.11		\$727.56		\$722.22		\$665.53		\$724.02		\$689.45	
Spouse	\$1,415.63		\$1,527.87		\$1,516.66		\$1,397.61		\$1,462.68		\$1,390.10	
Child(ren)	\$1,213.41		\$1,309.62		\$1,300.01		\$1,197.96		\$1,261.24		\$1,199.01	
Family	\$2,022.33		\$2,182.68		\$2,166.66		\$1,996.59		\$2,067.05		\$1,963.36	
Employer Total	\$14,567.53		\$15,722.58		\$15,607.18		\$14,382.11		\$15,509.04		\$14,762.00	
Employee Total	\$0		\$0		\$0		\$0		\$0		\$0	
Dependent Total	\$2,150.42		\$2,320.92		\$2,303.90		\$2,123.04		\$2,142.13		\$2,031.88	
Monthly Total	\$16,718		\$18,044		\$17,911		\$16,505		\$17,651		\$16,794	
Annual Total	\$200,615		\$216,522		\$214,933		\$198,062		\$211,814		\$201,527	
\$ Change from Current			\$15,907		\$14,318		-\$2,554		\$11,199		\$911	
% Change from Current			7.93%		7.14%		-1.27%		5.58%		0.45%	

Employer Contributions: EE: 100%, SP: 45%, CH: 45%, FM: 45% EE: 100%, SP: 45%, CH: 45%, FM: 45% EE: 100%, SP: 45%, CH: 45%, FM: 45% EE: 100%, SP: 45%, CH: 45%, FM: 45% EE: 100%, SP: 45%, CH: 45%, FM: 45% EE: 100%, SP: 45%, CH: 45%, FM: 45%

Notes: Current HSA contribution - Employee Only \$75/month or \$900/year; Employee + Spouse \$100/month or \$1,200/year; Employee + Child(ren) \$95/month or \$1,140/year; Employee + Family \$125/month or \$1,500/year. Total based on current enrollment - \$18,780.



Guardian Renewal 1/1/2026

DENTAL – 7.4% Increase

Dental Renewal Rates:

Employee:	\$34.71
Employee & Spouse:	\$76.38
Employee & Children:	\$72.94
Family:	\$114.38

VISION – 4.5% Increase

Vision Renewal Rates:

Employee:	\$8.97
Employee & Spouse:	\$17.92
Employee & Children:	\$18.38
Family:	\$27.34

All other lines no increase.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Resolution 3001: A Resolution Approving Updates to Appendix 1 – Organizational Chart of the CHA Personnel Policy and Appendix 3-Range and Salary Plan.

Executive Summary

The resolution authorizes adjustments to the Appendix 1-Organizational Chart and Appendix 3-Range and Salary Plan to the CHA Personnel Policy.

Discussion

The proposed resolution updates Appendix 1-Organizational Chart and Appendix 3-Range and Salary Plan to reflect several staffing adjustments that improve alignment between functions and operational needs.

- First, one Housing Development Coordinator is reassigned from the Director of Affordable Housing Development to the Director of Facilities & Modernization. This move provides additional support for new construction, expanded maintenance responsibilities at Kinney Point, and ongoing capital improvements across CHA properties. The former Affordable Housing Director continues to assist part-time in an advisory role to assist with additional capacity in the Affordable Housing Development Department.
- Second, the number of HCV Specialist positions is reduced from four to three. This adjustment reflects efficiencies within the department and supports CHA's ability to maintain competitive pay for existing staff.
- Third, one Housing Manager II position is added to manage the continued growth of CHA's portfolio and oversee compliance activities for Kinney Point, Park Avenue, and existing LIHTC properties.
- Fourth, an existing Maintenance Mechanic II position is reallocated to serve Kinney Point and Park Avenue. This is an internal reassignment only and does not represent a new position.
- Fifth, moves the Administrative Assistance from HCV to the CEO.
- Lastly, the Housing Development Coordinator position is recommended to be moved from salary range E to salary range F. This change is recommended due to the level of technical background, level of technical responsibility associated with the position, and as it compares to other CHA positions.

The net staffing change is +1 FTE (the new Housing Manager II), with all other changes representing reassignments or reallocations. Costs associated with proposed changes are included in the FY 2026 budget.

Recommended Commission Action

Adopt the Resolution Approving Updates to Appendix 1 – Organizational Chart to the CHA Personnel Policy and Appendix 3-Range and Salary Plan.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3001

To Authorize changes to salary ranges, Appendix 1 – Organizational Chart and Appendix 3 Range and Salary Plan to the CHA Personnel Policy.

WHEREAS, the Housing Authority of the City of Columbia, Missouri maintains job descriptions, Appendix 1- Organizational chart and Salary Plan to the CHA Personnel Policy to help foster effective and efficient operations of CHA; and

WHEREAS, the Board of Commissioners has reviewed the proposed amendments and updates to Appendix 1 -Organizational Chart of the Columbia Housing Authority (CHA) Personnel Policy and Appendix 3 – Range and Salary Plan and recognizes the need for amending positions as recommended by the Chief Executive Officer to manage growth of CHA operations to achieve high performance results; and

WHEREAS, the Board of Commissioners has reviewed Appendix 1-Organizational Chart showing the changes in reporting duties associated with the positions in order to redistribute workload and reporting duties as recommended by the Chief Executive Officer to maximize efficiency in CHA-wide operations to achieve high performance results; and

WHEREAS, the Board of Commissioners has reviewed the corresponding revised Appendices 1 and 3 to the Personnel Policy; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts the amended positions and adopts the corresponding revisions to the CHA Personnel Policy including Appendix 1 - Personnel Organization Plan, and Appendix 3 - Range and Salary Plan, effective November 19, 2025, as attached hereto and made a part hereof.

Bob Hutton, Chairman

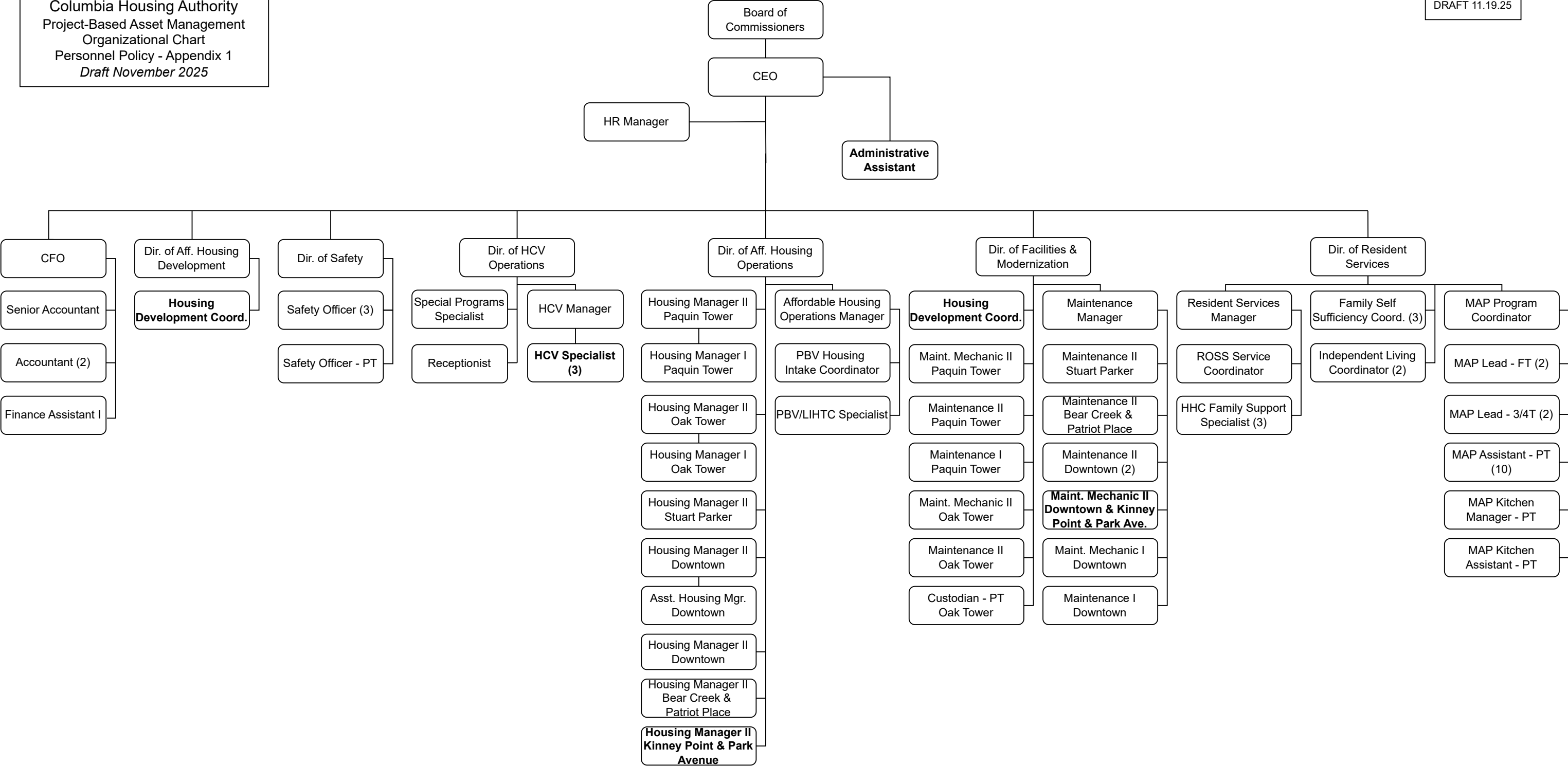
Randy Cole, Secretary

Adopted November 19, 2025

Orgchart

Columbia Housing Authority
Project-Based Asset Management
Organizational Chart
Personnel Policy - Appendix 1
Draft November 2025

DRAFT 11.19.25





FY 2025 Housing Authority of the City of Columbia, Missouri
Personnel Organization Plan
Appendix 3 - Range and Salary Plan

Draft
11.19.25

Range	Amount	Position	
A	Grant/HUD Based (\$16-\$20)	MAP Assistant - PT	MAP Van Driver - PT
		MAP Lead – ¾T	MAP Kitchen Manager
B	\$33,280 to \$45,760 (\$16-\$22)	Receptionist	Grounds Keeper, Custodian
		Maintenance I	MAP Lead - FT
C	\$35,360 to \$49,920 (\$17-\$24)	Maintenance II	Administrative Assistant
		Assistant Affordable Housing Manager	
D	\$37,440 to \$54,080 (\$18-\$26)	Executive Assistant	Maintenance Mechanic I
		Finance Assistant I	HCV/PBV Housing Intake Coordinator
		Affordable Housing Manager I	Family Support Specialist
		Housing Ambassador	ROSS Service Coordinator
E	\$41,600 to \$58,240 (\$20-\$28)	Maintenance Mechanic II	Safety Officer
		Finance Assistant II	Affordable Housing Manager II
		Special Programs Specialist	PBV/LIHTC & HCV Specialist
		Systems Administrator	Independent Living Coordinator
		Family Self Sufficiency Coordinator	
F	\$45,760 to \$70,720 (\$22-\$34)	Accountant	HCV Manager
		Maintenance Manager	Affordable Housing Operations Manager
		Resident Services Manager	Human Resources Manager
		MAP Program Coordinator	Housing Development Coordinator
G	\$58,240 to \$90,000 (\$28-\$43.27)	Director of Affordable Housing Operations	Director of Facilities and Modernization
		Director of Affordable Housing Development	Director of HCV Operations
		Director of Resident Services	Director of Safety
		Senior Accountant	
H	\$90,000 to \$115,000	Chief Financial Officer	
I	\$125,000 And up	Chief Executive Officer	



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: **Resolution 3002:** to authorize the terms of a predevelopment loan with Central Bank of Boone County for predevelopment costs associated with the Providence Walkway Apartments and Blind Boone Apartments.

Executive Summary

This memo summarizes the board action associated with obtaining a predevelopment loan for Providence Walkway and the Blind Boone Apartments.

Discussion

At the July 16, 2025, Strategic Planning Retreat, staff identified the need for the Columbia Housing Authority (CHA) to obtain a predevelopment loan to support upcoming LIHTC projects. This action item was noted under the financial planning section of the retreat memo within the 3–6-month objectives. As CHA advances its full transition from public housing to project-based vouchers (PBV), several interim financing and structural measures are required to maintain operational capacity and liquidity through multiple active development phases.

In the short term, staff are focused on fully utilizing remaining Public Housing Capital Funds while gradually transitioning certain operational responsibilities and expenses into the Kinney Point and Park Avenue development budgets. Both sites are now generating operating revenue—Park Avenue from tenant rents following its sale to the Park Avenue Housing Development Group, LP, and Kinney Point since lease-up began in August.

Historically, CHA has relied on public housing reserve funds to cover predevelopment costs, later reimbursed through initial project draws. However, new HUD cash-management guidance now restricts the use of public housing funds for predevelopment purposes to \$100,000 per project. Staff also wish to ensure the full utilization of available capital funds before the final conversion of the Blind Boone Apartments, since any unused balances must be returned to HUD. To avoid tying up capital funds in receivables, CHA staff pursued interim financing that would allow capital funds to remain available for eligible expenditures, particularly predevelopment costs for Providence Walkway and Blind Boone Apartments, and for temporary operating support during the construction transition. HUD also permits remaining capital funds to be rolled into project budgets under the operating deficit reserve to sustain operations through final unit conversions.

Following evaluation of proposals from First Mid Bank, Legacy Bank, and Central Bank of Boone County, Central Bank was the most responsive and offered the most advantageous terms. The bank has provided a term sheet authorizing an unsecured revolving line of credit up to \$300,000, bearing interest at 1% above the Wall Street Journal Prime Rate, with interest payable quarterly and principal due at maturity after one year. The line of credit will be used for predevelopment costs associated with Providence Walkway and Blind Boone Apartments, including preconstruction materials and soft costs necessary to meet City and County ARPA expenditure deadlines. Central Bank is also exploring potential investment in the tax credits associated with both developments.



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

Approval of the attached Resolution Authorizing Obtaining a \$300,000 Revolving Line of Credit from Central Bank of Boone County will provide CHA with a short-term financing tool that strengthens cash flow management, ensures full HUD fund utilization, and keeps both LIHTC projects on schedule through closing and construction.

Recommended Commission Action

Approve the resolution authorizing a \$300,000 predevelopment loan with Central Bank.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3002

CERTIFIED RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI AUTHORIZING OBTAINING A \$300,000.00 REVOLVING LINE OF CREDIT FROM CENTRAL BANK OF BOONE COUNTY TO FUND PRE-DEVELOPMENT COSTS FOR THE BLIND BOONE APARTMENTS AND PROVIDENCE WALKWAY APARTMENTS PROJECTS

On November 19, 2025, at a meeting of the Board of Commissioners (the “Board”) of the Housing Authority of the City of Columbia, Missouri, a Missouri municipal corporation (the “Housing Authority”) at which a quorum was in attendance, acting pursuant to its Bylaws and Chapter 99 of the Revised Statutes of Missouri (the “Act”), the following resolutions were adopted:

WHEREAS, the Housing Authority desires to facilitate the development of (i) a new 27-unit multi-family housing development for families known as “Blind Boone Apartments” (the “Blind Boone Apartments Project”) and (ii) a new and rehabilitated 25-unit multi-family housing development for families known as “Providence Walkway Apartments” (the “Providence Walkway Apartments Project”) ; and

WHEREAS, in order to facilitate the development of the Blind Boone Apartments Project and the Providence Walkway Apartments Project, the Board of Commissioners of the Housing Authority desire to approve a revolving line of credit in the amount of up to \$300,000 from Central Bank of Boone County (“Central Bank”).

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority hereby (i) authorizes and directs the Housing Authority to obtain a revolving line of credit from Central Bank for the purpose of funding pre-development costs for the Blind Boone Apartments Project and the Providence Walkway Apartments Project, which such revolving line of credit shall have a term of 1 year, shall bear interest at the 1% in excess of the prime rate as published by the Wall Street Journal, with interest paid quarterly and principal paid at maturity; and (ii) authorizes and directs the Housing Authority to pay all costs associated with such revolving line of credit, including, but not limited to a bank loan origination fee and attorney’s fees.

BE IT FURTHER RESOLVED that the following officers are duly appointed and currently act as authorized signatories of the Housing Authority in the following capacity:

Randy Cole
Bob Hutton

Chief Executive Officer of the Housing Authority
Chair of the Board of the Housing Authority

BE IT FURTHER RESOLVED, that either Randy Cole as the Chief Executive Officer (“Chief Executive Officer”) or Bob Hutton as the Chair of the Board (“Chair”), is hereby authorized to sign for the Housing Authority



Housing Authority of the City of Columbia, Missouri

Board Resolution

and to take such other actions as he deems necessary and/or desirable in connection with all matters relating, directly or indirectly, to the development of the Project and to carry out these Resolutions.

IN WITNESS WHEREOF, we have hereunto set our hands and the seal of the Housing Authority of the City of Columbia, Missouri as of November 19, 2025.

**HOUSING AUTHORITY OF THE
CITY OF COLUMBIA, MISSOURI,**
a Missouri municipal corporation

By: _____
Bob Hutton, Chair

By: _____
Randall Cole, Secretary



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: **Resolution 3003**: A certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials for the Blind Boone Development prior to construction.

Executive Summary

The attached resolution authorizes the purchase of materials for the Blind Boone Apartments prior to the commencement of construction and before conveyance of the land to the project partnership, Blind Boone Housing Development Group, LP. This action is necessary to meet Boone County ARPA obligation and expenditure deadlines while maintaining compliance with HUD, MHDC, and partnership requirements. Approval will help staff meet these milestones and preserve ARPA funding for project completion

Discussion

The Blind Boone Apartments is a 27-unit multifamily development financed in part with \$350,000 in Boone County ARPA and \$350,000 in City ARPA; the County ARPA requirements necessitate certain expenditures on materials before closing and RAD conversion. The certified resolution authorizes CHA to enter into contracts and expend ARPA funds on materials for Blind Boone prior to the land conveyance to the LP.

In October and November, CHA met with the developer consultant, general contractor (E.M. Harris), partnership counsel, investor, bank, and PHA counsel to structure an approach that satisfies County requirements, while remaining compliant with HUD and MHDC. MHDC has approved execution of the general contractor agreement to meet County ARPA requirements, as this part of the process is typically completed at closing. CHA anticipates closing and RAD conversion in May or June 2026, subject to HUD and MHDC timelines. To meet the County's obligation requirements, staff request authorization to execute the General Contractor agreement and select subcontracts, such as electrical and flooring, in December 2025. CHA staff plan to expend the full \$350,000 in County ARPA funds on materials tied to these subcontracts prior to June 30, 2026, and likely in the first quarter to maintain greater focus on Providence Walkway in the near term. Materials purchased in advance will be stored and insured; CHA has obtained a quote of approximately \$3,100 annually, prorated as needed to cover insurance costs associated with the storage of \$350,000 in materials. Plans include storing materials at CHA's Bear Creek Warehouse, Kinney Point Community Facility, or other CHA land with temporary storage units.

The pre-purchase contract will be between the LP and the general contractor, while the land will remain with CHA until closing and RAD conversion in 2026. Staff recommend approval of the resolution to ensure compliance with ARPA obligation and expenditure deadlines, maintain eligibility for County ARPA funding, and keep the project on track for a timely closing and start of construction.

Recommended Commission Action



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Approve the certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials for the Blind Boone Development prior to the commencement of construction.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3003

CERTIFIED RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI AUTHORIZING THE PURCHASE OF MATERIALS FOR THE BLIND BOONE DEVELOPMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION

On November 19, 2025, at a meeting of the Board of Commissioners (the “Board”) of the Housing Authority of the City of Columbia, Missouri, a Missouri municipal corporation (the “Housing Authority”) at which a quorum was in attendance, acting pursuant to its Bylaws and Chapter 99 of the Revised Statutes of Missouri (the “Act”), the following resolutions were adopted:

WHEREAS, the Housing Authority is currently the owner of property on which a new 27-unit multi-family housing development for families will be developed and known as “Blind Boone Apartments” (the “Blind Boone Apartments Project”); and

WHEREAS, the Housing Authority will sell the land for the Blind Boone Apartments Project (“Land”) to Blind Boone Housing Development Group, LP, a Missouri limited partnership (“Project Partnership”); and

WHEREAS, the Blind Boone Apartments Project will be financed in part, by American Rescue Plan Act financing from the City of Columbia, Missouri (“City”) in the amount of \$350,000.00 (“City ARPA Financing”) and by American Rescue Plan Act financing from Boone County, Missouri (“County”) in the amount of \$350,000.00 (“County ARPA Financing”); and

WHEREAS, the City ARPA Financing and the County ARPA Financing requirements impose strict expenditure deadlines which require the expenditure of funds for materials on the Blind Boone Apartments Project prior to the conveyance of the Land for the Blind Boone Apartments Project to the Project Partnership; and

NOW THEREFORE BE IT RESOLVED, that the Board of the Housing Authority hereby (i) authorizes and directs the Housing Authority to enter into any and all contracts and agreements necessary to facilitate the expenditure of City ARPA Financing funds and County ARPA Financing funds on materials for the Blind Boone Apartments Project prior to the conveyance of the Land to the Project Partnership, including, but not limited to any agreement related to any construction contract with E.M. Harris Construction Company, a Missouri corporation (“Contractor”) or with the Project Partnership, and (ii) authorizes and directs the expenditure of City ARPA Financing funds and County ARPA Financing funds on materials for the Blind Boone Apartments Project prior to the conveyance of the Land to the Project Partnership; and

BE IT FURTHER RESOLVED that the following officers are duly appointed and currently act as authorized signatories of the Housing Authority in the following capacity:

Randy Cole
Bob Hutton

Chief Executive Officer of the Housing Authority
Chair of the Board of the Housing Authority



Housing Authority of the City of Columbia, Missouri

Board Resolution

BE IT FURTHER RESOLVED, that either Randy Cole as the Chief Executive Officer (“Chief Executive Officer”) or Bob Hutton as the Chair of the Board (“Chair”), is hereby authorized to sign for the Housing Authority and to take such other actions as he deems necessary and/or desirable in connection with all matters relating, directly or indirectly, to the development of the Project and to carry out these Resolutions.

IN WITNESS WHEREOF, we have hereunto set our hands and the seal of the Housing Authority of the City of Columbia, Missouri as of November 19, 2025.

**HOUSING AUTHORITY OF THE
CITY OF COLUMBIA, MISSOURI,**
a Missouri municipal corporation

By: _____
Bob Hutton, Chair

By: _____
Randy Cole, Secretary



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Safety Report

Executive Summary

This report provides a summary of October 2025, Safety Department reports and calls.

Discussion

Totals for CHA Safety Report:

CHA Safety reports per property for October 2025

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2024	2024
Bear Creek	1	3	2	2	2	2	1	3	5	2	1	10
Bryant Walk	4	9	9	7	7	7	9	8	5	1	3	1
Downtown	1	11	9	5	6	3	6	4	6	3	5	4
Oak Towers	16	7	3	10	7	9	4	9	9	8	7	8
Patriot Place	4	4	0	4	1	3	2	2	7	1	1	2
Paquin Towers	18	13	10	19	12	8	10	16	11	9	8	23
Stuart Parker	0	7	7	3	3	5	2	3	2	2	1	2
misc												
Total	44	54	40	48	32	36	36	42	42	25	46	50

CHA Safety most notable reports: Oct 2025

2022

Animal bites	2	1
Assaults	3	1
CW	1	3
Disturbance Persons	2	3
Fire	1	1
Other	5	0
Lease Violations	5	0
Trespass warnings	2	9 2-arrest

Joint Communications log for Oct. 2025

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2024	2024
Columbia Police Response	92	67	86	127	129	106	122	142	110	136	135	147
Columbia Police Reports	8	11	25	17	12	14	11	20	13	13	8	16
Fire/Ems	102	113	81	96	86	110	101	79	67	91	102	88
Total	202	191	192	240	227	230	234	241	190	227	245	251

CHA staff continue to review camera capabilities at each of properties and identifying priorities for upgrades. A current analysis of existing cameras by property is as follows:

Paquin Towers

(1201 Paquin) approximately 48 cameras (installed 2018) Very good.

Oak Towers

(700 N Garth) approximately 40 cameras (installed 2018) Very good

Blind Boone Center

(301 N Providence) approximately 16 cameras (installed 2023) Very good

Admin building

(201 Switzler) approximately 11 cameras. Installed 2021. CDVR on site

Bear Creek

(1105 Elleta) approximately 11 cameras, that are approximately 20 years old. Scheduled to replace early 2026 with an estimated cost of \$80,000. Will cover most of the entire property and be very high quality.

Providence Walkway\Trinity Laundry

Currently it has 10 cameras, approximately 20 years old. Scheduled to be replaced when Providence Walkway is rebuilt as Boone Apartments. Will cover most of the property and be very high quality.

Patriot Place

(2112 Business Loop 70 E) 9 cameras, installed 2016. Cannot remote view and focus is poor. Scheduled to be replaced in 2026 with estimated cost of \$14,000.

Kinny Point

(7 E Sexton) Installing 14 cameras upon completion of project. Will have good coverage and high quality.

Park Ave

Currently it has no cameras. Will be installed when project is completed. Will have good coverage and high quality.

Stuart Parker (highest priority location)

14 cameras are approximately 20 years old. Scheduled to be replaced early 2026. Will be replacing what we have with 180 degree and 360-degree high zoom at cost of \$27,000. Very good.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

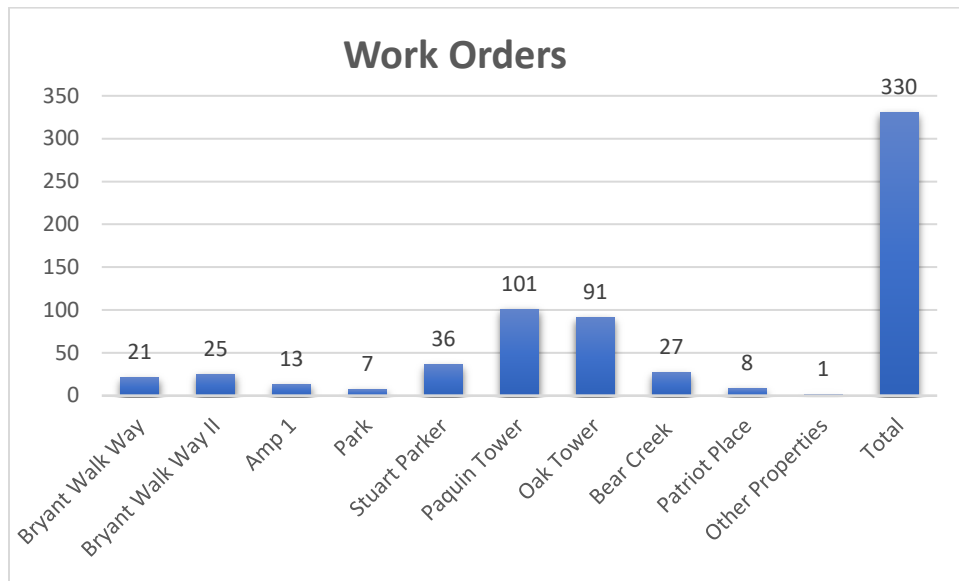
CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Facilities and Modernization Monthly Report

Executive Summary

This report provides a summary of work orders for October 2025.

Discussion



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

Maintenance

- Work orders remain steady.

Modernization

- 27 Bryant Walkway has been completed.
- 1116/1118 Elleta rough framing has been completed.
- 204 Lincoln demolition as been completed and drywall has been hung.
- Bear creek RFP for general contracting is currently out for bidding.

Development Construction

- *Kinney Point*
 - Occupancy permits have been received for Building 1,2,3
 - Buildings 4,5,6 are on schedule to be completed by December 7th.
- *Park Avenue*
 - Building foundations are complete on buildings 9,15,10,11,8,3.

- Building slabs are complete on 9 and 15
 - Framing will begin on building 15 by end of November.
 - Phase 1 and 2 site and infrastructure work is 90% complete
- *Providence Walkway/Boone Apartments*
 - Construction review is ongoing.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Affordable Housing Development
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: November 19, 2025
Re: Affordable Housing Development

Executive Summary

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

Discussion

Kinney Point:

- Building 1 passed City inspection on October 31; Buildings 2–6 expected to be completed by December 3.
- CHA staff are identifying and qualifying tenants for lease-up of the remaining six buildings, with a lease-up goal of December 31, 2025.
- CHA and the development consultant are finalizing hard and soft cost budgets to ensure efficient use of funds and adequate resources through stabilization and final equity.

Park Avenue:

- Abatement, Site fencing, HVAC reclaim, and Demolition completed for Phase 1 & 2.
- Building pad completed phase 1 and 3-8 of Phase 2.
- Piers Phase 1 completed and Phase 2 in process.
- Building 15 structural concrete completed and rough plumbing scheduled.

Providence Walkway:

- Continuing coordination with HUD/RAD; pending resolution of the government shutdown to reschedule the concept call and complete the financial plan, RCC, and closing.
- Ongoing coordination with partners—including MHDC, investor, lender, title, surveyor, and City/County grant funders—to meet spending deadlines.
- MHDC Firm Commitment anticipated by the end of November.
- Updated project timeline attached.

Blind Boone Apartments:

- Continuing coordination with HUD/RAD; pending resolution of the government shutdown to reschedule the concept call and complete the financial plan, RCC, and closing.
- Ongoing coordination with partners—including MHDC, investor, lender, title, surveyor, and City/County grant funders—to meet spending deadlines.
- Application for a Variance has been filed with the Board of Adjustment (BOA). BOA Meeting will be held on November 18th.
- Updated project timeline attached.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 18th 2025

Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department's activities for September 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 September 2025 Highlights:

- In September, the Family Self-Sufficiency team launched an enrollment challenge with a goal of enrolling 50 new families by December 31. As of October 31, the team has successfully enrolled 24 new households
- CHALIS secured approximately 30 volunteers from the Mizzou Service-Learning Program to support the team across various programs
- The team began sign-ups for holiday programs. The Voluntary Action Center is sponsoring 30 CHA families, and the Moving Ahead team worked to ensure all families were sponsored through the Voluntary Action Center, The Crossing Church, and the Community Foundation of Central Missouri.
- The team secured funding through the Horizon Housing Foundation to sponsor Thanksgiving meals for residents at Paquin Tower and Oak Towers, as well as Thanksgiving meal baskets for families at Stuart Parker and the Bryant Walkways.
- Current Events
 - 11/10 Patriot Place Veteran's Day Fish Fry
 - 11/12 Paquin Thanksgiving Celebration
 - 11/13 Oak Thanksgiving Celebration
 - 11/19 Moving Ahead Thanksgiving Feast
 - 11/21-23 Moving Ahead MOSAC Conference
 - 11/24 BWW and Stuart Parker Thanksgiving Meal Kit Pickups

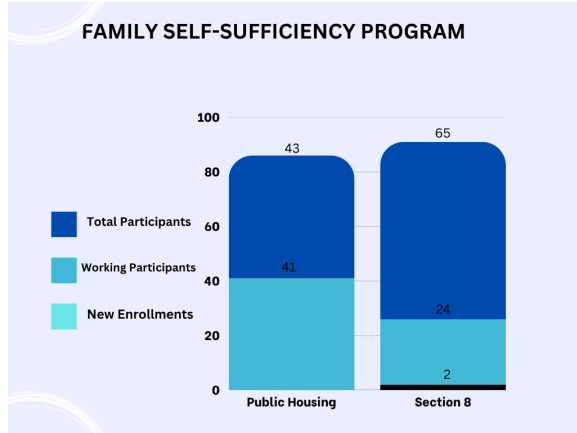


Housing Authority of the City of Columbia, Missouri

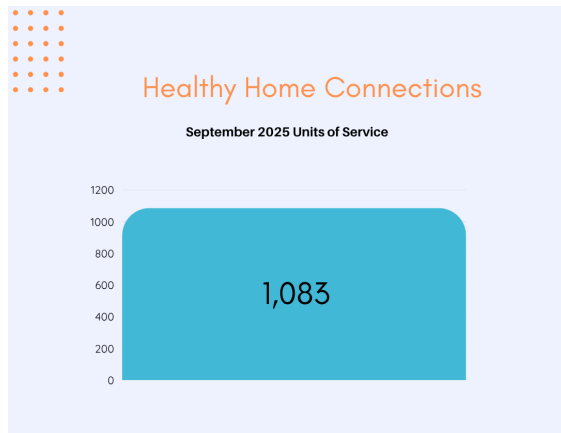
201 Switzler Street, Columbia, Missouri 65203

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

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



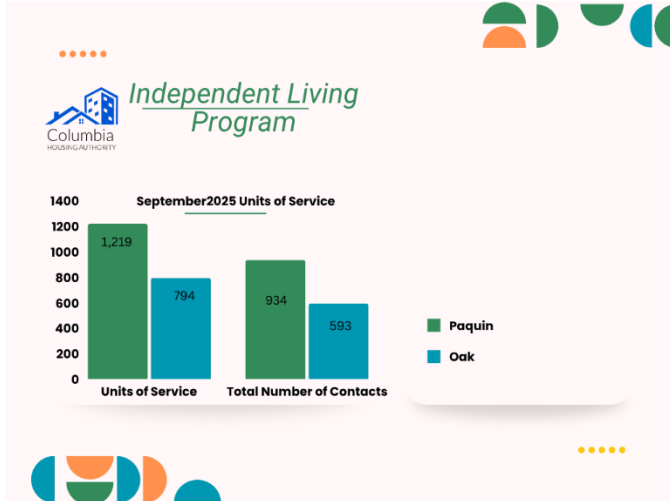


Housing Authority of the City of Columbia, Missouri

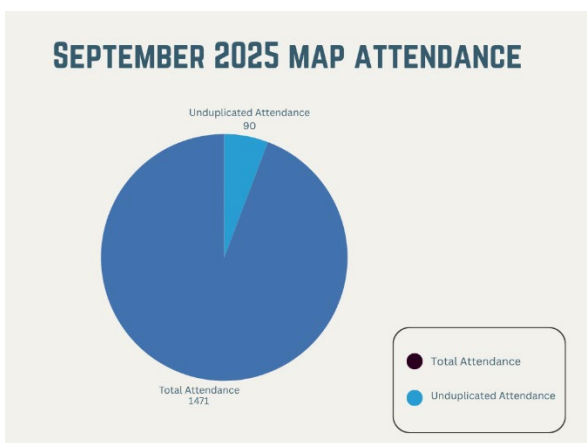
201 Switzler Street, Columbia, Missouri 65203

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

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



Moving Ahead Program (MAP) - Afterschool and Summer Program



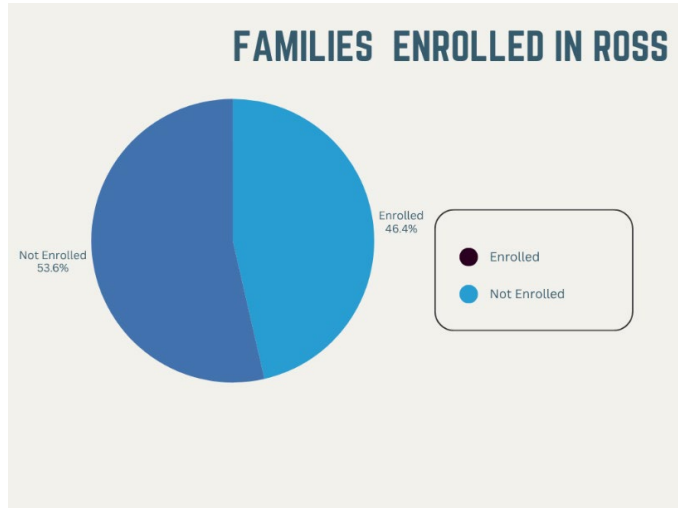


Housing Authority of the City of Columbia, Missouri

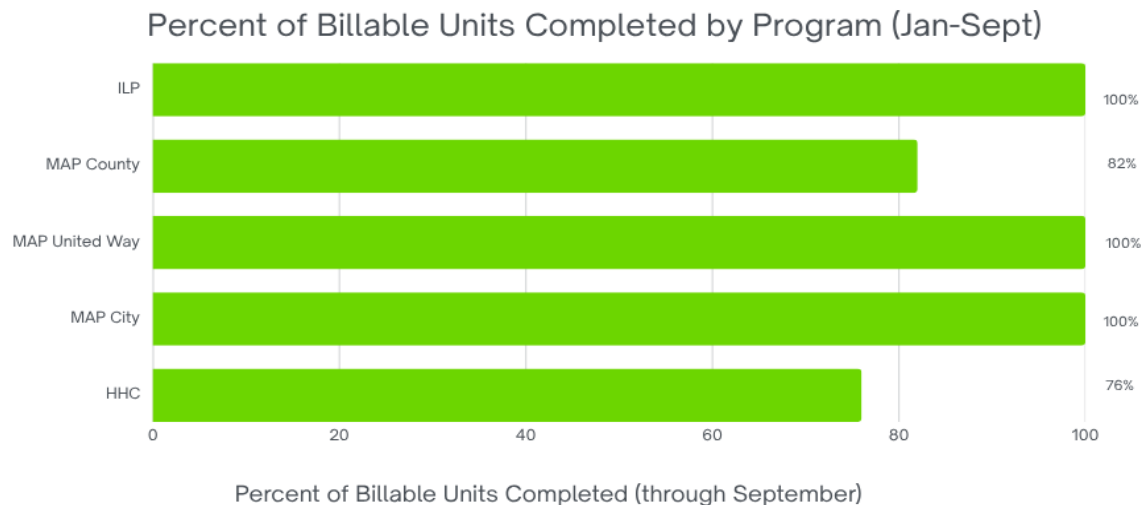
201 Switzler Street, Columbia, Missouri 65203

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

ROSS – Amp I, Bryant Walkways I & II



Year to Date Grant Totals



Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 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 September 2025.

Discussion

In September, fifteen (15) families moved in or transferred units, and seventeen (17) families moved out or transferred units. Of the seventeen (17) families that moved out or transferred units, two (2) households were transferred, three (3) tenants passed away, two (2) households were terminated, seven (7) households moved to the private sector, two (2) households moved to Section 8, and one (1) family abandoned their unit. Out of 622 LIHTC/PBV units there were twenty-eight (28) vacant as of September 30, 2025, which is an overall occupancy rate of 95%. Of the twenty-eight (28) vacant LIHTC/PBV units, seven (7) were vacant over 60 days, three of these are fire damaged units. Thirteen (13) intents to vacate were submitted by participants. Thirteen (13) non-payment terminations were issued, and two (2) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for September 2025

Property	Total units	Occupancy for Sept 30, 2024	Occupancy for Sept. 30, 2025	Occupancy as of 11/3/2025	#Vacant units ≤ 60 days as of 9/30/25	#Vacant units > 61 days as of 9/30/25	Move-in Sept. 2025	Move-outs Sept. 2025	Rent unpaid for Sept. 2025	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repayment agreements)
Amp 1 - PH	50	68%	84%	84%	2	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bear Creek	76	96%	93%	93%	2	3	1	1	\$11,077.99	\$4,656.00	\$3,020.30	\$ 4,615.05	\$9511.65 (11)
Oak Tower	147	99%	98%	96%	3	0	4	3	\$5,161.91	\$494.64	\$601.56	\$ 713.48	\$4923.15 (13)
Paquin Tower	200	97%	94%	97%	10	2	4	8	\$10,192.34	\$554.00	\$35.04	\$ 5,296.21	\$10327.59 (19)
Stuart Parker	84	100%	98%	96%	2	0	0	2	\$4,267.28	\$1,708.00	\$52.13	\$ 5,349.64	\$5993.68 (1)
BWW	54	98%	93%	94%	2	2	2	2	\$8,576.98	\$3,086.00	\$394.99	\$ 1,163.07	\$2386.00 (4)
BWWII	36	100%	94%	92%	2	0	0	0	\$685.50	\$1,231.26	\$253.87	\$ 870.35	\$3123.75 (4)
Kinney Point	34	N/A	71%	71%	N/A	N/A	3	0	N/A	N/A	N/A	N/A	\$ -
Patriot Place	25	100%	100%	96%	0	0	1	1	\$2,800.00	\$659.00	\$10.78	\$0.00	\$1023.00 (1)



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Housing Choice Vouchers & Special Programs

Executive Summary

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

Discussion

Housing Choice Voucher (HCV) Program

This memo provides a report on 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 1 new HCV lease up for the month. There were 4 attritions for a gain of 0 new participants, as of October 31, 2025. CHA still maintained 4 voucher holders searching for homes from issuances occurring in 2025. CHA staff is also in the process of receiving shortfall funding for December HAP.

HCV EOP Reasons:

Terminated/Abandoned the unit-1

Zero HAP- 1

Port Out/Absorbed-2

Veteran Affairs Supportive Housing (VASH) Program

The VA has increased participation of chronically homeless Veterans in CHA's VASH program. The VA continues to work towards utilizing the remaining VASH vouchers by providing housing for the community's homeless veterans. As of October 31, 2025, there are 147 households receiving VASH program assistance including 122 HCV + 25 PBV (Patriot Place). CHA currently has 14 HCV VASH voucher holders searching for homes.

HUD VASH EOP Reasons:

Terminated/Failed to Recertify-3

Removed Self- 1

Zero HAP-1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains the availability of 49 Mainstream Vouchers. As of October 31, 2025, CHA has 39 vouchers leased with 4 voucher holders searching for a home.

Mainstream EOP Reasons:

N/A



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

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 October 31, 2025, CHA had 25 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 10 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:

N/A

Emergency Housing Vouchers (EHV) Program

CHA currently has 36 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:

N/A

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Human Resources Monthly Report

Executive Summary

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

Discussion

Current Open Positions:

- Maintenance Mechanic II – Oak Tower
- Maintenance Mechanic I
- Affordable Housing Manager II – Bear Creek & Patriot Place

Staff Anniversary's

- November 6th: Jamica Lawson – 2 Years (Housing Intake Coordinator)
- November 9th: Alexis Seals – 4 Years (MAP Lead)
- November 13th: Barron Thompson – 19 Years (Maintenance II)
- November 14th: Tracy Erickson – 3 Years (Affordable Housing Manager II)
- November 25th: Irina Williams – 1 Year (HCV Specialist)
- November 28th: Sam Christian – 9 Years (Independent Living Coordinator)

New Hires

- October 14th: Toni Randle – Re-Hire (MAP Assistant)
- October 27th: Michael Head - Re-Hire (Maintenance Mechanic I)
- October 27th: Daryn Langford (MAP Kitchen Manager)
- November 7th: Lorie Morgan – Re-Hire (Temporary MAP Assistant)

HR Activities:

- Open Enrollment Staff Meeting (November 4th)
 - Started United Way Giving Campaign
 - Provided Flu/COVID Vaccine Opportunity for staff
- Completed tracking of 2025 Annual Performance Reviews
- Completed 2026 Payroll Calendar

I.T. Activities:

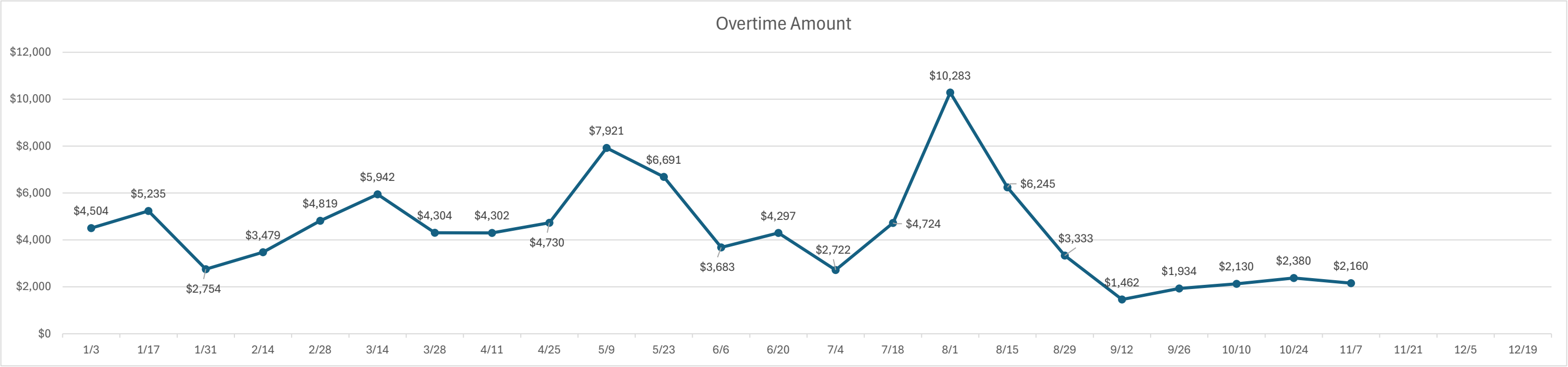
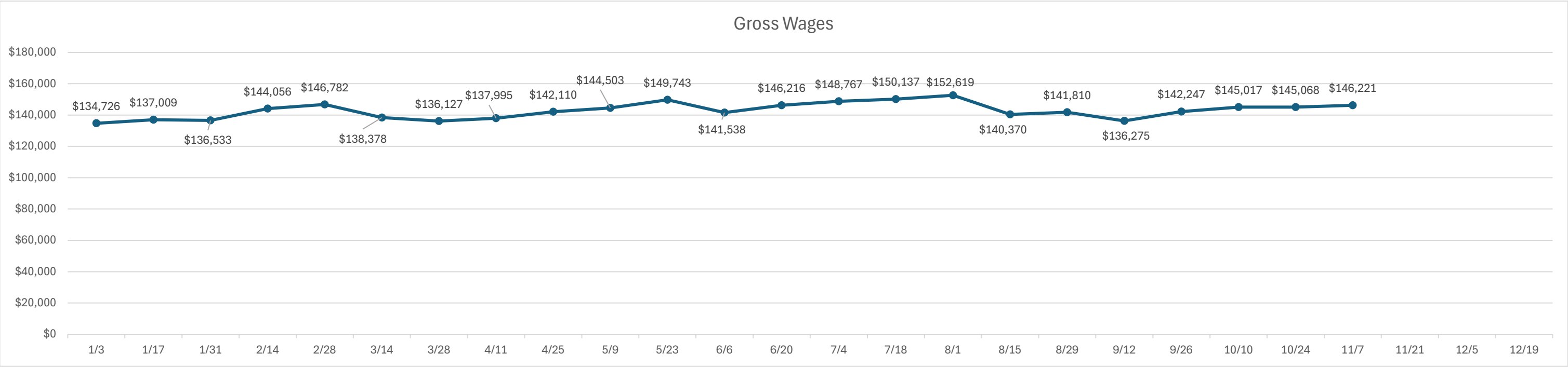
- Renewal of MRI Housing Management Software

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	\$141,810	\$136,275	\$142,247	\$145,017	\$145,068	\$146,221			
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	\$3,333	\$1,462	\$1,934	\$2,130	\$2,380	\$2,160			
OT (Hrs)	123	146	76	90	127	159	118	112	136	232	184	111	123	86	159	334	172	91	42	54	54	66	57			
Sick (Hrs)	176	166	176	265	188	116	143	336	252	170	135	205	233	150	150	219	137	198	253	242	202	210	159			
Vac. (Hrs)	615	325	242	353	215	279	242	249	272	178	413	397	152	338	430	306	310	691	318	376	472	493	269			





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

900Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Year to date financials through September 30, 2025

Executive Summary

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

Discussion

Financial Report Summary

Year-to-Date (YTD) through September 30, 2025

Key Financial Highlights:

- **Total Revenues:** \$17,193,522
- **Total Expenditures:** \$16,297,949
- **Net Gain (Including Depreciation and Amortization):** \$895,573
- **Net Income (Before Depreciation, Amortization):** \$2,467,086

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 (\$328,801). Occupancy is running significantly lower due to planned RAD conversion and renovation efforts. Capital Funds for operations have not been drawn yet. Transfers from AMP 1 Reserve have been used to cover operations.

CHALIS

- Total net gain/loss was (\$36,789).

Affordable Housing Development

- Total net gain/loss was (\$25,379).

CHA Central Office

- Total net gain/loss was (\$31,417).



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. Insurance continues to impact Bryant Walkway, BWWII, Patriot Place and Oak Towers. However, changes to BWW and BWWII insurance will reflect improvement in the coming months. 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: (23,475)	Insurance: 32,262	\$2,404
Bear Creek	*	Insurance: 5,000	\$137,622 \$51,238 w/o ins check
Oak	Investment Income – Unrestricted: (7,812)	Legal: \$2,317 Total Maintenance: 13,998 Insurance: \$59,291	(\$45,508)
MMV (Patriot)	*	Office Expense: \$2,294 Insurance: \$15,012	(\$9,739)
BWW	*	Maint. Oper. Contracts: \$21,801 Insurance: \$51,623	(\$98,134)
BWWII	*	Total Utilities: 7,946 Insurance: \$22,423	(\$18,377)

Housing Choice Voucher (HCV)

- The HCV fund improved its net gain/loss to \$145,266 in September. 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.

Administration

- Total YTD Revenue - \$1,541,182, and budget is \$1,540,980.
- Total YTD Expenses - \$1,281,854, and budget is \$1,422,042.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

MONTHLY FINANCIAL STATEMENTS

(unaudited)

September 30, 2025

Fiscal Year End
December 2025
Month 9 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
September 30, 2025

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	\$ 627,861	\$ 5,981,662	\$ 10,195,792	\$ 3,731	\$ 270,264	\$ 350,549	\$ 167,173	\$ 44,757	\$ 190,089	\$ 796,575	\$ 90,959	\$ 195,161	\$ 124,346	\$ 1,017,129	\$ 399,706	\$ 20,455,754	\$ (3,262,232)	\$ 17,193,522
Total Operating Expenses	\$ 832,868	\$ 3,765,783	\$ 1,074,840	\$ 2,199	\$ 4,920	\$ 12,322	\$ 3,180	\$ 725	\$ 190,089	\$ 819,198	\$ 11,115	\$ 183,594	\$ 149,726	\$ 701,902	\$ 430,226	\$ 8,182,688	\$ (1,308,907)	\$ 6,873,781
Excess of Operating Revenue over	\$ (205,007)	\$ 2,215,879	\$ 9,120,952	\$ 1,532	\$ 265,343	\$ 338,227	\$ 163,993	\$ 44,031	\$ -	\$ (22,623)	\$ 79,844	\$ 11,567	\$ (25,379)	\$ 315,227	\$ (30,520)	\$ 12,273,066	\$ (1,953,325)	\$ 10,319,741
Extraordinary Maintenance	-	138,356	-	-	-	-	-	-	-	-	-	-	-	-	-	138,356	-	138,356
Housing Assistance Payments	-	-	8,951,863	-	240,840	325,592	163,140	43,347	-	-	5,700	-	-	-	-	9,730,482	(1,953,325)	7,777,157
Depreciation Expense	123,794	1,330,661	16,529	-	-	-	-	-	-	14,166	2,548	-	-	17,604	897	1,506,198	-	1,506,198
Total Expenses	\$ 956,661	\$ 5,234,800	\$ 10,045,689	\$ 2,199	\$ 245,760	\$ 337,915	\$ 166,320	\$ 44,072	\$ 190,089	\$ 833,364	\$ 19,362	\$ 183,594	\$ 149,726	\$ 719,506	\$ 431,123	\$ 19,560,181	\$ (3,262,232)	16,297,949
Net Gain (Loss)	\$ (328,801)	\$ 746,862	\$ 150,103	\$ 1,532	\$ 24,503	\$ 12,635	\$ 853	\$ 684	\$ -	\$ (36,789)	\$ 71,597	\$ 11,567	\$ (25,379)	\$ 297,623	\$ (31,417)	\$ 895,573	\$ -	\$ 895,573

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Balance Sheet Summary
September 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	1,056,896	5,067,197	956,124	28,272	124,461	101,506	39,388	23,369	-	81,288	3,043,724	-	329,249	400,542	153,880	11,405,896
120 Total Receivables, Net of Allowances for Doubtful Accounts	720,916	56,578	56,007	-	2,841	10,647	1,749	13,610	10,647	86,303	39,236	-	203,331	7,695,639	-	8,897,505
150 Total Current Assets	33,996	135,405	16,789	-	-	-	-	-	-	11,330	265,792	2,592	133,849	47,029	456,369	1,103,152
160 Total Capital Assets, Net of Accumulated Depreciation	1,066,497	67,983,015	332,951	-	-	-	-	-	-	557,842	272,867	-	-	446,235	26,608	70,686,016
180 Total Non-Current Assets	-	517,789	-	-	-	-	-	-	-	-	4,035,620	2,031,629	550,254	35,319,843	-	42,455,135
190 Total Assets	2,878,305	73,759,985	1,361,872	28,272	127,302	112,153	41,137	36,979	10,647	736,763	7,657,240	2,034,221	1,216,682	43,909,288	636,857	134,547,704
310 Total Current Liabilities	70,080	3,072,434	88,884	2,090	6,954	6,609	34,647	31,980	10,647	304,841	957	264,358	73,520	249,384	314,155	4,531,542
350 Total Non-Current Liabilities	3,657	42,448,279	393,275	-	-	-	-	-	-	672,620	-	4,858	2,155	20,084,862	9,480	63,619,185
300 Total Liabilities	73,737	45,520,713	482,159	2,090	6,954	6,609	34,647	31,980	10,647	977,461	957	269,217	75,675	20,334,246	323,635	68,150,728
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
513 Total Equity/Net Assets	2,804,568	28,239,271	879,713	26,182	120,347	105,544	6,490	4,998	-	(240,698)	7,656,283	1,764,905	1,141,007	22,405,770	313,222	65,227,604
600 Total Liabilities and Equity/Net Assets	2,878,305	73,759,985	1,361,872	28,272	127,302	112,153	41,137	36,979	10,647	736,763	7,657,240	2,034,121	1,216,682	43,909,288	636,857	134,547,604

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 Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental																		
Revenue	\$ 329,296	\$ 1,763,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,869	\$ 11,070	\$ -	\$ -	\$ -	\$ -	\$ 2,131,253	\$ -	\$ 2,131,253
Rental Subsidies		1,953,325	-	-	-	-	-	-	-	-	-	-	-	-	-	1,953,325	(1,953,325)	-
Vacancy Loss	(139,696)	(153,215)	-	-	-	-	-	-	-	-	-	-	-	-	-	(292,912)		(292,912)
Net Rental																		
Revenue	189,600	3,563,128	-	-	-	-	-	-	-	27,869	11,070	-	-	-	-	3,791,666	(1,953,325)	1,838,341
Tenant Revenue -																		
Other	2,376	28,561	-	-	-	-	-	-	-	-	-	-	-	-	-	30,937		30,937
Total Tenant Revenue	191,976	3,591,689	-	-	-	-	-	-	-	27,869	11,070	-	-	-	-	3,822,604	(1,953,325)	1,869,279
HUD PHA																		
Operating Grants	330,796	-	9,071,831	2,815	244,805	319,216	163,140	-	190,089	-	-	-	-	-	-	10,322,692	-	10,322,692
HUD Voucher																		
Admin Fees	-	-	1,094,134	-	21,655	28,035	3,180	-	-	-	-	-	-	-	-	1,147,004	-	1,147,004
Management																		
Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	257,670	257,670	(257,670)	-
Asset																		
Management		-	-	-	-	-	-	-	-	-	-	-	-	-		10,800	(10,800)	-
Fee	-														10,800			
Book Keeping																		
Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,128	120,128	(120,128)	-
Total Fee Revenue	330,796	-	10,167,465	2,815	266,460	347,251	166,320	-	190,089	-	-	-	-	-	388,598	11,859,794	(388,598)	11,471,196
Other																		
Government			-	-	-	-	-	44,072	-	742,740	-	-	-	-	-	786,812	-	786,812
Grants	-	-																
Interest Income	38,224	130,145	16,546	916	3,804	3,298	853	684	-	1,984	15,446	-	23,681	14,049	9,891	259,522	-	259,522
Investment																		
Income	-	-	-	-	-	-	-	-	-	-	-	-	-	585,140	-	585,140	(585,140)	-
Fraud Recovery	-	-	11,780	-	-	-	-	-	-	-	-	-	-	-	-	11,780	-	11,780
Other Revenue	66,865	2,259,829	-	-	-	-	-	-	-	23,982	52,520	195,161	100,666	395,298	1,217	3,095,537	(335,169)	2,760,368
Gain/Loss on																		
Sale of Capital		-	-	-	-	-	-	-	-	-	11,923	-	-	22,642	-	34,565	-	34,565
Assets	-																	
Total Revenue	\$ 627,861	\$ 5,981,662	\$ 10,195,792	\$ 3,731	\$ 270,264	\$ 350,549	\$ 167,173	\$ 44,757	\$ 190,089	\$ 796,575	\$ 90,959	\$ 195,161	\$ 124,346	\$ 1,017,129	\$ 399,706	\$ 20,455,754	\$ (3,262,232)	\$ 17,193,522
Administrative																		
Salaries	76,222	205,948	422,998	-	2,456	1,797	1,880	300	-	54,660	-	-	76,122	229,209	243,774	1,315,366	-	1,315,366
Auditing Fees	3,902	65,150	37,607	-	-	-	-	-	-	3,182	706	-	-	3,422	7,430	121,400	-	121,400
Management																		
Fee	36,782	215,323	180,720	-	-	4,008	-	-	-	1,125	748	-	-	-	-	438,706	(438,706)	-
LIHTC Asset																		
Mgmt	4,673	53,933	112,950	-	-	2,505	-	-	-	-	-	-	-	-	-	174,060	(120,128)	53,933

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	-	-	-	-	-	-	-	-	-	113	-	-	-	1,229	-	1,342	-	1,342
Employee	25,203	62,276	116,975	-	702	202	293	34	-	9,013	-	-	19,333	56,429	58,474	348,933	-	348,933
Office Expenses	14,276	56,672	40,062	-	58	444	148	99	1,765	15,879	42	132	2,669	16,893	57,530	206,670	-	206,670
Legal Expense	909	11,335	-	-	-	-	-	-	-	-	-	-	-	-	21,139	33,382	-	33,382
Training & Travel	-	6,604	5,607	-	-	-	-	-	250	8,666	-	-	227	1,526	5,681	28,561	-	28,561
Other	5,900	18,734	83,279	110	1,677	1,644	829	288	7,526	(448)	156	535	3,923	58,894	8,805	191,851	-	191,851
Total Operating - Admin.	167,867	695,974	1,000,197	110	4,893	10,600	3,150	721	9,541	92,190	1,652	667	102,274	367,602	402,834	2,860,271	(558,833)	2,301,438
Asset Management Fee	10,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,800	(10,800)	-
Salaries	797	75,369	-	-	-	-	-	-	126,427	432,117	-	-	-	-	-	634,710	-	634,710
Employee	288	26,071	-	-	-	(5)	-	-	38,678	94,152	-	-	-	-	-	159,183	-	159,183
Tenant Services -	2,714	30,137	749	2,090	-	-	-	-	-	136,908	-	-	-	-	-	172,598	-	172,598
Total Tenant Services	5,273	131,576	749	2,090	-	(5)	-	-	165,105	663,176	-	-	-	-	-	967,964	-	967,964
Water	20,655	133,581	498	-	-	-	-	-	-	-	60	-	-	432	166	155,391	-	155,391
Electricity	21,867	243,622	4,812	-	-	-	-	-	-	-	108	-	-	2,403	1,604	274,415	-	274,415
Gas	11,625	27,503	986	-	-	-	-	-	-	-	283	-	-	1,363	329	42,089	-	42,089
Sewer	17,590	87,953	265	-	-	-	-	-	-	-	78	-	-	290	88	106,264	-	106,264
Total Utilities	71,737	492,658	6,560	-	-	-	-	-	-	-	528	-	-	4,488	2,187	578,159	-	578,159
Maintenance - Labor	180,288	283,269	-	-	-	-	-	-	-	-	-	-	-	-	-	463,557	-	463,557
Maintenance - Materials	37,580	156,666	-	-	-	-	-	-	-	75	161	1,885	-	7	1,288	197,661	-	197,661
Maintenance Contracts	127,829	388,403	2,813	-	-	-	-	-	-	17,658	6,004	393	-	1,960	4,242	549,303	(93,019)	456,284
Employee Benefits - Maint.	52,525	92,992	-	-	-	-	-	-	-	-	-	-	-	-	-	145,517	-	145,517
Total Maintenance	398,222	921,330	2,813	-	-	-	-	-	-	17,732	6,165	2,278	-	1,967	5,530	1,356,038	(93,019)	1,263,019
Protective Services - Labor	30,153	8,352	-	-	-	-	-	-	-	-	-	128,908	-	-	-	167,413	-	167,413
Employee	8,864	2,504	-	-	-	-	-	-	-	-	-	38,058	-	-	-	49,426	-	49,426
Total Protective Services	39,046	10,865	-	-	-	-	-	-	-	-	-	167,091	-	-	-	217,001	-	217,001
Property Insurance	70,162	622,020	4,945	-	-	-	-	-	-	4,861	1,535	-	-	1,839	1,648	707,011	-	707,011

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	8,474	7,656	7,768	-	-	-	-	-	-	4,085	127	-	-	11,850	-	39,961	-	39,961
Workmen's																		
Compensation	5,198	10,293	7,338	-	27	29	30	5	2,235	8,104	-	2,205	1,265	3,788	4,053	44,570	-	44,570
All Other																		
Insurance	5,153	10,187	-	-	-	-	-	-	-	4,827	-	-	787	787	3,167	24,909	-	24,909
Total Insurance																		
Premiums	88,986	650,156	20,051	-	27	29	30	5	2,235	21,878	1,662	2,205	2,053	18,265	8,868	816,450	-	816,450
Other General																		
Expenses	634	14,406	9,545	-	-	1,698	-	-	-	95	-	1,585	42,509	61,950	1,465	133,888	(61,115)	72,774
Compensated																		
Absences	37,908	69,277	34,924	-	-	-	-	-	13,207	21,339	-	8,790	2,890	7,403	9,343	205,082	-	205,082
Payments in Lieu																		
of Taxes	12,694	116,174	-	-	-	-	-	-	-	2,787	1,107	-	-	-	-	132,762	-	132,762
Bad debt -																		
Tenant Rents	(300)	3,922	-	-	-	-	-	-	-	-	-	-	-	-	-	3,622	-	3,622
Total Other																		
Expenses	50,937	203,779	44,468	-	-	1,698	-	-	13,207	24,222	1,107	10,376	45,399	69,353	10,808	475,354	(61,115)	414,240
Interest of																		
Mortgage																		
Payable	-	229,038	-	-	-	-	-	-	-	-	-	979	-	223,583	-	453,600	-	453,600
Interest on Notes																		
Payable	-	367,550	-	-	-	-	-	-	-	-	-	-	-	16,643	-	384,193	-	384,193
Amortization of																		
Loan Costs	-	62,858	-	-	-	-	-	-	-	-	-	-	-	-	-	62,858	-	62,858
Total	-	659,445	-	-	-	-	-	-	-	-	-	979	-	240,226	-	900,650	(585,140)	315,510
Total Operating																		
Expenses	\$ 832,868	\$ 3,765,783	\$ 1,074,840	\$ 2,199	\$ 4,920	\$ 12,322	\$ 3,180	\$ 725	\$ 190,089	\$ 819,198	\$ 11,115	\$ 183,594	\$ 149,726	\$ 701,902	\$ 430,226	\$ 8,182,688	\$ (1,308,907)	\$ 6,873,781
Excess of																		
Operating	\$ (205,007)	\$ 2,215,879	\$ 9,120,952	\$ 1,532	\$ 265,343	\$ 338,227	\$ 163,993	\$ 44,031	\$ -	\$ (22,623)	\$ 79,844	\$ 11,567	\$ (25,379)	\$ 315,227	\$ (30,520)	\$ 12,273,066	\$ (1,953,325)	\$ 10,319,741
Extraordinary																		
Maintenance	-	138,356	-	-	-	-	-	-	-	-	-	-	-	-	-	138,356	-	138,356
Housing																		
Assistance																		
Payments	-	-	8,951,863	-	240,840	325,592	163,140	43,347	-	-	5,700	-	-	-	-	9,730,482	(1,953,325)	7,777,157
Depreciation																		
Expense	123,794	1,330,661	16,529	-	-	-	-	-	-	14,166	2,548	-	-	17,604	897	1,506,198	-	1,506,198
Total Expenses	\$ 956,661	\$ 5,234,800	\$ 10,045,689	\$ 2,199	\$ 245,760	\$ 337,915	\$ 166,320	\$ 44,072	\$ 190,089	\$ 833,364	\$ 19,362	\$ 183,594	\$ 149,726	\$ 719,506	\$ 431,123	\$ 19,560,181	\$ (3,262,232)	\$ 16,297,949
Net Gain (Loss)	\$ (328,801)	\$ 746,862	\$ 150,103	\$ 1,532	\$ 24,503	\$ 12,635	\$ 853	\$ 684	\$ -	\$ (36,789)	\$ 71,597	\$ 11,567	\$ (25,379)	\$ 297,623	\$ (31,417)	\$ 895,573	\$ -	\$ 895,573

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Balance Sheet Summary
September 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	Total
111	111 Cash - Unrestricted	659,660	966,561	571,146	-	124,461	101,506	39,388	23,369	-	45,716	2,851,940	-	329,249	81,746	153,880	5,948,621
112	112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113-020	113-020 Sect 8 FSS	-	-	384,978	-	-	-	-	-	-	-	-	-	-	-	-	384,978
113	113 Cash - Other Restricted	397,236	4,100,635	-	28,272	-	-	-	-	-	35,572	191,784	-	-	318,796	-	5,072,296
114	114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	100 Total Cash	1,056,896	5,067,197	956,124	28,272	124,461	101,506	39,388	23,369	-	81,288	3,043,724	-	329,249	400,542	153,880	11,405,896
121	121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	122 Accounts Receivable - HUD Other Projects	500,000	-	-	-	1,161	3,135	1,101	-	10,647	-	-	-	-	-	-	516,044
124	124 Accounts Receivable - Other Government	-	12,695	-	-	-	-	-	10,349	-	82,431	-	-	-	-	-	105,475
125-010	125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	-	36,000	-	145,240	-	-	181,240
125-040	125-040 Accounts Receivable - Tax Credit	215,271	12,103	-	-	-	-	-	-	-	-	-	-	-	-	-	227,375
125-050	125-050 Accounts Receivable - Other	1,007	-	-	-	-	-	-	-	-	-	-	-	-	(977)	-	30
125	125 Accounts Receivable - Miscellaneous	-	-	52,113	-	1,680	7,512	648	3,261	-	-	-	-	-	-	-	65,214
126	126 Accounts Receivable - Tenants	10,851	80,215	-	-	-	-	-	-	-	4,571	3,956	-	-	-	-	99,595
126.1	126.1 Allowance for Doubtful Accounts - Tenants	(6,214)	(48,435)	-	-	-	-	-	-	-	(700)	(720)	-	-	-	-	(56,069)
126.2	126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	(631)	-	(631)
127	127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	5,713,438	-	5,713,438
128	128 Fraud Recovery	2,399	-	7,789	-	-	-	-	-	-	-	-	-	-	-	-	10,188
128.1	128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(3,894)	-	-	-	-	-	-	-	-	-	-	-	-	(6,293)
129	129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	58,092	1,983,809	-	2,041,901
	120 Total Receivables, Net of Allowances for Doubtful Accounts	720,916	56,578	56,007	-	2,841	10,647	1,749	13,610	10,647	86,303	39,236	-	203,331	7,695,639	-	8,897,505
131	131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132	132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135	135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	142 Prepaid Expenses and Other Assets	33,996	135,405	16,789	-	-	-	-	-	-	11,330	298	2,592	4,859	11,985	23,408	240,663
143	143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	245	245
143.1	143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144	144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	128,990	34,844	432,716	596,549
145	145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	265,494	-	-	200	-	265,694
	150 Total Current Assets	33,996	135,405	16,789	-	-	-	-	-	-	11,330	265,792	2,592	133,849	47,029	456,369	1,103,152
161	161 Land	339,845	4,345,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-	24,513	5,028,103
162	162 Buildings	4,692,157	64,954,221	354,155	-	-	-	-	-	-	696,504	136,000	-	-	414,098	-	71,247,134
163	163 Furniture, Equipment & Machinery - Dwellings	25,520	112,687	-	-	-	-	-	-	-	-	-	-	-	-	-	138,207
164	164 Furniture, Equipment & Machinery - Administration	519,933	990,597	93,285	-	-	-	-	-	-	7,363	-	-	-	67,475	125,147	1,803,801
165	165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	166 Accumulated Depreciation	(4,510,959)	(16,091,832)	(114,489)	-	-	-	-	-	-	(284,844)	(42,498)	-	-	(126,766)	(123,052)	(21,294,440)
167	167 Construction in Progress	-	11,145,348	-	-	-	-	-	-	-	-	-	-	-	35,000	-	11,180,348
168	168 Infrastructure	-	2,526,433	-	-	-	-	-	-	-	-	-	-	-	56,428	-	2,582,861
	160 Total Capital Assets, Net of Accumulated Depreciation	1,066,497	67,983,015	332,951	-	-	-	-	-	-	557,842	272,867	-	-	446,235	26,608	70,686,016
																	-
171	171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-	-	-	-	4,035,620	-	210,000	1,140,399	-	5,386,019
171-040	171-040 Notes Receivable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	34,179,444	-	34,179,444
172	172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	174 Other Assets	-	517,789	-	-	-	-	-	-	-	-	-	-	-	-	-	517,789
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	-	517,789	-	-	-	-	-	-	-	-	4,035,620	2,031,629	550,254	35,319,843	-	42,455,135
	190 Total Assets	2,878,305	73,759,985	1,361,872	28,272	127,302	112,153	41,137	36,979	10,647	736,763	7,657,240	2,034,221	1,216,682	43,909,288	636,857	134,547,704
311	311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312	312 Accounts Payable <= 90 Days	(1,301)	101,217	(601)	-	-	-	-	-	-	(1,061)	(235)	-	-	(1,141)	107,872	204,750
313	313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	321 Accrued Wage/Payroll Taxes Payable	11,009	22,768	19,546	-	-	-	-	-	5,877	19,773	-	5,311	6,081	9,375	9,197	108,938
322	322 Accrued Compensated Absences - Current Portion	5,485	29,699	12,445	-	-	-	-	-	-	5,430	-	7,281	3,233	9,204	14,220	87,003
324	324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325	325 Accrued Interest Payable	-	2,041,937	-	-	-	-	-	-	-	-	-	-	-	173,535	-	2,215,472
331	331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	341 Tenant Security Deposits	37,612	306,379	-	-	-	-	-	-	-	2,297	740	-	-	-	-	347,028
342	342 Deferred Revenues	-	-	-	-	-	3,840	-	30,459	-	52,550	-	-	-	-	-	86,849
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	9,567	116,174	-	-	-	-	-	-	-	2,787	1,107	-	-	-	-	129,634
346	346 Accrued Liabilities - Other	7,709	918	15,229	2,090	3,469	191	32,752	1,358	228	474	-	164	1,573	11,408	53,877	131,441
347	347 Inter Program - Due To	-	138,563	42,266	-	3,485	2,579	1,896	163	4,542	222,590	(655)	206,251	62,634	(153,843)	128,990	659,459
348-010	348-010 Operating Loan Payable	-	126,531	-	-	-	-	-	-	-	-	-	45,344	-	-	-	171,875
348-040	348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	200,845	-	200,845
348	348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	310 Total Current Liabilities	70,080	3,072,434	88,884	2,090	6,954	6,609	34,647	31,980	10,647	304,841	957	264,358	73,520	249,384	314,155	4,531,542
351	351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	42,088,226	-	-	-	-	-	-	-	669,000	-	-	-	-	-	42,757,226
352	352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	353 Non-current Liabilities - Other	-	340,254	384,978	-	-	-	-	-	-	-	-	-	-	-	-	725,232
354	354 Accrued Compensated Absences - Non Current	3,657	19,800	8,296	-	-	-	-	-	-	3,620	-	4,858	2,155	6,136	9,480	58,002
355-010	355-010 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-	210,000
355-040	355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	19,868,725	-	19,868,725
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	42,448,279	393,275	-	-	-	-	-	-	672,620	-	4,858	2,155	20,084,862	9,480	63,619,185
	300 Total Liabilities	73,737	45,520,713	482,159	2,090	6,954	6,609	34,647	31,980	10,647	977,461	957	269,217	75,675	20,334,246	323,635	68,150,728
400	400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
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	(532,032)	601,701	150,103	1,532	24,503	12,635	853	684	-	(36,789)	2,941,239	11,567	(25,379)	1,377,981	(31,417)	4,497,181
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	27,160,790
	513 Total Equity/Net Assets	2,804,568	28,239,271	879,713	26,182	120,347	105,544	6,490	4,998	-	(240,698)	7,656,283	1,764,905	1,141,007	22,405,770	313,222	65,227,604
	600 Total Liabilities and Equity/Net Assets	2,878,305	73,759,985	1,361,872	28,272	127,302	112,153	41,137	36,979	10,647	736,763	7,657,240	2,034,121	1,216,682	43,909,288	636,857	134,547,604
	Difference	-	-	-	-	-	-	-	-	-	-	-	100	-	-	-	100

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 4,352	\$ 30,529	\$ (26,177)	\$ 329,296	\$ 274,757	\$ 54,539	20%
Vacancy Loss	-	(10,871)	10,871	(139,696)	(97,838)	(41,859)	43%
Net Tenant Rental Revenue	4,352	19,658	(15,306)	189,600	176,919	12,680	7%
Tenant Revenue - Other	-	500	(500)	2,376	4,500	(2,124)	-47%
Total Tenant Revenue	4,352	20,158	(15,806)	191,976	181,419	10,557	6%
HUD PHA Operating Grants	16,597	37,167	(20,569)	305,352	334,500	(29,148)	-9%
Capital Fund Grants	25,444	30,227	(4,783)	25,444	272,040	(246,597)	-91%
Total Grant Revenue	42,041	67,393	(25,352)	330,796	606,540	(275,745)	-45%
Investment Income - Unrestricted	4,309	5,417	(1,107)	38,224	48,750	(10,526)	-22%
Fraud Recovery	-	83	(83)	-	750	(750)	0%
Other Revenue	5,143	5,125	18	66,865	46,125	20,740	45%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	
Total Revenue	\$ 55,845	\$ 98,176	\$ (42,331)	\$ 627,861	\$ 883,585	\$ (255,724)	-29%
Administrative Salaries	9,505	6,427	3,078	76,222	57,845	18,377	32%
Auditing Fees	434	1,313	(879)	3,902	11,813	(7,910)	-67%
Management Fee	2,539	8,250	(5,711)	36,782	74,250	(37,468)	-50%
Book-keeping Fee	323	597	(275)	4,673	5,376	(704)	-13%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	3,141	2,429	713	25,203	21,860	3,343	15%
Office Expenses	1,255	1,150	105	14,276	10,350	3,926	38%
Legal Expense	-	83	(83)	909	750	159	21%
Training & Travel	-	354	(354)	-	3,188	(3,188)	-100%
Other	253	417	(163)	5,900	3,750	2,150	57%
Total Operating - Administrative	17,450	21,020	(3,571)	167,867	189,182	(21,315)	-11%
Asset Management Fee	1,200	1,200	-	10,800	10,800	-	0%
Tenant Services - Salaries	69	478	(409)	797	4,299	(3,502)	-81%
Employee Benefit Contributions - Tenant Services	48	164	(117)	288	1,479	(1,192)	-81%
Tenant Services - Other	1,829	350	1,479	2,714	3,150	(436)	-14%
Total Tenant Services	1,946	992	954	5,273	8,929	(3,656)	-41%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	2,077	\$	2,328	\$	(251)	\$	20,655	\$	20,950	\$	(296)	-1%
Electricity		(564)		2,172		(2,736)		21,867		19,549		2,318	12%
Gas		343		1,070		(726)		11,625		9,626		1,999	21%
Sewer		1,584		2,115		(532)		17,590		19,039		(1,448)	-8%
Total Utilities		3,440		7,685		(4,245)		71,737		69,164		2,574	4%
Maintenance - Labor		16,505		20,170		(3,665)		180,288		181,530		(1,243)	-1%
Maintenance - Materials & Other		6,665		5,083		1,582		37,580		45,750		(8,170)	-18%
Maintenance and Operations Contracts		25,927		9,375		16,552		127,829		84,375		43,454	52%
Employee Benefit Contributions - Maintenance		2,286		5,256		(2,970)		52,525		47,300		5,225	11%
Total Maintenance		51,383		39,884		11,499		398,222		358,956		39,267	11%
Total Protective Services		4,615		4,526		88		39,046		40,738		(1,693)	-4%
Total Insurance Premiums		9,863		10,001		(139)		88,986		90,012		(1,026)	-1%
Other General Expenses		124		42		83		634		375		259	69%
Compensated Absences		4,763		-		4,763		37,908		-		37,908	
Payments in Lieu of Taxes		(293)		2,284		(2,578)		12,694		20,559		(7,865)	-38%
Bad debt - Tenant Rents		-		417		(417)		(300)		3,750		(4,050)	-108%
Total Other General Expenses		4,594		2,743		1,852		50,937		24,684		26,253	106%
Interest on Notes Payable		-		-		-		-		-		-	
Total Operating Expenses	\$	94,490	\$	88,052	\$	6,438	\$	832,868	\$	792,465	\$	40,403	5%
Excess of Operating Revenue over Operating Expenses	\$	(38,644)	\$	10,124	\$	(48,769)	\$	(205,007)	\$	91,120	\$	(296,127)	-325%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		13,755		14,411		(656)		123,794		129,697		(5,903)	-5%
Total Expenses	\$	108,244	\$	102,462	\$	5,782	\$	956,661	\$	922,161	\$	34,500	4%
Net Gain (Loss)	\$	(52,399)	\$	(4,286)	\$	(48,113)	\$	(328,801)	\$	(38,577)	\$	(290,224)	752%

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	\$ 1,002,639	\$ 924,128	\$ 78,511	\$ 9,071,831	\$ 8,317,152	754,679	9%
HUD Admin Fees Earned	201,142	123,498	77,644	1,094,134	1,111,484	(17,350)	-2%
Homeownership Closing Fees Earned	-	-	-	1,500	-	1,500	0%
Cares Act - COVID-19 Revenue	-	-	-	-	-	-	
Total Fee Revenue	1,203,781	1,047,626	156,155	10,167,465	9,428,636	738,829	8%
Investment Income - Unrestricted	2,471	2,200	271	16,546	19,796	(3,250)	-16%
Fraud Recovery - HAP	-	231	(231)	8,205	2,078	6,126	295%
Fraud Recovery - Admin	-	231	(231)	3,576	2,078	1,497	72%
Other Revenue	-	273	(273)	-	2,455	(2,455)	-100%
Total Revenue	\$ 1,206,252	\$ 1,050,560	\$ 155,691	\$ 10,195,792	\$ 9,455,044	\$ 740,748	8%
Administrative Salaries	50,524	60,810	(10,286)	422,998	547,288	(124,290)	-23%
Auditing Fees	4,179	4,063	116	37,607	36,567	1,040	3%
Management Fee	19,584	21,605	(2,021)	180,720	194,445	(13,725)	-7%
Book-keeping Fee	12,240	12,264	(24)	112,950	110,374	2,576	2%
Advertising and Marketing	-	83	(83)	-	750	(750)	-100%
Employee Benefit contributions - Administrative	12,186	17,705	(5,518)	116,975	159,341	(42,367)	-27%
Office Expenses	4,010	7,446	(3,436)	40,062	67,013	(26,951)	-40%
Training & Travel	-	333	(333)	5,607	3,000	2,607	87%
Other Administrative Expenses	7,636	9,167	(1,530)	83,279	82,499	780	1%
Total Operating - Administrative	110,358	133,475	(23,117)	1,000,197	1,201,277	(201,079)	-17%
Total Tenant Services	90	111	(21)	749	1,002	(253)	
Total Utilities	774	929	(155)	6,560	8,361	(1,801)	-22%
Bldg. Maintenance	51	1,028	(977)	2,813	9,249	(6,436)	-70%
Insurance Premiums	2,284	1,172	1,113	20,051	10,545	9,506	90%
Other General Expenses	1,463	796	667	9,545	7,162	2,383	33%
Compensated Absences	3,969	-	3,969	34,924	-	34,924	
Other General Expenses	5,432	796	4,636	44,468	7,162	37,307	521%
Total Operating Expenses	\$ 118,990	\$ 137,511	\$ (18,521)	\$ 1,074,840	\$ 1,237,596	\$ (162,756)	-13%
Excess of Operating Revenue over Operating Expenses	\$ 1,087,262	\$ 913,050	\$ 174,212	\$ 9,120,952	\$ 8,217,448	\$ 903,504	11%
Homeownership	4,300	3,945	355	37,272	35,501	1,771	5%
Portable Housing Assistance Payments	26,892	23,710	3,182	261,787	213,388	48,400	23%
S8 FSS Payments	14,448	15,488	(1,040)	155,066	139,390	15,676	11%
VASH Housing Assistance Payments	76,096	59,053	17,043	673,781	531,479	142,302	27%
All Other Vouchers Housing Assistance Payments	822,884	808,208	14,676	7,823,957	7,273,868	550,089	8%
Total Housing Assistance Payments	944,620	910,403	34,217	8,951,863	8,193,625	758,238	9%
Depreciation Expense	1,837	1,837	-	16,529	16,529	-	
Total Expenses	\$ 1,065,447	\$ 1,049,750	\$ 15,696	\$ 10,043,231	\$ 9,447,750	\$ 595,482	6%
Net Gain (Loss)	\$ 140,805	\$ 810	\$ 139,995	\$ 152,560	\$ 7,294	\$ 145,266	1992%

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

	Current Month			Budget			Variance			Year to Date			Budget			Variance			Percent of Variance
Tenant Rental Revenue	\$	82,531		\$	84,336		\$	(1,805)		\$	770,332		\$	759,020		\$	11,312		1%
Rental Subsidies		97,407			90,908			6,500			849,110			818,168			30,942		4%
Vacancy Loss		(4,048)			(4,310)			262			(65,745)			(38,788)			(26,957)		69%
Net Rental Revenue		175,890			170,933			4,957			1,553,697			1,538,400			15,297		1%
Tenant Revenue - Other		1,383			1,178			205			11,257			10,605			652		6%
Total Tenant Revenue		177,273			172,112			5,162			1,564,954			1,549,005			15,949		1%
Investment Income - Unrestricted		8,483			10,629			(2,146)			72,189			95,664			(23,475)		-25%
Other Revenue		10,412			8,240			2,173			101,726			74,156			27,570		37%
Total Revenue	\$	196,169		\$	190,981		\$	5,188		\$	1,738,869		\$	1,718,825		\$	20,044		1%
Administrative Salaries		9,518			10,311			(793)			85,777			92,803			(7,026)		-8%
Auditing Fees		1,183			3,751			(2,568)			10,650			33,763			(23,113)		-68%
Property Management Fee		11,067			10,430			636			99,454			93,873			5,580		6%
Asset Management Fees		1,169			1,190			(21)			10,520			10,714			(193)		-2%
Advertising and Marketing		-			8			(8)			-			75			(75)		-100%
Employee Benefit contributions - Administrative		2,796			3,248			(452)			25,061			29,230			(4,169)		-14%
Office Expenses		2,244			2,123			120			21,142			19,110			2,032		11%
Legal Expense		1,256			429			827			4,762			3,863			899		23%
Training & Travel		205			500			(295)			2,940			4,500			(1,560)		-35%
Other		746			666			81			5,475			5,990			(515)		-9%
Total Operating - Administrative		30,184			32,658			(2,474)			265,782			293,922			(28,140)		-10%
Total Tenant Services		8,327			8,568			(241)			67,895			77,113			(9,218)		-12%
Water		8,674			6,602			2,072			62,406			59,418			2,988		5%
Electricity		19,168			13,474			5,694			128,165			121,265			6,900		6%
Gas		1,273			1,464			(191)			12,060			13,176			(1,117)		-8%
Sewer		5,071			4,477			595			40,095			40,289			(194)		0%
Total Utilities	\$	34,187		\$	26,016		\$	8,170		\$	242,726		\$	234,148		\$	8,578		4%

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	\$	15,840	\$	15,388	\$	453	\$	147,984	\$	138,488	\$	9,496	7%
Maintenance - Materials & Other		7,873		11,126		(3,253)		70,210		100,130		(29,919)	-30%
Maintenance and Operations Contracts		17,349		15,530		1,819		146,200		139,769		6,431	5%
Employee Benefit Contributions - Maintenance		5,526		5,514		12		50,576		49,623		953	2%
Total Maintenance		46,588		47,557		(969)		414,971		428,009		(13,039)	-3%
Total Insurance Premiums		33,937		27,086		6,851		276,032		243,770		32,262	13%
Other General Expenses		657		758		(101)		6,207		6,825		(618)	-9%
Compensated Absences		3,364		-		3,364		31,190		-		31,190	
Taxes		5,000		5,000		-		45,000		45,000		-	0%
Bad debt - Tenant Rents		-		833		(833)		4,122		7,500		(3,378)	-45%
Total Other General Expenses		9,021		6,592		2,429		86,519		59,325		27,194	46%
Interest of Mortgage (or Bonds) Payable		15,906		15,906		-		143,156		143,156		-	0%
Interest on Notes Payable (Seller Financing)		20,967		20,966		0		188,699		188,698		0	0%
Amortization of Loan Costs		2,275		2,274		0		20,471		20,469		2	0%
Total Interest Expense and Amortization Cost		39,147		39,147		0		352,326		352,324		3	0%
Total Operating Expenses	\$	201,391	\$	187,623	\$	13,767	\$	1,706,250	\$	1,688,610	\$	17,640	1%
Excess of Operating Revenue over Operating Expenses	\$	(5,222)	\$	3,357	\$	(8,579)	\$	32,619	\$	30,215	\$	2,404	8%
Extraordinary Maintenance		1,629		-		1,629		32,683		-		32,683	
Depreciation Expense		57,791		53,610		4,181		484,070		482,494		1,576	0%
Total Expenses	\$	260,811	\$	241,234	\$	19,577	\$	2,223,003	\$	2,171,104	\$	51,899	2%
Net Gain (Loss)	\$	(64,642)	\$	(50,253)	\$	(14,389)	\$	(484,134)	\$	(452,279)	\$	(31,855)	7%

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	\$	22,525	\$	20,400	\$	2,125	\$	205,374	\$	183,600	\$	21,774	12%
Rental Subsidies		32,525		31,894		631		276,036		287,046		(11,010)	-4%
Vacancy Loss		(4,249)		(2,625)		(1,624)		(21,373)		(23,625)		2,252	-10%
Net Rental Revenue		50,801		49,669		1,132		460,037		447,021		13,016	3%
Tenant Revenue - Other		-		338		(338)		4,880		3,038		1,843	61%
Total Tenant Revenue		50,801		50,007		795		464,918		450,059		14,859	3%
Investment Income - Unrestricted		2,575		1,842		733		19,330		16,575		2,755	17%
Other Revenue		2,163		2,828		(665)		109,634		25,455		84,179	331%
Total Revenue	\$	55,539	\$	54,677	\$	863	\$	593,881	\$	492,089	\$	101,793	21%
Administrative Salaries		2,437		2,773		(336)		20,453		24,955		(4,501)	-18%
Auditing Fees		1,183		1,004		179		10,650		9,035		1,615	18%
Property Management Fee		2,564		2,557		7		24,319		23,017		1,301	6%
Asset Management Fees		1,067		1,084		(17)		9,602		9,753		(151)	-2%
Advertising and Marketing		-		-		-		-		-		-	
Employee Benefit contributions - Administrative		893		880		12		7,152		7,922		(770)	-10%
Office Expenses		659		896		(237)		6,972		8,063		(1,091)	-14%
Legal Expense		334		42		292		334		375		(41)	-11%
Training & Travel		181		-		181		915		-		915	
Other		76		292		(216)		3,236		2,625		611	23%
Total Operating - Administrative		9,394		9,527		(133)		83,632		85,744		(2,112)	-2%
Total Tenant Services		44		268		(224)		2,069		2,412		(343)	-14%
Water		2,423		2,792		(369)		19,495		25,128		(5,633)	-22%
Electricity		967		1,037		(70)		6,861		9,332		(2,472)	-26%
Gas		252		558		(306)		3,650		5,023		(1,373)	-27%
Sewer		1,594		2,128		(533)		13,796		19,149		(5,354)	-28%
Total Utilities	\$	5,236	\$	6,515	\$	(1,278)	\$	43,802	\$	58,632	\$	(14,831)	-25%

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	\$ (889)	\$ 3,231	\$ (4,121)	\$ 21,891	\$ 29,082	\$ (7,190)	-25%
Maintenance - Materials & Other	1,961	2,892	(930)	15,718	26,025	(10,307)	-40%
Maintenance and Operations Contracts	7,865	7,074	791	56,139	63,670	(7,531)	-12%
Employee Benefit Contributions - Maintenance	180	1,216	(1,036)	5,816	10,940	(5,124)	-47%
Total Maintenance	9,117	14,413	(5,296)	99,564	129,716	(30,152)	-23%
Total Insurance Premiums	10,266	9,785	482	93,061	88,061	5,000	6%
Other General Expenses	159	50	109	1,023	450	573	127%
Compensated Absences	719	-	719	6,813	-	6,813	
Property Taxes	1,950	1,950	(0)	17,548	17,549	(0)	0%
Bad debt - Tenant Rents	-	83	(83)	-	750	(750)	-100%
Total Other General Expenses	2,828	2,083	745	25,384	18,749	6,635	35%
Interest of Mortgage (or Bonds) Payable	3,267	3,139	128	28,225	28,252	(27)	0%
Interest on Notes Payable (Seller Financing)	6,714	6,714	-	60,422	60,422	-	0%
Amortization of Loan Costs	1,664	1,664	-	14,974	14,974	-	0%
Total Interest Expense and Amortization Cost	11,644	11,516	128	103,620	103,647	(27)	0%
Total Operating Expenses	\$ 48,531	\$ 54,107	\$ (5,576)	\$ 451,131	\$ 486,961	\$ (35,830)	-7%
Excess of Operating Revenue over Operating Expenses	\$ 7,009	\$ 570	\$ 6,439	\$ 142,750	\$ 5,128	\$ 137,622	2684%
Extraordinary Maintenance	-	-	-	8,099	-	8,099	
Depreciation Expense	18,807	18,774	33	169,257	168,970	287	0%
Total Expenses	\$ 67,338	\$ 72,881	\$ (5,544)	\$ 628,487	\$ 655,930	\$ (27,443)	-4%
Net Gain (Loss)	\$ (11,798)	\$ (18,205)	\$ 6,406	\$ (34,606)	\$ (163,842)	\$ 129,236	-79%

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	\$	51,003	\$	52,561	\$	(1,559)	\$	468,332	\$	473,051	\$	(4,719)	-1%
Rental Subsidies		49,890		46,897		2,994		438,905		422,070		16,835	4%
Vacancy Loss		(1,790)		(4,764)		2,974		(31,877)		(42,874)		10,997	-26%
Net Rental Revenue		99,103		94,694		4,409		875,360		852,247		23,113	3%
Tenant Revenue - Other		699		673		26		7,170		6,060		1,110	18%
Total Tenant Revenue		99,802		95,367		4,435		882,531		858,307		24,223	3%
Investment Income - Unrestricted		2,544		3,472		(929)		23,440		31,252		(7,812)	-25%
Other Revenue		3,112		2,928		184		26,079		26,352		(273)	-1%
Total Revenue	\$	105,457	\$	101,768	\$	3,689	\$	932,050	\$	915,911	\$	16,139	2%
Administrative Salaries		6,302		8,291		(1,989)		54,983		74,620		(19,637)	-26%
Auditing Fees		1,183		1,942		(758)		10,650		17,476		(6,826)	-39%
Property Management Fee		6,255		5,764		491		54,517		51,874		2,643	5%
Asset Management Fees		1,084		1,101		(18)		10,101		9,912		189	2%
Advertising and Marketing		-		8		(8)		-		75		(75)	-100%
Employee Benefit contributions - Administrative		2,160		2,315		(155)		19,262		20,836		(1,575)	-8%
Office Expenses		1,294		1,975		(681)		18,173		17,775		398	2%
Legal Expense		640		167		473		3,818		1,500		2,317	154%
Training & Travel		-		250		(250)		1,418		2,250		(832)	-37%
Other		672		708		(36)		4,679		6,375		(1,696)	-27%
Total Operating - Administrative		19,590		22,521		(2,932)		177,598		202,693		(25,095)	-12%
Total Tenant Services		6,987		7,481		(494)		59,557		67,332		(7,775)	-12%
Water		3,469		1,803		1,666		18,292		16,227		2,065	13%
Electricity		12,263		9,609		2,654		89,958		86,479		3,480	4%
Gas		805		644		161		5,963		5,792		171	3%
Sewer		1,727		1,089		639		10,257		9,797		460	5%
Total Utilities	\$	18,263	\$	13,144	\$	5,120	\$	124,470	\$	118,294	\$	6,175	5%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,538	\$ 7,030	\$ (1,492)	\$ 72,246	\$ 63,274	\$ 8,972	14%
Maintenance - Materials & Other	2,222	4,017	(1,795)	33,943	36,153	(2,210)	-6%
Maintenance and Operations Contracts	12,012	9,160	2,852	93,163	82,438	10,725	13%
Employee Benefit Contributions - Maintenance	2,393	2,702	(309)	20,829	24,318	(3,489)	-14%
Total Maintenance	22,164	22,909	(745)	220,181	206,183	13,998	7%
Property Insurance	10,849	3,730	7,119	92,193	33,571	58,622	175%
Workmen's Compensation	303	-	303	2,864	-	2,864	
All Other Insurance	308	552	(244)	2,775	4,970	(2,195)	-44%
Total Insurance Premiums	11,460	4,282	7,178	97,832	38,541	59,291	154%
Other General Expenses	267	500	(234)	4,430	4,504	(73)	-2%
Compensated Absences	2,821	-	2,821	15,918	-	15,918	
Taxes	2,500	2,500	-	22,500	22,500	-	0%
Bad debt - Tenant Rents	-	83	(83)	-	750	(750)	-100%
Total Other General Expenses	5,588	3,084	2,504	42,848	27,754	15,095	54%
Interest of Mortgage (or Bonds) Payable	5,381	5,166	215	46,453	46,495	(42)	0%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	82,937	82,937	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	14,112	14,112	(0)	0%
Total Interest Expense and Amortization Cost	16,164	15,949	215	143,501	143,544	(43)	0%
Total Operating Expenses	\$ 100,217	\$ 89,371	\$ 10,846	\$ 865,987	\$ 804,340	\$ 61,647	8%
Excess of Operating Revenue over Operating Expenses	\$ 5,240	\$ 12,397	\$ (7,156)	\$ 66,063	\$ 111,571	\$ (45,508)	-41%
Extraordinary Maintenance	-	-	-	87,580	-	87,580	
Depreciation Expense	34,949	40,528	(5,579)	285,035	364,752	(79,717)	-22%
Total Expenses	\$ 135,166	\$ 129,899	\$ 5,267	\$ 1,238,602	\$ 1,169,092	\$ 69,510	6%
Net Gain (Loss)	\$ (29,708)	\$ (28,131)	\$ (1,577)	\$ (306,552)	\$ (253,181)	\$ (53,371)	21%

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	\$	11,449	\$	9,646	\$	1,802	\$	101,675	\$	86,817	\$	14,858	17%
Rental Subsidies		7,851		8,301		(450)		67,150		74,711		(7,562)	-10%
Vacancy Loss		(611)		(467)		(144)		(4,998)		(4,200)		(798)	19%
Net Rental Revenue		18,689		17,481		1,208		163,827		157,328		6,499	4%
Tenant Revenue - Other		-		83		(83)		1,022		750		272	36%
Total Tenant Revenue		18,689		17,564		1,125		164,849		158,078		6,771	4%
Investment Income - Unrestricted		503		673		(171)		4,778		6,060		(1,282)	-21%
Other Revenue		157		302		(145)		4,068		2,715		1,353	50%
Total Revenue	\$	19,349	\$	18,539	\$	810	\$	173,695	\$	166,853	\$	6,842	4%
Administrative Salaries		822		938		(116)		6,892		8,440		(1,549)	-18%
Auditing Fees		1,183		330		853		10,650		2,972		7,678	258%
Property Management Fee		942		882		60		8,446		7,939		507	6%
Asset Management Fees		1,081		1,370		(289)		9,872		12,327		(2,454)	-20%
Employee Benefit contributions - Administrative		299		298		1		2,391		2,680		(290)	-11%
Office Expenses		524		271		253		4,731		2,438		2,294	94%
Legal Expense		-		63		(63)		550		563		(13)	-2%
Training & Travel		-		33		(33)		282		300		(18)	-6%
Other		82		292		(209)		746		2,625		(1,879)	-72%
Total Operating - Administrative		4,934		4,476		458		44,559		40,283		4,276	11%
Total Tenant Services		24		51		(26)		271		456		(186)	-41%
Water		377		300		77		2,806		2,701		105	4%
Electricity		1,787		1,159		628		11,009		10,429		579	6%
Gas		191		458		(267)		3,712		4,120		(408)	-10%
Sewer		226		199		27		1,772		1,792		(19)	-1%
Total Utilities	\$	2,581	\$	2,116	\$	465	\$	19,299	\$	19,042	\$	257	1%

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	\$ (299)	\$ 1,077	\$ (1,376)	\$ 7,465	\$ 9,694	\$ (2,229)	-23%
Maintenance - Materials & Other	137	888	(750)	8,809	7,988	822	10%
Maintenance and Operations Contracts	4,233	1,907	2,327	19,930	17,160	2,770	16%
Employee Benefit Contributions - Maintenance	(1)	405	(407)	1,897	3,647	(1,749)	-48%
Total Maintenance	4,071	4,276	(206)	38,101	38,488	(387)	-1%
Total Protective Services	1,297	1,389	(92)	10,865	12,499	(1,634)	-13%
Total Insurance Premiums	3,414	1,568	1,845	29,127	14,115	15,012	106%
Other General Expenses	14	92	(77)	570	825	(255)	-31%
Compensated Absences	318	-	318	2,788	-	2,788	
Taxes	625	625	-	5,625	5,625	-	0%
Bad debt - Tenant Rents	-	333	(333)	-	3,000	(3,000)	-100%
Total Other General Expenses	957	1,050	(93)	8,983	9,450	(467)	-5%
Interest of Mortgage (or Bonds) Payable	668	675	(7)	5,785	6,075	(290)	-5%
Amortization of Loan Costs	681	681	0	6,126	6,126	0	0%
Total Interest Expense and Amortization Cost	1,349	1,356	(7)	11,912	12,201	(290)	-2%
Total Operating Expenses	\$ 18,626	\$ 16,282	\$ 2,344	\$ 163,116	\$ 146,534	\$ 16,581	11%
Excess of Operating Revenue over Operating Expenses	\$ 723	\$ 2,258	\$ (1,535)	\$ 10,579	\$ 20,319	\$ (9,739)	-48%
Extraordinary Maintenance	-	-	-	4,950	-	4,950	
Depreciation Expense	10,321	10,277	44	92,890	92,493	397	0%
Total Expenses	\$ 28,947	\$ 26,559	\$ 2,388	\$ 260,956	\$ 239,027	\$ 21,928	9%
Net Gain (Loss)	\$ (9,598)	\$ (8,019)	\$ (1,579)	\$ (87,261)	\$ (72,174)	\$ (15,086)	21%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	14,427	\$	17,239	\$	(2,811)	\$	122,115	\$	155,147	\$	(33,032)	-21%
Rental Subsidies		19,920		17,165		2,755		187,008		154,483		32,525	21%
Vacancy Loss		(3,610)		(1,157)		(2,453)		(22,991)		(10,413)		(12,578)	121%
Net Rental Revenue		30,737		33,246		(2,510)		286,132		299,217		(13,086)	-4%
Tenant Revenue - Other		(420)		437		(858)		3,454		3,935		(481)	-12%
Total Tenant Revenue		30,316		33,684		(3,367)		289,585		303,152		(13,567)	-4%
Investment Income - Unrestricted		302		844		(541)		5,345		7,592		(2,247)	-30%
Other Revenue		504		375		129		2,589		3,379		(790)	-23%
Total Revenue	\$	31,122	\$	34,903	\$	(3,780)	\$	297,519	\$	314,123	\$	(16,603)	-5%
Administrative Salaries		2,585		3,569		(984)		25,284		32,117		(6,834)	-21%
Auditing Fees		1,183		713		470		10,650		6,420		4,230	66%
Property Management Fee		1,921		1,856		65		17,542		16,706		836	5%
Asset Management Fees		769		769		-		6,919		6,918		0	0%
Advertising and Marketing		-		6		(6)		-		56		(56)	-100%
Employee Benefit contributions - Administrative		512		795		(283)		5,325		7,151		(1,826)	-26%
Office Expenses		490		459		32		3,788		4,129		(342)	-8%
Legal Expense		539		21		518		1,872		193		1,678	869%
Training & Travel		133		58		75		784		525		259	49%
Other		81		212		(131)		2,361		1,909		452	24%
Total Operating - Administrative		8,213		8,458		(245)		74,524		76,126		(1,601)	-2%
Total Tenant Services		992		202		790		1,604		1,820		(216)	-12%
Water		1,947		1,278		669		14,415		11,500		2,915	25%
Electricity		1,685		552		1,132		5,282		4,972		310	6%
Gas		97		260		(163)		1,305		2,344		(1,039)	-44%
Sewer		1,373		1,078		295		10,590		9,706		884	9%
Total Utilities	\$	5,103	\$	3,169	\$	1,933	\$	31,592	\$	28,523	\$	3,069	11%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,446	\$	3,095	\$	(648)	\$	25,164	\$	27,853	\$	(2,688)	-10%
Maintenance - Materials & Other		7,517		1,764		5,753		22,432		15,875		6,557	41%
Maintenance and Operations Contracts		11,037		2,714		8,323		46,226		24,426		21,801	89%
Employee Benefit Contributions - Maintenance		1,054		1,262		(208)		10,388		11,361		(973)	-9%
Total Maintenance		22,055		8,835		13,220		104,210		79,514		24,697	31%
Total Insurance Premiums		14,655		5,928		8,727		104,971		53,348		51,623	97%
Other General Expenses		877		83		793		1,745		750		995	133%
Compensated Absences		471		-		471		9,092		-		9,092	
Property Taxes		1,667		1,667		-		15,000		15,000		-	0%
Bad debt - Tenant Rents		-		644		(644)		(200)		5,794		(5,994)	-103%
Total Other General Expenses		3,014		2,394		621		25,637		21,544		4,093	19%
Interest of Mortgage (or Bonds) Payable		597		617		(20)		5,418		5,552		(134)	-2%
Interest on Notes Payable		1,268		1,268		-		11,411		11,411		-	0%
Amortization of Loan Costs		526		526		0		4,738		4,738		0	0%
Total Interest Expense and Amortization Cost		2,391		2,411		(20)		21,568		21,701		(134)	-1%
Total Operating Expenses	\$	56,423	\$	31,397	\$	25,026	\$	364,106	\$	282,575	\$	81,531	29%
Excess of Operating Revenue over Operating Expenses	\$	(25,301)	\$	3,505	\$	(28,806)	\$	(66,586)	\$	31,548	\$	(98,134)	-311%
Extraordinary Maintenance		-		-		-		1,097		-		1,097	
Depreciation Expense		21,756		24,812		(3,056)		195,800		223,307		(27,507)	-12%
Total Expenses	\$	78,179	\$	56,209	\$	21,970	\$	561,003	\$	505,882	\$	55,121	11%
Net Gain (Loss)	\$	(47,056)	\$	(21,307)	\$	(25,750)	\$	(263,484)	\$	(191,760)	\$	(71,724)	37%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	8,173	\$	9,697	\$	(1,524)	\$	81,564	\$	87,275	\$	(5,710)	-7%
Rental Subsidies		12,841		10,602		2,239		107,562		95,419		12,142	13%
Vacancy Loss		(178)		(1,090)		912		(6,232)		(9,811)		3,579	-36%
Net Rental Revenue		20,836		19,209		1,627		182,894		172,883		10,011	6%
Tenant Revenue - Other		-		116		(116)		778		1,046		(268)	-26%
Total Tenant Revenue		20,836		19,325		1,511		183,672		173,929		9,743	6%
Investment Income - Unrestricted		465		664		(199)		4,829		5,973		(1,143)	-19%
Other Revenue		-		25		(25)		419		227		192	85%
Total Revenue	\$	21,301	\$	20,014	\$	1,286	\$	188,921	\$	180,129	\$	8,792	5%
Administrative Salaries		1,010		1,628		(618)		11,499		14,652		(3,154)	-22%
Auditing Fees		1,183		476		708		10,650		4,280		6,370	0%
Property Management Fee		1,250		1,144		106		11,045		10,298		748	7%
Asset Management Fees		769		769		-		6,919		6,918		0	0%
Advertising and Marketing		-		-		-		-		-		-	-
Employee Benefit contributions - Administrative		277		411		(135)		2,968		3,703		(735)	-20%
Office Expenses		152		301		(149)		1,527		2,705		(1,177)	-44%
Legal Expense		-		43		(43)		-		386		(386)	-100%
Training & Travel		85		42		43		266		375		(109)	-29%
Other		71		129		(58)		1,566		1,163		403	35%
Total Operating - Administrative		4,796		4,942		(146)		46,440		44,480		1,959	4%
Total Tenant Services		22		126		(103)		181		1,131		(950)	-84%
Water		3,114		1,202		1,912		15,999		10,815		5,184	48%
Electricity		921		253		668		2,189		2,275		(86)	-4%
Gas		65		171		(106)		703		1,540		(837)	-54%
Sewer		1,782		849		934		11,324		7,638		3,686	48%
Total Utilities	\$	5,882	\$	2,474	\$	3,408	\$	30,215	\$	22,268	\$	7,946	36%

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	\$ 830	\$ 1,032	\$ (202)	\$ 8,519	\$ 9,284	\$ (765)	-8%
Maintenance - Materials & Other	1,646	1,043	603	5,276	9,386	(4,110)	-44%
Maintenance and Operations Contracts	3,758	2,918	839	25,432	26,264	(832)	-3%
Employee Benefit Contributions - Maintenance	354	421	(67)	3,485	3,787	(301)	-8%
Total Maintenance	6,587	5,413	1,174	42,712	48,721	(6,009)	-12%
Total Insurance Premiums	7,700	2,963	4,737	49,091	26,668	22,423	84%
Other General Expenses	101	42	59	347	375	(28)	-8%
Compensated Absences	198	-	198	3,478	-	3,478	
Property Taxes	1,167	1,167	-	10,500	10,500	-	0%
Bad debt - Tenant Rents	-	183	(183)	-	1,650	(1,650)	-100%
Total Other General Expenses	1,465	1,392	74	14,324	12,525	1,799	14%
Interest on Notes Payable	2,676	2,676	0	24,081	24,081	0	0%
Amortization of Loan Costs	271	271	0	2,437	2,437	0	0%
Total Interest Expense and Amortization Cost	2,946	2,946	0	26,518	26,518	0	0%
Total Operating Expenses	\$ 29,400	\$ 20,257	\$ 9,143	\$ 209,481	\$ 182,312	\$ 27,169	15%
Excess of Operating Revenue over Operating Expenses	\$ (8,099)	\$ (243)	\$ (7,857)	\$ (20,560)	\$ (2,183)	\$ (18,377)	842%
Extraordinary Maintenance	-	-	-	3,948	-	3,948	
Depreciation Expense	11,512	11,974	(462)	103,608	107,764	(4,156)	-4%
Total Expenses	\$ 40,912	\$ 32,231	\$ 8,681	\$ 317,037	\$ 290,076	\$ 26,961	9%
Net Gain (Loss)	\$ (19,611)	\$ (12,216)	\$ (7,395)	\$ (128,116)	\$ (109,947)	\$ (18,169)	17%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 385	\$ -	\$ 385	\$ 385	\$ -	\$ 385	
Rental Subsidies	403	-	403	403	-	403	
Vacancy Loss	-	-	-	-	-	-	
Net Rental Revenue	788	-	788	788	-	788	
Tenant Revenue - Other	-	-	-	-	-	-	
Total Tenant Revenue	788	-	788	788	-	788	
Investment Income - Unrestricted	115	-	115	132	-	132	
Other Revenue	(1,100)	-	(1,100)	505,507	-	505,507	
Total Revenue	\$ (196)	\$ -	\$ (196)	\$ 506,427	\$ -	\$ 506,427	
Administrative Salaries	-	-	-	-	-	-	
Auditing Fees	-	-	-	1,250	-	1,250	
Property Management Fee	-	-	-	-	-	-	
Asset Management Fees	-	-	-	-	-	-	
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	-	-	-	-	-	-	
Office Expenses	239	-	239	339	-	339	
Legal Expense	-	-	-	-	-	-	
Training & Travel	-	-	-	-	-	-	
Other	2,030	-	2,030	628	-	628	
Total Operating - Administrative	2,269	-	2,269	2,217	-	2,217	
Asset Management Fee	-	-	-	-	-	-	
Tenant Services - Salaries	-	-	-	-	-	-	
Relocation Costs	-	-	-	-	-	-	
Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	
Tenant Services - Other	-	-	-	-	-	-	
Total Tenant Services	-	-	-	-	-	-	
Water	53	-	53	167	-	167	
Electricity	68	-	68	159	-	159	
Gas	40	-	40	110	-	110	
Sewer	39	-	39	119	-	119	
Total Utilities	\$ 200	\$ -	\$ 200	\$ 555	\$ -	\$ 555	

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance	
Maintenance - Labor	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Maintenance - Materials & Other		43		-		43		161		-		161
Maintenance and Operations Contracts		604		-		604		1,313		-		1,313
Employee Benefit Contributions - Maintenance		-		-		-		-		-		-
Total Maintenance		648		-		648		1,475		-		1,475
Protective Services - Labor		-		-		-		-		-		-
95200 Protective Services - Other Contract Costs		-		-		-		-		-		-
Protective Services - Other		-		-		-		-		-		-
Employee Benefit Contributions - Protective Services		-		-		-		-		-		-
Total Protective Services		-		-		-		-		-		-
Property Insurance		-		-		-		-		-		-
Liability Insurance		-		-		-		-		-		-
Workmen's Compensation		-		-		-		-		-		-
All Other Insurance		-		-		-		-		-		-
Total Insurance Premiums		-		-		-		-		-		-
Other General Expenses		-		-		-		-		-		-
Compensated Absences		-		-		-		-		-		-
Property Taxes		-		-		-		-		-		-
Bad debt - Tenant Rents		-		-		-		-		-		-
Total Other General Expenses		-		-		-		-		-		-
Interest on Notes Payable		-		-		-		-		-		-
Amortization of Loan Costs		-		-		-		-		-		-
Total Interest Expense and Amortization Cost		-		-		-		-		-		-
Total Operating Expenses	\$	3,116	\$	-	\$	3,116	\$	4,247	\$	-	\$	4,247
Excess of Operating Revenue over Operating Expenses	\$	(3,313)	\$	-	\$	(3,313)	\$	502,180	\$	-	\$	502,180
Extraordinary Maintenance		-		-		-		-		-		-
Depreciation Expense		-		-		-		-		-		-
Total Expenses	\$	3,116	\$	-	\$	3,116	\$	4,247	\$	-	\$	4,247
Net Gain (Loss)	\$	(3,313)	\$	-	\$	(3,313)	\$	502,180	\$	-	\$	502,180

Park Avenue Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget	Variance	Year to Date	Budget	Variance	Percent of Variance		
Tenant Rental Revenue	\$	10,486	\$	-	\$	10,486	\$	-	\$	13,241
Rental Subsidies		22,223		-		22,223		-		27,151
Vacancy Loss		-		-		-		-		-
Net Rental Revenue		32,709		-		32,709		-		40,392
Tenant Revenue - Other		-		-		-		-		-
Total Tenant Revenue		32,709		-		32,709		-		40,392
Investment Income - Unrestricted		96		-		96		-		101
Other Revenue		(285)		-		(285)		-		1,509,806
Total Revenue	\$	32,520	\$	-	\$	32,520	\$	-	\$	1,550,299
Administrative Salaries		1,061		-		1,061		-		1,061
Auditing Fees		-		-		-		-		-
Property Management Fee		-		-		-		-		-
Asset Management Fees		-		-		-		-		-
Advertising and Marketing		-		-		-		-		-
Employee Benefit contributions - Administrative		118		-		118		-		118
Office Expenses		-		-		-		-		-
Legal Expense		-		-		-		-		-
Training & Travel		-		-		-		-		-
Other		23		-		23		-		43
Total Operating - Administrative		1,201		-		1,201		-		1,221
Asset Management Fee		-		-		-		-		-
Tenant Services - Salaries		-		-		-		-		-
Relocation Costs		-		-		-		-		-
Employee Benefit Contributions - Tenant Services		-		-		-		-		-
Tenant Services - Other		-		-		-		-		-
Total Tenant Services		-		-		-		-		-
Water		-		-		-		-		-
Electricity		-		-		-		-		-
Gas		-		-		-		-		-
Sewer		-		-		-		-		-
Total Utilities	\$	-	\$	-	\$	-	\$	-	\$	-

Park Avenue Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance	
Maintenance - Labor	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Maintenance - Materials & Other		-		-		-	116		-		116	
Maintenance and Operations Contracts		-		-		-	-		-		-	
Employee Benefit Contributions - Maintenance		-		-		-	-		-		-	
Total Maintenance		-		-		-	116		-		116	
Protective Services - Labor		-		-		-	-		-		-	
95200 Protective Services - Other Contract Costs		-		-		-	-		-		-	
Protective Services - Other		-		-		-	-		-		-	
Employee Benefit Contributions - Protective Services		-		-		-	-		-		-	
Total Protective Services		-		-		-	-		-		-	
Property Insurance		-		-		-	-		-		-	
Liability Insurance		-		-		-	-		-		-	
Workmen's Compensation		17		-		17	43		-		43	
All Other Insurance		-		-		-	-		-		-	
Total Insurance Premiums		17		-		17	43		-		43	
Other General Expenses		76		-		76	85		-		85	
Compensated Absences		-		-		-	-		-		-	
Property Taxes		-		-		-	-		-		-	
Bad debt - Tenant Rents		-		-		-	-		-		-	
Total Other General Expenses		76		-		76	85		-		85	
Interest on Notes Payable		-		-		-	-		-		-	
Amortization of Loan Costs		-		-		-	-		-		-	
Total Interest Expense and Amortization Cost		-		-		-	-		-		-	
Total Operating Expenses	\$	1,294	\$	-	\$	1,294	\$ 1,466	\$	-	\$	1,466	
Excess of Operating Revenue over Operating Expenses	\$	31,226	\$	-	\$	31,226	\$ 1,548,834	\$	-	\$	1,548,834	
Extraordinary Maintenance		-		-		-	-		-		-	
Depreciation Expense		-		-		-	-		-		-	
Total Expenses	\$	1,294	\$	-	\$	1,294	\$ 1,466	\$	-	\$	1,466	
Net Gain (Loss)	\$	31,226	\$	-	\$	31,226	\$ 1,548,834	\$	-	\$	1,548,834	

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	\$ -	\$ -	\$ 257,670	\$ 257,670	\$ 301,367	\$ (43,697)	-14%
Asset Management Fee	-	-	10,800	10,800	10,800	-	0%
Book Keeping Fee	-	-	120,128	120,128	119,295	832	1%
Fee Revenue	-	-	388,598	388,598	431,462	\$ (42,865)	-10%
Interest Income	12,045	14,049	9,891	35,986	32,691	3,295	10%
Investment Income	11,635	585,140	-	596,775	597,301	(525)	0%
Other Revenue	100,666	395,298	1,217	497,180	479,526	17,654	4%
Gain or Loss on Sale of Capital Assets	-	22,642	-	22,642	-	22,642	
Total Revenue	\$ 124,346	\$ 1,017,129	\$ 399,706	\$ 1,541,182	\$ 1,540,980	\$ 201	0%
Administrative Salaries	76,122	229,209	243,774	549,106	700,725	(151,620)	-22%
Auditing Fees	-	3,422	7,430	10,852	13,388	(2,535)	-19%
Advertising and Marketing	-	1,229	-	1,229	1,875	(646)	-34%
Employee Benefits - Admin.	19,333	56,429	58,474	134,237	200,683	(66,446)	-33%
Office Expenses	2,669	16,893	57,530	77,092	90,283	(13,190)	-15%
Legal Expense	-	-	21,139	21,139	17,663	3,477	20%
Training & Travel	227	1,526	5,681	7,434	14,250	(6,816)	-48%
Other	3,923	58,894	8,805	71,621	21,306	50,315	236%
Total Operating - Administration	102,274	367,602	402,834	872,710	1,060,172	(187,462)	-18%
Water	-	432	166	598	984	(386)	-39%
Electricity	-	2,403	1,604	4,006	5,409	(1,402)	-26%
Gas	-	1,363	329	1,692	2,245	(553)	-25%
Sewer	-	290	88	378	583	(205)	-35%
Total Utilities	-	4,488	2,187	6,675	9,221	(2,546)	-28%
Maintenance - Labor	-	-	-	-	-	-	
Maintenance - Materials	-	7	1,288	1,295	2,356	(1,062)	-45%
Maint Contracts, Miscellaneous	-	119	428	546	2,974	(2,428)	-82%
Maint Contracts-Trash Removal	-	522	-	522	968	(446)	-46%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	-	432	2,926	3,358	4,753	(1,395)	-29%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	-	-	-	93	(93)	
Maint Contracts-Extermination	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	888	888	1,776	5,987	(4,211)	-70%
Maintenance Contracts	-	1,960	4,242	6,202	14,775	(8,572)	-58%
Employee Benefits - Maint.	-	-	-	-	-	-	
Total Maintenance	-	1,967	5,530	7,497	17,131	(9,634)	-56%
Total Insurance Premiums	2,053	18,265	8,868	29,186	19,676	9,510	48%
Other General Expenses	42,509	61,950	1,465	105,924	66,734	39,190	59%
Compensated Absences	2,890	7,403	9,343	19,636	-	19,636	
Total Other Expenses	45,399	69,353	10,808	125,560	66,734	58,827	88%
Interest of Bonds Payable	-	223,583	-	223,583	232,303	(8,720)	-4%
Interest on Notes Payable	-	16,643	-	16,643	16,806	(163)	-1%
Total Interest/Amortization	-	240,226	-	240,226	249,109	(8,882)	-4%
Total Operating Expenses	\$ 149,726	\$ 701,902	\$ 430,226	\$ 1,281,854	\$ 1,422,042	\$ (140,188)	-10%
Excess of Operating Revenue over Operating Expenses	\$ (25,379)	\$ 315,227	\$ (30,520)	\$ 259,327	\$ 118,938	\$ 140,389	118%
Depreciation Expense	-	17,604	897	18,501	27,965	(9,464)	-34%
Total Expenses	\$ 149,726	\$ 719,506	\$ 431,123	\$ 1,300,355	\$ 1,450,007	\$ (149,652)	-10%
Net Gain (Loss)	\$ (25,379)	\$ 297,623	\$ (31,417)	\$ 240,826	\$ 90,973	\$ 149,853	165%



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 19, 2025

Re: Current Events

Executive Summary

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

Discussion

11/4: All staff meeting open enrollment. Leadership Team
11/10: Patriot Place Fish Fry. Jeff, Don, Kevin
11/11: Central Bank and Red Stone LIHTC Meeting. Randy
11/12: Chamber QMB. Randy, Steve Smith
11/13: RAB Meeting. Randy, Sara
11/13 Oak Thanksgiving Celebration. Resident Services
11/17 BWW and Stuart Parker Thanksgiving Meal Kit Pickups. Resident Services
11/19 Moving Ahead Thanksgiving Feast. Resident Services
11/17: Paquin/Burrell Space. Randy, Caitlin, Samantha
11/18: Affordable Housing Coalition Meeting. Kendra, Randy
11/19: CHA Board of Commissioners Meeting.
11/21-23 Moving Ahead MOSAC Conference. Caitlin and Moving Ahead Staff
11/27 & 28: CHA Offices Closed-Thanksgiving
12/12: Staff Holiday Party
12/17: CHA Board of Commissioners Meeting
12/18 Moving Ahead Winter Wonderland Party
12/22- 01/03 Moving Ahead Closed-Winter Break

Recommended Commission Action

Review and consider the report.