



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, December 17, 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 November 19, 2025, Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

### PUBLIC HEARINGS

- VI. Proposed issuance by the Authority of its exempt facility housing revenue bonds, in one or more series, in a principal amount of not to exceed \$6,500,000, for the purpose of financing a portion of the costs of the acquisition and construction of an approximately 25-unit qualified residential rental project under Section 142 of the Internal Revenue Code, to be located south of E. Worley Street, east of Lasalle Place, north of Allen Street and Boone Drive and west of North Providence Road, and includes, but is not limited to, the following approximate addresses: 307 – 325 and 401 – 411 Trinity Place and certain land located on and south of 106 E Worley Street, all in the City of Columbia, Missouri, to be known as Providence Walkway Apartments (the "Project"), the principal user of which will be Providence Walkway Housing Development Group, LP, a Missouri limited partnership.

### RESOLUTIONS

- VII. **Resolution 3004:** Certified Resolution of the Housing Authority of the City of Columbia, Missouri authorizing it to enter into transactions to develop the Providence Walkway Apartments project.
- VIII. **Resolution 3005:** Authorizing the Housing Authority of the City of Columbia, Missouri to issue its Multifamily Housing Revenue Bonds (Providence Walkway Apartments Project) on behalf of Providence Walkway Housing Development Group, LP to provide funds to finance a portion of the costs of the acquisition and construction of a 25-Unit Housing Project; authorizing and approving certain documents in connection with the issuance of the bonds; and authorizing certain other actions in connection with the issuance of the bonds.
- IX. **Resolution 3006:** Authorizing the Chief Executive Officer to execute contract documents with E.M. Harris Construction for Bear Creek renovations.
- X. **Resolution 3007:** Authorizing changes to the CHA Financial Management Procedures, Accounts Payables Flow Chart.

## REPORTS

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

**XII.** Current Events

## PUBLIC AND COMMISSIONER COMMENT

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

**XIV.** Commissioner Comment

**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 (3) RSMo.

**XV.** 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](mailto:sgreenleaf@columbiaha.com)

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



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING November 19, 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 and closed session on November 19th, 2025, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, Chair, called the meeting to order at 5:30 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair  
Rigel Oliveri, Vice Chair  
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  
Mary Ann Gelina, Director of Affordable Housing Development  
Laura Lewis, Director of Affordable Housing  
Kendra Jackson, Director of House Choice Voucher Programs  
Jeff Forck, Director of Safety  
Edward Nelson, Maintenance  
Steven Reifstek, FSS Coordinator  
Sara Greenleaf, Administrative Assistant

Guests: Tom Kayser , Acrisure  
Shavona Wisley, Resident

### III. Adoption of Agenda:

Mr. Hutton stated there was a substitute to the agenda regarding updating the year from 2025 to 2026 on the benefits plan. Mr. Hutton called for a motion to approve the agenda. Ms. Oliveri made a motion to approve the agenda as corrected and a second was made by Mr. Allen. All Commissioners voted "aye".

Mr. Cole introduced Family Self Sufficiency Program (FSS) Coordinator, Steven Reifstek. Mr. Reifstek presented Shavona Wisely, a recent graduate from the FSS program and spoke on some of her accomplishments including that she is graduating with over \$17,000 and completed a degree in liberal arts.

Mr. Cole introduced CHA staff member, Edward Nelson. A CHA Bear Creek resident email was shared detailing Ed's consistent and responsive work to serve residents. Mr. Cole recognized him with a certificate of appreciation for his continued hard work.

**IV. Approval of October 15th, 2025 Open Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on October 15th, 2025. Mr. Smith made a motion to approve the minutes as written. A second was made by Mr. Allen. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

**V. Approval of November 11<sup>th</sup>, 2025 Zoom Meeting Minutes**

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on October 15th, 2025. Mr. Smith made a motion to approve the minutes as written. A second was made by Mr. Allen. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

**VI. Public Comment**

No public comment was provided.

**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

Mr. Cole began with the FY 2026 CHA Employee Benefits Package and introduced Tom Kayser of Acrisure to speak more on the topic. Mr. Kayser stated that this year's renewal cycle is unlike any before, sharing that around 6 other organizations, similar in size to CHA, are experiencing rate increases above 40%. Mr. Kayser explained that there are a few ways to decrease the rates such as increasing deductibles and out-of-pocket expenses. Mr. Kayser stated that CHA's initial rate increase through United Health Care was 13% but it was brought down to 9% with the only significant change in benefits being that the HSA deductible will go from \$3,300 to \$3,400. Mr. Kayser noted that CHA is paying 90% of the premium for the PPO plan and 100% of the HSA Premium. Mr. Kayser touched on Guardian Benefits as well stating that

vision coverage had an increase of 7.4 % and dental coverage had an increase of 4.5 %. Mr. Kayser concluded his presentation.

Mr. Cole continued to the FY 2026 CEO Budget Summary. Mr. Cole stated that the primary focus of the budget was to support CHA staff, residents and the board. Mr. Cole stated that Mr. Steffes did not make any sweeping changes to the budget, noting the expected significant changes of the RAD Conversions (Kinney Point and Park Ave) along with some additional development fees. Mr. Cole referenced the PHA Plan and how the proposed budget strategically aligns resources in response to additional needs within the different areas of the PHA Plan which was also previously discussed at the strategic planning meeting in July and October of 2025. Mr. Cole touched on a few items such as an additional FTE to assist in lease ups and compliance at Kinney Point and Park Avenue as well as reallocating some staff costs from CHA BA and COCC to Affordable Housing and Development to help absorb growth and utilize those resources. Mr. Cole touched upon TBRA funds stating that CHA went from having about \$75,000 a year to \$200,000, which will allow for more vouchers. The HCV department is also decreasing by one FTE. Mr. Cole also spoke to promoting efficiency and operations and plans for sending two Commissioners to the NAHRO National Conference. Mr. Cole concluded his summary by stating a process outlined in the proposed budget resolution that would authorize the CEO to approve the CFO and his team to make transfers of funds between meetings under a certain threshold. Mr. Cole stated if the transfer is under \$25,000 it can be approved and the board would be notified at the next meeting, however, if the transfer is over \$25,000 it would need to be brought before the board along with a formal resolution.

## **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).**

Mr. Steffes begins by stating the COLA for 2026 increase would be 2% which is effective at the start of year. Mr. Steffes shared that with the LIHTC budget, the expenses were calculated off of both the rolling 12-month calendar and annualizing the 2025 data for the year and comparing those numbers to account for any additional costs at the end of the year. The LIHTC budget, because of salary increases and adding new supporting roles, did increase 1.3 %.

Mr. Cole interjected to state that a line was added to the Agencywide budget to show Cash Flow After Debt Service to help clarify the CHA Business Activities account to clarify actual cash available. Salary allocations and the percentage paid between each fund were also included in the budget. Mr. Cole discussed the CHA Agency Wide Budget totals and stated that the CHA Board of Commissioners will require a budget amendment for any changes that would increase 2% of total operating budget expenditure. This would mean that if CHA were to spend up to 2% in each category because of unforeseen circumstances Mr. Cole would have the authority to approve that spending. However, if the increase were to be any higher, a resolution would have to be put before the board to seek additional budget authority. Mr. Cole concluded that section of the presentation and opened the floor to questions from the board. Mr. Calloway asked for clarification on the Agency Wide Budget Summary, inquiring about the

“Elimination” column. Mr. Steffes explained that it is the exchange of funds between the different companies of CHA, it is used as an end of the year reconciliation to balance the budget out. Mr. Cole continued the explanation, citing the Section 8 Voucher program as an example. He stated that it showed revenue going into the properties for Project-Based Vouchers that are tied to the properties as well as the Housing Choice Voucher column. To keep from double counting that revenue, the amount that goes into the property is eliminated. Commissioner Calloway also spoke to his appreciation for including staff FTE and salary allocation details. There were no further questions, so Mr. Hutton called for a motion to approve resolution 2999. Mr. Calloway made a motion to approve and a second was made by Mr. Smith.

Yes: Calloway, Allen, Oliveri, Hutton, Smith

**IX. Resolution 3000:** to approve the Columbia Housing Authority Employee Benefits Package for January 1, 2026, through December 31, 2026.

Mr. Hutton called for a motion to approve the agenda. Ms. Oliveri made a motion to approve the agenda; Mr. Smith seconded the motion.

Yes: Allen, Oliveri, Hutton, Smith, Calloway

**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.

Mr. Cole started by sharing some of the changes made to the Org Chart. The HCV department was reduced by one FTE and a Housing Manager II position was created to assist Gina Weber (Housing Manager) at Kinney Point and Stuart Parker as well as provide support to other Affordable Housing staff. Due to Mary Anne Gelina being promoted to Director of Affordable Housing Development, one Housing Development Coordinator position was available to be reallocated under Facilities and Modernization to offer additional support to Director, Justin Anthony as they are functional in both capacities on the compliance, real estate and MHDC side and on the construction side regarding administrative tasks. Mr. Cole stated the Housing Development Coordinator position would experience a salary increase to reflect the qualifications required for the position. Another change to the Org Chart includes the transfer of the Administrative Assistant from under HCV to under the CEO, this is due to a shift in responsibilities and duties. Lastly, Mr. Cole touched on the allocation of maintenance costs for the Kinney Point and Park Avenue position, which does not add any new positions, just noting where it is located within the Org Chart. Mr. Hutton asked if there were any additional questions or comments, there were none. Mr. Calloway inquired about staff cross training and Mr. Cole affirmed efforts to cross train and acknowledged having key staff. Mr. Hutton called for a motion to approve resolution 3001. Ms. Oliveri made a motion to approve and a second was made by Mr. Smith.

Yes: Allen, Oliveri, Hutton, Smith, Calloway

**XI. 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**

Mr. Cole started by stating that even though CHA is able to cover any predevelopment costs with current funds and incoming grants, it would be beneficial to have an additional line of credit for some of the costs for Providence Walkway and Blind Boone for a few reasons; the first being that CHA is trying to spend down all capital funds before the final conversion of the Blind Boone Apartments, since any unused balances must be returned to HUD. If the predevelopment costs were to come from a line of credit versus CHA's reserves, it would allow for maximum coverage if any unexpected circumstances arise. Mr. Cole stated after speaking with 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. They have also expressed interest in purchasing tax credits related to both projects, which would give CHA a potential economic gain on each project. Additionally, this loan would be an unsecured line of credit so they would not require it be tied to a specific property. Mr. Hutton asked if there were any questions, there were none. Mr. Hutton called for a motion to approve Resolution 3002. Mr. Smith made a motion to approve and a second was made by Mr. Allen.

Yes: Allen, Oliveri, Hutton, Smith, Calloway

**XII. 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.**

Mr. Cole began by stating that this resolution is to allow for work to begin early on the Blind Boone property, 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. Mr. Cole shared that the ARPA agreement has an obligation deadline of December 31<sup>st</sup> which requires CHA to execute a contract with the general contractor (E.M Harris) to structure an approach that satisfies County requirements, while remaining compliant with HUD and MHDC and continuing to have access to those funds. Mr. Cole noted that CHA anticipates closing and RAD conversion in May or June of 2026. Mr. Cole shared that CHA is in a good position as far as meeting deadlines goes thanks to the efforts of Justion Anthony, Mary Ann Gelina and Julia Jackson. Mr. Hutton inquired about what building materials are being purchased, Mr. Anthony responded that they will be buying electrical related items as well as flooring. Mr. Anthony stated these materials will be kept in peak conditions, under lock and surveillance. Mr. Hutton asked if there were any questions, there were none. Mr. Hutton called for a motion to approve Resolution 3003. Ms. Oliveri made a motion to approve and a second was made by Mr. Smith.

Yes: Allen, Oliveri, Hutton, Smith, Calloway

**XIII. Director Reports**

## **Safety**

Mr. Forck began by sharing that October has the least number of reports and safety related activity within the last four years. Mr. Forck went on to speak about the security cameras on each of the properties noting that Paquin Towers, Oak Towers and Blind Boone have had the most recent camera updates (done in 2018 and 2023) and they are still functioning very well. The cameras at Stuart Parker are approximately 20 years old and are the highest priority to be replaced as Stuart Parker has the highest amount of crime. These new cameras will be wired and have a 180- and 360-degree high zoom to help eliminate blind spots and will cost \$27,000. Mr. Hutton asked who would be responsible for the installation. Mr. Forck replied that local contractors will be contacted for the project. Mr. Forck continued to the Trinity Walkway/ Providence Walkway cameras and stated that cameras will be updated when the Blind Boone conversions begin. The cameras covering Elleta Blvd (Bear Creek) are also 20 years old with limited coverage and will be updated in 2026 with costs estimated at \$80,000 due to the length of the property. Lastly the Patriot Place cameras are almost completely obsolete and will also be replaced in 2026 and will cost approximately \$14,000. Mr. Forck concluded his report.

## **Facilities and Modernization**

Mr. Anthony began by stating that there has been no change in work orders throughout the months of October. Mr. Anthony continued to speak about the fire damaged units: 27 Bryant Walkway, 1116/1118 Elleta Blvd and 204 Lincoln Dr., sharing an update on each unit's current condition. Mr. Anthony shared that the Bear Creek RFP for general contracting is currently out for bid but on a tight timeline as it has to be contracted by the end of the year to meet ARPA guidelines. The bid will return on December 1<sup>st</sup> and Mr. Anthony plans to have a contract by December 19<sup>th</sup>. Mr. Hutton inquired about what conversions are being made. Mr. Anthony responded that the current Housing Manager's office will be converted into additional units, sidewalk repairs and roof repairs. Mr. Hutton asked what the budget allows for and Mr. Anthony responded that the remaining budget is approximately \$740,000. Mr. Anthony shared some photos of Park Avenue and Kinney Point and stated that foundations have been built for the Park Ave conversions and some of the larger buildings may be complete by the time of the next board meeting. Mr. Hutton asked if the units are being built in order and Mr. Anthony stated they are not due needing to be compliant with the 365 day move outs for tenants. Mr. Anthony concluded his report.

## **Affordable Housing Development**

Ms. Gelina began by sharing that a HUD concept call will be taking place on November 20<sup>th</sup> which will hopefully grant permissions to begin working on the finance plan, RCC and closing for Providence Walkway and Blind Boone. Ms. Gelina has also been communicating heavily with MHDC, investors, lenders, and title to ensure everything is getting done ahead of schedule and to avoid any unforeseen issues when it comes time to close. MHDC is expected to give a firm commitment by the end of the week. Ms. Gelina shared they had the Board of Adjustment hearing on the variance the previous evening which was approved for Blind Boone. Ms. Gelina concluded her report.



## **Resident Services**

Mr. Cole shared some department highlights on behalf of Ms. Hammons including the FSS coordinators, launching a competition to acquire new enrollments, which has successfully garnered 24 new participants. Additionally, they have had volunteer Mizzou students helping across the programs, the Voluntary Action Center agreed to sponsor 30 CHA families and Ms. Hammons was able to secure \$2,500 funding through the Horizon Housing Foundation to sponsor Thanksgiving meals and meal baskets for residents across multiple properties. Mr. Cole shared some current events happening within the department. Mr. Cole stated that resident services is on track with all their grants and billable units, noting that we are about 75% through the year and most of their units are at 80% or higher. Mr. Hutton asked if there was a limit to the number of participants in the FSS program, Mr. Cole shared that it is dependent upon the amount of people they can enroll and caseload management. Mr. Cole concluded the report.

## **Affordable Housing Operations**

Ms. Lewis began by sharing that by the end of September there were 28 vacant units on the LIHTC PBV properties, which kept it at a 95% occupancy. Ms. Lewis stated that Amp 1 housing consists of 50 public housing units and 47 of them are currently occupied. Only 7 units were vacant over the last 60 days and 3 of them were due to fire damage, putting Amp 1 at an occupancy rate of 94%. Ms. Lewis stated that her teams main focus at the moment is getting Kinney Point 2, 3 and 4 bedroom units leased up and occupied. She shared that they have received 60 applications and 8 have already been approved. The 10 one bedroom units are fully occupied. Ms. Lewis concluded her report.

## **Housing Choice Voucher**

Before Ms. Jackson began, Mr. Cole shared appreciation of Ms. Jackson regarding obtaining December shortfall funding started through the government shutdown. CHA will have adequate funds for December Section 8 payments. Shortfall has been a result of high voucher utilization, increases in rent and increased HAP payments above what the annual amount allocated to CHA for the voucher programs is. CHA's shortfall is estimated to be \$400,000, and that would impact 700 households as a primary part of CHA's mission with Section 8.

Ms. Jackson began by sharing the number of participants in each voucher program for a total of 1,774 households on HCV assistance. Currently 147 are receiving VASH assistance (122 in HCV and 25 at Patriot Place), 39 for Mainstream vouchers, 25 for Continuum of Care, 36 for Emergency Housing Vouchers and 4 participants are receiving Tenant Based Rental Assistance. It should be noted that EHV will no longer be issued by CHA. Ms. Jackson concluded her report by sharing the voucher success rates are: HCV-75%, VASH-73% and Mainstream-86%.

## **Human Resources**

Mr. Cole presented the current open available positions within CHA and shared some recent HR activities such as the staff wide open enrollment meeting, starting the United Way Giving Campaign and completing the 2026 payroll calendar. Mr. Cole touched on a few re-hires within maintenance and the MAP programs and spoke on staff anniversaries. Mr. Cole explained the payroll summary and that he requested a slight

change to lessen the appearance of a larger variation than was there, this change more accurately depicts the stability of the payroll withing CHA. Mr. Cole concluded this report.

#### **Finance**

Mr. Steffes began speaking on the revenues for September and how they exceeded expenses which is a change from previous months (Total YTD Revenues- \$17,141,463 and Total YTD Expenses- \$16,291,159). Mr. Steffes goes on to speak on the YTD net gains/losses stating that HCV is \$145,266 above budget, LIHTC is \$38,522 below budget and Public Housing is \$290,224 below budget which is similar to what they have been throughout the year. Mr. Steffes stated that the call out on the expense variance for the HCV HAP expenses, while it's still over budget, is an improvement from where they've been in previous months as well. Mr. Steffes stated, LIHTC Revenue Variances are all within 5% of their budget and when focusing on LIHTC Expense Variances he noted that BWW I expenses were at 22% over budget due to the change in insurance, but they have already improved by 7%. Mr. Steffes shared there was a HUD form that required a signature in relation to Resolution 2999. Mr. Steffes concluded his report.

#### **XIV. Current Events**

Mr. Cole shared about the Open Enrollment meeting including that the Leadership Team had created celebration slides to share about each of their teams and their accomplishments. A few other events listed were the Patriot Place fish fry, the Redstone LIHTC Meeting and holiday closures. Mr. Cole shared he will be providing a tour of all CHA operations on November 20<sup>th</sup> to the new City Housing Director, City Manager's Office Fellow and potentially the 2<sup>nd</sup> Ward Council Member, along with Commissioner Steve Smith. Mr. Cole extended an open invitation to all Commissioners. Mr. Calloway asked if MAP would be participating in COMO Gives again this year to which Mr. Cole replied that they will be. Ms. Oliveri shared that she will be bring 12 of her law students to speak with Mr. Cole and tour CHA, which she had done previously.

#### **XV. Public Comments**

None.

#### **XVI. Commissioner Comment**

None.

**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.

The Commission and CEO discussed personnel matters and matters relating to the leasing, purchase or sale of real estate.

#### **XVII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Seconded by Mr. Smith. Mr. Hutton called the meeting adjourned at 7:30 PM.

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Bob Hutton, Chair

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Date

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Randy Cole, Chief Executive Officer

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Date

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**Certification of Public Notice**

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on November 14, 2025, I posted public notice of the November 19, 2025, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

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Randy Cole, Chief Executive Officer

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Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: Resolution 3004: Certified Resolution of the Housing Authority of the City of Columbia, Missouri authorizing it to enter into transactions to develop the Providence Walkway Apartments project.

### Executive Summary

Approval of this resolution authorizes the Columbia Housing Authority entity to enter into transactions for the development of the Providence Walkway Apartments.

### Discussion

The proposed resolution authorizes the Columbia Housing Authority to enter into transactions necessary to carry out the development of the Providence Walkway Apartments in accordance with Internal Revenue Code (IRC) Section 42. The project includes the following entities as a part of this transaction:

- Providence Walkway Housing Development Group, LP, a Missouri limited partnership (the "Partnership")
- Providence Walkway Housing GP, LLC, a Missouri limited liability company ("Providence Walkway Housing GP" or "General Partner")
- CHA Affordable Housing Development, LLC, a Missouri limited liability company (the "Developer")

The resolution affirms the Housing Authority serving as the sole member (the "Member") of the Developer of the Project, and the execution of associated documents. It also authorizes the sale of the land from CHA to the partnership, associated financing, and the developer fee to be earned by the Columbia Housing Authority upon completion of specific project milestones. The resolution also authorizes the Columbia Housing Authority to issue Multifamily Housing Revenue Bonds for both construction financing and long-term financing. Finally, the resolution authorizes CHA's Board Chair and Chief Executive Officer to sign off on associated documents.

### Recommended Commission Action

Approve the Certified Resolution of the Housing Authority of the City of Columbia, Missouri authorizing it to enter into transactions to develop the Providence Walkway Apartments project.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 3004

#### **CERTIFIED RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI AUTHORIZING IT TO ENTER INTO TRANSACTIONS TO DEVELOP THE PROVIDENCE WALKWAY APARTMENTS PROJECT**

The undersigned hereby certifies that on December 17, 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 present, and acting pursuant to its Bylaws and Chapter 99 of the Revised Statutes of Missouri (the “Act”), the following resolutions were duly adopted:

WHEREAS, the Board has heretofore submitted a development proposal and application for federal and state low-income housing tax credits (“Tax Credits”) to the Missouri Housing Development Commission (“MHDC”) to develop the Providence Walkway Apartments (hereinafter referred to as the “Project”), which application has been approved by MHDC; and

WHEREAS, the Project will be owned by Providence Walkway Housing Development Group, LP, a Missouri limited partnership (the “Partnership”); and

WHEREAS, the general partner of the Partnership is Providence Walkway Housing GP, LLC, a Missouri limited liability company (the “General Partner”); and

WHEREAS, the Project will be developed by CHA Affordable Housing Development, LLC, a Missouri limited liability company (the “Developer”); and

WHEREAS, the Housing Authority desires to participate in the development of the Project by serving as the sole member (the “Member”) of the Developer; and

WHEREAS, the Housing Authority desires to sell certain real estate to the Partnership on which the Partnership will develop the Project; and

WHEREAS, pursuant to the Act, the Housing Authority has the power to prepare, develop, carry out, acquire, lease, and operate housing projects; to obtain financing; and to provide for the construction, reconstruction, improvement, alteration, or repair of housing projects or any part thereof; and

WHEREAS, the Housing Authority will be required to execute certain contracts, records, instruments, agreements, notices, and other documents necessary or appropriate to evidence, effectuate, and consummate transactions undertaken for the purpose of acquiring, developing, constructing, and financing the Project;



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority hereby authorizes the Housing Authority to serve as the sole member of the Developer.

BE IT RESOLVED FURTHER, that the Housing Authority is authorized to execute and deliver such documents and to take such actions as may be necessary or desirable, in its capacity as sole member of the Developer, in connection with all matters relating, directly or indirectly, to the development, construction, and rehabilitation of the Project.

BE IT RESOLVED FURTHER, that the Housing Authority is authorized and directed to sell the real property on which the Project will be developed to the Partnership for up to \$1,640,000, and to provide seller financing to the Partnership to the extent necessary to facilitate development of the Project.

BE IT RESOLVED FURTHER, that the Housing Authority is authorized and directed to enter into any and all loan and equity guarantees required by lenders providing financing to the Partnership in connection with the development of the Project, including, without limitation, tax-exempt bond financing in which Central Bank is the bond purchaser and a tax credit investor fund affiliated with Red Stone Equity Partners.

BE IT RESOLVED FURTHER, that the Housing Authority is authorized and directed to enter into any and all documents, instruments, agreements, and notices deemed necessary or appropriate to qualify the Project for Federal Low-Income Housing Tax Credits pursuant to Section 42 of the Internal Revenue Code.

BE IT RESOLVED FURTHER, that the Developer is authorized and directed to enter into a development services agreement with the Partnership for the provision of real estate development services for a development services fee of \$500,000, a portion of which may be deferred and paid from Project cash flow.

BE IT RESOLVED FURTHER, that the Housing Authority, in its capacity as Issuer, is authorized to issue its Multifamily Housing Revenue Bonds (Providence Walkway Apartments) in an aggregate principal amount not to exceed \$6,500,000, consisting of Series 2026A Bonds in the principal amount of \$1,210,000 (the "Series A Bonds") and Series 2026B Bonds in an amount sufficient so that the total Bonds do not exceed \$6,500,000 (together, the "Bonds"), the proceeds of which will be loaned to the Partnership to partially finance the Project.

BE IT RESOLVED FURTHER, that the following officers are duly appointed and authorized signatories of the Housing Authority:

- **Randy Cole**, Chief Executive Officer
- **Bob Hutton**, Chair of the Board

BE IT RESOLVED FURTHER, that either Randy Cole, as Chief Executive Officer, or Bob Hutton, as Chair of the Board, is authorized to execute documents and take such other actions as may be necessary or desirable in connection with all matters relating, directly or indirectly, to the development and financing of the Project and the implementation of these Resolutions.



## Housing Authority of the City of Columbia, Missouri

### Board Resolution

BE IT RESOLVED FURTHER, that either the Chief Executive Officer or the Chair of the Board is authorized, on behalf of the Housing Authority, to enter into, execute, and deliver all documents, instruments, agreements, and notices necessary or appropriate to evidence, effectuate, and consummate the transactions contemplated herein.

FINALLY RESOLVED, that these Resolutions have not been amended, repealed, or modified.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on behalf of the Housing Authority of the City of Columbia, Missouri, as of December 17, 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](http://www.ColumbiaHA.com)

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: **Resolution 3005:** Authorizing the Housing Authority of the City of Columbia, Missouri to Issue Its Multifamily Housing Revenue Bonds (Providence Walkway Apartments Project) on Behalf of Providence Walkway Housing Development Group, LP to Provide Funds to Finance a Portion of the Costs of the Acquisition and Construction of a 25-Unit Housing Project; Authorizing and Approving Certain Documents in Connection with the Issuance of the Bonds; and Authorizing Certain Other Actions in Connection with the Issuance of the Bonds.

## Executive Summary

Approval of this resolution authorizes the Columbia Housing Authority to Issue Multifamily Housing Revenue Bonds to finance development costs associated with the development of 25 units at the Providence Walkway Apartments.

## Discussion

The proposed resolution authorizes the Columbia Housing Authority to issue Multifamily Housing Revenue Bonds to finance associated costs of the development of Providence Walkway Apartments. The resolution includes the following authorizations and approvals of the Columbia Housing Authority of its Board and Officers:

- Issuance and sale of bonds in a principal amount not to exceed \$6,500,000.
- Approval and execution of all bond issuance and associated documents.
- Includes the limited obligations of said bonds.
- Authorizes the Board Chair, Vice Chair and Chief Executive Officer of CHA to sign and execute documents.

## Recommended Commission Action

Adopt the Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Issue Its Multifamily Housing Revenue Bonds (Providence Walkway Apartments Project) on Behalf of Providence Walkway Housing Development Group, LP to Provide Funds to Finance a Portion of the Costs of the Acquisition and Construction of a 25-Unit Housing Project; Authorizing and Approving Certain Documents in Connection with the Issuance of the Bonds; and Authorizing Certain Other Actions in Connection with the Issuance of the Bonds.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 3005

#### **DETERMINING THE INTENT OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI TO ISSUE ITS HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,500,000 TO FINANCE A HOUSING PROJECT LOCATED IN THE CITY OF COLUMBIA, MISSOURI**

WHEREAS, the Housing Authority of the City of Columbia, Missouri (the "Authority") is authorized and empowered under Chapter 99 of the Revised Statutes of Missouri, as amended (the "Act"), to issue revenue bonds to finance housing projects (as defined in the Act), for the purposes set forth in the Act; and

WHEREAS, Providence Walkway Housing Development Group, LP, a Missouri limited partnership, and its successors and assigns (the "Applicant"), has requested that the Authority issue its housing revenue bonds under the Act in an aggregate principal amount of not to exceed \$6,500,000 for the purpose of financing a portion of the costs of the acquisition, rehabilitation, and construction of approximately 25 townhome and apartment units to be located south of E. Worley Street, east of Lasalle Place, north of Allen Street and Boone Drive and west of North Providence Road, and includes, but is not limited to, the following approximate addresses: 307 – 325 and 401 – 411 Trinity Place and certain land located on and south of 106 E Worley Street, all in the City of Columbia, Missouri (the "Project"), the housing revenue bonds to be payable solely out of payments, revenues and receipts derived from the loan of the proceeds of the housing revenue bonds by the Authority to the Applicant; and

WHEREAS, the Applicant has incurred capital expenditures within the 60-day period ending on, or expects to incur capital expenditures on and after, the date of adoption of this Resolution in connection with the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

Section 1.      Approval of Project. The Board of Commissioners of the Authority hereby finds and determines that the construction of the Project and the issuance of the Authority's housing revenue bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2.      Intent to Issue Bonds. The Board of Commissioners of the Authority hereby determines and declares the intent of the Authority to finance the construction of the Project by the Applicant with proceeds of housing revenue bonds of the Authority in an aggregate principal amount of not to exceed \$6,500,000 to be issued pursuant to the Act. The Authority intends to reimburse the Applicant for all or a portion of the expenditures incurred by the Applicant prior to the issuance of the bonds, to the extent permitted by law, with the proceeds of such housing revenue bonds.

Section 3.      Provision for the Bonds. Subject to the provisions of this Resolution, the Authority will (i) issue its housing revenue bonds to pay the costs of constructing the Project and of issuing the bonds and such other costs as may be deemed appropriate, said bonds to have such maturities, interest rates, redemption terms and other provisions as may be determined by resolution of the Authority; and (ii) to effect the foregoing, adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of said bonds by the Authority and take or cause to be taken such other actions as may be required to implement the aforesaid.

Section 4.        Conditions to Issuance; Sale of Bonds. The issuance of the bonds and the execution and delivery of any documents related to the bonds are subject to (i) obtaining any necessary governmental approvals; and (ii) agreement by the Authority, the Applicant and the purchaser of the bonds upon (a) mutually acceptable terms for the bonds and for the sale and delivery thereof and (b) mutually acceptable terms and conditions of any documents related to the issuance of the bonds and the Project. The sale of the bonds shall be the sole responsibility of the Applicant.

Section 5.        Intent to be Reimbursed. The Applicant expects to incur capital expenditures on and after the date of adoption of this Resolution (the "Expenditures") in connection with the construction of the Project, and the Authority intends to reimburse the Applicant for such Expenditures with the proceeds of the bonds in an amount which, depending on the date of issuance of said bonds, may aggregate a principal amount of not to exceed \$6,500,000. The Applicant has informed the Authority that the funds to be advanced to pay Expenditures are or will be available only for a temporary period and it is necessary to reimburse the Applicant for Expenditures made on and after the date hereof. This Resolution constitutes the Authority's declaration of official intent under Treasury Regulations Section 1.150-2.

Section 6.        Further Actions. Gilmore & Bell, P.C., Bond Counsel for the Authority, together with the attorneys, officers and employees of the Authority, are hereby authorized to work with the purchasers of the bonds, the Applicant, their respective counsel and others, to prepare for submission to and final action by the Authority all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

Section 7.        Effective Date. This Resolution shall take effect and be in full force immediately after its passage by the Board of Commissioners of the Authority.

Passed by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri this 17th day of December, 2025.

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Bob Hutton, Chair

Attest:

(SEAL)

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Randall Cole, Secretary

Adopted December 17, 2025



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Maintenance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: **Resolution 3006**: Authorizing the Chief Executive Officer to execute the appropriate documents and agreement with EM Harris Construction for Bear Creek renovations.

## Executive Summary

This memo summarizes the procurement process for general contracting services for the Columbia Housing Authority's (CHA) Bear Creek renovations under RFP 20251107. The project is funded with Boone County ARPA funds, which carry an obligation deadline of December 31, 2025, and an expenditure deadline of June 1, 2026. The scope of work includes roof replacement, concrete sidewalk repairs, installation of site security cameras, light renovation of laundry facilities, and renovation of two former office units. Given the project's size, complexity, and regulatory and schedule requirements, the RFP appropriately weighted experience, technical approach, and past performance alongside cost. Following evaluation, E.M. Harris Construction submitted the highest-ranked, fully responsive proposal and is the recommended firm for completing the renovations.

## Discussion

Boone County allocated \$840,000 in ARPA funds to CHA for renovations at Bear Creek. A portion of these funds supported architectural and engineering services used to develop the scope of work and construction drawings incorporated into the RFP. A total of \$782,500 was available for construction hard costs, though this amount was not disclosed in the RFP. The procurement was conducted in accordance with federal, County, and CHA procurement requirements and was reviewed and approved in advance by the County's ARPA consultant, including review of the post-RFP evaluation process.

### Procurement Timeline

- RFP advertised for 24 days (November 7–December 1).
- Informational meeting was held November 17 at Bear Creek.
- Sealed proposals due December 1, 2025, at 10:00 a.m. via mail or hand delivery.
- Public bid opening held December 1, 2025.

CHA received proposals from D.A.S. Services, LLC and E.M. Harris Construction. Proposals were required to include a cover letter, executive summary, experience and qualifications, technical approach and schedule, cost proposal, references, Section 3 plan, and required HUD and CHA forms. Proposals were evaluated according to the rating criteria included in the RFP.



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

## Evaluation and Scoring

<u>Rating Category</u>	<u>E.M. Harris</u>	<u>D.A.S.</u>
Experience & Qualifications	30	15
Technical Approach	23	12
Cost Proposal	35	35
References & Past Performance	10	4
<b>Total Score</b>	<b>87</b>	<b>66</b>

E.M. Harris submitted a complete, fully responsive proposal and received a final score of 87 out of 100. D.A.S. submitted competitive pricing and required CHA forms but did not submit several required proposal components. To account for scope differences between the proposals (e.g., treatment of certain components such as guttering, HVAC, and railings), CHA staff normalized costs and estimated adjusted totals of \$611,930.70 for E.M. Harris and \$582,511.40 for D.A.S., a difference of approximately 4.8%.

## Recommendation

The adjusted E.M. Harris cost is below the \$782,500 available for construction. Staff therefore recommend awarding a contract for the full amount with the difference of the remaining funds retained as owner contingency to address unforeseen conditions, scope refinements, and additional roof replacements.

Based on the published evaluation criteria and scoring, E.M. Harris Construction is the highest-ranked and fully responsive proposer. Upon Board approval, CHA will execute a construction contract with E.M. Harris Construction in the amount of \$782,500 to ensure timely and compliant use of ARPA funds.

### Recommended Commission Action

Approve the resolution authorizing changes to the AP process.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 3006

#### **A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE CONTRACT DOCUMENTS WITH E.M. HARRIS CONSTRUCTION FOR THE BEAR CREEK RENOVATIONS**

WHEREAS, the Housing Authority of the City of Columbia, Missouri ("CHA") issued Request for Proposals (RFP) No. 20251107 seeking qualified contractors to perform renovation and improvement construction services for the Bear Creek Development; and

WHEREAS, CHA received two proposals in response to the RFP, which were evaluated in accordance with the criteria set forth in the solicitation, including experience and qualifications, technical approach, cost proposal, and references and past performance; and

WHEREAS, CHA desires to award the contract to the responsive and responsible proposer whose proposal was determined to be the most advantageous to the Authority, consistent with the RFP and applicable procurement requirements; and

WHEREAS, following review and evaluation of the proposals, CHA staff has determined that E.M. Harris Construction submitted the highest-ranked proposal and recommends award of the construction contract accordingly;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, that the Chief Executive Officer is hereby authorized to negotiate, execute, and deliver all necessary contracts, agreements, and related documents with E.M. Harris Construction for the Bear Creek Renovations, in a manner consistent with the RFP and sufficient to fully obligate and expend available ARPA funds designated for the project.

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Bob Hutton, Chair

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Randall Cole, Secretary

Adopted December 17<sup>th</sup>, 2025



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Maintenance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: **Resolution 3007**: Adopting revisions to the Columbia Housing Authority Financial Policies and Procedures for Accounts Payable

## Executive Summary

This memo summarizes proposed changes to the Accounts Payable Flow Chart including in CHA's Financial Management Procedures. The proposed change includes updates to position titles, moves operational approval of weekly AP batches to the CFO and CEO, and adds quarterly compliance testing for a designated board member(s).

## Discussion

The attached resolution authorizes amendments to the CHA Financial Procedures – Payables Flow Chart. A clean version and version with noted track changes is included with the packet. Key changes include:

- Shifting AP batch approval to the CFO and CEO, as discussed in closed session.
- Adding quarterly testing of 15 AP items or 5% of total AP transactions per quarter (whichever is greater) to review purpose of purchase, cost reasonableness, budget authority, proper invoice/PO, and delegation of expenditure authority. This 5% threshold was identified in a few nonprofit internal-control training resources reviewed.
- Updating position titles.

The proposed changes still maintain the Board's receipt of full weekly AP batch reports, with staff responses to any questions. Operational approval of the batches will rest with the CFO and CEO, with enhanced quarterly compliance testing. Changes authorized by the resolution would become effective January 1, 2025 as a part of the new fiscal year.

## Recommended Commission Action

Approve the resolution authorizing changes to the AP process.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 3007

#### **A RESOLUTION ADOPTING REVISIONS TO THE COLUMBIA HOUSING AUTHORITY FINANCIAL POLICIES AND PROCEDURES FOR ACCOUNTS PAYABLE**

WHEREAS, the Housing Authority of the City of Columbia, Missouri ("CHA") recognizes the importance of maintaining strong internal controls, clear procedures, and efficient processing for accounts payable transactions; and

WHEREAS, CHA has reviewed its existing accounts payable practices and identified opportunities to streamline the payment approval process while strengthening financial oversight; and

WHEREAS, the Board of Commissioners and CHA management have discussed revising the accounts payable flow to (i) assign routine accounts payable batch approval to the Chief Financial Officer (CFO) and Chief Executive Officer (CEO) and (ii) maintain full Board access to payment summaries and payment distribution detail reports for each accounts payable batch; and

WHEREAS, CHA has reviewed nonprofit internal-control guidance and determined that periodic, sample-based testing of accounts payable transactions is an appropriate tool to further enhance oversight, including quarterly review of accounts payable transactions, as set forth in the revised Financial Policies and Procedures; and

WHEREAS, CHA also desires to update its Financial Policies and Procedures to reflect current position titles and to align the written policies with the revised accounts payable approval and oversight practices;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, that the Board hereby approves and adopts the revised Columbia Housing Authority Financial Policies and Procedures for Accounts Payable, attached hereto and made a part hereof, with such revisions to be effective January 1, 2026.

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Bob Hutton, Chairman

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Randall Cole, Secretary

Adopted December 17, 2025



## Accounts Payable Flow Chart

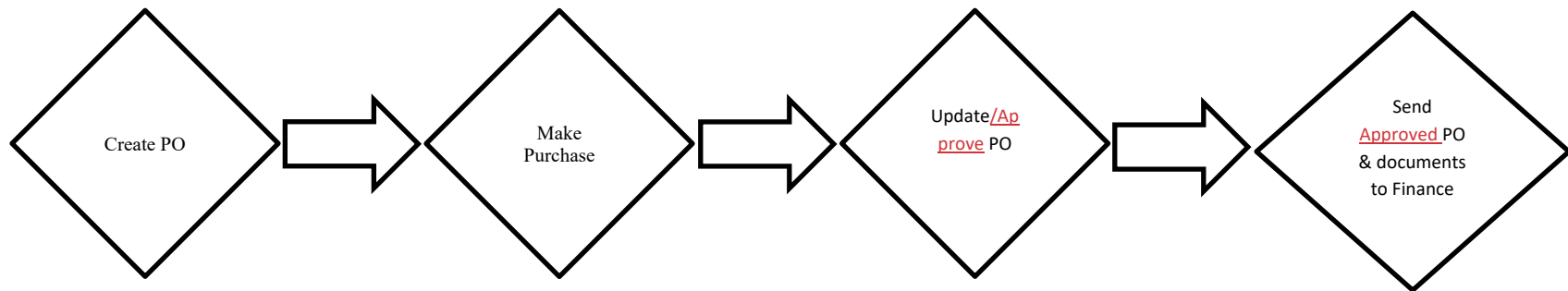
Please note security levels in place in our financial software.

The Accountant, and the Finance Assistant I, do not have access to the Purchase Order system.

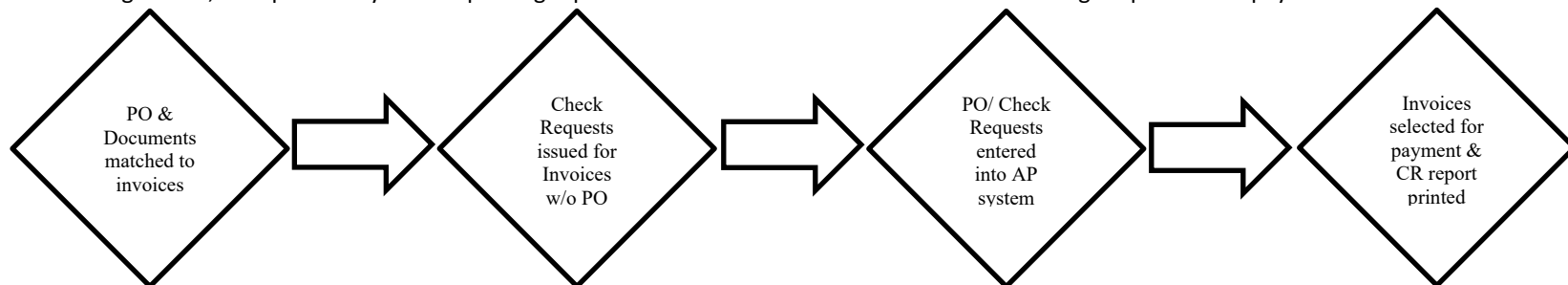
The Chief Financial Officer (CFO)~~Director of Finance, Mary Harvey~~ has access to view purchase orders, but ~~she~~ does not have access to create or approve purchase orders in the Purchase Order system. The only changes the CFO~~she~~ can make to a PO is the status of a purchase order (void a PO or in the case where an employee has accidentally reopened a PO that has already been paid, the CFO~~she~~ can reset the status to paid). The CFO~~Mary~~ also does not have access to enter or modify invoices in the accounts payable system, nor can they~~does she~~ access to add or modify vendors. ~~She~~The CFO can only void payments and review reports.

CHA Staff are set up in the Purchase Order system with their level of procurement limits (see Procurement Authorization memo). Staff can't void or delete a purchase order in the PO system. They must send a request to ~~Mary~~the CFO if a PO needs to be voided.

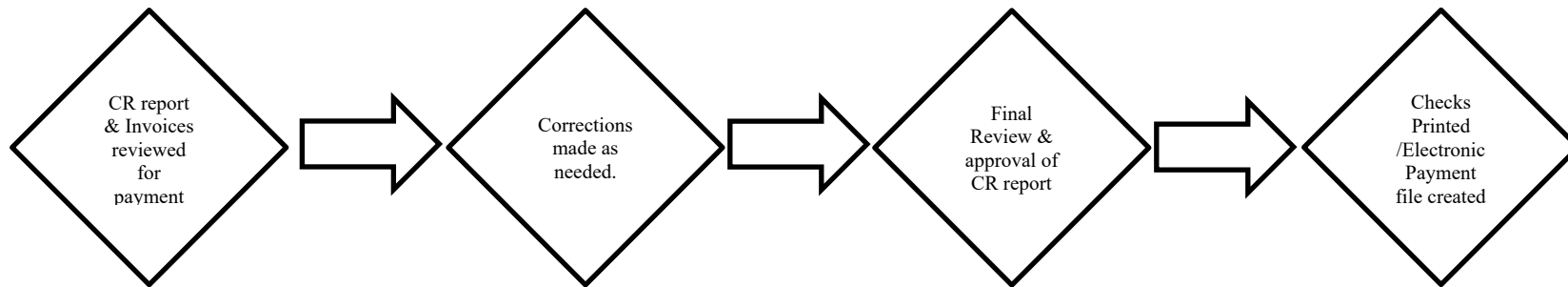
## Accounts Payables Flow Chart



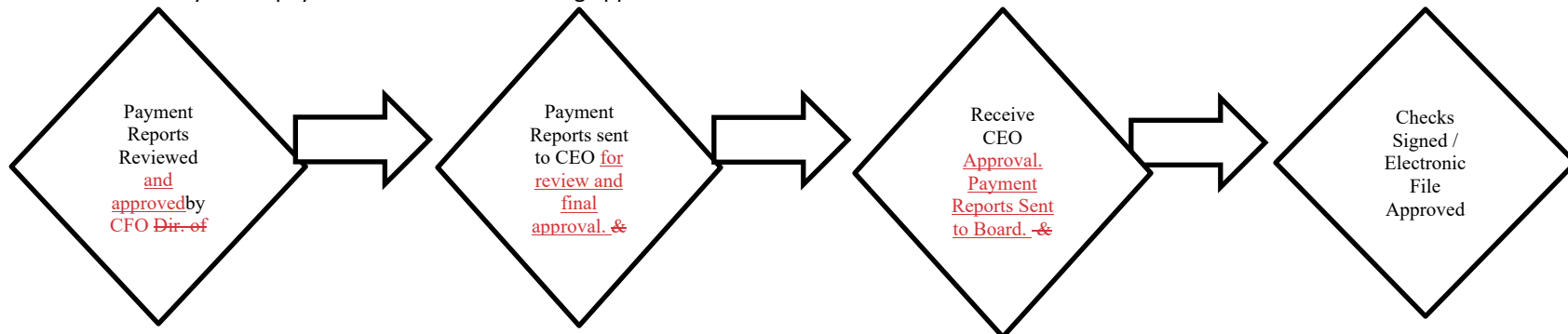
1. Purchase orders must be created in the accounting software and can only be approved by authorized department staff.
2. Assigned staff person makes the purchase and turns in receipts or packing slips to department head.
3. If needed authorized department staff updates the purchase order with exact amount of the purchase.
4. Signed PO, receipt and any related packing slips sent to the Finance Assistant at the Admin Bldg. to process for payment.



5. If the vendor is going to send an invoice for the items purchased, they are sent to the Admin Building and received by the Finance Assistant and then matched with the supporting documentation sent by the authorized department.
6. For invoices such as utilities, phone bills, legal counsel, IT services, background checks, interpreting services the Finance Assistant or the Accountant determine which departments the charges belong and prepare a check request for payment that must be signed by an authorized staff person.
7. Once all documentation has been received, for items purchased with a purchase order the Finance Assistant selects the approved purchase orders from the accounting system for payment. For invoices that do not have a purchase order the invoice is entered directly into the accounting software.
8. Once all invoices have been entered, the Finance Assistant selects the invoices for payment and prints a Cash Requirement Report and gives this report with all the supporting documentation to the ~~Director of Finance (Mary Harvey)~~ CFO for review and approval.

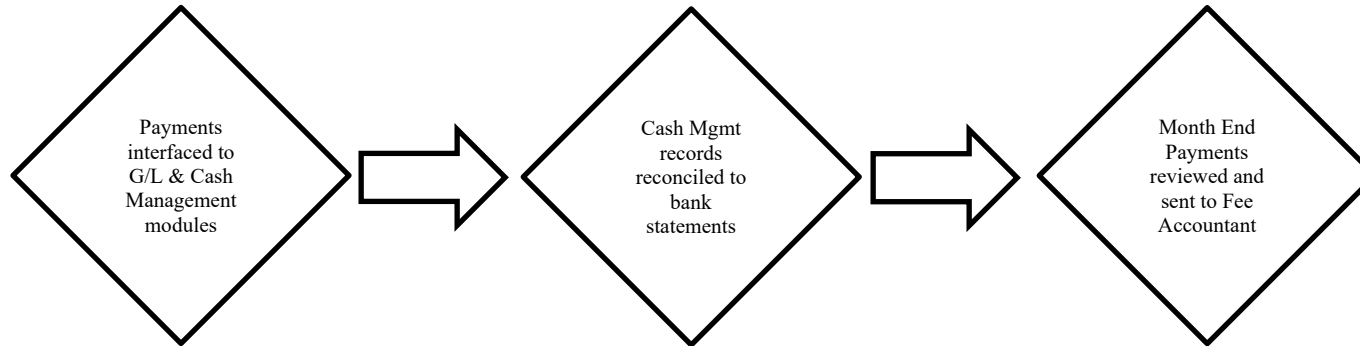


9. The ~~CFO~~Director of Finance verifies that all purchase orders have been properly authorized, verifies the PO amount and items purchased agree with the packing slips and the invoice and that the appropriate account numbers have been assigned and entered.
10. The ~~CFO~~Director of Finance notes any corrections needed and returns the Cash Requirement Report to the Finance Assistant to make the corrections.
11. Once the corrections have been made the ~~CFO~~Director of Finance reviews the original Cash requirement Report with the new report to verify that all corrections have been made and that no unauthorized transactions have been added. The ~~CFO~~Director of Finance will then sign and date the Cash Requirement Report.
12. For Paper Checks, the ~~CFO~~Director of Finance will unlock the cabinet that holds the paper checks and provide the Finance Assistant with the paper checks to print the authorized payments.  
For Direct Payments, the Finance Assistant will create the electronic file and ~~the Accountant~~ will upload the file to the Bank and print the payment summary of the payment transactions awaiting approval.



13. The Finance Assistant will print a Payment Summary Report for the payment batch and a Payment Distribution Report for each vendor.
14. The ~~Director of Finance CFO~~ will email approved Cash Requirement Report; the Payment Summary Report and the Payment Distribution Reports to the CEO & ~~the Board~~ for review and approval. Reports will also be sent to the Board for review, and any questions or requests for information will be provided through the CEO and Chair. If they have any questions they can request additional documentation.
15. The CEO ~~and at least one Board member~~ must email their approval of the Payment Summary Report to the ~~Director of Finance CFO~~.
16. Once the Payment Summary has been approved: For Paper Checks, the CEO or his Executive Assistant will verify the payments have been approved prior to sending a secured electronic signature to the printer. Once ~~singed signed~~, Finance Assistant will scan the signed checks and all backup documentation for record keeping and then mail the checks.

For Direct Payments, the Accountant will verify the electronic file submitted by the Finance Assistant matches the Payment Summary and approve the electronic file for the Bank to process the payments.



17. The ~~Director of Finance~~ Finance Assistant interfaces the payment data from the accounting software's accounts payable module to the cash management module and to the general ledger.

18. The Accountant reconciles the bank statements to ~~in~~ the cash management module and verifies the bank reconciliation agrees with the general ledger data.



21. The ~~CFO~~ Director of Finance reviews the bank reconciliations with the bank statements and general ledgers.

22. Financial reports are prepared by the ~~CFO~~ Director of Finance who researches any areas of concern and prepares the comments for the Monthly Financial Reports for the Board.

~~22.~~

23. CEO reviews the financial reports & comments and discusses any areas of concern with the ~~CFO~~ Director of Finance.

24. Financial reports and comments are submitted to the Board for review & comments.

25. At the end of each quarter, the Board Chair or designated Commissioner shall select a minimum of 15 random transactions or 5% of total quarter (higher of the two). The requests shall be sent to the CEO, and the CEO will coordinate with the CFO to gather information. Information on each transaction should generally include the purpose of the purchase, its cost reasonableness, budgetary authority, proper invoice, PO, and delegation of expenditure authority, along with any additional relevant inquiry. A summary shall be presented to the board by the CEO and designated Commissioner at the next regular CHA Board of Commissioners meeting.

~~24.~~

## **Accounts Payable Flow Chart**

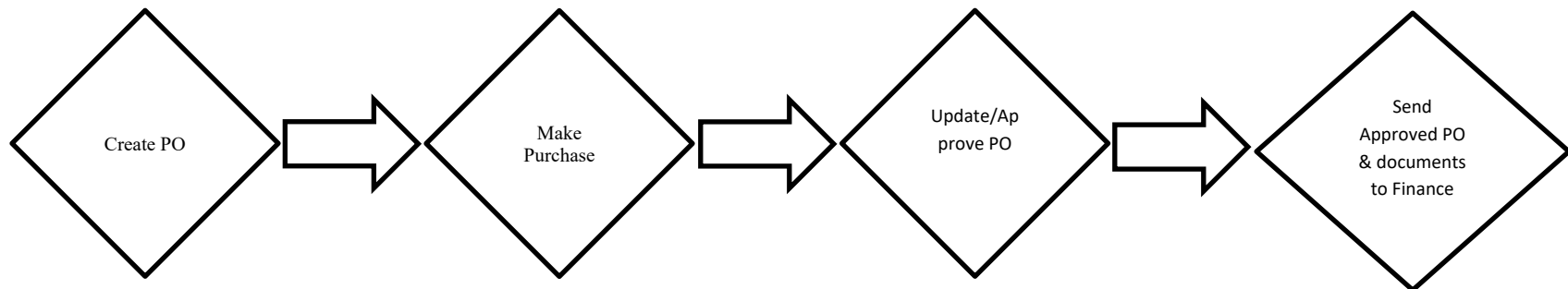
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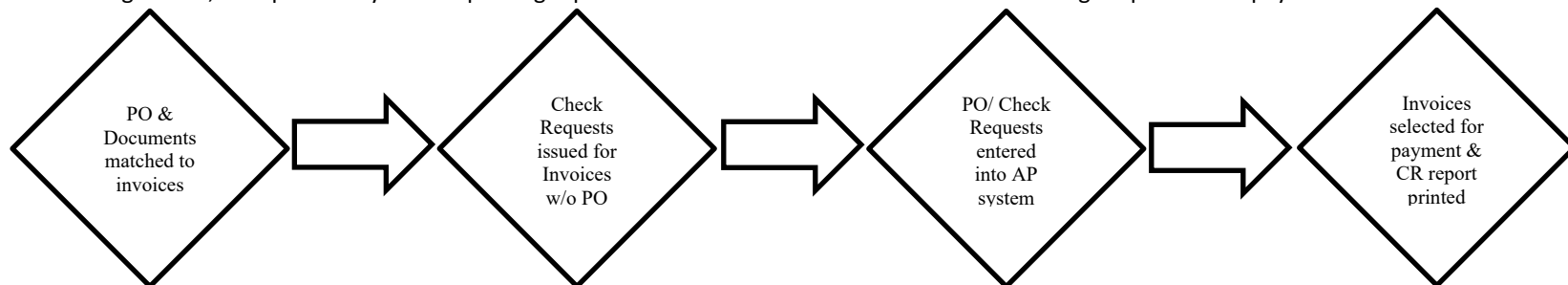
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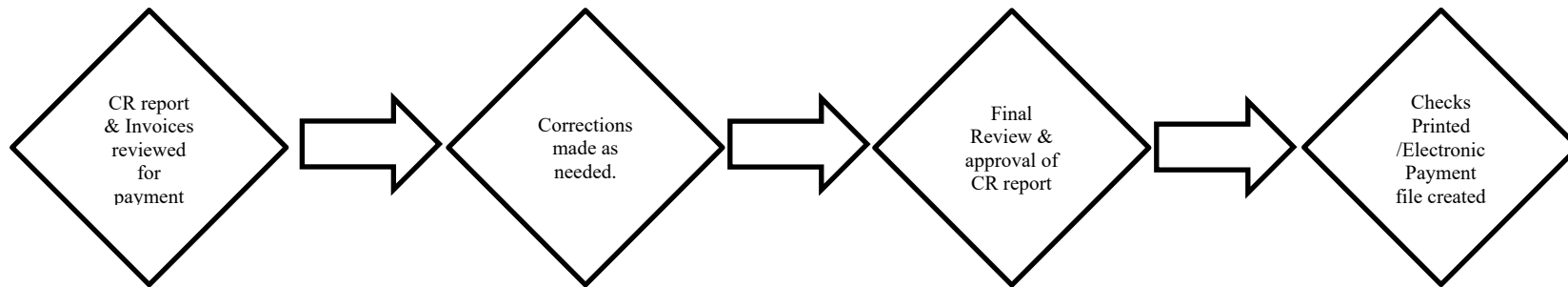
## Accounts Payables Flow Chart



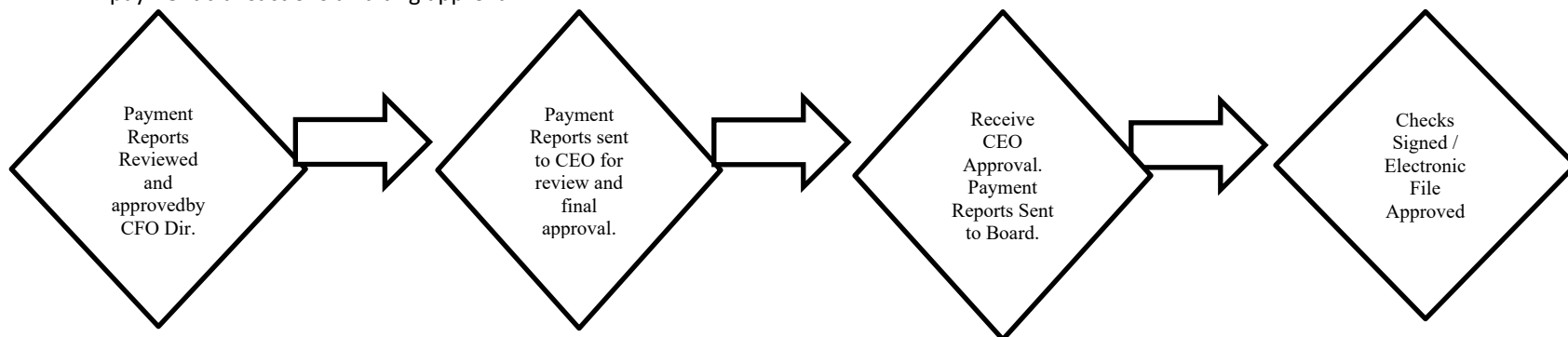
1. Purchase orders must be created in the accounting software and can only be approved by authorized department staff.
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8. Once all invoices have been entered, the Finance Assistant selects the invoices for payment and prints a Cash Requirement Report and gives this report with all the supporting documentation to the CFO for review and approval.

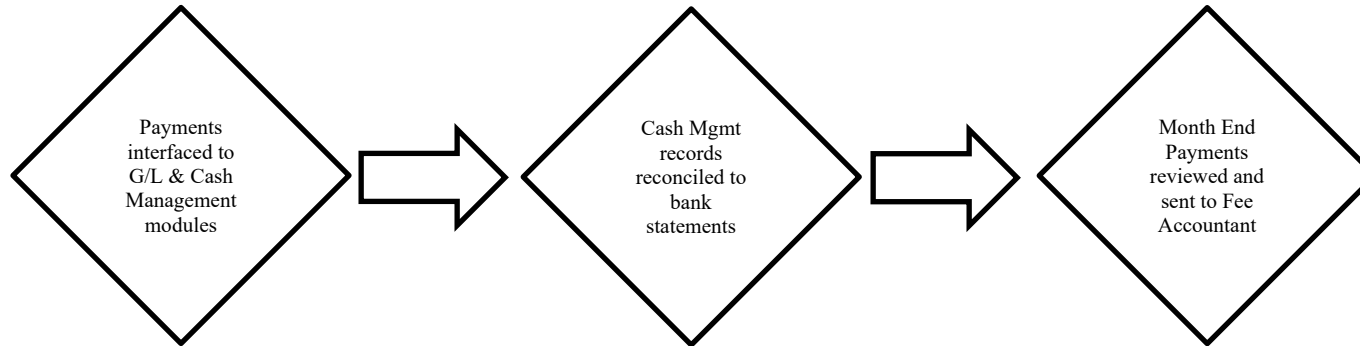


9. The CFO verifies that all purchase orders have been properly authorized, verifies the PO amount and items purchased agree with the packing slips and the invoice and that the appropriate account numbers have been assigned and entered.
10. The CFO notes any corrections needed and returns the Cash Requirement Report to the Finance Assistant to make the corrections.
11. Once the corrections have been made the CFO reviews the original Cash requirement Report with the new report to verify that all corrections have been made and that no unauthorized transactions have been added. The CFO will then sign and date the Cash Requirement Report.
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13. The Finance Assistant will print a Payment Summary Report for the payment batch and a Payment Distribution Report for each vendor.
14. The CFO will email approved Cash Requirement Report; the Payment Summary Report and the Payment Distribution Reports to the CEO for review and approval. Reports will also be sent to the Board for review, and any questions or requests for information will be provided through the CEO and Chair.
15. The CEO must email their approval of the Payment Summary Report to the CFO.
16. Once the Payment Summary has been approved: For Paper Checks, the CEO or his Executive Assistant will verify the payments have been approved prior to sending a secured electronic signature to the printer. Once signed, Finance Assistant will scan the signed checks and all backup documentation for record keeping and then mail the checks.

For Direct Payments, the Accountant will verify the electronic file submitted by the Finance Assistant matches the Payment Summary and approve the electronic file for the Bank to process the payments.



17. The Finance Assistant interfaces the payment data from the accounting software's accounts payable module to the cash management module and to the general ledger.
18. The Accountant reconciles the bank statements to the cash management module and verifies the bank reconciliation agrees with the general ledger data.



21. The CFO reviews the bank reconciliations with the bank statements and general ledgers.
22. Financial reports are prepared by the CFO who researches any areas of concern and prepares the comments for the Monthly Financial Reports for the Board.
23. CEO reviews the financial reports & comments and discusses any areas of concern with the CFO.
24. Financial reports and comments are submitted to the Board for review & comments.
25. At the end of each quarter, the Board Chair or designated Commissioner shall select a minimum of 15 random transactions or 5% of total quarter (higher of the two). The requests shall be sent to the CEO, and the CEO will coordinate with the CFO to gather information. Information on each transaction should generally include the purpose of the purchase, its cost reasonableness, budgetary authority, proper invoice, PO, and delegation of expenditure authority, along with any additional relevant inquiry. A summary shall be presented to the board by the CEO and designated Commissioner at the next regular CHA Board of Commissioners meeting.





# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: Year to date financials through October 31, 2025

## Executive Summary

This report includes financial statements for the CHA entities for the first ten months of FY 2025 January 1, 2025 through October 31, 2025.

## Discussion

### Financial Report Summary

*Year-to-Date (YTD) through October 31, 2025*

#### Key Financial Highlights:

- **Total Revenues:** \$18,956,784
- **Total Expenditures:** \$18,112,776
- **Net Gain (Including Depreciation and Amortization):** \$844,008
- **Net Income (Before Depreciation, Amortization):** \$2,588,118

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 (\$351,850). 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 (\$19,996).

#### Affordable Housing Development

- Total net gain/loss was (\$51,043).

#### CHA Central Office

- Total net gain/loss was (\$33,536).



# 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 a \$196,285 in insurance reimbursement checks 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: (25,846)	Total Utilities: 45,886 Insurance: 39,167	(\$589)
Bear Creek	*	Insurance: 5,534	\$252,595 \$56,310 w/o ins check
Oak	Investment Income – Unrestricted: (9,031)	Total Utilities: 23,056 Total Maintenance: 13,988 Insurance: \$66,496	(\$64,192)
MMV (Patriot)	*	Insurance: \$16,876	(\$14,837)
BWW	*	Maint. Oper. Contracts: \$23,925 Insurance: \$49,597	(\$99,238)
BWWII	*	Total Utilities: 14,098 Insurance: \$22,772	(\$21,312)

## Housing Choice Voucher (HCV)

- The HCV fund improved its net gain/loss to \$152,242 in October. 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 - \$1,696,353, and budget is \$1,712,200.
- Total YTD Expenses - \$1,426,685, and budget is \$1,580,047.

Recommended Commission Action

Review and consider the report.



## Housing Authority of the City of Columbia, Missouri

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# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## October 31, 2025

Fiscal Year End  
December 2025  
Month 10 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  
October 31, 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 Developme nt	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	\$ 704,750	\$6,583,202	\$ 11,276,401	\$ 3,840	\$ 298,110	\$ 377,885	\$ 186,375	\$ 49,112	\$ 213,369	\$ 901,741	\$ 107,692	\$ 195,161	\$ 126,854	\$1,127,589	\$ 441,910	\$ 22,593,991	\$ (3,637,207)	\$ 18,956,784
Total Operating Expenses	\$ 919,052	\$4,241,484	\$ 1,192,475	\$ 2,212	\$ 5,442	\$ 14,129	\$ 3,680	\$ 881	\$ 213,369	\$ 905,998	\$ 12,863	\$ 204,908	\$ 177,897	\$ 774,340	\$ 474,448	\$ 9,143,179	\$ (1,446,471)	\$ 7,696,708
Excess of Operating Revenue	\$ (214,302)	\$2,341,718	\$ 10,083,926	\$ 1,629	\$ 292,668	\$ 363,756	\$ 182,695	\$ 48,231	\$ -	\$ (4,257)	\$ 94,829	\$ (9,747)	\$ (51,043)	\$ 353,249	\$ (32,539)	\$ 13,450,812	\$ (2,190,736)	\$ 11,260,076
Extraordinary Maintenance	-	170,604	-	-	-	-	-	-	-	-	-	-	-	-	-	170,604	-	170,604
Housing Assistance Payments	-	-	9,905,214	-	265,771	356,036	181,748	47,464	-	-	5,700	-	-	-	-	10,761,933	(2,190,736)	8,571,197
Depreciation Expense	137,548	1,480,888	18,366	-	-	-	-	-	-	15,739	2,832	-	-	14,664	997	1,671,034	-	1,671,034
Total Expenses	\$1,056,600	\$5,892,976	\$ 11,119,288	\$ 2,212	\$ 271,213	\$ 370,165	\$ 185,428	\$ 48,345	\$ 213,369	\$ 921,737	\$ 21,395	\$ 204,908	\$ 177,897	\$ 789,004	\$ 475,445	\$ 21,749,983	\$ (3,637,207)	18,112,776
Net Gain (Loss)	\$ (351,850)	\$ 690,226	\$ 157,113	\$ 1,629	\$ 26,896	\$ 7,719	\$ 947	\$ 767	\$ -	\$ (19,996)	\$ 86,297	\$ (9,747)	\$ (51,043)	\$ 338,586	\$ (33,536)	\$ 844,008	\$ -	\$ 844,008

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
Tenant Rental																		
Revenue	\$ 396,791	\$ 1,969,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,138	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ 2,408,425	\$ -	\$ 2,408,425
Rental Subsidies		2,190,736	-	-	-	-	-	-	-	-	-	-	-	-	-	2,190,736	(2,190,736)	-
Vacancy Loss	(195,787)	(165,442)	-	-	-	-	-	-	-	-	-	-	-	-	-	(361,230)		(361,230)
Net Rental																		
Revenue	201,004	3,994,489	-	-	-	-	-	-	-	30,138	12,300	-	-	-	-	4,237,931	(2,190,736)	2,047,195
Tenant Revenue -																		
Other	2,378	29,796	-	-	-	-	-	-	-	-	-	-	-	-	-	32,174		32,174
Total Tenant Revenue	203,381	4,024,285	-	-	-	-	-	-	-	30,138	12,300	-	-	-	-	4,270,105	(2,190,736)	2,079,369
HUD PHA																		
Operating Grants	387,920	-	10,039,697	2,815	269,470	343,680	181,748	-	213,369	-	-	-	-	-	-	11,438,699	-	11,438,699
HUD Voucher																		
Admin Fees	-	-	1,203,737	-	24,337	30,514	3,680	-	-	-	-	-	-	-	-	1,262,268	-	1,262,268
Management																		
Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280,526	280,526	(280,526)	-
Asset																		
Management		-	-	-	-	-	-	-	-	-	-	-	-	-		12,000	(12,000)	-
Fee	-														12,000			
Book Keeping																		
Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	133,178	133,178	(133,178)	-
Total Fee Revenue	387,920	-	11,244,934	2,815	293,807	374,194	185,428	-	213,369	-	-	-	-	-	425,704	13,128,171	(425,704)	12,702,467
Other																		
Government			-	-	-	-	-	48,345	-	837,423	-	-	-	-	-	885,767	-	885,767
Grants	-	-																
Interest Income	42,353	144,974	19,270	1,025	4,303	3,691	947	767	-	2,191	30,948	-	26,188	18,135	11,137	305,930	-	305,930
Investment																		
Income	-	-	-	-	-	-	-	-	-	-	-	-	-	650,851	-	650,851	(650,851)	-
Fraud Recovery	-	-	12,197	-	-	-	-	-	-	-	-	-	-	-	-	12,197	-	12,197
Other Revenue	71,096	2,413,942	-	-	-	-	-	-	-	31,989	52,520	195,161	100,666	435,961	5,069	3,306,404	(369,916)	2,936,488
Gain/Loss on																		
Sale of Capital		-	-	-	-	-	-	-	-	-	11,923	-	-	22,642	-	34,565	-	34,565
Assets	-																	
Total Revenue	\$ 704,750	\$ 6,583,202	\$ 11,276,401	\$ 3,840	\$ 298,110	\$ 377,885	\$ 186,375	\$ 49,112	\$ 213,369	\$ 901,741	\$ 107,692	\$ 195,161	\$ 126,854	\$ 1,127,589	\$ 441,910	\$ 22,593,991	\$ (3,637,207)	\$ 18,956,784
Administrative																		
Salaries	86,110	235,548	475,135	-	2,848	2,046	2,282	424	-	62,434	-	-	91,662	251,383	267,428	1,477,300	-	1,477,300
Auditing Fees	3,902	72,250	37,607	-	-	-	-	-	-	3,182	706	-	-	3,422	7,430	128,500	-	128,500
Management																		
Fee	39,262	239,204	200,232	-	-	4,872	-	-	-	1,250	847	-	-	-	-	485,666	(485,666)	-
LIHTC Asset																		
Mgmt	4,988	60,135	125,145	-	-	3,045	-	-	-	-	-	-	-	-	-	193,313	(133,178)	60,135

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	96	-	-	-	-	-	-	-	-	117	-	-	-	1,229	-	1,442	-	1,442
Employee	27,907	70,093	130,165	-	812	229	355	47	-	9,646	-	-	23,123	63,772	65,882	392,032	-	392,032
Office Expenses	15,904	63,845	44,197	-	62	460	171	108	1,942	17,522	172	132	3,031	19,160	65,409	232,115	-	232,115
Legal Expense	1,193	11,835	-	-	-	-	-	-	-	-	-	-	-	-	22,099	35,126	-	35,126
Training & Travel	-	6,604	5,786	-	-	-	-	-	250	9,410	-	-	227	1,598	6,185	30,061	-	30,061
Other	6,126	20,028	87,051	122	1,686	1,653	836	294	7,543	149	166	597	8,720	59,330	9,512	203,814	-	203,814
Total Operating - Admin.	185,487	779,541	1,105,317	122	5,408	12,307	3,644	874	9,734	103,710	1,891	729	126,763	399,895	443,945	3,179,368	(618,843)	2,560,525
Asset Management Fee	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	(12,000)	-
Salaries	878	84,825	-	-	-	-	-	-	142,899	478,202	-	-	-	-	-	706,804	-	706,804
Employee	336	29,002	-	-	-	(5)	-	-	43,452	105,041	-	-	-	-	-	177,826	-	177,826
Tenant Services -	3,503	32,781	763	2,090	-	-	-	-	-	145,646	-	-	-	-	-	184,783	-	184,783
Total Tenant Services	6,191	146,607	763	2,090	-	(5)	-	-	186,351	728,889	-	-	-	-	-	1,070,885	-	1,070,885
Water	23,461	171,268	621	-	-	-	-	-	-	-	60	-	-	473	207	196,089	-	196,089
Electricity	26,725	299,593	5,965	-	-	-	-	-	-	-	108	-	-	2,787	1,988	337,166	-	337,166
Gas	12,844	31,683	1,147	-	-	-	-	-	-	-	283	-	-	1,417	382	47,756	-	47,756
Sewer	19,592	110,882	323	-	-	-	-	-	-	-	78	-	-	310	108	131,293	-	131,293
Total Utilities	82,623	613,426	8,056	-	-	-	-	-	-	-	528	-	-	4,986	2,685	712,304	-	712,304
Maintenance - Labor	198,059	315,192	-	-	-	-	-	-	-	-	-	-	-	-	-	513,251	-	513,251
Maintenance - Materials	40,837	163,584	-	-	-	-	-	-	-	75	161	2,049	-	7	1,429	208,142	-	208,142
Maintenance Contracts	148,402	431,474	2,813	-	-	-	-	-	-	19,575	7,291	455	-	2,176	4,322	616,509	(96,871)	519,638
Employee Benefits - Maint.	54,497	103,065	-	-	-	-	-	-	-	-	-	-	-	-	-	157,562		157,562
Total Maintenance	441,795	1,013,314	2,813	-	-	-	-	-	-	19,650	7,452	2,504	-	2,183	5,751	1,495,463	(96,871)	1,398,592
Protective Services - Labor	33,689	9,348	-	-	-	-	-	-	-	-	-	144,079	-	-	-	187,116	-	187,116
Employee	9,878	2,807	-	-	-	-	-	-	-	-	-	42,465	-	-	-	55,149	-	55,149
Total Protective Services	43,595	12,164	-	-	-	-	-	-	-	-	-	186,669	-	-	-	242,428	-	242,428
Property Insurance	71,861	685,084	5,495	-	-	-	-	-	-	5,401	1,620	-	-	2,022	1,832	773,315	-	773,315

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	8,568	8,750	8,631	-	-	-	-	-	-	4,582	142	-	-	13,245	-	43,918	-	43,918
Workmen's																		
Compensation	5,756	11,540	8,812	-	33	33	36	7	2,524	9,045	-	2,464	1,566	4,192	4,447	50,454	-	50,454
All Other																		
Insurance	5,725	11,319	-	-	-	-	-	-	-	5,363	-	-	875	875	3,519	27,676	-	27,676
Total Insurance																		
Premiums	91,910	716,693	22,938	-	33	33	36	7	2,524	24,392	1,762	2,464	2,441	20,334	9,798	895,363	-	895,363
Other General																		
Expenses	704	17,147	10,700	-	-	1,795	-	-	-	100	-	1,651	42,509	68,852	1,909	145,366	(67,905)	77,461
Compensated																		
Absences	41,675	75,062	41,888	-	-	-	-	-	14,760	26,244	-	9,803	6,183	10,475	10,360	236,450	-	236,450
Payments in Lieu																		
of Taxes	13,372	131,633	-	-	-	-	-	-	-	3,014	1,230	-	-	-	-	149,249	-	149,249
Bad debt -																		
Tenant Rents	(300)	2,489	-	-	-	-	-	-	-	-	-	-	-	-	-	2,189	-	2,189
Total Other																		
Expenses	55,451	226,332	52,588	-	-	1,795	-	-	14,760	29,357	1,230	11,454	48,692	79,327	12,269	533,256	(67,905)	465,350
Interest of																		
Mortgage																		
Payable	-	255,178	-	-	-	-	-	-	-	-	-	1,089	-	249,128	-	505,395	-	505,395
Interest on Notes																		
Payable	-	408,388	-	-	-	-	-	-	-	-	-	-	-	18,486	-	426,874	-	426,874
Amortization of																		
Loan Costs	-	69,842	-	-	-	-	-	-	-	-	-	-	-	-	-	69,842	-	69,842
Total	-	733,408	-	-	-	-	-	-	-	-	-	1,089	-	267,614	-	1,002,111	(650,851)	351,260
Total Operating																		
Expenses	\$ 919,052	\$ 4,241,484	\$ 1,192,475	\$ 2,212	\$ 5,442	\$ 14,129	\$ 3,680	\$ 881	\$ 213,369	\$ 905,998	\$ 12,863	\$ 204,908	\$ 177,897	\$ 774,340	\$ 474,448	\$ 9,143,179	\$ (1,446,471)	\$ 7,696,708
Excess of																		
Operating	\$ (214,302)	\$ 2,341,718	\$ 10,083,926	\$ 1,629	\$ 292,668	\$ 363,756	\$ 182,695	\$ 48,231	\$ -	\$ (4,257)	\$ 94,829	\$ (9,747)	\$ (51,043)	\$ 353,249	\$ (32,539)	\$ 13,450,812	\$ (2,190,736)	\$ 11,260,076
Extraordinary																		
Maintenance	-	170,604	-	-	-	-	-	-	-	-	-	-	-	-	-	170,604	-	170,604
Housing																		
Assistance																		
Payments	-	-	9,905,214	-	265,771	356,036	181,748	47,464	-	-	5,700	-	-	-	-	10,761,933	(2,190,736)	8,571,197
Depreciation																		
Expense	137,548	1,480,888	18,366	-	-	-	-	-	-	15,739	2,832	-	-	14,664	997	1,671,034	-	1,671,034
Total Expenses	\$ 1,056,600	\$ 5,892,976	\$ 11,119,288	\$ 2,212	\$ 271,213	\$ 370,165	\$ 185,428	\$ 48,345	\$ 213,369	\$ 921,737	\$ 21,395	\$ 204,908	\$ 177,897	\$ 789,004	\$ 475,445	\$ 21,749,983	\$ (3,637,207)	\$ 18,112,776
Net Gain (Loss)	\$ (351,850)	\$ 690,226	\$ 157,113	\$ 1,629	\$ 26,896	\$ 7,719	\$ 947	\$ 767	\$ -	\$ (19,996)	\$ 86,297	\$ (9,747)	\$ (51,043)	\$ 338,586	\$ (33,536)	\$ 844,008	\$ -	\$ 844,008

Housing Authority of the City of Columbia, MO (MO007)  
Entity Wide Balance Sheet Summary  
October 31, 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
100 Total Cash	1,035,681	5,405,220	993,041	28,369	127,366	98,292	39,634	25,561	-	89,963	4,054,549	-	286,346	1,393,566	46,530	13,624,119
120 Total Receivables, Net of Allowances for Doubtful Accounts	761,770	59,327	50,592	-	2,841	10,647	2,090	13,370	12,664	95,294	83,788	-	267,319	7,746,926	-	9,106,628
150 Total Current Assets	10,670	98,843	14,666	-	-	-	-	-	-	15,422	265,693	2,592	133,761	44,792	578,852	1,165,290
160 Total Capital Assets, Net of Accumulated Depreciation	1,052,742	68,792,947	331,114	-	-	-	-	-	-	556,269	272,583	-	-	449,175	26,508	71,481,339
180 Total Non-Current Assets	-	510,804	-	-	-	-	-	-	-	-	4,995,779	2,031,629	550,254	35,309,303	-	43,397,770
190 Total Assets	2,860,863	74,867,141	1,389,413	28,369	130,207	108,939	41,724	38,931	12,664	756,948	9,672,393	2,034,221	1,237,679	44,943,763	651,891	138,775,146
310 Total Current Liabilities	75,688	3,286,607	93,583	2,090	7,467	8,310	35,140	33,849	12,664	308,233	1,410	285,673	120,180	1,253,436	331,307	5,855,637
350 Total Non-Current Liabilities	3,657	43,397,899	409,108	-	-	-	-	-	-	672,620	-	4,858	2,155	20,074,322	9,480	64,574,098
300 Total Liabilities	79,344	46,684,506	502,691	2,090	7,467	8,310	35,140	33,849	12,664	980,853	1,410	290,531	122,335	21,327,758	340,786	70,429,735
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
513 Total Equity/Net Assets	2,781,519	28,182,635	886,722	26,279	122,741	100,629	6,584	5,082	-	(223,906)	9,670,983	1,743,590	1,115,344	22,446,732	311,104	67,176,039
600 Total Liabilities and Equity/Net Assets	2,860,863	74,867,141	1,389,413	28,369	130,207	108,939	41,724	38,931	12,664	756,948	9,672,393	2,034,121	1,237,679	44,943,763	651,891	138,775,046



	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
111 Cash - Unrestricted	636,871	1,168,705	592,230	-	127,366	98,292	39,634	25,561	-	54,391	48,488	-	286,346	71,035	46,530	3,195,450
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113-020 Sect 8 FSS	-	-	400,811	-	-	-	-	-	-	-	-	-	-	-	-	400,811
113 Cash - Other Restricted	398,810	4,236,515	-	28,369	-	-	-	-	-	35,572	4,006,061	-	-	1,322,531	-	10,027,858
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Total Cash	1,035,681	5,405,220	993,041	28,369	127,366	98,292	39,634	25,561	-	89,963	4,054,549	-	286,346	1,393,566	46,530	13,624,119

121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	500,000	-	-	-	1,161	3,135	1,442	-	12,664	-	-	-	-	-	-	518,402
124 Accounts Receivable - Other Government	-	14,613	-	-	-	-	-	10,109	-	93,692	-	-	-	-	-	118,413
125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	-	81,782	-	207,959	-	-	289,741
125-040 Accounts Receivable - Tax Credit	255,271	95	-	-	-	-	-	-	-	-	-	-	-	-	-	255,366
125-050 Accounts Receivable - Other	107	(117)	-	-	-	-	-	-	-	-	-	-	-	(5,905)	-	(5,915)
125 Accounts Receivable - Miscellaneous	-	-	46,698	-	1,680	7,512	648	3,261	-	-	-	-	-	-	-	59,799
126 Accounts Receivable - Tenants	12,606	93,172	-	-	-	-	-	-	-	2,302	2,726	-	-	-	-	110,806
126.1 Allowance for Doubtful Accounts -Tenants	(6,214)	(48,435)	-	-	-	-	-	-	-	(700)	(720)	-	-	-	-	(56,069)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	(631)	-	(631)
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	5,713,438	-	-	5,713,438
128 Fraud Recovery	2,399	-	7,789	-	-	-	-	-	-	-	-	-	-	-	-	10,188
128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(3,894)	-	-	-	-	-	-	-	-	-	-	-	-	(6,293)
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	59,360	2,040,023	-	2,099,383
<b>120 Total Receivables, Net of Allowances for Doubtful Accounts</b>	<b>761,770</b>	<b>59,327</b>	<b>50,592</b>	<b>-</b>	<b>2,841</b>	<b>10,647</b>	<b>2,090</b>	<b>13,370</b>	<b>12,664</b>	<b>95,294</b>	<b>83,788</b>	<b>-</b>	<b>267,319</b>	<b>7,746,926</b>	<b>-</b>	<b>9,106,628</b>

131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	10,670	98,843	14,666	-	-	-	-	-	-	15,422	198	2,592	4,771	9,867	22,421	179,450
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	245	245
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	128,990	34,725	556,186		719,900
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	265,494	-	-	200	-	265,694
<b>150 Total Current Assets</b>	<b>10,670</b>	<b>98,843</b>	<b>14,666</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,422</b>	<b>265,693</b>	<b>2,592</b>	<b>133,761</b>	<b>44,792</b>	<b>578,852</b>	<b>1,165,290</b>

161 Land	339,845	4,345,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-	24,513	5,028,103
162 Buildings	4,692,157	64,954,221	354,155	-	-	-	-	-	-	696,504	136,000	-	-	414,098	-	71,247,134
163 Furniture, Equipment & Machinery - Dwellings	25,520	112,687	-	-	-	-	-	-	-	-	-	-	-	-	-	138,207
164 Furniture, Equipment & Machinery - Administration	519,933	990,597	93,285	-	-	-	-	-	-	7,363	-	-	-	67,475	125,147	1,803,801
165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166 Accumulated Depreciation	(4,524,714)	(16,242,059)	(116,326)	-	-	-	-	-	-	(286,417)	(42,782)	-	-	(123,826)	(123,152)	(21,459,276)
167 Construction in Progress	-	12,105,507	-	-	-	-	-	-	-	-	-	-	-	35,000	-	12,140,507
168 Infrastructure	-	2,526,433	-	-	-	-	-	-	-	-	-	-	-	56,428	-	2,582,861
<b>160 Total Capital Assets, Net of Accumulated Depreciation</b>	<b>1,052,742</b>	<b>68,792,947</b>	<b>331,114</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>556,269</b>	<b>272,583</b>	<b>-</b>	<b>-</b>	<b>449,175</b>	<b>26,508</b>	<b>71,481,339</b>

[illegible]

174 Other Assets	-	510,804	-	-	-	-	-	-	-	-	-	-	-	-	-	510,804
174-040 Deferred Developer Fees	-	-	-	-	-	-	-	-	-	-	-	-	340,254	-	-	340,254
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	2,031,629	-	-	-	2,031,629
180 Total Non-Current Assets	-	510,804	-	-	-	-	-	-	-	-	4,995,779	2,031,629	550,254	35,309,303	-	43,397,770

190 Total Assets	2,860,863	74,867,141	1,389,413	28,369	130,207	108,939	41,724	38,931	12,664	756,948	9,672,393	2,034,221	1,237,679	44,943,763	651,891	138,775,146
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311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	(1,301)	108,401	1,317	-	-	-	-	-	-	(1,061)	(235)	-	-	(1,141)	120,453	226,433
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	15,820	39,702	28,645	-	-	-	-	-	8,454	27,736	-	7,499	7,257	10,537	11,281	156,930
322 Accrued Compensated Absences - Current Portion	5,485	29,699	12,445	-	-	-	-	-	-	5,430	-	7,287	3,233	9,204	14,220	87,003
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	2,143,093	-	-	-	-	-	-	-	-	-	-	-	191,425	-	2,334,518
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	37,612	306,003	-	-	-	-	-	-	-	2,297	740	-	-	-	-	346,652
342 Deferred Revenues	-	-	-	-	-	3,840	-	32,179	-	33,865	-	-	-	-	-	69,884
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	188,249	-	-	-	-	-	-	-	-	-	-	-	-	-	188,249
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345 Other Current Liabilities	9,722	131,633	-	-	-	-	-	-	-	3,014	1,230	-	-	-	-	145,600
346 Accrued Liabilities - Other	8,350	1,523	16,350	2,090	3,469	191	32,752	1,358	328	780	-	287	1,918	11,859	56,363	137,619
347 Inter Program - Due To	-	186,772	34,826	-	3,997	4,280	2,388	313	3,882	236,172	(325)	225,146	107,771	830,707	128,990	1,764,918
348-010 Operating Loan Payable	-	151,531	-	-	-	-	-	-	-	-	-	45,454	-	-	-	196,985
348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	200,845	-	200,845
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	75,688	3,286,607	93,583	2,090	7,467	8,310	35,140	33,849	12,664	308,233	1,410	285,673	120,180	1,253,436	331,307	5,855,637

351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	43,037,845	-	-	-	-	-	-	-	669,000	-	-	-	-	-	43,706,845
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	340,254	400,811	-	-	-	-	-	-	-	-	-	-	-	-	741,065
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 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-	210,000
355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	19,858,186	-	19,858,186
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	3,657	43,397,899	409,108	-	-	-	-	-	-	672,620	-	4,858	2,155	20,074,322	9,480	64,574,098

300 Total Liabilities	79,344	46,684,506	502,691	2,090	7,467	8,310	35,140	33,849	12,664	980,853	1,410	290,531	122,335	21,327,758	340,786	70,429,735
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400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
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508.1 Invested In Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
511.4 Admin Fee Reserves	1,108,997	-	-	24,651	-	-	-	-	-	32,556	240,681	-	-	309,047	-	1,715,932
512.1 Unrestricted Net Assets	(555,081)	545,065	157,113	1,629	26,896	7,719	947	767	-	(19,996)	4,955,939	(9,747)	(51,043)	1,418,944	(33,536)	6,445,616
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	2,781,519	28,182,635	886,722	26,279	122,741	100,629	6,584	5,082	-	(223,906)	9,670,983	1,743,590	1,115,344	22,446,732	311,104	67,176,039

600 Total Liabilities and Equity/Net Assets	2,860,863	74,867,141	1,389,413	28,369	130,207	108,939	41,724	38,931	12,664	756,948	9,672,393	2,034,121	1,237,679	44,943,763	651,891	138,775,046
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**Housing Choice Voucher Program**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 967,866	\$ 924,128	\$ 43,738	\$ 10,039,697	\$ 9,241,280	798,417	9%
HUD Admin Fees Earned	109,603	123,498	(13,895)	1,203,737	1,234,982	(31,245)	-3%
Homeownership Closing Fees Earned	-	-	-	1,500	-	1,500	0%
Cares Act - COVID-19 Revenue	-	-	-	-	-	-	
<b>Total Fee Revenue</b>	<b>1,077,469</b>	<b>1,047,626</b>	<b>29,843</b>	<b>11,244,934</b>	<b>10,476,262</b>	<b>768,672</b>	<b>7%</b>
Investment Income - Unrestricted	2,723	2,200	524	19,270	21,996	(2,726)	-12%
Fraud Recovery - HAP	209	231	(22)	8,413	2,309	6,104	264%
Fraud Recovery - Admin	209	231	(22)	3,784	2,309	1,475	64%
Other Revenue	-	273	(273)	-	2,728	(2,728)	-100%
<b>Total Revenue</b>	<b>\$ 1,080,609</b>	<b>\$ 1,050,560</b>	<b>\$ 30,049</b>	<b>\$ 11,276,401</b>	<b>\$ 10,505,604</b>	<b>\$ 770,797</b>	<b>7%</b>
Administrative Salaries	52,137	60,810	(8,673)	475,135	608,097	(132,963)	-22%
Auditing Fees	-	4,063	(4,063)	37,607	40,630	(3,023)	-7%
Management Fee	19,512	21,605	(2,093)	200,232	216,050	(15,818)	-7%
Book-keeping Fee	12,195	12,264	(69)	125,145	122,638	2,508	2%
Advertising and Marketing	-	83	(83)	-	833	(833)	-100%
Employee Benefit contributions - Administrative	13,190	17,705	(4,515)	130,165	177,046	(46,881)	-26%
Office Expenses	4,135	7,446	(3,311)	44,197	74,459	(30,262)	-41%
Training & Travel	179	333	(154)	5,786	3,333	2,452	74%
Other Administrative Expenses	3,772	9,167	(5,395)	87,051	91,666	(4,615)	-5%
<b>Total Operating - Administrative</b>	<b>105,120</b>	<b>133,475</b>	<b>(28,355)</b>	<b>1,105,317</b>	<b>1,334,752</b>	<b>(229,435)</b>	<b>-17%</b>
Total Tenant Services	14	111	(97)	763	1,113	(350)	
<b>Total Utilities</b>	<b>1,495</b>	<b>929</b>	<b>566</b>	<b>8,056</b>	<b>9,290</b>	<b>(1,234)</b>	<b>-13%</b>
<b>Bldg. Maintenance</b>	<b>-</b>	<b>1,028</b>	<b>(1,028)</b>	<b>2,813</b>	<b>10,277</b>	<b>(7,463)</b>	<b>-73%</b>
<b>Insurance Premiums</b>	<b>2,886</b>	<b>1,172</b>	<b>1,715</b>	<b>22,938</b>	<b>11,717</b>	<b>11,221</b>	<b>96%</b>
Other General Expenses	1,155	796	359	10,700	7,958	2,742	34%
Compensated Absences	6,964	-	6,964	41,888	-	41,888	
<b>Other General Expenses</b>	<b>8,120</b>	<b>796</b>	<b>7,324</b>	<b>52,588</b>	<b>7,958</b>	<b>44,630</b>	<b>561%</b>
<b>Total Operating Expenses</b>	<b>\$ 117,635</b>	<b>\$ 137,511</b>	<b>\$ (19,876)</b>	<b>\$ 1,192,475</b>	<b>\$ 1,375,106</b>	<b>\$ (182,632)</b>	<b>-13%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 962,974</b>	<b>\$ 913,050</b>	<b>\$ 49,925</b>	<b>\$ 10,083,926</b>	<b>\$ 9,130,498</b>	<b>\$ 953,429</b>	<b>10%</b>
Homeownership	4,425	3,945	480	41,697	39,446	2,251	6%
Portable Housing Assistance Payments	26,892	23,710	3,182	288,679	237,098	51,582	22%
S8 FSS Payments	15,499	15,488	11	170,565	154,878	15,687	10%
VASH Housing Assistance Payments	77,595	59,053	18,541	751,375	590,532	160,843	27%
All Other Vouchers Housing Assistance Payments	828,941	808,208	20,733	8,652,898	8,082,075	570,822	7%
<b>Total Housing Assistance Payments</b>	<b>953,351</b>	<b>910,403</b>	<b>42,949</b>	<b>9,905,214</b>	<b>9,104,028</b>	<b>801,187</b>	<b>9%</b>
Depreciation Expense	1,837	1,837	-	18,366	18,366	-	
<b>Total Expenses</b>	<b>\$ 1,072,823</b>	<b>\$ 1,049,750</b>	<b>\$ 23,073</b>	<b>\$ 11,116,055</b>	<b>\$ 10,497,500</b>	<b>\$ 618,555</b>	<b>6%</b>
<b>Net Gain (Loss)</b>	<b>\$ 7,786</b>	<b>\$ 810</b>	<b>\$ 6,976</b>	<b>\$ 160,346</b>	<b>\$ 8,104</b>	<b>\$ 152,242</b>	<b>1879%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 35,347	\$ 30,529	\$ 4,818	\$ 396,791	\$ 305,286	\$ 91,505	30%
Vacancy Loss	(23,942)	(10,871)	(13,072)	(195,787)	(108,709)	(87,078)	80%
Net Tenant Rental Revenue	11,404	19,658	(8,253)	201,004	196,577	4,427	2%
Tenant Revenue - Other	1	500	(499)	2,378	5,000	(2,622)	-52%
<b>Total Tenant Revenue</b>	<b>11,405</b>	<b>20,158</b>	<b>(8,752)</b>	<b>203,381</b>	<b>201,577</b>	<b>1,804</b>	<b>1%</b>
HUD PHA Operating Grants	57,124	37,167	19,957	362,476	371,667	(9,191)	-2%
Capital Fund Grants	-	30,227	(30,227)	25,444	302,267	(276,823)	-92%
<b>Total Grant Revenue</b>	<b>57,124</b>	<b>67,393</b>	<b>(10,269)</b>	<b>387,920</b>	<b>673,934</b>	<b>(286,014)</b>	<b>-42%</b>
Investment Income - Unrestricted	4,129	5,417	(1,288)	42,353	54,167	(11,813)	-22%
Fraud Recovery	-	83	(83)	-	833	(833)	0%
Other Revenue	4,231	5,125	(894)	71,096	51,250	19,846	39%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	
<b>Total Revenue</b>	<b>\$ 76,890</b>	<b>\$ 98,176</b>	<b>\$ (21,286)</b>	<b>\$ 704,750</b>	<b>\$ 981,761</b>	<b>\$ (277,010)</b>	<b>-28%</b>
Administrative Salaries	9,888	6,427	3,460	86,110	64,272	21,838	34%
Auditing Fees	-	1,313	(1,313)	3,902	13,125	(9,223)	-70%
Management Fee	2,480	8,250	(5,770)	39,262	82,500	(43,238)	-52%
Book-keeping Fee	315	597	(282)	4,988	5,974	(986)	-17%
Advertising and Marketing	96	-	96	96	-	96	
Employee Benefit contributions - Administrative	2,704	2,429	275	27,907	24,289	3,618	15%
Office Expenses	1,628	1,150	478	15,904	11,500	4,404	38%
Legal Expense	284	83	201	1,193	833	359	43%
Training & Travel	-	354	(354)	-	3,542	(3,542)	-100%
Other	226	417	(191)	6,126	4,167	1,959	47%
<b>Total Operating - Administrative</b>	<b>17,620</b>	<b>21,020</b>	<b>(3,400)</b>	<b>185,487</b>	<b>210,202</b>	<b>(24,715)</b>	<b>-12%</b>
Asset Management Fee	1,200	1,200	-	12,000	12,000	-	0%
Tenant Services - Salaries	81	478	(397)	878	4,777	(3,899)	-82%
Employee Benefit Contributions - Tenant Services	48	164	(116)	336	1,644	(1,308)	-80%
Tenant Services - Other	789	350	439	3,503	3,500	3	0%
<b>Total Tenant Services</b>	<b>918</b>	<b>992</b>	<b>(74)</b>	<b>6,191</b>	<b>9,921</b>	<b>(3,730)</b>	<b>-38%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	2,806	\$	2,328	\$	478	\$	23,461	\$	23,278	\$	183	1%
Electricity		4,859		2,172		2,687		26,725		21,721		5,005	23%
Gas		1,219		1,070		149		12,844		10,696		2,149	20%
Sewer		2,002		2,115		(114)		19,592		21,154		(1,562)	-7%
<b>Total Utilities</b>		<b>10,885</b>		<b>7,685</b>		<b>3,201</b>		<b>82,623</b>		<b>76,849</b>		<b>5,774</b>	8%
Maintenance - Labor		17,771		20,170		(2,399)		198,059		201,700		(3,642)	-2%
Maintenance - Materials & Other		3,257		5,083		(1,826)		40,837		50,833		(9,996)	-20%
Maintenance and Operations Contracts		20,573		9,375		11,198		148,402		93,750		54,652	58%
Employee Benefit Contributions - Maintenance		1,972		5,256		(3,284)		54,497		52,556		1,941	4%
<b>Total Maintenance</b>		<b>43,573</b>		<b>39,884</b>		<b>3,689</b>		<b>441,795</b>		<b>398,840</b>		<b>42,956</b>	11%
<b>Total Protective Services</b>		<b>4,549</b>		<b>4,526</b>		<b>23</b>		<b>43,595</b>		<b>45,265</b>		<b>(1,670)</b>	-4%
<b>Total Insurance Premiums</b>		<b>2,924</b>		<b>10,001</b>		<b>(7,078)</b>		<b>91,910</b>		<b>100,014</b>		<b>(8,104)</b>	-8%
Other General Expenses		70		42		28		704		417		288	69%
Compensated Absences		3,767		-		3,767		41,675		-		41,675	
Payments in Lieu of Taxes		678		2,284		(1,607)		13,372		22,844		(9,472)	-41%
Bad debt - Tenant Rents		-		417		(417)		(300)		4,167		(4,467)	-107%
<b>Total Other General Expenses</b>		<b>4,514</b>		<b>2,743</b>		<b>1,772</b>		<b>55,451</b>		<b>27,427</b>		<b>28,024</b>	102%
Interest on Notes Payable		-		-		-		-		-		-	
<b>Total Operating Expenses</b>	\$	<b>86,184</b>	\$	<b>88,052</b>	\$	<b>(1,868)</b>	\$	<b>919,052</b>	\$	<b>880,516</b>	\$	<b>38,536</b>	4%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>(9,294)</b>	\$	<b>10,124</b>	\$	<b>(19,419)</b>	\$	<b>(214,302)</b>	\$	<b>101,244</b>	\$	<b>(315,546)</b>	-312%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		13,755		14,411		(656)		137,548		144,108		(6,559)	-5%
<b>Total Expenses</b>	\$	<b>99,939</b>	\$	<b>102,462</b>	\$	<b>(2,523)</b>	\$	<b>1,056,600</b>	\$	<b>1,024,624</b>	\$	<b>31,977</b>	3%
<b>Net Gain (Loss)</b>	\$	<b>(23,049)</b>	\$	<b>(4,286)</b>	\$	<b>(18,763)</b>	\$	<b>(351,850)</b>	\$	<b>(42,863)</b>	\$	<b>(308,987)</b>	721%

**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	\$	83,894	\$	84,336	\$	(441)	\$	854,226	\$	843,356	\$	10,870	1%
Rental Subsidies		96,044		90,908		5,136		945,154		909,075		36,079	4%
Vacancy Loss		(4,059)		(4,310)		251		(69,804)		(43,098)		(26,706)	62%
Net Rental Revenue		175,879		170,933		4,946		1,729,576		1,709,333		20,243	1%
Tenant Revenue - Other		888		1,178		(290)		12,145		11,783		362	3%
<b>Total Tenant Revenue</b>		<b>176,768</b>		<b>172,112</b>		<b>4,656</b>		<b>1,741,722</b>		<b>1,721,116</b>		<b>20,605</b>	<b>1%</b>
Investment Income - Unrestricted		8,259		10,629		(2,371)		80,448		106,294		(25,846)	-24%
Other Revenue		41,557		8,240		33,318		143,284		82,395		60,888	74%
<b>Total Revenue</b>	<b>\$</b>	<b>226,584</b>	<b>\$</b>	<b>190,981</b>	<b>\$</b>	<b>35,603</b>	<b>\$</b>	<b>1,965,453</b>	<b>\$</b>	<b>1,909,806</b>	<b>\$</b>	<b>55,647</b>	<b>3%</b>
Administrative Salaries		10,233		10,311		(79)		96,010		103,114		(7,104)	-7%
Auditing Fees		1,183		3,751		(2,568)		11,833		37,515		(25,681)	-68%
Property Management Fee		11,060		10,430		629		110,514		104,304		6,210	6%
Asset Management Fees		1,169		1,190		(21)		11,689		11,904		(215)	-2%
Advertising and Marketing		-		8		(8)		-		83		(83)	-100%
Employee Benefit contributions - Administrative		2,847		3,248		(401)		27,908		32,478		(4,570)	-14%
Office Expenses		2,005		2,123		(119)		23,147		21,233		1,914	9%
Legal Expense		350		429		(79)		5,112		4,292		820	19%
Training & Travel		-		500		(500)		2,940		5,000		(2,060)	-41%
Other		588		666		(77)		6,064		6,656		(592)	-9%
<b>Total Operating - Administrative</b>		<b>29,435</b>		<b>32,658</b>		<b>(3,223)</b>		<b>295,217</b>		<b>326,580</b>		<b>(31,363)</b>	<b>-10%</b>
<b>Total Tenant Services</b>		<b>7,524</b>		<b>8,568</b>		<b>(1,044)</b>		<b>75,418</b>		<b>85,681</b>		<b>(10,262)</b>	<b>-12%</b>
Water		19,854		6,602		13,252		82,260		66,020		16,240	25%
Electricity		30,363		13,474		16,890		158,528		134,739		23,790	18%
Gas		1,391		1,464		(73)		13,450		14,640		(1,190)	-8%
Sewer		11,716		4,477		7,240		51,811		44,765		7,046	16%
<b>Total Utilities</b>	<b>\$</b>	<b>63,324</b>	<b>\$</b>	<b>26,016</b>	<b>\$</b>	<b>37,308</b>	<b>\$</b>	<b>306,050</b>	<b>\$</b>	<b>260,164</b>	<b>\$</b>	<b>45,886</b>	<b>18%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	18,628	\$	15,388	\$	3,240	\$	166,612	\$	153,876	\$	12,736	8%
Maintenance - Materials & Other		4,695		11,126		(6,430)		74,906		111,255		(36,349)	-33%
Maintenance and Operations Contracts		15,370		15,530		(159)		161,571		155,299		6,272	4%
Employee Benefit Contributions - Maintenance		5,901		5,514		387		56,477		55,136		1,341	2%
<b>Total Maintenance</b>		<b>44,595</b>		<b>47,557</b>		<b>(2,962)</b>		<b>459,565</b>		<b>475,566</b>		<b>(16,000)</b>	-3%
<b>Total Insurance Premiums</b>		<b>33,991</b>		<b>27,086</b>		<b>6,906</b>		<b>310,023</b>		<b>270,856</b>		<b>39,167</b>	14%
Other General Expenses		377		758		(382)		6,584		7,583		(1,000)	-13%
Compensated Absences		3,020		-		3,020		34,209		-		34,209	
Taxes		6,240		5,000		1,240		51,240		50,000		1,240	2%
Bad debt - Tenant Rents		(1,433)		833		(2,266)		2,689		8,333		(5,644)	-68%
<b>Total Other General Expenses</b>		<b>8,203</b>		<b>6,592</b>		<b>1,612</b>		<b>94,722</b>		<b>65,917</b>		<b>28,806</b>	44%
Interest of Mortgage (or Bonds) Payable		15,906		15,906		-		159,063		159,063		-	0%
Interest on Notes Payable (Seller Financing)		20,967		20,966		0		209,665		209,665		0	0%
Amortization of Loan Costs		2,275		2,274		0		22,746		22,743		2	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>39,147</b>		<b>39,147</b>		<b>0</b>		<b>391,473</b>		<b>391,471</b>		<b>3</b>	0%
<b>Total Operating Expenses</b>	\$	<b>226,220</b>	\$	<b>187,623</b>	\$	<b>38,597</b>	\$	<b>1,932,470</b>	\$	<b>1,876,233</b>	\$	<b>56,237</b>	3%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>364</b>	\$	<b>3,357</b>	\$	<b>(2,994)</b>	\$	<b>32,983</b>	\$	<b>33,572</b>	\$	<b>(589)</b>	-2%
Extraordinary Maintenance		3,839		-		3,839		36,522		-		36,522	
Depreciation Expense		53,786		53,610		176		537,856		536,104		1,752	0%
<b>Total Expenses</b>	\$	<b>283,845</b>	\$	<b>241,234</b>	\$	<b>42,611</b>	\$	<b>2,506,848</b>	\$	<b>2,412,338</b>	\$	<b>94,510</b>	4%
<b>Net Gain (Loss)</b>	\$	<b>(57,261)</b>	\$	<b>(50,253)</b>	\$	<b>(7,008)</b>	\$	<b>(541,395)</b>	\$	<b>(502,532)</b>	\$	<b>(38,863)</b>	8%

**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	\$	24,525	\$	20,400	\$	4,125	\$	229,899	\$	204,000	\$	25,899	13%
Rental Subsidies		30,525		31,894		(1,369)		306,561		318,940		(12,379)	-4%
Vacancy Loss		(2,827)		(2,625)		(202)		(24,200)		(26,250)		2,050	-8%
Net Rental Revenue		<b>52,223</b>		<b>49,669</b>		<b>2,554</b>		<b>512,260</b>		<b>496,690</b>		<b>15,570</b>	<b>3%</b>
Tenant Revenue - Other		-		338		(338)		4,880		3,375		1,505	45%
<b>Total Tenant Revenue</b>		<b>52,223</b>		<b>50,007</b>		<b>2,216</b>		<b>517,140</b>		<b>500,065</b>		<b>17,075</b>	<b>3%</b>
Investment Income - Unrestricted		2,814		1,842		972		22,145		18,417		3,728	20%
Other Revenue		112,149		2,828		109,320		221,783		28,283		193,499	684%
<b>Total Revenue</b>	<b>\$</b>	<b>167,185</b>	<b>\$</b>	<b>54,677</b>	<b>\$</b>	<b>112,509</b>	<b>\$</b>	<b>761,068</b>	<b>\$</b>	<b>546,765</b>	<b>\$</b>	<b>214,303</b>	<b>39%</b>
Administrative Salaries		5,028		2,773		2,255		25,481		27,728		(2,246)	-8%
Auditing Fees		1,183		1,004		179		11,833		10,039		1,794	18%
Property Management Fee		2,724		2,557		166		27,042		25,575		1,468	6%
Asset Management Fees		1,067		1,084		(17)		10,669		10,836		(167)	-2%
Advertising and Marketing		-		-		-		-		-		-	
Employee Benefit contributions - Administrative		1,452		880		572		8,603		8,802		(199)	-2%
Office Expenses		561		896		(335)		7,533		8,958		(1,425)	-16%
Legal Expense		75		42		33		409		417		(8)	-2%
Training & Travel		-		-		-		915		-		915	
Other		71		292		(220)		3,307		2,917		390	13%
<b>Total Operating - Administrative</b>		<b>12,161</b>		<b>9,527</b>		<b>2,634</b>		<b>95,792</b>		<b>95,271</b>		<b>521</b>	<b>1%</b>
<b>Total Tenant Services</b>		<b>169</b>		<b>268</b>		<b>(99)</b>		<b>2,238</b>		<b>2,680</b>		<b>(442)</b>	<b>-16%</b>
Water		2,609		2,792		(183)		22,105		27,920		(5,815)	-21%
Electricity		1,179		1,037		142		8,039		10,369		(2,330)	-22%
Gas		306		558		(252)		3,956		5,581		(1,625)	-29%
Sewer		1,881		2,128		(247)		15,676		21,277		(5,601)	-26%
<b>Total Utilities</b>	<b>\$</b>	<b>5,975</b>	<b>\$</b>	<b>6,515</b>	<b>\$</b>	<b>(540)</b>	<b>\$</b>	<b>49,777</b>	<b>\$</b>	<b>65,147</b>	<b>\$</b>	<b>(15,370)</b>	<b>-24%</b>



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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	1,369	\$	3,231	\$	(1,863)	\$	23,260	\$	32,313	\$	(9,053)	-28%
Maintenance - Materials & Other		809		2,892		(2,083)		16,527		28,917		(12,390)	-43%
Maintenance and Operations Contracts		6,360		7,074		(714)		62,499		70,744		(8,245)	-12%
Employee Benefit Contributions - Maintenance		268		1,216		(947)		6,084		12,155		(6,071)	-50%
<b>Total Maintenance</b>		<b>8,806</b>		<b>14,413</b>		<b>(5,607)</b>		<b>108,370</b>		<b>144,129</b>		<b>(35,759)</b>	-25%
<b>Total Insurance Premiums</b>		<b>10,319</b>		<b>9,785</b>		<b>534</b>		<b>103,379</b>		<b>97,845</b>		<b>5,534</b>	6%
Other General Expenses		70		50		20		1,092		500		592	118%
Compensated Absences		615		-		615		7,427		-		7,427	
Property Taxes		1,905		1,950		(45)		19,453		19,499		(46)	0%
Bad debt - Tenant Rents		-		83		(83)		-		833		(833)	-100%
<b>Total Other General Expenses</b>		<b>2,589</b>		<b>2,083</b>		<b>506</b>		<b>27,972</b>		<b>20,832</b>		<b>7,141</b>	34%
Interest of Mortgage (or Bonds) Payable		3,249		3,139		109		31,474		31,391		83	0%
Interest on Notes Payable (Seller Financing)		6,714		6,714		-		67,135		67,135		-	0%
Amortization of Loan Costs		1,664		1,664		-		16,638		16,638		-	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>11,626</b>		<b>11,516</b>		<b>109</b>		<b>115,246</b>		<b>115,163</b>		<b>83</b>	0%
<b>Total Operating Expenses</b>	<b>\$</b>	<b>51,644</b>	<b>\$</b>	<b>54,107</b>	<b>\$</b>	<b>(2,463)</b>	<b>\$</b>	<b>502,775</b>	<b>\$</b>	<b>541,067</b>	<b>\$</b>	<b>(38,293)</b>	-7%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>115,541</b>	<b>\$</b>	<b>570</b>	<b>\$</b>	<b>114,972</b>	<b>\$</b>	<b>258,293</b>	<b>\$</b>	<b>5,698</b>	<b>\$</b>	<b>252,595</b>	4433%
Extraordinary Maintenance		-		-		-		8,099		-		8,099	
Depreciation Expense		18,807		18,774		33		188,064		187,744		320	0%
<b>Total Expenses</b>	<b>\$</b>	<b>70,451</b>	<b>\$</b>	<b>72,881</b>	<b>\$</b>	<b>(2,430)</b>	<b>\$</b>	<b>698,938</b>	<b>\$</b>	<b>728,812</b>	<b>\$</b>	<b>(29,874)</b>	-4%
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>96,734</b>	<b>\$</b>	<b>(18,205)</b>	<b>\$</b>	<b>114,939</b>	<b>\$</b>	<b>62,130</b>	<b>\$</b>	<b>(182,046)</b>	<b>\$</b>	<b>244,177</b>	-134%

**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	\$	49,352	\$	52,561	\$	(3,209)	\$	517,684	\$	525,612	\$	(7,928)	-2%
Rental Subsidies		51,341		46,897		4,444		490,246		468,967		21,279	5%
Vacancy Loss		(1,624)		(4,764)		3,139		(33,501)		(47,638)		14,137	-30%
Net Rental Revenue		<b>99,069</b>		<b>94,694</b>		<b>4,374</b>		<b>974,429</b>		<b>946,941</b>		<b>27,488</b>	<b>3%</b>
Tenant Revenue - Other		317		673		(357)		7,487		6,733		754	11%
<b>Total Tenant Revenue</b>		<b>99,385</b>		<b>95,367</b>		<b>4,018</b>		<b>981,916</b>		<b>953,675</b>		<b>28,241</b>	<b>3%</b>
Investment Income - Unrestricted		2,249		3,472		(1,223)		25,693		34,724		(9,031)	-26%
Other Revenue		2,997		2,928		69		29,076		29,280		(204)	-1%
<b>Total Revenue</b>	<b>\$</b>	<b>104,632</b>	<b>\$</b>	<b>101,768</b>	<b>\$</b>	<b>2,864</b>	<b>\$</b>	<b>1,036,685</b>	<b>\$</b>	<b>1,017,679</b>	<b>\$</b>	<b>19,006</b>	<b>2%</b>
Administrative Salaries		6,603		8,291		(1,688)		61,586		82,911		(21,325)	-26%
Auditing Fees		1,183		1,942		(758)		11,833		19,418		(7,585)	-39%
Property Management Fee		6,010		5,764		246		60,526		57,638		2,889	5%
Asset Management Fees		1,084		1,101		(18)		11,184		11,013		171	2%
Advertising and Marketing		-		8		(8)		-		83		(83)	-100%
Employee Benefit contributions - Administrative		2,202		2,315		(113)		21,464		23,152		(1,687)	-7%
Office Expenses		1,920		1,975		(55)		20,092		19,750		342	2%
Legal Expense		-		167		(167)		3,818		1,667		2,151	129%
Training & Travel		-		250		(250)		1,418		2,500		(1,082)	-43%
Other		262		708		(447)		4,940		7,083		(2,143)	-30%
<b>Total Operating - Administrative</b>		<b>19,264</b>		<b>22,521</b>		<b>(3,258)</b>		<b>196,862</b>		<b>225,215</b>		<b>(28,353)</b>	<b>-13%</b>
<b>Total Tenant Services</b>		<b>6,699</b>		<b>7,481</b>		<b>(783)</b>		<b>66,255</b>		<b>74,813</b>		<b>(8,558)</b>	<b>-11%</b>
Water		4,722		1,803		2,919		23,014		18,030		4,984	28%
Electricity		20,875		9,609		11,267		110,834		96,087		14,746	15%
Gas		1,626		644		983		7,589		6,435		1,154	18%
Sewer		2,801		1,089		1,713		13,058		10,886		2,173	20%
<b>Total Utilities</b>	<b>\$</b>	<b>30,025</b>	<b>\$</b>	<b>13,144</b>	<b>\$</b>	<b>16,881</b>	<b>\$</b>	<b>154,495</b>	<b>\$</b>	<b>131,438</b>	<b>\$</b>	<b>23,056</b>	<b>18%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,631	\$ 7,030	\$ 1,601	\$ 80,877	\$ 70,304	\$ 10,573	15%
Maintenance - Materials & Other	872	4,017	(3,145)	34,815	40,170	(5,355)	-13%
Maintenance and Operations Contracts	10,879	9,160	1,720	104,043	91,597	12,445	14%
Employee Benefit Contributions - Maintenance	2,516	2,702	(186)	23,346	27,020	(3,675)	-14%
<b>Total Maintenance</b>	<b>22,899</b>	<b>22,909</b>	<b>(10)</b>	<b>243,080</b>	<b>229,092</b>	<b>13,988</b>	6%
Property Insurance	10,849	3,730	7,119	103,042	37,301	65,741	176%
Workmen's Compensation	330	-	330	3,194	-	3,194	
All Other Insurance	308	552	(244)	3,083	5,522	(2,439)	-44%
<b>Total Insurance Premiums</b>	<b>11,487</b>	<b>4,282</b>	<b>7,205</b>	<b>109,319</b>	<b>42,823</b>	<b>66,496</b>	155%
Other General Expenses	83	500	(418)	4,513	5,004	(491)	-10%
Compensated Absences	855	-	855	16,772	-	16,772	
Taxes	3,120	2,500	620	25,620	25,000	620	2%
Bad debt - Tenant Rents	-	83	(83)	-	833	(833)	-100%
<b>Total Other General Expenses</b>	<b>4,058</b>	<b>3,084</b>	<b>974</b>	<b>46,906</b>	<b>30,837</b>	<b>16,068</b>	52%
Interest of Mortgage (or Bonds) Payable	5,707	5,166	541	52,160	51,661	499	1%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	92,152	92,153	(1)	0%
Amortization of Loan Costs	1,568	1,568	(0)	15,680	15,680	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,491</b>	<b>15,949</b>	<b>541</b>	<b>159,992</b>	<b>159,493</b>	<b>498</b>	0%
<b>Total Operating Expenses</b>	<b>\$ 110,922</b>	<b>\$ 89,371</b>	<b>\$ 21,551</b>	<b>\$ 976,909</b>	<b>\$ 893,712</b>	<b>\$ 83,197</b>	9%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (6,290)</b>	<b>\$ 12,397</b>	<b>\$ (18,687)</b>	<b>\$ 59,776</b>	<b>\$ 123,968</b>	<b>\$ (64,192)</b>	-52%
Extraordinary Maintenance	-	-	-	87,580	-	87,580	
Depreciation Expense	31,671	40,528	(8,857)	316,706	405,280	(88,574)	-22%
<b>Total Expenses</b>	<b>\$ 142,592</b>	<b>\$ 129,899</b>	<b>\$ 12,693</b>	<b>\$ 1,381,194</b>	<b>\$ 1,298,992</b>	<b>\$ 82,203</b>	6%
<b>Net Gain (Loss)</b>	<b>\$ (37,961)</b>	<b>\$ (28,131)</b>	<b>\$ (9,829)</b>	<b>\$ (344,509)</b>	<b>\$ (281,312)</b>	<b>\$ (63,197)</b>	22%

**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	\$	12,684	\$	9,646	\$	3,038	\$	114,359	\$	96,463	\$	17,896	19%
Rental Subsidies		6,616		8,301		(1,685)		73,766		83,013		(9,247)	-11%
Vacancy Loss		(1,279)		(467)		(812)		(6,277)		(4,667)		(1,610)	35%
Net Rental Revenue		<b>18,021</b>		<b>17,481</b>		<b>540</b>		<b>181,848</b>		<b>174,809</b>		<b>7,039</b>	<b>4%</b>
Tenant Revenue - Other		15		83		(68)		1,037		833		204	24%
<b>Total Tenant Revenue</b>		<b>18,036</b>		<b>17,564</b>		<b>472</b>		<b>182,885</b>		<b>175,643</b>		<b>7,242</b>	<b>4%</b>
Investment Income - Unrestricted		496		673		(177)		5,275		6,733		(1,458)	-22%
Other Revenue		191		302		(111)		4,259		3,017		1,242	41%
<b>Total Revenue</b>	<b>\$</b>	<b>18,723</b>	<b>\$</b>	<b>18,539</b>	<b>\$</b>	<b>184</b>	<b>\$</b>	<b>192,419</b>	<b>\$</b>	<b>185,393</b>	<b>\$</b>	<b>7,026</b>	<b>4%</b>
Administrative Salaries		1,228		938		290		8,120		9,378		(1,259)	-13%
Auditing Fees		1,183		330		853		11,833		3,302		8,531	258%
Property Management Fee		911		882		29		9,357		8,821		537	6%
Asset Management Fees		1,346		1,370		(24)		11,218		13,697		(2,479)	-18%
Employee Benefit contributions - Administrative		454		298		156		2,845		2,978		(133)	-4%
Office Expenses		498		271		227		5,229		2,708		2,521	93%
Legal Expense		-		63		(63)		550		625		(76)	-12%
Training & Travel		-		33		(33)		282		333		(51)	-15%
Other		33		292		(259)		779		2,917		(2,138)	-73%
<b>Total Operating - Administrative</b>		<b>5,653</b>		<b>4,476</b>		<b>1,177</b>		<b>50,213</b>		<b>44,759</b>		<b>5,453</b>	<b>12%</b>
<b>Total Tenant Services</b>		<b>16</b>		<b>51</b>		<b>(35)</b>		<b>286</b>		<b>507</b>		<b>(220)</b>	<b>-43%</b>
Water		592		300		292		3,398		3,001		397	13%
Electricity		2,722		1,159		1,563		13,731		11,588		2,142	18%
Gas		214		458		(243)		3,927		4,578		(652)	-14%
Sewer		444		199		245		2,217		1,991		226	11%
<b>Total Utilities</b>	<b>\$</b>	<b>3,973</b>	<b>\$</b>	<b>2,116</b>	<b>\$</b>	<b>1,857</b>	<b>\$</b>	<b>23,272</b>	<b>\$</b>	<b>21,158</b>	<b>\$</b>	<b>2,114</b>	<b>10%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 455	\$ 1,077	\$ (622)	\$ 7,920	\$ 10,771	\$ (2,851)	-26%
Maintenance - Materials & Other	22	888	(865)	8,831	8,875	(44)	0%
Maintenance and Operations Contracts	1,953	1,907	46	21,883	19,067	2,816	15%
Employee Benefit Contributions - Maintenance	90	405	(316)	1,987	4,052	(2,065)	-51%
<b>Total Maintenance</b>	<b>2,520</b>	<b>4,276</b>	<b>(1,757)</b>	<b>40,621</b>	<b>42,764</b>	<b>(2,143)</b>	-5%
<b>Total Protective Services</b>	<b>1,299</b>	<b>1,389</b>	<b>(90)</b>	<b>12,164</b>	<b>13,888</b>	<b>(1,725)</b>	-12%
<b>Total Insurance Premiums</b>	<b>3,432</b>	<b>1,568</b>	<b>1,863</b>	<b>32,559</b>	<b>15,683</b>	<b>16,876</b>	108%
Other General Expenses	2,190	92	2,098	2,760	917	1,843	201%
Compensated Absences	244	-	244	3,031	-	3,031	
Taxes	875	625	250	6,500	6,250	250	4%
Bad debt - Tenant Rents	-	333	(333)	-	3,333	(3,333)	-100%
<b>Total Other General Expenses</b>	<b>3,308</b>	<b>1,050</b>	<b>2,258</b>	<b>12,291</b>	<b>10,500</b>	<b>1,791</b>	17%
Interest of Mortgage (or Bonds) Payable	683	675	8	6,468	6,750	(282)	-4%
Amortization of Loan Costs	681	681	0	6,807	6,807	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,363</b>	<b>1,356</b>	<b>8</b>	<b>13,275</b>	<b>13,557</b>	<b>(282)</b>	-2%
<b>Total Operating Expenses</b>	<b>\$ 21,564</b>	<b>\$ 16,282</b>	<b>\$ 5,282</b>	<b>\$ 184,680</b>	<b>\$ 162,816</b>	<b>\$ 21,864</b>	13%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (2,841)</b>	<b>\$ 2,258</b>	<b>\$ (5,098)</b>	<b>\$ 7,739</b>	<b>\$ 22,576</b>	<b>\$ (14,837)</b>	-66%
Extraordinary Maintenance	27,531	-	27,531	32,481	-	32,481	
Depreciation Expense	12,696	10,277	2,419	105,586	102,770	2,816	3%
<b>Total Expenses</b>	<b>\$ 61,791</b>	<b>\$ 26,559</b>	<b>\$ 35,232</b>	<b>\$ 322,747</b>	<b>\$ 265,586</b>	<b>\$ 57,160</b>	22%
<b>Net Gain (Loss)</b>	<b>\$ (43,068)</b>	<b>\$ (8,019)</b>	<b>\$ (35,048)</b>	<b>\$ (130,328)</b>	<b>\$ (80,194)</b>	<b>\$ (50,134)</b>	63%

**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	\$	15,285	\$	17,239	\$	(1,954)	\$	137,400	\$	172,386	\$	(34,986)	-20%
Rental Subsidies		19,062		17,165		1,897		206,070		171,648		34,422	20%
Vacancy Loss		(1,870)		(1,157)		(713)		(24,861)		(11,570)		(13,291)	115%
Net Rental Revenue		<b>32,477</b>		<b>33,246</b>		<b>(769)</b>		<b>318,609</b>		<b>332,464</b>		<b>(13,855)</b>	<b>-4%</b>
Tenant Revenue - Other		-		437		(437)		3,454		4,372		(918)	-21%
<b>Total Tenant Revenue</b>		<b>32,477</b>		<b>33,684</b>		<b>(1,207)</b>		<b>322,062</b>		<b>336,836</b>		<b>(14,773)</b>	<b>-4%</b>
Investment Income - Unrestricted		261		844		(582)		5,606		8,435		(2,829)	-34%
Other Revenue		-		375		(375)		2,589		3,754		(1,165)	-31%
<b>Total Revenue</b>	<b>\$</b>	<b>32,738</b>	<b>\$</b>	<b>34,903</b>	<b>\$</b>	<b>(2,164)</b>	<b>\$</b>	<b>330,257</b>	<b>\$</b>	<b>349,025</b>	<b>\$</b>	<b>(18,768)</b>	<b>-5%</b>
Administrative Salaries		2,672		3,569		(896)		27,956		35,686		(7,730)	-22%
Auditing Fees		1,183		713		470		11,833		7,133		4,700	66%
Property Management Fee		1,949		1,856		92		19,491		18,562		929	5%
Asset Management Fees		769		769		-		7,687		7,687		0	0%
Advertising and Marketing		-		6		(6)		-		63		(63)	-100%
Employee Benefit contributions - Administrative		346		795		(448)		5,671		7,946		(2,275)	-29%
Office Expenses		331		459		(128)		4,119		4,588		(469)	-10%
Legal Expense		75		21		54		1,947		215		1,732	807%
Training & Travel		-		58		(58)		784		583		201	34%
Other		84		212		(128)		2,445		2,121		324	15%
<b>Total Operating - Administrative</b>		<b>7,409</b>		<b>8,458</b>		<b>(1,049)</b>		<b>81,933</b>		<b>84,584</b>		<b>(2,651)</b>	<b>-3%</b>
<b>Total Tenant Services</b>		<b>598</b>		<b>202</b>		<b>396</b>		<b>2,202</b>		<b>2,022</b>		<b>180</b>	<b>9%</b>
Water		2,966		1,278		1,688		17,381		12,778		4,603	36%
Electricity		480		552		(73)		5,762		5,525		237	4%
Gas		181		260		(79)		1,486		2,605		(1,118)	-43%
Sewer		2,533		1,078		1,454		13,123		10,785		2,338	22%
<b>Total Utilities</b>	<b>\$</b>	<b>6,160</b>	<b>\$</b>	<b>3,169</b>	<b>\$</b>	<b>2,990</b>	<b>\$</b>	<b>37,752</b>	<b>\$</b>	<b>31,693</b>	<b>\$</b>	<b>6,059</b>	<b>19%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	1,051	\$	3,095	\$	(2,043)	\$	26,216	\$	30,947	\$	(4,732)	-15%
Maintenance - Materials & Other		299		1,764		(1,465)		22,731		17,639		5,092	29%
Maintenance and Operations Contracts		4,838		2,714		2,125		51,065		27,140		23,925	88%
Employee Benefit Contributions - Maintenance		891		1,262		(371)		11,279		12,623		(1,344)	-11%
<b>Total Maintenance</b>		<b>7,079</b>		<b>8,835</b>		<b>(1,756)</b>		<b>111,290</b>		<b>88,349</b>		<b>22,941</b>	<b>26%</b>
<b>Total Insurance Premiums</b>		<b>3,902</b>		<b>5,928</b>		<b>(2,025)</b>		<b>108,873</b>		<b>59,275</b>		<b>49,597</b>	<b>84%</b>
Other General Expenses		13		83		(70)		1,758		833		924	111%
Compensated Absences		701		-		701		9,793		-		9,793	
Property Taxes		2,085		1,667		418		17,085		16,667		418	3%
Bad debt - Tenant Rents		-		644		(644)		(200)		6,438		(6,638)	-103%
<b>Total Other General Expenses</b>		<b>2,799</b>		<b>2,394</b>		<b>405</b>		<b>28,436</b>		<b>23,938</b>		<b>4,498</b>	<b>19%</b>
Interest of Mortgage (or Bonds) Payable		595		617		(21)		6,014		6,169		(155)	-3%
Interest on Notes Payable		1,268		1,268		-		12,679		12,679		-	0%
Amortization of Loan Costs		526		526		0		5,265		5,264		0	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>2,390</b>		<b>2,411</b>		<b>(21)</b>		<b>23,958</b>		<b>24,113</b>		<b>(155)</b>	<b>-1%</b>
<b>Total Operating Expenses</b>	<b>\$</b>	<b>30,337</b>	<b>\$</b>	<b>31,397</b>	<b>\$</b>	<b>(1,060)</b>	<b>\$</b>	<b>394,443</b>	<b>\$</b>	<b>313,972</b>	<b>\$</b>	<b>80,471</b>	<b>26%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>2,401</b>	<b>\$</b>	<b>3,505</b>	<b>\$</b>	<b>(1,105)</b>	<b>\$</b>	<b>(64,186)</b>	<b>\$</b>	<b>35,053</b>	<b>\$</b>	<b>(99,238)</b>	<b>-283%</b>
Extraordinary Maintenance		878		-		878		1,975		-		1,975	
Depreciation Expense		21,756		24,812		(3,056)		217,556		248,119		(30,563)	-12%
<b>Total Expenses</b>	<b>\$</b>	<b>52,971</b>	<b>\$</b>	<b>56,209</b>	<b>\$</b>	<b>(3,238)</b>	<b>\$</b>	<b>613,974</b>	<b>\$</b>	<b>562,092</b>	<b>\$</b>	<b>51,883</b>	<b>9%</b>
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>(20,233)</b>	<b>\$</b>	<b>(21,307)</b>	<b>\$</b>	<b>1,074</b>	<b>\$</b>	<b>(283,717)</b>	<b>\$</b>	<b>(213,066)</b>	<b>\$</b>	<b>(70,650)</b>	<b>33%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	8,865	\$	9,697	\$	(833)	\$	90,429	\$	96,972	\$	(6,543)	-7%
Rental Subsidies		12,149		10,602		1,547		119,711		106,021		13,690	13%
Vacancy Loss		(568)		(1,090)		522		(6,799)		(10,901)		4,101	-38%
Net Rental Revenue		<b>20,446</b>		<b>19,209</b>		<b>1,237</b>		<b>203,341</b>		<b>192,092</b>		<b>11,248</b>	<b>6%</b>
Tenant Revenue - Other		15		116		(101)		793		1,162		(369)	-32%
<b>Total Tenant Revenue</b>		<b>20,461</b>		<b>19,325</b>		<b>1,136</b>		<b>204,133</b>		<b>193,254</b>		<b>10,879</b>	<b>6%</b>
Investment Income - Unrestricted		447		664		(217)		5,276		6,636		(1,360)	-20%
Other Revenue		-		25		(25)		419		253		167	66%
<b>Total Revenue</b>	<b>\$</b>	<b>20,908</b>	<b>\$</b>	<b>20,014</b>	<b>\$</b>	<b>894</b>	<b>\$</b>	<b>209,829</b>	<b>\$</b>	<b>200,143</b>	<b>\$</b>	<b>9,686</b>	<b>5%</b>
Administrative Salaries		1,060		1,628		(568)		12,559		16,280		(3,722)	-23%
Auditing Fees		1,183		476		708		11,833		4,756		7,078	0%
Property Management Fee		1,228		1,144		83		12,273		11,442		831	7%
Asset Management Fees		769		769		-		7,687		7,687		0	0%
Advertising and Marketing		-		-		-		-		-		-	-
Employee Benefit contributions - Administrative		166		411		(245)		3,134		4,114		(981)	-24%
Office Expenses		138		301		(162)		1,665		3,005		(1,340)	-45%
Legal Expense		-		43		(43)		-		429		(429)	-100%
Training & Travel		-		42		(42)		266		417		(150)	-36%
Other		69		129		(61)		1,635		1,292		342	26%
<b>Total Operating - Administrative</b>		<b>4,612</b>		<b>4,942</b>		<b>(330)</b>		<b>51,052</b>		<b>49,422</b>		<b>1,630</b>	<b>3%</b>
<b>Total Tenant Services</b>		<b>25</b>		<b>126</b>		<b>(100)</b>		<b>207</b>		<b>1,257</b>		<b>(1,050)</b>	<b>-84%</b>
Water		5,603		1,202		4,401		21,602		12,017		9,585	80%
Electricity		70		253		(183)		2,259		2,528		(269)	-11%
Gas		159		171		(12)		861		1,711		(850)	-50%
Sewer		2,795		849		1,946		14,119		8,487		5,632	66%
<b>Total Utilities</b>	<b>\$</b>	<b>8,626</b>	<b>\$</b>	<b>2,474</b>	<b>\$</b>	<b>6,152</b>	<b>\$</b>	<b>38,841</b>	<b>\$</b>	<b>24,743</b>	<b>\$</b>	<b>14,098</b>	<b>57%</b>



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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	359	\$	1,032	\$	(673)	\$	8,878	\$	10,316	\$	(1,438)	-14%
Maintenance - Materials & Other		140		1,043		(902)		5,416		10,429		(5,013)	-48%
Maintenance and Operations Contracts		2,259		2,918		(659)		27,691		29,182		(1,491)	-5%
Employee Benefit Contributions - Maintenance		298		421		(123)		3,783		4,208		(424)	-10%
<b>Total Maintenance</b>		<b>3,056</b>		<b>5,413</b>		<b>(2,357)</b>		<b>45,768</b>		<b>54,135</b>		<b>(8,366)</b>	-15%
<b>Total Insurance Premiums</b>		<b>3,312</b>		<b>2,963</b>		<b>349</b>		<b>52,403</b>		<b>29,631</b>		<b>22,772</b>	77%
Other General Expenses		9		42		(33)		356		417		(61)	-15%
Compensated Absences		262		-		262		3,740		-		3,740	
Property Taxes		1,236		1,167		69		11,736		11,667		69	1%
Bad debt - Tenant Rents		-		183		(183)		-		1,833		(1,833)	-100%
<b>Total Other General Expenses</b>		<b>1,507</b>		<b>1,392</b>		<b>115</b>		<b>15,831</b>		<b>13,917</b>		<b>1,914</b>	14%
Interest on Notes Payable		2,676		2,676		0		26,757		26,757		0	0%
Amortization of Loan Costs		271		271		0		2,708		2,708		0	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>2,946</b>		<b>2,946</b>		<b>0</b>		<b>29,465</b>		<b>29,464</b>		<b>0</b>	0%
<b>Total Operating Expenses</b>	\$	<b>24,086</b>	\$	<b>20,257</b>	\$	<b>3,829</b>	\$	<b>233,567</b>	\$	<b>202,569</b>	\$	<b>30,998</b>	15%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>(3,178)</b>	\$	<b>(243)</b>	\$	<b>(2,935)</b>	\$	<b>(23,738)</b>	\$	<b>(2,426)</b>	\$	<b>(21,312)</b>	879%
Extraordinary Maintenance		-		-		-		3,948		-		3,948	
Depreciation Expense		11,512		11,974		(462)		115,120		119,738		(4,617)	-4%
<b>Total Expenses</b>	\$	<b>35,598</b>	\$	<b>32,231</b>	\$	<b>3,367</b>	\$	<b>352,635</b>	\$	<b>322,306</b>	\$	<b>30,328</b>	9%
<b>Net Gain (Loss)</b>	\$	<b>(14,690)</b>	\$	<b>(12,216)</b>	\$	<b>(2,474)</b>	\$	<b>(142,806)</b>	\$	<b>(122,163)</b>	\$	<b>(20,642)</b>	17%

**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	\$ -	\$ -	\$ 280,526	\$ 280,526	\$ 334,852	\$ (54,326)	-16%
Asset Management Fee	-	-	12,000	12,000	12,000	-	0%
Book Keeping Fee	-	-	133,178	133,178	132,550	627	0%
<b>Fee Revenue</b>	-	-	<b>425,704</b>	<b>425,704</b>	<b>479,403</b>	<b>\$ (53,699)</b>	<b>-11%</b>
Interest Income	13,260	18,135	11,137	42,532	36,324	6,208	17%
Investment Income	12,929	650,851	-	663,780	663,667	112	0%
Other Revenue	100,666	435,961	5,069	541,696	532,807	8,889	2%
Gain or Loss on Sale of Capital Assets	-	22,642	-	22,642	-	22,642	
<b>Total Revenue</b>	<b>\$ 126,854</b>	<b>\$ 1,127,589</b>	<b>\$ 441,910</b>	<b>\$ 1,696,353</b>	<b>\$ 1,712,200</b>	<b>\$ (15,847)</b>	<b>-1%</b>
Administrative Salaries	91,662	251,383	267,428	610,473	778,584	(168,111)	-22%
Auditing Fees	-	3,422	7,430	10,852	14,875	(4,023)	-27%
Advertising and Marketing	-	1,229	-	1,229	2,083	(854)	-41%
Employee Benefits - Admin.	23,123	63,772	65,882	152,778	222,981	(70,204)	-31%
Office Expenses	3,031	19,160	65,409	87,600	100,314	(12,714)	-13%
Legal Expense	-	-	22,099	22,099	19,625	2,474	13%
Training & Travel	227	1,598	6,185	8,010	15,833	(7,823)	-49%
Other	8,720	59,330	9,512	77,562	23,673	53,889	228%
<b>Total Operating - Administration</b>	<b>126,763</b>	<b>399,895</b>	<b>443,945</b>	<b>970,603</b>	<b>1,177,969</b>	<b>(207,366)</b>	<b>-18%</b>
Water	-	473	207	680	1,094	(414)	-38%
Electricity	-	2,787	1,988	4,775	6,010	(1,235)	-21%
Gas	-	1,417	382	1,799	2,494	(695)	-28%
Sewer	-	310	108	417	648	(230)	-36%
<b>Total Utilities</b>	-	<b>4,986</b>	<b>2,685</b>	<b>7,672</b>	<b>10,245</b>	<b>(2,573)</b>	<b>-25%</b>
Maintenance - Labor	-	-	-	-	-	-	
Maintenance - Materials	-	7	1,429	1,436	2,618	(1,182)	-45%
Maint Contracts, Miscellaneous	-	119	428	546	3,305	(2,758)	-83%
Maint Contracts-Trash Removal	-	522	-	522	1,075	(553)	-51%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	-	648	3,006	3,654	5,281	(1,627)	-31%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	-	-	-	103	(103)	
Maint Contracts-Extermination	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	888	888	1,776	6,653	(4,877)	-73%
Maintenance Contracts	-	2,176	4,322	6,498	16,417	(9,918)	-60%
Employee Benefits - Maint.	-	-	-	-	-	-	
<b>Total Maintenance</b>	-	<b>2,183</b>	<b>5,751</b>	<b>7,934</b>	<b>19,034</b>	<b>(11,100)</b>	<b>-58%</b>
<b>Total Insurance Premiums</b>	<b>2,441</b>	<b>20,334</b>	<b>9,798</b>	<b>32,573</b>	<b>21,862</b>	<b>10,711</b>	<b>49%</b>
<b>Other General Expenses</b>	<b>42,509</b>	<b>68,852</b>	<b>1,909</b>	<b>113,270</b>	<b>74,149</b>	<b>39,122</b>	<b>53%</b>
<b>Compensated Absences</b>	<b>6,183</b>	<b>10,475</b>	<b>10,360</b>	<b>27,018</b>	-	<b>27,018</b>	
<b>Total Other Expenses</b>	<b>48,692</b>	<b>79,327</b>	<b>12,269</b>	<b>140,288</b>	<b>74,149</b>	<b>66,140</b>	<b>89%</b>
Interest of Bonds Payable	-	249,128	-	249,128	258,114	(8,986)	-3%
Interest on Notes Payable	-	18,486	-	18,486	18,673	(187)	-1%
<b>Total Interest/Amortization</b>	-	<b>267,614</b>	-	<b>267,614</b>	<b>276,787</b>	<b>(9,173)</b>	<b>-3%</b>
<b>Total Operating Expenses</b>	<b>\$ 177,897</b>	<b>\$ 774,340</b>	<b>\$ 474,448</b>	<b>\$ 1,426,685</b>	<b>\$ 1,580,047</b>	<b>\$ (153,362)</b>	<b>-10%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (51,043)</b>	<b>\$ 353,249</b>	<b>\$ (32,539)</b>	<b>\$ 269,668</b>	<b>\$ 132,154</b>	<b>\$ 137,514</b>	<b>104%</b>
Depreciation Expense	-	14,664	997	15,661	31,072	(15,411)	-50%
<b>Total Expenses</b>	<b>\$ 177,897</b>	<b>\$ 789,004</b>	<b>\$ 475,445</b>	<b>\$ 1,442,346</b>	<b>\$ 1,611,119</b>	<b>\$ (168,773)</b>	<b>-10%</b>
<b>Net Gain (Loss)</b>	<b>\$ (51,043)</b>	<b>\$ 338,586</b>	<b>\$ (33,536)</b>	<b>\$ 254,007</b>	<b>\$ 101,082</b>	<b>\$ 152,926</b>	<b>151%</b>



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Affordable Housing Development

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: Affordable Housing Development

## Executive Summary

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

## Discussion

### **Kinney Point:**

- All buildings are substantially complete and have received occupancy certificates.
- CHA staff are qualifying tenants for the remaining six units, 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.
- Cost Certification is underway and expected to be completed in Spring 2026.

### **Park Avenue:**

- Phase 1 and 2 storm and sanitary utilities have been completed; The phase 1 water line has been completed; Phase 2 water line is in progress.
- Concrete slabs are in process and have been completed for buildings 9, 10, and 15.
- Rough plumbing is in process and has been completed for buildings 8, 9, 10, and 15.
- Framing is in process for buildings 15 and 9.

### **Providence Walkway:**

- RAD Concept Call completed 11/20; comments are being addressed to advance the Financing Plan.
- MHDC approved early start to meet ARPA spending deadlines, coordinating with the contractor to ensure timely use of funds.
- MHDC Firm Commitment comments will be addressed by 12/12/25; Firm Commitment anticipated by late December or January.
- TEFRA Hearing for bond issuance scheduled for 12/17/25 Board meeting.

### **Blind Boone Apartments:**

- RAD Concept Call completed 11/20/25; comments are being addressed to advance the Financing Plan.
- MHDC Firm Commitment comments are being addressed; anticipated completion January 2026.
- Variance approved by the Board of Adjustment on 11/18/25; City Council approval anticipated in January 2026.
- Construction contract executed and subcontractors have been identified to meet County ARPA 12/31/26 deadline.

## Recommended Commission Action

Review and consider the report.



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Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

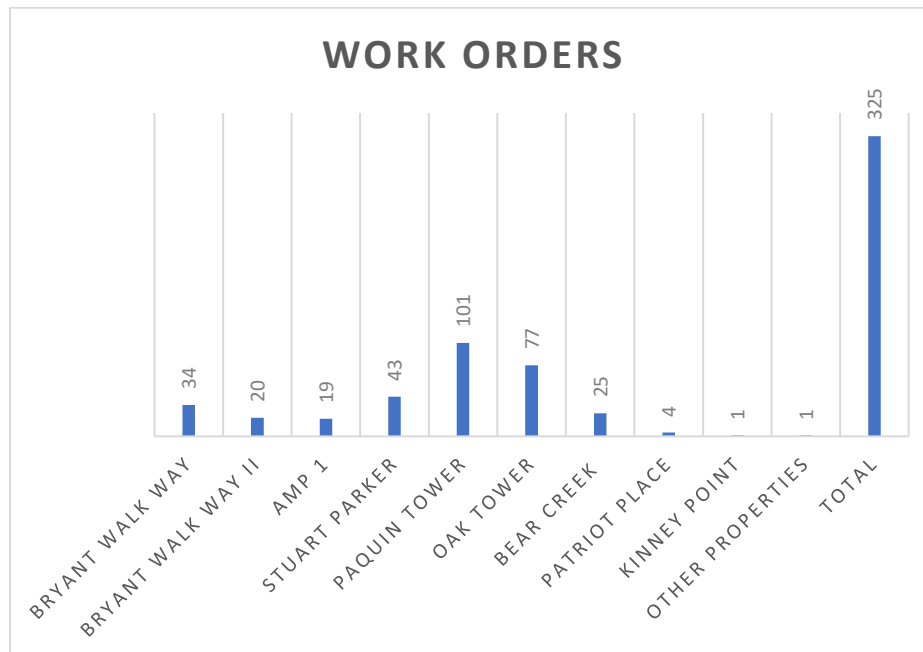
CHA Board of Commissioners Meeting Date: December 17, 2025

Re: Facilities and Modernization Monthly Report

## Executive Summary

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

## Discussion



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

### Maintenance

- Work orders had a slight increase.
- First winter response:
  - 5000 lbs. of de-ice treatment
  - Approximately 58 FTE hours on treatment and removal.

### Modernization

- 1116/1118 Elleta Drywall is in the finishing stages
- 204 Lincoln has been completed and back online.
- Meeting with team to plan 2026 facility projects.

## Development Construction

- *Kinney Point*
  - 99% complete.
  - Camera installation scheduled for 12/15-12/19.
- *Park Avenue*
  - Framing has started on buildings 15 and 9 with a goal of both under roof by the end of the month.
  - Utilities are in phase 1 and 2 are 90% complete.
- *Providence Walkway/Boone Apartments*
  - Construction permit review is ongoing.

Recommended Commission Action
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Review and consider the report.



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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17<sup>th</sup> 2025

Re: Monthly Resident Services Report

## Executive Summary

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

- Students at the Moving Ahead Program Teen Center hosted a haunted house for their parents and peers. As a reward for their efforts, they then enjoyed a trip to the local Missouri Nightmare haunted house.
- The ROSS Coordinator submitted the Year One Annual Report to HUD.
- The team was awarded \$1,500 by the Community Foundation of Central Missouri to support holiday events and gifts for Moving Ahead Program students.
- The City Social Services funding team conducted a site visit as part of the Independent Living Program proposal for the open funding RFP, providing an opportunity to showcase program operations and discuss future funding needs.
- The team secured funding from the Horizon Housing Foundation to provide holiday meals for residents at Paquin Tower and Oak Towers. In addition, The Cross Church will be hosting a carry-in meal for residents at both locations.
- Current Events
  - 12/11 VAC Holiday Gift Pickup and Distribution
  - 12/19 Moving Ahead Winter Wonderland Party
  - 12/22 Paquin Holiday Celebration
  - 12/23 Oak Holiday Celebration

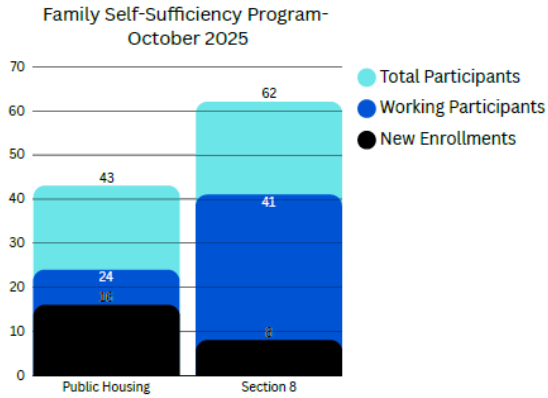


# Housing Authority of the City of Columbia, Missouri

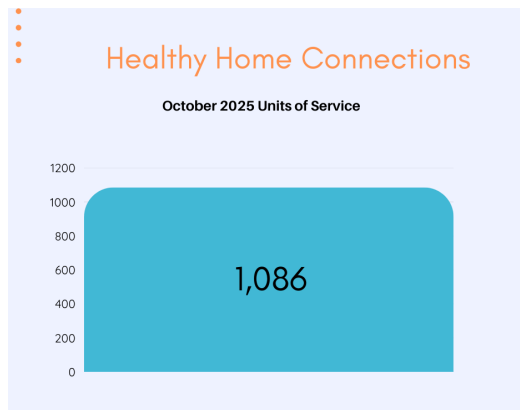
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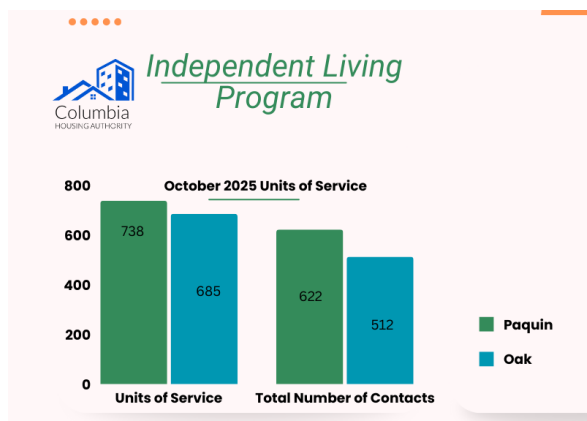
## **Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs**



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



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



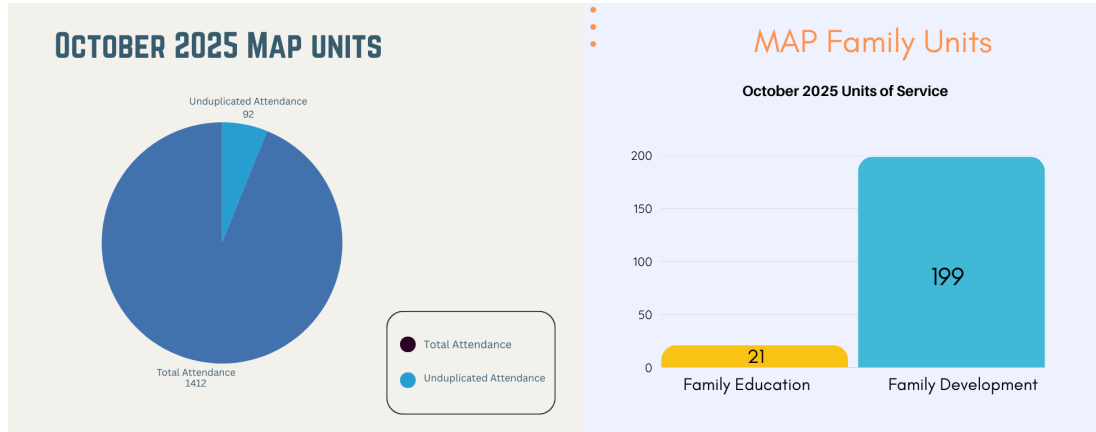


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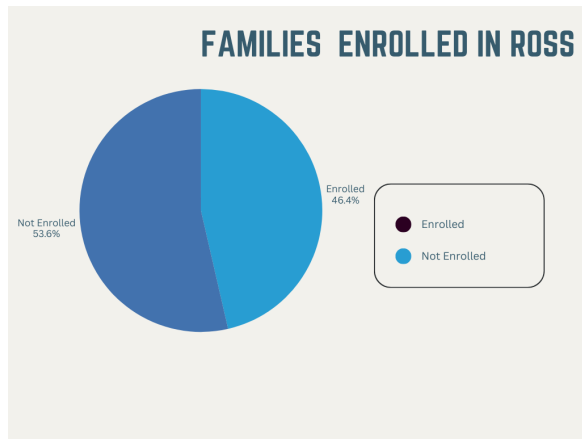
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## Moving Ahead Program (MAP) - Afterschool and Summer Program



## ROSS – Amp I, Bryant Walkways I & II





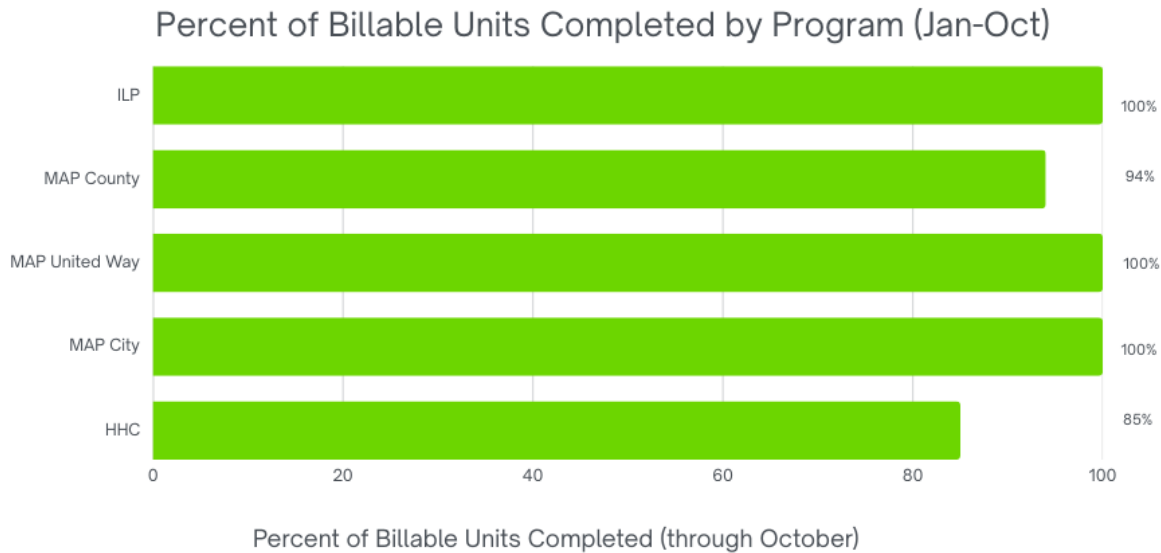


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## Year to Date Grant Totals



### Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 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 November 2025.

## Discussion

In November, thirteen (13) families moved in or transferred units, and eight (8) families moved out or transferred units. Of the eight (8) families that moved out or transferred units, two (2) households were transferred, two (2) tenants passed away, three (3) households were terminated, and one (1) household moved to the private sector. Out of 622 LIHTC/PBV units there were twenty-two (22) vacant as of November 30, 2025, which is an overall occupancy rate of 96%. Of the twenty-eight (22) vacant LIHTC/PBV units, eleven (11) were vacant over 60 days, three of these are fire damaged units. Eight (8) intents to vacate were submitted by participants. Twelve (12) 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 November 2025

Property	Total units	Occupancy for Nov 30, 2024	Occupancy for Nov 30, 2025	Occupancy as of 12/10/2025	#Vacant units ≤ 60 days as of 11/30/25	#Vacant units > 61 days as of 11/30/25	Move-in Nov 2025	Move-outs Nov 2025	Rent unpaid for Nov 2025	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repayment agreements)
Amp 1 - PH	50	66%	88%	82%	N/A	N/A	N/A	1	\$3,034.48	\$2,398.03	\$1,926.00	\$ 6,280.36	\$6824.73 (4)
Bear Creek	76	99%	93%	91%	0	5	0	0	\$14,081.20	\$5,587.13	\$2,882.08	\$ 4,777.11	\$9946.36 (13)
Oak Tower	147	98%	96%	97%	5	1	3	3	\$5,050.26	\$2,200.14	\$842.21	\$ 647.51	\$2963.55 (9)
Paquin Tower	200	99%	98%	98%	3	2	4	2	\$9,009.18	\$1,205.25	\$422.70	\$ 3,403.28	\$3559.18 (15)
Stuart Parker	84	98%	97%	97%	1	2	1	1	\$5,273.66	\$697.39	\$272.93	\$ 5,171.81	\$6827.73 (3)
BWW	54	96%	98%	94%	1	0	3	1	\$8,613.04	\$3,752.88	\$2,662.71	\$ 1,451.47	\$356.16 (3)
BWWII	36	97%	94%	94%	1	1	1	0	\$1,845.52	\$6.00	\$0.00	\$ 1,897.48	\$706.99 (2)
Kinney Point	34	N/A	41%	41%	N/A	N/A	4	0	\$402.65	\$0.00	N/A	N/A	\$ -
Patriot Place	25	100%	100%	100%	0	0	1	0	\$5,293.26	\$640.00	\$0.00	\$10.78	\$0.00



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 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 November 30, 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/Criminal Charges-1  
Zero HAP- 1  
Port Out/Absorbed-1  
Terminated/Eviction-1

### 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 November 30, 2025, there are 151 households receiving VASH program assistance including 126 HCV + 25 PBV (Patriot Place). CHA currently has 4 HCV VASH voucher holders searching for homes.

#### HUD VASH EOP Reasons:

Removed Self- 1  
Zero HAP-2

### Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains the availability of 49 Mainstream Vouchers. As of November 30, 2025, CHA has 39 vouchers leased with 4 voucher holders searching for a home.

#### Mainstream EOP Reasons:

N/A



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

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within the community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of November 30, 2025, CHA had 26 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 5 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 year’s CoC programming expenses to begin in July of 2025.

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

Terminated/Multiple Violations-1

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

CHA currently has 36 Emergency Housing Vouchers leased and 0 others 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 5 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
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Review and consider the report.



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 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:**

- Affordable Housing Manager II – Bear Creek & Patriot Place
- Affordable Housing Manager I
- Housing Development Coordinator
- Family Support Specialist
- Maintenance I

### **Staff Anniversary's**

- December 6<sup>th</sup>: Meghan Williams - 4 Years (Finance Assistant I)
- December 30<sup>th</sup>: Alex Cason – 1 Year (Maintenance II)

### **New Hires**

- December 1<sup>st</sup>: Jeremy Willis (Maintenance Mechanic I)

### **HR Activities:**

- December 12<sup>th</sup>: Completed Employee Benefit Open Enrollment
- December 12<sup>th</sup>: Staff Holiday Party
- December 17<sup>th</sup>: Retirement Meeting for January Enrollment
- Finalizing end-of-year processes with Benefits & COLA increases.
- Misc. staff holiday contests/activities

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

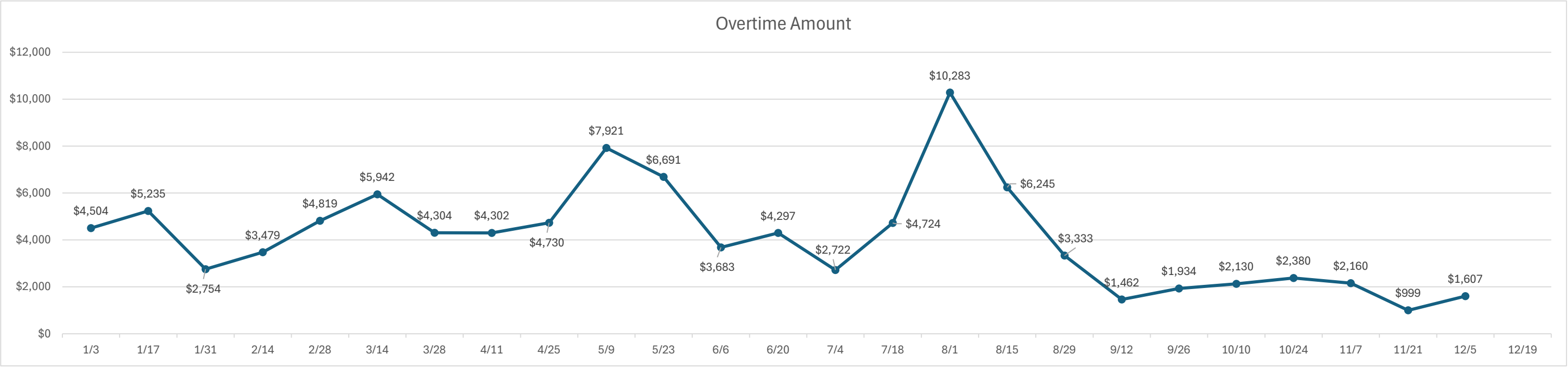
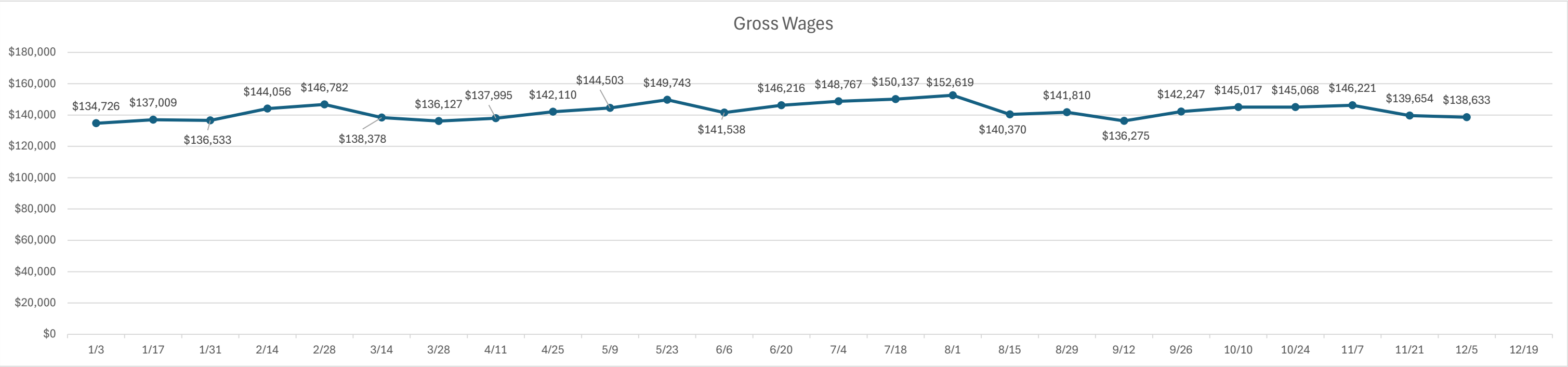
- Working with IT and Safety department to research alternative safety reporting software

## 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	\$139,654	\$138,633	
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	\$999	\$1,607	
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	25	37	
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	183	84	
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	137	382	





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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: December 17, 2025

Re: Safety Report

## Executive Summary

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

## Discussion

### CHA Safety reports per property for **November 2025**

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2024
Bear Creek	1	3	2	2	2	2	1	3	5	2	1	3
Bryant Walk	4	9	9	7	7	7	9	8	5	1	1	4
Downtown	1	11	9	5	6	3	6	4	6	3	3	4
Oak Towers	16	7	3	10	7	9	4	9	9	8	8	8
Patriot Place	4	4	0	4	1	3	2	2	7	1	0	2
Paquin Towers	18	13	10	19	12	8	10	16	11	9	7	23
Stuart Parker	0	7	7	3	3	5	2	3	2	2	1	2
misc												
<b>Total</b>	44	54	40	48	32	36	36	42	42	25	26	50

### CHA Safety most notable reports: November 2025

Check Welfare	3
Disturbance Persons	1
Robbery strong arm	1
Other	5
Lease Violations	2
Trespass warnings	2
Parking violations	5

### November 2022

Check Welfare	2
Disturbance Person	2
Arrest resident felony	1
Other	3
Lease Violations	2
Trespass Warnings	7
Parking Violations	0

### Joint Communications log for November 2025

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2024
Columbia Police Response	92	67	86	127	129	106	122	142	110	136	106	147
Columbia Police Reports	8	11	25	17	12	14	11	20	13	13	14	16
Fire/Ems	102	113	81	96	86	110	101	79	67	91	100	88
<b>Total</b>	202	191	192	240	227	230	234	241	190	227	220	251

## Recommended Commission Action

Review and consider the report.





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 17, 2025

Re: Current Events

## Executive Summary

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

## Discussion

12/1: MU Law School Tour-Rigel and Randy  
12/3: Chamber Governmental Affairs-Randy  
12/9: Board Meetings and Open Meetings Training-Randy, David  
12/12: Staff Holiday Party  
12/17: Insurance Renewal Meeting-Randy, David, Julia  
12/17: CHA Board of Commissioners Meeting  
12/18 Moving Ahead Winter Wonderland Party  
12/19-12/23: Randy out of office  
12/22- 01/03 Moving Ahead Closed-Winter Break  
12/24-12/25: CHA Offices Closed  
12/31: Final deadline for County ARPA obligations  
1/1/26: CHA Offices Closed  
1/7: Chamber Governmental Affairs-Randy  
1/8: Chamber Legislative Reception-Randy  
1/14: Country Club Landlord 101 Presentation-Kendra, El Tonya  
1/28: Diversity Breakfast-10 seats available for staff and board  
1/29: Leadership Columbia Retreat-Randy

## Recommended Commission Action

Review and consider the report.