Housing Authority of the City of Columbia, Missouri

Columbia HOUSING AUTHORITY

201 Switzler Street, Columbia MO 65203
Office: (573) 443-2556 ⬥ Fax: (573) 443-0051 ⬥ TTY: (800) 735-2966 ⬥ www.ColumbiaHA.com

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, September 16, 2026
Time: 5:30 p.m.
Place: CHA Administration Building, 201 Switzler

I. Call to Order/Introductions

II. Roll Call

III. Adoption of Agenda

IV. Approval of Open Meeting Minutes

V. Public Comment (Limited to 5 minutes per speaker)

VI. Resolutions

Resolution 3025: To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

VII. Reports

Special Report: Public Housing Closeout & Real Property Retention Application, Preliminary Five-Year PHA Plan Goals, Joint City/County Housing Meeting and HUD CoC Information Session

Monthly Financial Report

CEO and Leadership Team Monthly Report: Affordable Housing Development, Safety, Affordable Housing Operations, Facilities and Modernization, Housing Choice Voucher and Resident Services

Current Events

VIII. Public and Commissioner Comment

Adjournment

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

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: rcole@columbiaha.com
A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI
BOARD OF COMMISSIONERS MEETING
August 26, 2026, BOARD MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on August 26, 2026, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

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

CHA Staff:
Randy Cole, CEO
Danielle Gill, Administrative Assistant
Sam Crites, Interim Director of Finance
Debbi Simmons, Senior Accountant
Laura Lewis, Director of Affordable Housing Operations
Jeff Forck, Director of Safety

III. Adoption of Agenda:

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

IV. Commissioner Comment

None.

V. Public Comment

None.

CLOSED SESSION PURSUANT TO SECTION 610.021 (18) RSMo. - confidential or privileged communications with the Housing Authority of the City of Columbia auditor and auditor work product.

Mr. Hutton called for a motion to go into closed session pursuant to Section 610.021(18) RSMo. - Auditor Work Product at 5:32 p.m. A motion to go into closed session was made by Ms. Oliveri. Mr. Calloway seconded the motion.
Yes: Smith, Allen, Oliveri, Hutton, Calloway

Mr. Hutton called for a motion to go out of closed session pursuant to 610.021(18) RSMo. - Auditor Work Product at 6:26 p.m. A motion to go out of closed session was made by Mr. Calloway. Mr. Smith seconded the motion.
Yes: Smith, Allen, Oliveri, Hutton, Calloway

RESOLUTIONS

VI. Resolution 3024: to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2025.

Mr. Cole introduced the resolution, which would approve the final versions of the Financial Statements of the Columbia Housing Authority. Mr. Cole clarified that the final report of the single audit would be distributed to the board once the Corrective Action Plan is finalized.

Mr. Hutton asked for a motion to approve Resolution 3024. A motion to approve the resolution was made by Mr. Smith. Ms. Oliveri seconded the motion.
Yes: Smith, Allen, Oliveri, Hutton, Calloway

REPORTS

VII. Monthly Financial Report

Mr. Cole noted that, year-to-date, CHA has experienced a net gain of over $3.2 million, which is atypical and skewed due to $3.9 million in construction disbursements from Kinney Point. Mr. Cole pointed out that Bear Creek and Oak Towers had higher than average operating expenses due to maintenance issues: a water main break at Bear Creek and general maintenance at Oak Towers. Mr. Cole noted that Public Housing continues to show losses due to low occupancy from continuing RAD conversion. Mr. Cole stated that Affordable Housing has also shown losses, but that this will be on the upturn once CHA closes on Providence Walkway and Blind Boone. Mr. Cole stated that the Finance team is starting to work on next year's budget and that it will be reviewed in full at the November Board Meeting.

VIII. Department Reports: Affordable Housing Development, Safety, Affordable Housing Operations, Facilities and Modernization, Housing Choice Voucher and Resident Services

Mr. Cole stated that CHA had received its RAD closing packet and submitted all of its final due diligence items on August 20. Mr. Cole expects CHA to close at the beginning of October. Mr. Cole stated that CHA is working on its early start expenditures. Mr. Cole shared that CHA is moving closer towards closing on Blind Boone in the next 60 days.

Mr. Cole noted that construction at Park Avenue is continuing at the third block while Affordable Housing continues to move people into the available units. Mr. Cole shared that CHA is working on installing cameras on the south two blocks, which is ahead of schedule. Mr. Cole stated that there was an issue at Park Avenue recently where units were flooding after heavy rain, and stated that Facilities installed additional sealing and screen doors.

Mr. Cole shared that CHA recently received funding from the William Guitar Little foundation in the amounts of $200,000 for Blind Boone and $200,000 for Park Avenue. Mr. Cole also shared that stated that the application has been submitted for Park Avenue II.

Mr. Cole addressed the recent Safety incidents at Kinney Point and stated that Safety, Property Management, and Resident services have been focusing their efforts on the residents of Kinney Point. CHA Director of Safety Jeff Forck provided an in-depth report of incidents and responses to reports involving Kinney Point. Ms. Lewis stated that terminations are in progress for the tenants involved. Mr. Cole added that there will continue to be a strong staff presence and that the City is allowing CHA to remove the brush to increase visibility. Mr. Forck also stated that Safety was going to be installing cameras and panic buttons to the Property Manager's office.

Ms. Lewis noted that occupancy at Bryant Walkway II increased from 89% to 94% and that Bear Creek's occupancy is doing well at 97%. Ms. Lewis stated that her team is focusing on increasing the collection rate at all of their properties. Ms. Lewis stated that Park Avenue is at 29% occupancy, but that staff are continuing to move people in weekly.

Mr. Cole stated that FSS has enrolled a new participant and Moving Ahead had their highest out-of-school programming units in the month of July. Mr. Cole shared that Resident Services submitted their CACFP application.

IX. Current Events

Mr. Cole shared that he recently gave a tour of CHA properties to the new 4th Ward Council Member, Sharon Jones. Mr. Cole stated that he and Charline Johns, Special Programs Specialist, will be travelling to St. Louis on the week of Labor Day to attend a meeting on the new Continuum of Care regulations.

PUBLIC AND COMMISSIONER COMMENT

X. Public Comment

None.

XI. 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 7:18 p.m.

____________________________________ ______________________

Bob Hutton, Chair Date

____________________________________ ______________________

Randall Cole, Chief Executive Officer Date

Certification of Public Notice

I, Randall Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on August 21, 2026, I posted public notice of the August 26, 2026, 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.

_______________________________________ _____________________

Randall Cole, Chief Executive Officer Date

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Department Source: Director of Resident Services
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: September 16, 2026
Re: **Resolution 3025**: Authorizing the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

Executive Summary

Approval of the proposed resolution would authorize the CHA Chief Executive Officer to submit a grant application for the HUD Family Self-Sufficiency Grant to fund the continuation of three full-time Family Self-Sufficiency Coordinators.

Discussion

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

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

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

The CHA's Family Self-Sufficiency grant application will fund the continuation of three full-time Family Self-Sufficiency Coordinator positions for 2027.

Recommended Commission Action

Adopt Resolution 3025 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development to fund three full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority.

Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3025

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

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

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

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

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

WHEREAS, the CHA's Family Self-Sufficiency grant application will fund the continuation of three full-time Family Self-Sufficiency Coordinator positions for 2027; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Columbia Housing Authority hereby adopts Resolution 3025 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development for up to $220,000 to fund three full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority.

BE IT FURTHER RESOLVED, that if the application be approved, this Resolution 3025 authorizes the execution of the Contract Award Agreement and related documents, a copy of which is attached hereto and made a part hereof.

____
Bob Hutton, Chair

____
Randy Cole, Secretary

Adopted September 16th, 2026

Department Source: CEO
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: September 16, 2026
Re: **Special Report:** Public Housing Transition, Five-Year PHA Plan, and Housing Policy Updates

Executive Summary

This memo provides a summary of key strategic organizational matters pertaining to CHA's Public Housing Closeout and Real Property Retention Application, its Preliminary Five-Year PHA Plan Goals, the recent Joint City-County Housing Meeting and HUD's Continuum of Care Information Session held in St. Louis. The items highlight the organizational transition and strategic direction of CHA, as well as aspects of the local and federal housing funding environment.

Discussion

Public Housing Closeout and Real Property Retention Application

The anticipated Blind Boone RAD closing will trigger the final phase of CHA's transition from traditional Public Housing. As CHA removes its remaining Public Housing units from the Annual Contributions Contract (ACC), several financial, property, regulatory, and administrative actions must be completed as a part of formally closing out CHA's Public Housing program.

The CEO and development staff are coordinating most aspects of the resident engagement, PHA Plan related actions, application and board actions for public housing close out. The CEO and finance staff are working closely with HUD CPA consultant Jason Casterline to develop a coordinated financial closeout process consistent with applicable PIH guidance. Key areas of work include:

- Reconciliation and closeout of Public Housing Operating and Capital Funds and completion of final audit requirements.
- Identification and resolution of outstanding Public Housing liabilities, grants, approvals, claims, and other obligations.
- Review and appropriate transfer or disposition of Public Housing personal property, including equipment and supplies.
- Identification of non-dwelling Public Housing real property that CHA intends to retain and completion of the applicable HUD retention process.
- Completion of required Board actions, HUD certifications, inventory removals, and eventual termination of the ACC.

CHA is developing a Real Property Retention Application for qualifying non-dwelling property that CHA intends to retain following Public Housing conversion, which includes the J.W. Blind Boone Community Center, Maintenance Warehouse and CHA Administration Building. PIH Notice 2016-20 provides a process for retention of certain Public Housing real property no longer needed for Public Housing purposes, including administrative and other non-dwelling property.

Much of the current work is being coordinated with CHA's forthcoming Five-Year PHA Plan process. A Resident Advisory Board meeting is scheduled for September 24, 2026, where the Public Housing closeout, proposed real-property retention, and related PHA Plan items will be discussed. CHA has also prepared notices to adjoining property owners and has ordered appraisals for the three buildings proposed for retention, with appraisal reports anticipated by September 30.

Board consideration of internal process and approval of HUD application is expected to occur in conjunction with the October 14 Board meeting, when the Board will consider the Five-Year PHA Plan and related Public Housing transition and retention actions. The retention process requires coordination with the PHA Plan, Board approval, resident consultation, property valuation, and other HUD documentation.

September will largely be devoted to completing consultation, property valuation, closeout planning, and supporting documentation so that the Board can consider a coordinated set of PHA Plan, real-property retention, and Public Housing closeout actions in October.

Preliminary Draft FY 2027–2031 PHA Plan Goals and Objectives

As part of the development of CHA's FY 2027–2031 Five-Year PHA Plan, staff have prepared a preliminary draft of organizational goals and objectives for initial Commissioner review and feedback. The purpose of presenting the goals at this stage is not to request formal approval, but to provide Commissioners an early opportunity to review the proposed goals and ensure they reflect the strategic direction and priorities established through CHA's planning process. The draft goals were developed by synthesizing several sources of organizational and stakeholder input gathered during 2026, including:

- The Board of Commissioners strategic planning process and July 2026 Mission, Vision and Values review, which emphasized completion of current redevelopment, future affordable housing opportunities, enterprise software modernization, resident-centered services, workforce and leadership development, succession planning, financial stewardship, and organizational sustainability.
- The Senior Staff SWOT Analysis, which identified strengths in partnerships, resident services, staff commitment, facilities expertise, and financial management, while identifying opportunities related to technology, training, organizational capacity, affordable housing development, and community partnerships.
- The Employee Engagement Survey, which demonstrated strong mission alignment and employee engagement while identifying continued opportunities related to training, onboarding, professional development, technology, retention, and organizational capacity.
- The 2026 CHA Resident Survey, which reflected generally positive resident perceptions of CHA while identifying continued priorities related to online services, overall operations, communication, and access to services.
- The Local Funders Roundtable that included feedback from the City of Columbia, Boone County, United Way, Veterans United Foundation, and William Guitar Little Foundation.

Taken together, these efforts provide a strong foundation for establishing CHA's priorities over the next five years. Commissioner feedback on the preliminary goals will be incorporated into the broader PHA Plan development and public participation process prior to formal consideration, along with CHA Director assistance and input. Draft goals are as follows:

PHA Goal 1: Complete current redevelopment initiatives and expand affordable housing opportunities.

- Complete and stabilize CHA's current redevelopment initiatives and successfully conclude the RAD/Public Housing transition.
- Pursue additional affordable housing development, acquisition, rehabilitation, and preservation opportunities.
- Remain prepared and positioned to pursue federal, state, local, private, and philanthropic funding opportunities.
- Continue maintaining and cultivating further partnership with the City of Columbia and Boone County to maximize CHA's impact.
- Maintain strong HCV program compliance through staff training, quality-control review, policy updates, performance monitoring, and timely corrective action.
- Maximize utilization of Housing Choice Voucher and special-purpose voucher programs within available HUD funding.
- Strengthen landlord recruitment, retention, education, and participant housing choice.

PHA Goal 2: Provide strong resident-centered services promoting stability, self-sufficiency, and well-being.

- Continue and strengthen FSS, ROSS, Moving Ahead, Healthy Homes Connection, Independent Living, and other resident-support programs.
- Pursue additional resources and partnerships that expand CHA's capacity to provide comprehensive resident-centered services.
- Continue strengthening the Moving Ahead Program's after-school and summer programming through appropriate compliance, licensure depth, program quality, capacity building, and opportunities for expanded services.

PHA Goal 3: Promote safe housing communities.

- Maintain a coordinated Safety function focused on prevention, resident engagement, incident response, and collaboration with community law enforcement partners.
- Continue to support consistent lease enforcement and resident accountability while maintaining appropriate due-process and fair-housing protections.
- Continue strategic investments in cameras, lighting, environmental design, and other safety improvements as resources permit.
- Regularly evaluate resident safety concerns and property-specific trends to guide prevention and response strategies.

PHA Goal 4: Strengthen financial stewardship, operations and long-term organizational sustainability.

- Maintain sound budgeting, financial reporting, internal controls, audit readiness, and cash management.
- Complete transition and close out associated with exit of Public Housing Program.
- Strategically align CHA's balance sheet and assets with RAD closeout activities.

- Maintain organizational capacity to respond to changing federal funding, regulatory, insurance, construction, and operating conditions.
- Strengthen and systemize LIHTC and affordable housing asset management, including monitoring property performance, tenants accounts receivable, reserves, debt, capital needs, and partnership obligations.
- Maintain responsive preventive and corrective maintenance practices.
- Continue implementing property capital needs plans addressing building identified physical needs, emergent issues and available resources.
- Develop long-range capital and financial plans for LIHTC properties approaching LIHTC compliance end periods, including potential investor exit, exercising right of first refusal, evaluation of recapitalization, refinancing, and rehabilitation.

PHA Goal 5: Modernize CHA's technology and business systems.

- Implement and stabilize a modern enterprise resource planning system.
- Reduce manual processes, duplicate data entry, and reliance on aging software or concentration of process knowledge.
- Expand online resident services and maintain accessible non-digital options.
- Increase management utilization of monthly dashboard metrics to inform decisions.

PHA Goal 6: Develop and sustain CHA's workforce, leadership, and organizational capacity.

- Maintain strong Board-management communication, Commissioner education, community partnerships, and organizational readiness for future opportunities.
- Strengthen employee onboarding to align employees to larger organization.
- Develop leadership capacity, succession planning, and mid-level management capacity to support organizational continuity and growth.
- Continue expanding training and formalizing systems for post RAD operations.
- Continue refining CHA's organizational structure to align with the transition from Public Housing to RAD, LIHTC, PBV, and expanded affordable housing operations.
- Further clarify supervisory roles, decision-making authority, and lines of accountability while ensuring managers have the resources and support necessary to lead effectively.
- Continue to promote institutional knowledge transfer, and cross-department coordination.

Joint City/County Housing Work Session

On September 9, 2026, the Columbia City Council and Boone County Commission held a joint work session focused on growth, infrastructure, and housing. CHA was represented by the CHA CEO and Commissioner Steve Smith.

Discussion included the cost and timing of infrastructure needed to support housing development, growth patterns and infill development, watershed geography, and ongoing implementation of recommendations from the City/County Housing Study. City staff also discussed additional CHDO funding processes for affordable housing and the City-CHA partnership on a HUD lead abatement grant application.

The Presiding Commissioner provided CHA an opportunity to update officials on Park Avenue, Providence Walkway, Blind Boone, and the Park Avenue II LIHTC application. The mayor also allowed discussion of potential federal Continuum of Care funding changes and their possible impact on permanent supportive housing.

The meeting highlighted the significant and sustained work underway by both the City and County, as well as the complexity of facilitating additional affordable housing. City and County officials also recognized CHA's ongoing role in developing and preserving affordable housing and the importance of continued coordination among local partners.

HUD Continuum of Care Informational Session – St. Louis

The CEO and Special Programs Specialist Charline Johns attended a HUD Continuum of Care informational session in St. Louis this week. The training reflected the Administration's proposed policy shift away from Permanent Supportive Housing (PSH) and toward transitional housing, shelter, and other time-limited models.

The session provided an overview on an approach for permanent supportive housing programs, such as CHA's, could be transitioned to a transitional housing model. Trainers described a process that could include assisting currently housed participants in obtaining documentation that their tenancy is ending, including facilitating an eviction notice, and then helping them transition into temporary housing. This raises significant concerns for CHA, as moving individuals to transitional housing would destabilize households. In practical terms, the proposed approach would move households from permanent housing stability into a time-limited housing status that the federal definition of homeless under the McKinney Vento Act also classify as homeless when referring to transitional housing or shelter.

This direction represents a substantial departure from the long-standing Housing First and permanent-housing approach used by HUD and evidence-based homelessness programs. It also in tension with CHA's mission of promoting housing stability, and self-sufficiency.

Implementation of the proposed changes at the federal level remains uncertain. Federal court action has set aside the current CoC funding notice, and HUD's effort to move forward remains tied up in litigation. The resulting delay, combined with reduced HUD staffing capacity and the limited time available to conduct a new competition, increases the possibility that Congress may again use the appropriations process to provide automatic or noncompetitive renewals for existing CoC grants.

CHA staff will continue monitoring the litigation, HUD guidance, and congressional appropriations process before recommending significant program changes that would destabilize currently housed participants. The City of Columbia Mayor has also offered to send a letter to HUD leadership and congressional representatives emphasizing the importance of permanent affordable housing and potential impacts of proposed changes.

Recommended Commission Action

Review and consider the report.

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Department Source: Finance
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: September 16, 2026
Re: Year to date financials through July 31, 2026

Executive Summary

This report includes financial statements for the CHA entities for 7 months of FY 2026; January 1, 2026 through July 31, 2026.

Discussion

Financial Report Summary
Year-to-Date (YTD) through July 31, 2026

Key Financial Highlights:

- **Total Revenues:** $15,703,317
- **Total Expenditures:** $12,775,615
- **Net Gain (Including Depreciation and Amortization):** $2,927,701
  The YTD net gain includes approximately $3.9 million of non-operating revenue associated with Kinney Point and therefore is not representative of recurring operating results.
- **Net Income (Before Depreciation, Amortization):** $4,342,815

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 operating gain/loss was ($216,492). Occupancy is running significantly lower due to planned RAD conversion and renovation efforts. Capital Fund grant funding has not been available for draw. Transfers from AMP 1 Reserve have been used to cover operations.

Affordable Housing Development

- Total operating gain/loss was ($217,702). Developer fees have not yet been received for the Providence Walkway and Blind Boone Apartments projects.

Bear Creek

- Total operating gain/loss was ($21,989). A water leak early in the year caused higher utility costs. Insurance premiums exceed budget.

LIHTC Properties

LIHTC properties are performing sufficiently in terms of revenues and expenses. Bear Creek is the only property not in excess of operating revenue over expenses. Bear Creek had a water leak that has been corrected that led to higher utility bills in February. CHA staff continue to monitor expenses on all LIHTC properties monthly. A summary of LIHTC property performance compared to budget is as follows:

Property	Revenue Variance Under Budget	Expense Variance Over Budget	Operating Revenue Over Operating Expense-Variance
Stuart Parker	Vacancy Loss: $23,317	Maintenance Contracts: $37,097	$(14,868)
Bear Creek	*	Water: $21,890 Insurance: $16,129	($57,468)
Oak	Vacancy Loss: $14,305	Insurance: $33,779	$(92,013)
MMV (Patriot)	*	*	$6,708
BWW	*	Maintenance Contracts: $13,268	$(13,160)
BWWII	Vacancy Loss: $15,009	*	$(4,315)
Kinney Point	*	Bond Interest Expense: $18,144 Insurance: $10,271 Office Expenses: $10,849	$13,373
Park Avenue	*	Relocation: $17,614	$133,420

Housing Choice Voucher (HCV)

- The HCV fund's net gain is $7,008 YTD.
- 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 - $1,084,310, and budget is $1,239,582.
- Total YTD Operating Expenses - $1,065,504, and budget is $933,079.

Recommended Commission Action

Review and consider the report.

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

July 31, 2026

Fiscal Year End
December 2026
Month 7 of 12

as submitted by:

Randy Cole, Chief Executive Officer
Housing Authority of the City of Columbia, MO

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	**$ 298,652**	**$ 3,687,572**	**$ 8,013,271**	**$ 8,077**	**$ 218,272**	**$ 200,717**	**$ 179,096**	**$ 36,351**	**$ 165,341**	**$ 581,375**	**$ 443,493**	**$ 39,365**	**$ 15,579**	**$ 794,884**	**$ 273,846**	**$ 14,955,891**	**$ (3,165,059)**	**$ 11,790,833**
Total Operating Expenses	**$ 515,145**	**$ 3,206,324**	**$ 968,892**	**$ 784**	**$ 7,183**	**$ 7,806**	**$ 8,912**	**$ 3,922**	**$ 165,341**	**$ 621,553**	**$ 114,048**	**$ 159,264**	**$ 233,281**	**$ 499,684**	**$ 332,539**	**$ 6,844,675**	**$ (1,059,759)**	**$ 5,784,917**
Excess of Operating Revenue over Operating Expenses	**$ (216,492)**	**$ 481,248**	**$ 7,044,379**	**$ 7,293**	**$ 211,089**	**$ 192,912**	**$ 170,184**	**$ 32,429**	**$ -**	**$ (40,177)**	**$ 329,446**	**$ (119,899)**	**$ (217,702)**	**$ 295,200**	**$ (58,693)**	**$ 8,111,216**	**$ (2,105,300)**	**$ 6,005,916**
Other Non-Operating Revenue		3,912,484														3,912,484		3,912,484
Extraordinary Maintenance	8,467	84,741	-	-	-	-	-	-	-	-	-	-	-	-	-	93,208	-	93,208
Housing Assistance Payments	-	-	7,027,882	-	205,973	197,520	169,722	31,722	-	-	-	-	-	-	-	7,632,818	(2,105,300)	5,527,518
Depreciation Expense	59,353	1,279,753	9,489	-	-	-	-	-	-	11,017	1,980	-	-	7,684	697	1,369,973	-	1,369,973
Total Expenses	**$ 582,965**	**$ 4,570,818**	**$ 8,006,262**	**$ 784**	**$ 213,156**	**$ 205,325**	**$ 178,634**	**$ 35,644**	**$ 165,341**	**$ 632,569**	**$ 116,028**	**$ 159,264**	**$ 233,281**	**$ 507,368**	**$ 333,236**	**$ 15,940,674**	**$ (3,165,059)**	**12,775,615**
Net Gain (Loss)	**$ (284,313)**	**$ 3,029,238**	**$ 7,008**	**$ 7,293**	**$ 5,116**	**$ (4,608)**	**$ 463**	**$ 707**	**$ -**	**$ (51,194)**	**$ 327,466**	**$ (119,899)**	**$ (217,702)**	**$ 287,516**	**$ (59,390)**	**$ 2,927,701**	**$ -**	**$ 2,927,701**

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
100 Total Cash	1,047,109	5,896,156	841,559	33,869	102,925	109,921	39,941	32,530	-	89,639	537,819	-	184,187	328,616	1,965,607	11,209,880
120 Total Receivables, Net of Allowances for Doubtful Accounts	514,012	176,878	42,957	-	2,471	1,061	1,292	8,864	31,165	117,166	46,077	-	553,114	2,751,629	67,768	4,314,453
150 Total Current Assets	40,817	201,036	46,218	-	-	-	-	-	-	19,188	266,733	2,452	6,385	312,995	528,491	1,424,313
160 Total Capital Assets, Net of Accumulated Depreciation	969,483	79,566,851	317,951	-	-	-	-	-	-	542,105	270,035	-	-	403,560	25,611	82,095,596
180 Total Non-Current Assets	-	910,242	-	-	-	-	-	-	-	-	8,951,094	1,829,185	725,863	45,182,007	-	57,598,390
190 Total Assets	2,571,421	86,751,163	1,248,685	33,869	105,396	110,982	41,233	41,394	31,165	768,097	10,071,758	1,831,637	1,469,548	48,978,805	2,587,477	156,642,632
310 Total Current Liabilities	44,012	3,963,963	189,242	-	(24,365)	633	34,060	35,425	31,165	357,934	(40,130)	451,396	37,800	662,804	239,257	5,983,196
350 Total Non-Current Liabilities	3,784	51,980,975	403,158	-	-	-	-	-	-	672,620	67,768	5,768	6,342	19,010,294	10,942	72,161,650
300 Total Liabilities	47,795	55,944,937	592,400	-	(24,365)	633	34,060	35,425	31,165	1,030,554	27,638	457,164	44,142	19,673,098	250,199	78,144,845
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,220,549	-	1,220,549
										-	-					
513 Total Equity/Net Assets	2,523,625	30,806,226	656,285	33,869	129,762	110,349	7,173	5,970	-	(262,457)	10,044,121	1,374,473	1,425,406	28,085,159	2,337,278	77,277,238
600 Total Liabilities and Equity/Net Assets	2,571,421	86,751,163	1,248,685	33,869	105,396	110,982	41,233	41,394	31,165	768,097	10,071,758	1,831,637	1,469,548	48,978,805	2,587,477	156,642,632

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 Commuty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	$ 286,382	$ 1,520,387	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,883	$ 8,998	$ -	$ -	$ -	$ -	$ 1,831,650	$ -	$ 1,831,650
Rental Subsidies		2,105,300	-	-	-	-	-	-	-	-	-	-	-	-	-	2,105,300	(2,105,300)	-
Vacancy Loss	(198,710)	(171,687)	-	-	-	-	-	-	-	-	-	-	-	-	-	(370,397)		(370,397)
Net Rental Revenue	87,673	3,454,000	-	-	-	-	-	-	-	15,883	8,998	-	-	-	-	3,566,553	(2,105,300)	1,461,253
Tenant Revenue - Other	525	12,079	-	-	-	-	-	-	-	-	-	-	-	-	-	12,603		12,603
Total Tenant Revenue	**88,197**	**3,466,078**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**15,883**	**8,998**	**-**	**-**	**-**	**-**	**3,579,157**	**(2,105,300)**	**1,473,856**
HUD PHA Operating Grants	135,545	-	7,183,717	7,390	201,989	179,642	169,722	-	165,341	-	-	-	-	-	-	8,043,346	-	8,043,346
HUD Voucher Admin Fees	-	-	807,904	-	13,559	18,363	8,912	-	-	-	-	-	-	-	-	848,738	-	848,738
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	169,829	169,829	(169,829)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,500	3,500	(3,500)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88,276	88,276	(88,276)	-
Total Fee Revenue	**135,545**	**-**	**7,991,621**	**7,390**	**215,548**	**198,005**	**178,634**	**-**	**165,341**	**-**	**-**	**-**	**-**	**-**	**261,605**	**9,153,689**	**(261,605)**	**8,892,084**
Other Government Grants	-	-	-	-	-	-	-	35,644	-	550,245	-	-	-	-	-	585,889	-	585,889
Interest Income	24,423	99,114	15,628	686	2,724	2,712	463	707	-	1,489	33,495	-	15,579	29,981	11,899	238,901	-	238,901
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	492,381	-	492,381	(492,381)	-
Fraud Recovery	-	-	4,612	-	-	-	-	-	-	-	-	-	-	-	-	4,612	-	4,612
Other Revenue	50,487	122,379	1,410	-	-	-	-	-	-	13,758	401,000	39,365	-	272,522	342	901,262	(305,772)	595,490
Gain/Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	**$ 298,652**	**$ 3,687,572**	**$ 8,013,271**	**$ 8,077**	**$ 218,272**	**$ 200,717**	**$ 179,096**	**$ 36,351**	**$ 165,341**	**$ 581,375**	**$ 443,493**	**$ 39,365**	**$ 15,579**	**$ 794,884**	**$ 273,846**	**$ 14,955,891**	**$ (3,165,059)**	**$ 11,790,833**
Administrative Salaries	53,837	195,201	381,245	-	3,356	1,350	4,990	2,673	-	12,212	-	-	140,830	162,470	171,033	1,129,197	-	1,129,197
Auditing Fees	2,897	66,080	26,664	-	-	-	-	-	-	2,256	598	-	-	2,925	9,048	110,467	-	110,467
Management Fee	15,468	191,614	135,780	-	-	2,316	-	-	-	875	617	-	-	-	-	346,670	(346,670)	-
LIHTC Asset Mgmt	1,965	54,539	84,863	-	-	1,448	-	-	-	-	-	-	-	-	-	142,815	(88,276)	54,539
Advertising and Marketing	-	-	-	-	-	-	-	-	-	334	-	-	-	-	526	859	-	859

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Employee	15,796	59,509	120,096	-	929	151	687	300	-	5,012	-	-	34,118	47,187	48,647	332,432	-	332,432
Office Expenses	12,002	66,883	41,221	-	21	251	695	413	1,814	14,108	2	5,396	2,228	14,873	49,454	209,362	-	209,362
Legal Expense	249	7,600	-	-	-	-	-	-	-	-	10	-	-	-	10,912	18,772	-	18,772
Training & Travel	126	490	4,763	700	-	-	-	-	-	11,805	-	-	7,633	2,765	7,799	36,080	-	36,080
Other	5,144	22,997	54,064	84	1,358	1,141	2,377	493	100	3,486	95	375	527	4,725	11,403	108,370	-	108,370
Total Operating - Admin.	**107,484**	**664,914**	**848,696**	**784**	**5,664**	**6,657**	**8,750**	**3,879**	**1,915**	**50,088**	**1,322**	**5,770**	**185,336**	**234,944**	**308,822**	**2,435,024**	**(434,946)**	**2,000,079**
Asset Management Fee	3,500	**-**	**-**	**-**	**-**	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,500**	**(3,500)**	**-**
Salaries	164	55,866	-	-	-	-	-	-	110,322	362,116	-	-	-	-	-	528,469	-	528,469
Employee Benefit	252	19,361	-	-	-	-	-	-	39,995	84,454	-	-	-	-	-	144,063	-	144,063
Tenant Services -	1,866	25,947	92	-	-	-	-	-	-	81,607	100,000	-	-	-	-	209,512	-	209,512
Total Tenant Services	**2,281**	**118,790**	**92**	**-**	**-**	**-**	**-**	**-**	**150,318**	**528,177**	**100,000**	**-**	**-**	**-**	**-**	**899,658**	**-**	**899,658**
Water	7,732	131,667	372	-	-	-	-	-	-	-	-	-	-	124	124	140,018	-	140,018
Electricity	11,535	215,279	4,224	-	-	-	-	-	-	-	-	-	-	1,408	1,408	233,854	-	233,854
Gas	7,401	32,166	1,568	-	-	-	-	-	-	-	-	-	-	523	523	42,181	-	42,181
Sewer	6,103	78,669	209	-	-	-	-	-	-	-	-	-	-	70	70	85,120	-	85,120
Total Utilities	**32,772**	**457,781**	**6,372**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,124**	**2,124**	**501,173**	**-**	**501,173**
Maintenance - Labor	149,354	220,596	-	-	-	-	-	-	-	-	-	-	-	-	-	369,950	-	369,950
Maintenance - Materials	32,386	102,594	-	-	-	-	-	-	-	130	970	1,078	-	-	655	137,813	-	137,813
Maintenance Contracts	60,705	371,548	654	-	-	-	-	-	-	8,306	4,835	73	-	752	1,207	448,079	(80,462)	367,618
Employee Benefits - Maint.	39,668	89,803	-	-	-	-	-	-	-	-	-	-	-	-	-	129,472		129,472
Total Maintenance	**282,114**	**784,542**	**654**	**-**	**-**	**-**	**-**	**-**	**-**	**8,436**	**5,805**	**1,151**	**-**	**752**	**1,863**	**1,085,314**	**(80,462)**	**1,004,853**
Protective Services - Labor	10,669	20,004	-	-	-	-	-	-	-	-	-	102,686	-	-	-	133,359	-	133,359
Employee Benefit	3,621	3,899	-	-	-	-	-	-	-	-	-	37,739	-	-	-	45,259	-	45,259
Total Protective Services	**14,289**	**23,903**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**140,425**	**-**	**-**	**-**	**178,617**	**-**	**178,617**
Property Insurance	34,631	420,771	4,550	-	-	-	-	-	-	6,544	966	-	-	1,517	1,517	470,494	-	470,494

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability Insurance	4,363	3,451	6,979	-	-	-	-	-	-	3,507	55	-	-	1,587	-	19,943	-	19,943
Workmen's Compensation	3,608	8,682	7,157	-	54	22	80	43	1,929	6,187	-	1,753	2,291	2,673	2,862	37,341	-	37,341
All Other Insurance	4,481	6,532	-	-	-	-	-	-	-	4,341	-	-	708	-	1,587	17,649	-	17,649
Total Insurance Premiums	**47,083**	**439,436**	**18,686**	**-**	**54**	**22**	**80**	**43**	**1,929**	**20,579**	**1,021**	**1,753**	**2,999**	**5,776**	**5,966**	**545,426**	**-**	**545,426**
Other General Expenses	7,657	11,927	65,588	-	1,465	1,127	82	-	-	3	5,000	2,482	42,583	49,442	2,159	189,515	(48,470)	141,045
Compensated Absences	13,435	46,021	28,804	-	-	-	-	-	11,180	12,576	-	6,901	2,363	4,631	7,925	133,835	-	133,835
Payments in Lieu of Taxes	4,808	112,025	-	-	-	-	-	-	-	1,695	900	-	-	-	-	119,428	-	119,428
Bad debt - Tenant Rents	(278)	(1,478)	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,756)	-	(1,756)
Total Other Expenses	**25,622**	**168,495**	**94,392**	**-**	**1,465**	**1,127**	**82**	**-**	**11,180**	**14,274**	**5,900**	**9,382**	**44,946**	**54,073**	**10,084**	**441,021**	**(48,470)**	**392,552**
Interest of Mortgage Payable	-	197,654	-	-	-	-	-	-	-	-	-	782	-	189,171	-	387,607	-	387,607
Interest on Notes Payable	-	305,670	-	-	-	-	-	-	-	-	-	-	-	12,843	3,679	322,193	-	322,193
Amortization of Loan Costs	-	45,141	-	-	-	-	-	-	-	-	-	-	-	-	-	45,141	-	45,141
Total	**-**	**548,465**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**782**	**-**	**202,014**	**3,679**	**754,941**	**(492,381)**	**262,559**
Total Operating Expenses	**$ 515,145**	**$ 3,206,324**	**$ 968,892**	**$ 784**	**$ 7,183**	**$ 7,806**	**$ 8,912**	**$ 3,922**	**$ 165,341**	**$ 621,553**	**$ 114,048**	**$ 159,264**	**$ 233,281**	**$ 499,684**	**$ 332,539**	**$ 6,844,675**	**$ (1,059,759)**	**$ 5,784,917**
Excess of Operating	**$ (216,492)**	**$ 481,248**	**$ 7,044,379**	**$ 7,293**	**$ 211,089**	**$ 192,912**	**$ 170,184**	**$ 32,429**	**$ -**	**$ (40,177)**	**$ 329,446**	**$ (119,899)**	**$ (217,702)**	**$ 295,200**	**$ (58,693)**	**$ 8,111,216**	**$ (2,105,300)**	**$ 6,005,916**
Other Non-Operating Revenue		3,912,484														3,912,484		3,912,484
Extraordinary Maintenance	8,467	84,741	-	-	-	-	-	-	-	-	-	-	-	-	-	93,208	-	93,208
Housing Assistance Payments	-	-	7,027,882	-	205,973	197,520	169,722	31,722	-	-	-	-	-	-	-	7,632,818	(2,105,300)	5,527,518
Depreciation Expense	59,353	1,279,753	9,489	-	-	-	-	-	-	11,017	1,980	-	-	7,684	697	1,369,973	-	1,369,973
Total Expenses	**$ 582,965**	**$ 4,570,818**	**$ 8,006,262**	**$ 784**	**$ 213,156**	**$ 205,325**	**$ 178,634**	**$ 35,644**	**$ 165,341**	**$ 632,569**	**$ 116,028**	**$ 159,264**	**$ 233,281**	**$ 507,368**	**$ 333,236**	**$ 15,940,674**	**$ (3,165,059)**	**12,775,615**
Net Gain (Loss)	**$ (284,313)**	**$ 3,029,238**	**$ 7,008**	**$ 7,293**	**$ 5,116**	**$ (4,608)**	**$ 463**	**$ 707**	**$ -**	**$ (51,194)**	**$ 327,466**	**$ (119,899)**	**$ (217,702)**	**$ 287,516**	**$ (59,390)**	**$ 2,927,701**	**$ -**	**$ 2,927,701**

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
111 Cash - Unrestricted	634,783	1,172,668	448,897	-	102,925	109,921	39,941	32,530	-	53,256	36,877	-	184,187	48,973	1,965,607	**4,830,566**
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
113-020 Sect 8 FSS	-	-	392,661	-	-	-	-	-	-	-	-	-	-	-	-	**392,661**
113 Cash - Other Restricted	412,326	4,723,488	-	33,869	-	-	-	-	-	36,383	500,942	-	-	279,643	-	**5,986,652**
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
100 Total Cash	**1,047,109**	**5,896,156**	**841,559**	**33,869**	**102,925**	**109,921**	**39,941**	**32,530**	**-**	**89,639**	**537,819**	**-**	**184,187**	**328,616**	**1,965,607**	**11,209,880**
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
122 Accounts Receivable - HUD Other Projects	500,000	-	(8,390)	-	(1,064)	1,061	1,067	-	31,165	-	-	-	-	-	-	**523,839**
124 Accounts Receivable - Other Government	-	188,684	-	-	-	-	-	8,864	-	118,288	-	-	-	-	-	**315,836**
125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	-	44,195	-	185,433	-	-	**229,628**
125-040 Accounts Receivable - Tax Credit	13,249	250	-	-	-	-	-	-	-	-	-	-	296,910	-	-	**310,409**
125-050 Accounts Receivable - Other	2,196	900	-	-	-	-	-	-	-	-	-	-	-	2,827	67,768	**73,691**
125 Accounts Receivable - Miscellaneous	-	-	42,405	-	3,535	-	225	-	-	-	-	-	-	-	-	**46,165**
126 Accounts Receivable - Tenants	19,941	83,952	-	-	-	-	-	-	-	1,155	4,041	-	-	-	-	**109,090**
126.1 Allowance for Doubtful Accounts -Tenants	(20,367)	(96,907)	-	-	-	-	-	-	-	(2,278)	(2,160)	-	-	-	-	**(121,712)**
126.2 Allowance for Doubtful Accounts - Other	(1,007)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**(1,007)**
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	367,170	-	**367,170**
128 Fraud Recovery	2,399	-	17,885	-	-	-	-	-	-	-	-	-	-	-	-	**20,284**
128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(8,942)	-	-	-	-	-	-	-	-	-	-	-	-	**(11,341)**
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	70,771	2,381,631	-	**2,452,402**
120 Total Receivables, Net of Allowances for Doubtful Accounts	**514,012**	**176,878**	**42,957**	**-**	**2,471**	**1,061**	**1,292**	**8,864**	**31,165**	**117,166**	**46,077**	**-**	**553,114**	**2,751,629**	**67,768**	**4,314,453**
131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
142 Prepaid Expenses and Other Assets	40,817	201,036	46,218	-	-	-	-	-	-	19,188	1,239	2,452	6,385	11,877	45,327	**374,538**
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	-	38,508	483,164	**521,672**
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	265,494	-	-	262,609	-	**528,103**
150 Total Current Assets	**40,817**	**201,036**	**46,218**	**-**	**-**	**-**	**-**	**-**	**-**	**19,188**	**266,733**	**2,452**	**6,385**	**312,995**	**528,491**	**1,424,313**
161 Land	339,845	5,045,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-	24,513	**5,728,103**
162 Buildings	4,432,850	73,328,938	354,155	-	-	-	-	-	-	696,504	136,000	-	-	414,098	-	**79,362,544**
163 Furniture, Equipment & Machinery - Dwellings	7,251	112,687	-	-	-	-	-	-	-	-	-	-	-	-	-	**119,938**
164 Furniture, Equipment & Machinery - Administration	519,933	2,227,277	93,285	-	-	-	-	-	-	7,363	-	-	-	67,475	125,147	**3,040,481**
165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
166 Accumulated Depreciation	(4,330,396)	(17,875,200)	(129,489)	-	-	-	-	-	-	(300,581)	(45,330)	-	-	(134,442)	(124,049)	**(22,939,486)**
167 Construction in Progress	-	12,996,009	-	-	-	-	-	-	-	-	-	-	-	-	-	**12,996,009**
168 Infrastructure	-	3,731,580	-	-	-	-	-	-	-	-	-	-	-	56,428	-	**3,788,008**
160 Total Capital Assets, Net of Accumulated Depreciation	**969,483**	**79,566,851**	**317,951**	**-**	**-**	**-**	**-**	**-**	**-**	**542,105**	**270,035**	**-**	**-**	**403,560**	**25,611**	**82,095,596** **-**
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-	-	-	-	8,951,094	-	210,000	1,163,203	-	**10,324,297**
171-040 Notes Receivable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	44,018,804	-	**44,018,804**
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
174 Other Assets	-	910,242	-	-	-	-	-	-	-	-	-	-	-	-	-	**910,242**
174-040 Deferred Developer Fees	-	-	-	-	-	-	-	-	-	-	-	-	515,863	-	-	**515,863**
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	1,829,185	-	-	-	**1,829,185**
180 Total Non-Current Assets	**-**	**910,242**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**8,951,094**	**1,829,185**	**725,863**	**45,182,007**	**-**	**57,598,390**

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
190 Total Assets	**2,571,421**	**86,751,163**	**1,248,685**	**33,869**	**105,396**	**110,982**	**41,233**	**41,394**	**31,165**	**768,097**	**10,071,758**	**1,831,637**	**1,469,548**	**48,978,805**	**2,587,477**	**156,642,632**
311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
312 Accounts Payable <= 90 Days	-	122,455	45,774	-	-	-	-	-	-	-	-	-	-	-	171,292	**339,521**
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
321 Accrued Wage/Payroll Taxes Payable	7,059	20,249	14,799	-	-	-	-	-	4,253	13,004	-	3,698	3,654	7,024	8,006	**81,745**
322 Accrued Compensated Absences - Current Portion	5,675	25,501	15,745	-	-	-	-	-	-	5,430	-	8,652	9,513	13,254	16,412	**100,183**
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
325 Accrued Interest Payable	-	2,451,402	-	-	-	-	-	-	-	-	-	-	-	159,193	-	**2,610,595**
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
341 Tenant Security Deposits	21,028	347,161	-	-	-	-	-	-	-	2,297	740	-	-	-	-	**371,226**
342 Deferred Revenues	-	-	90,617	-	783	-	-	34,841	-	171,074	-	-	-	500,000	-	**797,315**
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	219,724	-	-	-	-	-	-	-	-	-	-	-	-	-	**219,724**
343-020 Construction Payable-Developer Fees Current	-	296,910	-	-	-	-	-	-	-	-	-	-	-	-	-	**296,910**
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
345 Other Current Liabilities	2,861	112,025	-	-	-	-	-	-	-	1,959	1,065	-	-	-	-	**117,910**
346 Accrued Liabilities - Other	7,388	867	13,711	-	(25,915)	191	32,752	-	224	486	-	(76)	2,481	9,582	43,547	**85,238**
347 Inter Program - Due To	-	221,017	8,596	-	767	443	1,309	583	26,688	163,684	(41,935)	364,339	22,153	(245,973)	-	**521,672**
348-010 Operating Loan Payable	-	146,650	-	-	-	-	-	-	-	-	-	74,783	-	-	-	**221,433**
348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	219,724	-	**219,724**
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
310 Total Current Liabilities	**44,012**	**3,963,963**	**189,242**	**-**	**(24,365)**	**633**	**34,060**	**35,425**	**31,165**	**357,934**	**(40,130)**	**451,396**	**37,800**	**662,804**	**239,257**	**5,983,196**
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	51,390,511	-	-	-	-	-	-	-	669,000	67,768	-	-	-	-	**52,127,279**
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
353 Non-current Liabilities - Other	-	573,463	392,661	-	-	-	-	-	-	-	-	-	-	-	-	**966,124**
354 Accrued Compensated Absences - Non Current	3,784	17,001	10,497	-	-	-	-	-	-	3,620	-	5,768	6,342	8,836	10,942	**66,789**
355-010 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-	**210,000**
355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	18,791,458	-	**18,791,458**
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
350 Total Non-Current Liabilities	**3,784**	**51,980,975**	**403,158**	**-**	**-**	**-**	**-**	**-**	**-**	**672,620**	**67,768**	**5,768**	**6,342**	**19,010,294**	**10,942**	**72,161,650**
300 Total Liabilities	**47,795**	**55,944,937**	**592,400**	**-**	**(24,365)**	**633**	**34,060**	**35,425**	**31,165**	**1,030,554**	**27,638**	**457,164**	**44,142**	**19,673,098**	**250,199**	**78,144,845**
400 Deferred Inflow of Resources	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,220,549**	**-**	**1,220,549**
508.1 Invested In Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
508.4 Investment in Net Fixed Assets	1,036,000	27,411,809	327,440	-	-	-	-	-	-	(115,878)	272,015	1,494,372	-	411,243	26,308	**30,863,309**
511.1 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
511.4 Admin Fee Reserves	401,599	-	81,485	26,577	-	-	-	-	-	25,464	2,823,401	-	-	306,157	-	**3,664,682**
512.1 Unrestricted Net Assets	(284,313)	3,394,417	7,008	7,293	5,116	(4,608)	463	707	-	(51,194)	327,466	(119,899)	(217,702)	287,516	(59,390)	**3,292,880**
512.4 Unrestricted Net Assets-Excess HAP	1,370,340	-	240,352	-	124,646	114,957	6,710	5,263	-	(120,849)	6,621,239	-	1,643,108	27,080,242	2,370,359	**39,456,366**
513 Total Equity/Net Assets	**2,523,625**	**30,806,226**	**656,285**	**33,869**	**129,762**	**110,349**	**7,173**	**5,970**	**-**	**(262,457)**	**10,044,121**	**1,374,473**	**1,425,406**	**28,085,159**	**2,337,278**	**77,277,238**
600 Total Liabilities and Equity/Net Assets	**2,571,421**	**86,751,163**	**1,248,685**	**33,869**	**105,396**	**110,982**	**41,233**	**41,394**	**31,165**	**768,097**	**10,071,758**	**1,831,637**	**1,469,548**	**48,978,805**	**2,587,477**	**156,642,632**

Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	$ 1,056,983	$ 949,348	$ 107,635	$ 7,183,717	$ 6,645,438	538,279	8%
HUD Admin Fees Earned	118,044	121,267	(3,223)	807,904	848,868	(40,964)	-5%
Homeownership Closing Fees Earned	-	-	-	-	-	-	0%
Cares Act - COVID-19 Revenue	-	-	-	-	-	-	
Total Fee Revenue	**1,175,027**	**1,070,615**	**104,412**	**7,991,621**	**7,494,306**	**497,315**	7%
Investment Income - Unrestricted	2,497	1,667	830	15,628	11,667	3,961	34%
Fraud Recovery - HAP	376	496	(119)	2,306	3,470	(1,164)	-34%
Fraud Recovery - Admin	376	100	276	2,306	700	1,606	229%
Other Revenue	258	-	258	1,410	-	1,410	0%
Total Revenue	**$ 1,178,534**	**$ 1,090,633**	**$ 87,901**	**$ 8,013,271**	**$ 7,634,434**	**$ 378,837**	5%
Administrative Salaries	60,422	57,851	2,571	381,245	404,954	(23,709)	-6%
Auditing Fees	3,131	4,179	(1,047)	26,664	29,250	(2,586)	-9%
Management Fee	18,708	22,165	(3,457)	135,780	155,157	(19,377)	-12%
Book-keeping Fee	11,693	13,853	(2,161)	84,863	96,973	(12,110)	-12%
Advertising and Marketing	-	42	(42)	-	292	(292)	-100%
Employee Benefit contributions - Administrative	27,191	17,581	9,610	120,096	123,064	(2,968)	-2%
Office Expenses	9,421	4,649	4,771	41,221	32,545	8,675	27%
Training & Travel	150	850	(700)	4,763	5,950	(1,187)	-20%
Other Administrative Expenses	4,786	8,475	(3,689)	54,064	59,324	(5,259)	-9%
Total Operating - Administrative	**135,500**	**129,644**	**5,856**	**848,696**	**907,508**	**(58,813)**	-6%
Total Tenant Services	-	-	-	92	-	92	
Total Utilities	977	847	129	6,372	5,931	442	7%
Bldg. Maintenance	294	513	(219)	654	3,590	(2,937)	-82%
Insurance Premiums	3,312	2,468	844	18,686	17,278	1,407	8%
Other General Expenses	1,133	1,037	96	65,588	7,260	58,328	803%
Compensated Absences	6,397	-	6,397	28,804	-	28,804	
Other General Expenses	**7,530**	**1,037**	**6,492**	94,392	7,260	87,132	1200%
Total Operating Expenses	**$ 147,612**	**$ 134,510**	**$ 13,103**	**$ 968,892**	**$ 941,568**	**$ 27,324**	3%
Excess of Operating Revenue over Operating Expenses	**$ 1,030,922**	**$ 956,124**	**$ 74,798**	**$ 7,044,379**	**$ 6,692,866**	**$ 351,513**	5%
Homeownership	3,296	3,445	(149)	29,532	24,115	5,417	22%
Portable Housing Assistance Payments	23,215	25,776	(2,561)	177,870	180,432	(2,562)	-1%
S8 FSS Payments	26,024	17,756	8,268	110,007	124,292	(14,285)	-11%
VASH Housing Assistance Payments	76,989	67,383	9,606	555,813	471,681	84,132	18%
All Other Vouchers Housing Assistance Payments	881,314	829,644	51,670	6,154,659	5,807,510	347,150	6%
Total Housing Assistance Payments	**1,010,839**	**944,004**	**66,834**	**7,027,882**	**6,608,030**	**419,852**	**6%**
Depreciation Expense	1,355	1,355	-	9,489	9,489	-	0%
Total Expenses	**$ 1,159,806**	**$ 1,079,869**	**$ 79,937**	**$ 8,006,262**	**$ 7,559,087**	**$ 447,175**	6%
Net Gain (Loss)	**$ 18,728**	**$ 10,764**	**$ 7,964**	**$ 7,008**	**$ 75,347**	**$ (68,339)**	**-91%**

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 43,592	$ 16,772	$ 26,821	$ 286,382	$ 117,401	$ 168,982	144%
Vacancy Loss	(31,869)	(1,767)	(30,102)	(198,710)	(12,370)	(186,339)	1506%
Net Tenant Rental Revenue	11,723	15,004	(3,281)	87,673	105,030	(17,358)	-17%
Tenant Revenue - Other	-	328	(328)	525	2,293	(1,769)	-77%
Total Tenant Revenue	**11,723**	**15,332**	**(3,609)**	**88,197**	**107,323**	**(19,126)**	-18%
HUD PHA Operating Grants	19,350	22,266	(2,916)	135,545	155,861	(20,316)	-13%
Capital Fund Grants	-	23,385	(23,385)	-	163,692	(163,692)	-100%
Total Grant Revenue	**19,350**	**45,650**	**(26,300)**	**135,545**	**319,552**	**(184,007)**	-58%
Investment Income - Unrestricted	3,401	3,394	7	24,423	23,757	666	3%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	3,453	5,263	(1,810)	50,487	36,844	13,643	37%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	
Total Revenue	**$ 37,927**	**$ 69,639**	**$ (31,712)**	**$ 298,652**	**$ 487,476**	**$ (188,824)**	-39%
Administrative Salaries	9,332	9,015	317	53,837	63,103	(9,267)	-15%
Auditing Fees	340	454	(114)	2,897	3,178	(281)	-9%
Management Fee	2,066	4,773	(2,707)	15,468	33,410	(17,942)	-54%
Book-keeping Fee	263	338	(75)	1,965	2,363	(398)	-17%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	3,671	2,296	1,375	15,796	16,071	(276)	-2%
Office Expenses	1,668	1,121	547	12,002	7,850	4,152	53%
Legal Expense	-	93	(93)	249	649	(400)	-62%
Training & Travel	-	250	(250)	126	1,750	(1,624)	-93%
Other	492	548	(57)	5,144	3,839	1,305	34%
Total Operating - Administrative	**17,832**	**18,888**	**(1,056)**	**107,484**	**132,213**	**(24,730)**	-19%
Asset Management Fee	500	500	-	3,500	3,500	-	0%
Tenant Services - Salaries	31	100	(69)	164	701	(537)	-77%
Employee Benefit Contributions - Tenant Services	59	8	51	252	54	198	369%
Tenant Services - Other	-	146	(146)	1,866	1,021	845	83%
Total Tenant Services	**90**	**254**	**(164)**	**2,281**	**1,775**	**506**	29%

AMP 1 - Downtown

Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	$ 810	$ 1,719	$ (909)	$ 7,732	$ 12,032	$ (4,301)	-36%
Electricity	2,967	1,702	1,265	11,535	11,911	(376)	-3%
Gas	759	1,052	(293)	7,401	7,362	40	1%
Sewer	738	1,510	(772)	6,103	10,568	(4,464)	-42%
Total Utilities	**5,273**	**5,982**	**(709)**	**32,772**	**41,873**	**(9,101)**	-22%
Maintenance - Labor	21,233	18,014	3,219	149,354	126,099	23,255	18%
Maintenance - Materials & Other	3,970	2,890	1,080	32,386	20,227	12,160	60%
Maintenance and Operations Contracts	8,082	8,459	(376)	60,705	59,211	1,495	3%
Employee Benefit Contributions - Maintenance	8,145	2,695	5,450	39,668	18,867	20,801	110%
Total Maintenance	**41,431**	**32,058**	**9,373**	**282,114**	**224,404**	**57,710**	26%
Total Protective Services	**2,504**	**2,063**	**441**	**14,289**	**14,443**	**(154)**	-1%
Total Insurance Premiums	**6,910**	**4,332**	**2,578**	**47,083**	**30,326**	**16,756**	55%
Other General Expenses	7,178	43	7,136	7,657	298	7,359	2469%
Compensated Absences	3,351	-	3,351	13,435	-	13,435	
Payments in Lieu of Taxes	645	902	(257)	4,808	6,316	(1,507)	-24%
Bad debt - Tenant Rents	(278)	230	(508)	(278)	1,610	(1,888)	-117%
Total Other General Expenses	**10,896**	**1,175**	**9,721**	**25,622**	**8,224**	**17,398**	212%
Interest on Notes Payable	-	-	-	-	-	-	
Total Operating Expenses	**$ 85,435**	**$ 65,251**	**$ 20,183**	**$ 515,145**	**$ 456,758**	**$ 58,386**	13%
Excess of Operating Revenue over Operating Expen:	**$ (47,507)**	**$ 4,388**	**$ (51,896)**	**$ (216,492)**	**$ 30,718**	**$ (247,210)**	-805%
Extraordinary Maintenance	-	-	-	8,467	-	8,467	
Depreciation Expense	8,310	5,731	2,579	59,353	40,118	19,235	48%
Total Expenses	**$ 93,745**	**$ 70,982**	**$ 22,763**	**$ 582,965**	**$ 496,877**	**$ 86,088**	17%
Net Gain (Loss)	**$ (55,818)**	**$ (1,343)**	**$ (54,475)**	**$ (284,313)**	**$ (9,400)**	**$ (274,912)**	**2925%**

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	$ 89,179	$ 90,184	$ (1,006)	$ 639,178	$ 631,289	$ 7,888	1%
Rental Subsidies	100,412	99,407	1,006	687,205	695,848	(8,643)	-1%
Vacancy Loss	(4,915)	(5,688)	773	(63,131)	(39,814)	(23,317)	59%
Net Rental Revenue	184,676	183,903	773	1,263,251	1,287,323	(24,071)	-2%
Tenant Revenue - Other	270	692	(421)	5,643	4,842	802	17%
Total Tenant Revenue	**184,947**	**184,595**	**352**	**1,268,894**	**1,292,164**	**(23,270)**	-2%
Investment Income - Unrestricted	7,570	8,917	(1,347)	49,279	62,417	(13,137)	-21%
Other Revenue	9,236	8,776	460	72,078	61,431	10,648	17%
Total Revenue	**$ 201,752**	**$ 202,287**	**$ (535)**	**$ 1,390,252**	**$ 1,416,012**	**$ (25,760)**	-2%
Administrative Salaries	11,569	10,661	908	63,161	74,626	(11,465)	-15%
Auditing Fees	4,366	3,211	1,155	27,098	22,480	4,618	21%
Property Management Fee	11,680	11,602	77	80,453	81,216	(763)	-1%
Asset Management Fees	1,193	1,204	(11)	9,147	8,430	717	9%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	5,062	3,132	1,930	22,515	21,925	590	3%
Office Expenses	4,160	2,829	1,331	23,984	19,804	4,180	21%
Legal Expense	942	292	650	4,033	2,042	1,991	98%
Training & Travel	-	218	(218)	230	1,523	(1,292)	-85%
Other	520	1,247	(727)	6,338	8,727	(2,388)	-27%
Total Operating - Administrative	**39,492**	**34,400**	**5,092**	**236,960**	**240,801**	**(3,841)**	-2%
Total Tenant Services	**7,746**	**5,918**	**1,828**	**51,322**	**41,426**	**9,896**	24%
Water	5,664	7,759	(2,095)	47,658	54,315	(6,658)	-12%
Electricity	21,524	14,910	6,613	108,780	104,371	4,409	4%
Gas	1,523	1,353	170	12,206	9,469	2,737	29%
Sewer	4,653	5,103	(449)	34,151	35,719	(1,567)	-4%
Total Utilities	**$ 33,364**	**$ 29,125**	**$ 4,239**	**$ 202,796**	**$ 203,874**	**$ (1,078)**	-1%

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	$ 16,038	$ 15,696	$ 342	$ 102,868	$ 109,874	$ (7,007)	-6%
Maintenance - Materials & Other	12,519	8,229	4,290	41,312	57,604	(16,292)	-28%
Maintenance and Operations Contracts	15,378	12,698	2,680	125,982	88,886	37,097	42%
Employee Benefit Contributions - Maintenance	10,653	1,669	8,984	43,200	11,681	31,519	270%
Total Maintenance	**54,588**	**38,292**	**16,296**	**313,362**	**268,045**	**45,317**	17%
Total Insurance Premiums	**24,786**	**32,160**	**(7,374)**	**154,231**	**225,123**	**(70,892)**	-31%
Other General Expenses	1,498	-	1,498	5,612	-	5,612	0%
Compensated Absences	3,934	-	3,934	16,152	-	16,152	0%
Taxes	5,250	5,250	-	36,750	36,750	-	0%
Bad debt - Tenant Rents	-	1,721	(1,721)	-	12,044	(12,044)	-100%
Total Other General Expenses	**10,682**	**6,971**	**3,712**	**58,514**	**48,794**	**9,720**	20%
Interest of Mortgage (or Bonds) Payable	14,141	20,967	(6,825)	109,579	146,766	(37,187)	-25%
Interest on Notes Payable (Seller Financing)	20,967	15,656	5,310	146,766	109,594	37,172	34%
Amortization of Loan Costs	2,275	2,274	0	15,922	15,920	2	0%
Total Interest Expense and Amortization Cost	**37,382**	**38,897**	**(1,515)**	**272,266**	**272,280**	**(13)**	0%
Total Operating Expenses	**$ 208,041**	**$ 185,763**	**$ 22,277**	**$ 1,289,451**	**$ 1,300,342**	**$ (10,891)**	-1%
Excess of Operating Revenue over Operating Expenses	**$ (6,288)**	**$ 16,524**	**$ (22,813)**	**$ 100,801**	**$ 115,669**	**$ (14,868)**	-13%
Extraordinary Maintenance	34,846	-	34,846	65,849	-	65,849	
Depreciation Expense	54,286	53,285	1,001	380,006	372,995	7,011	2%
Total Expenses	**$ 297,173**	**$ 239,048**	**$ 58,124**	**$ 1,735,306**	**$ 1,673,337**	**$ 61,969**	4%
Net Gain (Loss)	**$ (95,420)**	**$ (36,761)**	**$ (58,660)**	**$ (345,054)**	**$ (257,326)**	**$ (87,728)**	**34%**

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	$ 27,058	$ 23,763	$ 3,295	$ 169,997	$ 166,341	$ 3,656	2%
Rental Subsidies	30,800	31,939	(1,139)	220,969	223,574	(2,605)	-1%
Vacancy Loss	(5,024)	(2,785)	(2,239)	(26,871)	(19,496)	(7,375)	38%
Net Rental Revenue	**52,834**	**52,917**	**(83)**	**364,095**	**370,420**	**(6,324)**	**-2%**
Tenant Revenue - Other	-	563	(563)	712	3,938	(3,225)	-82%
Total Tenant Revenue	**52,834**	**53,480**	**(646)**	**364,807**	**374,357**	**(9,550)**	-3%
Investment Income - Unrestricted	1,978	1,667	312	14,088	11,667	2,421	21%
Other Revenue	3,479	2,370	1,109	17,833	16,590	1,243	7%
Total Revenue	**$ 58,291**	**$ 57,516**	**$ 775**	**$ 396,728**	**$ 402,614**	**$ (5,886)**	-1%
Administrative Salaries	3,214	2,739	475	17,254	19,171	(1,917)	-10%
Auditing Fees	1,172	859	313	7,267	6,015	1,251	21%
Property Management Fee	2,820	3,351	(531)	19,132	23,457	(4,325)	-18%
Asset Management Fees	1,091	1,099	(8)	7,780	7,693	87	1%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	1,588	832	756	5,938	5,821	118	2%
Office Expenses	716	833	(117)	5,432	5,833	(401)	-7%
Legal Expense	464	42	422	803	292	511	175%
Training & Travel	-	83	(83)	44	583	(539)	-92%
Other	95	413	(318)	3,084	2,888	197	7%
Total Operating - Administrative	**11,160**	**10,255**	**905**	**66,734**	**71,782**	**(5,047)**	-7%
Total Tenant Services	**47**	**385**	**(337)**	**542**	**2,694**	**(2,152)**	-80%
Water	2,508	2,489	19	39,312	17,422	21,890	126%
Electricity	1,294	897	397	5,942	6,277	(335)	-5%
Gas	288	448	(160)	4,127	3,135	992	32%
Sewer	1,839	1,783	56	13,361	12,479	882	7%
Total Utilities	**$ 5,929**	**$ 5,616**	**$ 313**	**$ 62,742**	**$ 39,314**	**$ 23,429**	60%

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	$ 4,457	$ 2,620	$ 1,837	$ 22,822	$ 18,342	$ 4,481	24%
Maintenance - Materials & Other	2,906	1,625	1,281	13,799	11,375	2,424	21%
Maintenance and Operations Contracts	8,004	6,585	1,420	52,107	46,093	6,013	13%
Employee Benefit Contributions - Maintenance	2,230	559	1,671	9,223	3,911	5,312	136%
Total Maintenance	**17,598**	**11,389**	**6,209**	**97,951**	**79,721**	**18,231**	23%
Total Insurance Premiums	**15,896**	**11,676**	**4,220**	**97,861**	**81,732**	**16,129**	20%
Other General Expenses	207	-	207	1,260	-	1,260	0%
Compensated Absences	464	101	363	2,845	704	2,141	304%
Property Taxes	2,047	2,047	-	14,331	14,331	-	0%
Bad debt - Tenant Rents	-	348	(348)	-	2,433	(2,433)	-100%
Total Other General Expenses	**2,718**	**2,495**	**222**	**18,436**	**17,468**	**968**	6%
Interest of Mortgage (or Bonds) Payable	2,947	3,015	(68)	21,123	21,104	19	0%
Interest on Notes Payable (Seller Financing)	6,714	6,714	0	46,995	46,995	0	0%
Amortization of Loan Costs	905	904	1	6,333	6,326	7	0%
Total Interest Expense and Amortization Cost	**10,565**	**10,632**	**(67)**	**74,450**	**74,424**	**26**	0%
Total Operating Expenses	**$ 63,913**	**$ 52,448**	**$ 11,465**	**$ 418,717**	**$ 367,135**	**$ 51,582**	14%
Excess of Operating Revenue over Operating Expenses	**$ (5,621)**	**$ 5,068**	**$ (10,690)**	**$ (21,989)**	**$ 35,479**	**$ (57,468)**	-162%
Extraordinary Maintenance	-	-	-	7,202	-	7,202	
Depreciation Expense	18,725	18,807	(82)	131,078	131,649	(571)	0%
Total Expenses	**$ 82,638**	**$ 71,255**	**$ 11,383**	**$ 556,996**	**$ 498,784**	**$ 58,213**	12%
Net Gain (Loss)	**$ (24,346)**	**$ (13,739)**	**$ (10,608)**	**$ (160,268)**	**$ (96,170)**	**$ (64,098)**	**67%**

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 54,192	$ 54,839	$ (647)	$ 380,748	$ 383,872	$ (3,123)	-1%
Rental Subsidies	52,040	51,393	647	362,876	359,752	3,123	1%
Vacancy Loss	(3,694)	(2,656)	(1,038)	(32,896)	(18,591)	(14,305)	77%
Net Rental Revenue	**102,538**	**103,576**	**(1,038)**	**710,728**	**725,033**	**(14,305)**	**-2%**
Tenant Revenue - Other	62	389	(328)	3,260	2,724	536	20%
Total Tenant Revenue	**102,600**	**103,965**	**(1,366)**	**713,988**	**727,757**	**(13,769)**	-2%
Investment Income - Unrestricted	2,300	2,667	(366)	14,562	18,667	(4,105)	-22%
Other Revenue	2,960	2,414	546	16,825	16,900	(75)	0%
Total Revenue	**$ 107,860**	**$ 109,046**	**$ (1,186)**	**$ 745,375**	**$ 763,324**	**$ (17,948)**	-2%
Administrative Salaries	7,748	6,766	982	47,315	47,360	(45)	0%
Auditing Fees	2,230	1,662	568	13,908	11,636	2,273	20%
Property Management Fee	6,328	6,383	(55)	43,885	44,679	(794)	-2%
Asset Management Fees	1,107	1,149	(42)	7,751	8,043	(292)	-4%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	3,844	2,363	1,481	17,205	16,542	664	4%
Office Expenses	3,314	1,703	1,612	14,108	11,918	2,191	18%
Legal Expense	304	283	21	1,193	1,983	(790)	-40%
Training & Travel	-	125	(125)	123	875	(753)	-86%
Other	495	533	(39)	3,098	3,733	(635)	-17%
Total Operating - Administrative	**25,370**	**20,971**	**4,399**	**148,587**	**146,798**	**1,789**	1%
Total Tenant Services	**7,966**	**4,783**	**3,184**	**45,772**	**33,478**	**12,294**	37%
Water	2,642	2,204	437	12,991	15,429	(2,438)	-16%
Electricity	15,208	10,888	4,320	78,490	76,215	2,275	3%
Gas	849	771	78	6,502	5,398	1,104	20%
Sewer	1,651	1,292	359	8,685	9,043	(358)	-4%
Total Utilities	**$ 20,349**	**$ 15,155**	**$ 5,194**	**$ 106,669**	**$ 106,086**	**$ 583**	1%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	$ 6,105	$ 6,434	$ (329)	$ 41,306	$ 45,037	$ (3,731)	-8%
Maintenance - Materials & Other	4,524	3,275	1,249	25,420	22,925	2,495	11%
Maintenance and Operations Contracts	10,794	11,417	(623)	86,101	79,917	6,185	8%
Employee Benefit Contributions - Maintenance	2,771	739	2,032	12,808	5,174	7,635	148%
Total Maintenance	**24,194**	**21,865**	**2,329**	**165,635**	**153,052**	**12,583**	8%
Property Insurance	12,564	6,264	6,299	77,718	43,851	33,867	77%
Workmen's Compensation	357	299	58	2,031	2,090	(59)	-3%
All Other Insurance	269	273	(4)	1,880	1,908	(28)	-1%
Total Insurance Premiums	**13,189**	**6,836**	**6,353**	**81,628**	**47,849**	**33,779**	71%
Other General Expenses	654	-	654	2,470	-	2,470	
Compensated Absences	3,826	-	3,826	12,421	-	12,421	
Taxes	2,625	2,625	-	18,375	18,375	-	0%
Bad debt - Tenant Rents	-	167	(167)	(700)	1,168	(1,868)	-160%
Total Other General Expenses	**7,105**	**2,792**	**4,313**	**32,565**	**19,543**	**13,022**	67%
Interest of Mortgage (or Bonds) Payable	4,866	4,975	(109)	34,840	34,826	15	0%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	64,506	64,507	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	10,976	10,976	(0)	0%
Total Interest Expense and Amortization Cost	**15,649**	**15,758**	**(109)**	**110,323**	**110,308**	**14**	0%
Total Operating Expenses	**$ 113,822**	**$ 88,159**	**$ 25,663**	**$ 691,178**	**$ 617,114**	**$ 74,065**	12%
Excess of Operating Revenue over Operating Expenses	**$ (5,963)**	**$ 20,887**	**$ (26,850)**	**$ 54,197**	**$ 146,210**	**$ (92,013)**	-63%
Extraordinary Maintenance	4,297	-	4,297	9,390	-	9,390	
Depreciation Expense	32,492	31,261	1,231	227,446	218,826	8,620	4%
Total Expenses	**$ 150,612**	**$ 119,420**	**$ 31,192**	**$ 928,014**	**$ 835,939**	**$ 92,075**	11%
Net Gain (Loss)	**$ (42,752)**	**$ (10,374)**	**$ (32,378)**	**$ (182,639)**	**$ (72,616)**	**$ (110,023)**	**152%**

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	$ 13,317	$ 11,755	$ 1,562	$ 84,460	$ 82,287	$ 2,173	3%
Rental Subsidies	6,958	7,763	(805)	52,590	54,344	(1,754)	-3%
Vacancy Loss	(2,246)	(586)	(1,660)	(7,137)	(4,099)	(3,038)	74%
Net Rental Revenue	**18,029**	**18,933**	**(904)**	**129,913**	**132,532**	**(2,619)**	**-2%**
Tenant Revenue - Other	-	56	(56)	580	394	186	47%
Total Tenant Revenue	**18,029**	**18,989**	**(960)**	**130,493**	**132,925**	**(2,433)**	-2%
Investment Income - Unrestricted	456	583	(127)	3,108	4,083	(976)	-24%
Other Revenue	131	339	(208)	1,424	2,374	(950)	-40%
Total Revenue	**$ 18,616**	**$ 19,912**	**$ (1,296)**	**$ 135,024**	**$ 139,383**	**$ (4,359)**	-3%
Administrative Salaries	1,031	907	124	5,647	6,349	(702)	-11%
Auditing Fees	436	283	153	2,593	1,979	614	31%
Property Management Fee	908	966	(58)	6,596	6,765	(169)	-2%
Asset Management Fees	1,105	1,119	(14)	7,735	7,835	(99)	-1%
Employee Benefit contributions - Administrative	513	276	237	1,937	1,930	6	0%
Office Expenses	932	606	326	4,619	4,244	376	9%
Legal Expense	304	67	237	608	467	141	30%
Training & Travel	-	42	(42)	25	292	(267)	-92%
Other	29	167	(138)	1,501	1,167	335	29%
Total Operating - Administrative	**5,257**	**4,437**	**821**	**31,261**	**31,056**	**205**	1%
Total Tenant Services	**224**	**-**	**224**	**227**	**-**	**227**	0%
Water	379	349	30	1,993	2,441	(448)	-18%
Electricity	2,137	1,306	832	9,914	9,139	776	8%
Gas	210	430	(221)	3,613	3,013	600	20%
Sewer	244	223	21	1,477	1,560	(83)	-5%
Total Utilities	**$ 2,969**	**$ 2,308**	**$ 662**	**$ 16,997**	**$ 16,153**	**$ 845**	5%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	$ 1,487	$ 873	$ 613	$ 7,600	$ 6,114	$ 1,487	24%
Maintenance - Materials & Other	591	1,096	(505)	2,447	7,671	(5,224)	-68%
Maintenance and Operations Contracts	2,314	2,785	(471)	21,397	19,498	1,899	10%
Employee Benefit Contributions - Maintenance	741	1,191	(450)	3,078	8,336	(5,258)	-63%
Total Maintenance	**5,133**	**5,946**	**(813)**	**34,522**	**41,619**	**(7,097)**	-17%
Total Protective Services	**1,565**	**1,305**	**260**	**8,931**	**9,137**	**(206)**	-2%
Total Insurance Premiums	**2,681**	**3,014**	**(333)**	**16,612**	**21,095**	**(4,482)**	-21%
Other General Expenses	47	-	47	307	-	307	
Compensated Absences	225	33	193	1,380	228	1,153	507%
Taxes	656	656	-	4,594	4,594	-	0%
Bad debt - Tenant Rents	-	287	(287)	-	2,007	(2,007)	-100%
Total Other General Expenses	**929**	**976**	**(47)**	**6,281**	**6,829**	**(547)**	-8%
Interest of Mortgage (or Bonds) Payable	599	614	(15)	4,285	4,296	(11)	0%
Amortization of Loan Costs	527	527	0	3,689	3,688	0	0%
Total Interest Expense and Amortization Cost	**1,126**	**1,141**	**(15)**	**7,973**	**7,984**	**(11)**	0%
Total Operating Expenses	**$ 19,883**	**$ 19,124**	**$ 759**	**$ 122,804**	**$ 133,871**	**$ (11,067)**	-8%
Excess of Operating Revenue over Operating Expenses	**$ (1,267)**	**$ 787**	**$ (2,055)**	**$ 12,220**	**$ 5,512**	**$ 6,708**	122%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,253	10,321	(68)	71,768	72,247	(479)	-1%
Total Expenses	**$ 30,136**	**$ 29,445**	**$ 691**	**$ 194,572**	**$ 206,118**	**$ (11,546)**	-6%
Net Gain (Loss)	**$ (11,520)**	**$ (9,534)**	**$ (1,986)**	**$ (59,547)**	**$ (66,735)**	**$ 7,188**	**-11%**

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 14,076	$ 14,326	$ (249)	$ 103,675	$ 100,279	$ 3,396	3%
Rental Subsidies	22,128	21,938	190	150,180	153,568	(3,388)	-2%
Vacancy Loss	(1,796)	(3,989)	2,193	(21,481)	(27,923)	6,442	-23%
Net Rental Revenue	**34,408**	**32,275**	**2,133**	**232,375**	**225,924**	**6,450**	**3%**
Tenant Revenue - Other	304	-	304	1,320	-	1,320	0%
Total Tenant Revenue	**34,712**	**32,275**	**2,437**	**233,695**	**225,924**	**7,771**	3%
Investment Income - Unrestricted	356	542	(185)	5,279	3,792	1,488	39%
Other Revenue	175	367	(192)	1,439	2,567	(1,127)	-44%
Total Revenue	**$ 35,243**	**$ 33,183**	**$ 2,060**	**$ 240,414**	**$ 232,283**	**$ 8,131**	4%
Administrative Salaries	2,875	2,717	158	17,069	19,021	(1,951)	-10%
Auditing Fees	857	611	247	5,261	4,274	987	23%
Property Management Fee	2,093	1,959	134	14,146	13,710	436	3%
Asset Management Fees	792	792	0	5,542	5,542	0	0%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	500	307	193	2,349	2,148	202	9%
Office Expenses	513	463	50	2,907	3,238	(331)	-10%
Legal Expense	529	83	446	963	583	380	65%
Training & Travel	-	63	(63)	15	438	(423)	-97%
Other	73	571	(498)	1,440	3,994	(2,554)	-64%
Total Operating - Administrative	**8,232**	**7,568**	**664**	**49,693**	**52,976**	**(3,283)**	-6%
Total Tenant Services	**38**	**273**	**(235)**	**1,288**	**1,910**	**(622)**	-33%
Water	2,025	1,409	616	14,476	9,863	4,613	47%
Electricity	166	596	(430)	3,595	4,173	(578)	-14%
Gas	45	151	(107)	1,908	1,058	850	80%
Sewer	1,560	1,115	445	10,990	7,806	3,185	41%
Total Utilities	**$ 3,795**	**$ 3,271**	**$ 524**	**$ 30,970**	**$ 22,900**	**$ 8,070**	35%

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	$ 3,038	$ 3,157	$ (119)	$ 19,410	$ 22,101	$ (2,690)	-12%
Maintenance - Materials & Other	3,016	1,751	1,265	12,856	12,259	597	5%
Maintenance and Operations Contracts	6,001	3,691	2,310	39,104	25,836	13,268	51%
Employee Benefit Contributions - Maintenance	2,073	1,316	757	9,237	9,213	25	0%
Total Maintenance	**14,128**	**9,915**	**4,212**	**80,608**	**69,408**	**11,200**	16%
Total Insurance Premiums	**4,940**	**4,760**	**180**	**35,759**	**33,318**	**2,441**	7%
Other General Expenses	185	-	185	856	-	856	0%
Compensated Absences	1,068	-	1,068	5,197	-	5,197	0%
Property Taxes	1,750	1,750	-	12,250	12,250	-	0%
Bad debt - Tenant Rents	-	326	(326)	(300)	2,283	(2,583)	-113%
Total Other General Expenses	**3,003**	**2,076**	**927**	**18,003**	**14,533**	**3,470**	24%
Interest of Mortgage (or Bonds) Payable	583	585	(2)	4,113	4,097	16	0%
Interest on Notes Payable	1,268	1,268	-	8,875	8,875	-	0%
Amortization of Loan Costs	526	526	0	3,685	3,685	0	0%
Total Interest Expense and Amortization Cost	**2,377**	**2,380**	**(2)**	**16,674**	**16,658**	**16**	0%
Total Operating Expenses	**$ 36,513**	**$ 30,243**	**$ 6,270**	**$ 232,993**	**$ 211,702**	**$ 21,291**	10%
Excess of Operating Revenue over Operating Expenses	**$ (1,270)**	**$ 2,940**	**$ (4,210)**	**$ 7,420**	**$ 20,580**	**$ (13,160)**	-64%
Extraordinary Maintenance	-	-	-	1,300	-	1,300	0%
Depreciation Expense	21,756	21,756	0	152,289	152,289	0	0%
Total Expenses	**$ 58,269**	**$ 51,999**	**$ 6,270**	**$ 386,582**	**$ 363,991**	**$ 22,591**	6%
Net Gain (Loss)	**$ (23,026)**	**$ (18,816)**	**$ (4,210)**	**$ (146,169)**	**$ (131,709)**	**$ (14,460)**	**11%**

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	$ 10,120	$ 9,560	$ 560	$ 68,141	$ 66,918	$ 1,223	2%
Rental Subsidies	12,010	12,607	(597)	87,134	88,247	(1,113)	-1%
Vacancy Loss	(2,855)	(554)	(2,301)	(18,888)	(3,879)	(15,009)	387%
Net Rental Revenue	**19,275**	**21,612**	**(2,337)**	**136,387**	**151,285**	**(14,898)**	**-10%**
Tenant Revenue - Other	-	153	(153)	242	1,073	(831)	-77%
Total Tenant Revenue	**19,275**	**21,766**	**(2,491)**	**136,629**	**152,359**	**(15,729)**	-10%
Investment Income - Unrestricted	533	417	116	4,848	2,917	1,931	66%
Other Revenue	-	35	(35)	-	245	(245)	-100%
Total Revenue	**$ 19,808**	**$ 22,217**	**$ (2,409)**	**$ 141,477**	**$ 155,520**	**$ (14,043)**	-9%
Administrative Salaries	1,231	1,076	155	6,957	7,531	(573)	-8%
Auditing Fees	527	407	120	3,330	2,850	481	0%
Property Management Fee	1,157	1,308	(152)	8,226	9,156	(930)	-10%
Asset Management Fees	792	792	0	5,542	5,542	0	0%
Advertising and Marketing	-	4	(4)	-	29	(29)	0%
Employee Benefit contributions - Administrative	274	148	126	1,177	1,037	141	14%
Office Expenses	226	242	(16)	1,176	1,692	(515)	-30%
Legal Expense	-	42	(42)	-	292	(292)	-100%
Training & Travel	-	63	(63)	5	438	(433)	-99%
Other	28	227	(199)	316	1,587	(1,270)	-80%
Total Operating - Administrative	**4,234**	**4,307**	**(73)**	**26,731**	**30,152**	**(3,421)**	-11%
Total Tenant Services	**24**	**182**	**(158)**	**782**	**1,274**	**(492)**	-39%
Water	1,306	1,777	(471)	8,690	12,439	(3,749)	-30%
Electricity	90	244	(154)	2,193	1,710	483	28%
Gas	61	81	(21)	1,741	569	1,173	206%
Sewer	826	1,333	(508)	5,890	9,332	(3,443)	-37%
Total Utilities	**$ 2,283**	**$ 3,436**	**$ (1,153)**	**$ 18,514**	**$ 24,050**	**$ (5,536)**	-23%

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	$ 1,004	$ 1,052	$ (48)	$ 6,525	$ 7,367	$ (842)	-11%
Maintenance - Materials & Other	610	679	(69)	4,058	4,754	(696)	-15%
Maintenance and Operations Contracts	3,143	2,703	440	25,575	18,919	6,657	35%
Employee Benefit Contributions - Maintenance	691	1,155	(464)	3,065	8,086	(5,021)	-62%
Total Maintenance	**5,448**	**5,589**	**(141)**	**39,224**	**39,125**	**98**	0%
Total Insurance Premiums	**2,717**	**3,127**	**(410)**	**20,189**	**21,886**	**(1,697)**	-8%
Other General Expenses	62	-	62	249	-	249	0%
Compensated Absences	370	-	370	1,853	-	1,853	0%
Property Taxes	1,225	1,225	-	8,575	8,575	-	0%
Bad debt - Tenant Rents	-	44	(44)	(478)	305	(783)	-257%
Total Other General Expenses	**1,657**	**1,269**	**389**	**10,199**	**8,880**	**1,319**	15%
Interest on Notes Payable	2,676	2,676	0	18,730	18,730	0	0%
Amortization of Loan Costs	271	271	0	1,895	1,895	0	0%
Total Interest Expense and Amortization Cost	**2,946**	**2,946**	**0**	**20,625**	**20,625**	**0**	0%
Total Operating Expenses	**$ 19,309**	**$ 20,856**	**$ (1,547)**	**$ 136,264**	**$ 145,992**	**$ (9,728)**	-7%
Excess of Operating Revenue over Operating Expenses	**$ 498**	**$ 1,361**	**$ (863)**	**$ 5,213**	**$ 9,528**	**$ (4,315)**	-45%
Extraordinary Maintenance	-	-	-	1,000	-	1,000	
Depreciation Expense	11,512	11,512	0	80,584	80,584	0	0%
Total Expenses	**$ 50,346**	**$ 32,368**	**$ 17,978**	**$ 217,848**	**$ 226,576**	**$ (8,728)**	-4%
Net Gain (Loss)	**$ (30,539)**	**$ (10,151)**	**$ (20,388)**	**$ (76,371)**	**$ (71,056)**	**$ (5,315)**	**7%**

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 5,562	$ 31,957	$ (26,395)	$ 42,980	$ 223,697	$ (180,717)	-81%
Rental Subsidies	32,786	6,519	26,267	225,456	45,635	179,821	394%
Vacancy Loss	(788)	(1,346)	558	(972)	(9,425)	8,453	-90%
Net Rental Revenue	**37,560**	**37,130**	**430**	**267,464**	**259,907**	**7,557**	**3%**
Tenant Revenue - Other	6	153	(148)	321	1,073	(752)	-70%
Total Tenant Revenue	**37,566**	**37,283**	**283**	**267,786**	**260,980**	**6,805**	3%
Investment Income - Unrestricted	658	417	241	3,441	2,917	524	18%
Other Revenue	-	68	(68)	9,768	478	9,290	1942%
Total Revenue	**$ 38,223**	**$ 37,768**	**$ 456**	**$ 280,994**	**$ 264,375**	**$ 16,619**	6%
Administrative Salaries	3,464	2,022	1,443	20,739	14,151	6,588	47%
Auditing Fees	535	385	150	3,293	2,692	601	22%
Property Management Fee	1,551	1,598	(47)	11,045	11,186	(141)	-1%
Asset Management Fees	644	1,167	(523)	4,281	8,167	(3,886)	-48%
Employee Benefit contributions - Administrative	674	728	(55)	2,964	5,098	(2,133)	-42%
Office Expenses	2,979	242	2,737	12,541	1,692	10,849	641%
Legal Expense	-	83	(83)	-	583	(583)	-100%
Training & Travel	-	63	(63)	25	438	(413)	-94%
Other	42	227	(184)	6,010	1,587	4,424	279%
Total Operating - Administrative	**9,889**	**6,517**	**3,372**	**60,898**	**45,621**	**15,276**	33%
Total Tenant Services	**24**	**176**	**(152)**	**1,116**	**1,233**	**(117)**	-9%
Water	151	1,777	(1,626)	1,239	12,439	(11,200)	-90%
Electricity	484	244	240	4,609	1,710	2,899	170%
Gas	49	81	(32)	1,621	569	1,052	185%
Sewer	56	1,333	(1,277)	438	9,332	(8,894)	-95%
Total Utilities	**$ 741**	**$ 3,436**	**$ (2,695)**	**$ 7,907**	**$ 24,050**	**$ (16,143)**	-67%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	$ 1,069	$ 1,768	$ (699)	$ 2,316	$ 12,376	$ (10,060)	-81%
Maintenance - Materials & Other	753	679	74	2,224	4,754	(2,531)	-53%
Maintenance and Operations Contracts	3,534	2,838	695	11,526	19,869	(8,344)	-42%
Employee Benefit Contributions - Maintenance	1,484	440	1,044	3,028	3,078	(50)	-2%
Total Maintenance	**6,839**	**5,725**	**1,114**	**19,093**	**40,077**	**(20,984)**	-52%
Total Protective Services	**1,175**	**1,305**	**(130)**	**7,486**	**9,137**	**(1,651)**	-18%
Total Insurance Premiums	**4,850**	**2,975**	**1,875**	**31,096**	**20,825**	**10,271**	49%
Other General Expenses	59	-	59	727	-	727	
Compensated Absences	609	71	538	2,286	494	1,792	363%
Taxes	1,225	1,225	-	8,575	8,575	-	0%
Bad debt - Tenant Rents	-	560	(560)	-	3,918	(3,918)	-100%
Total Other General Expenses	**1,893**	**1,855**	**38**	**11,588**	**12,987**	**(1,399)**	-11%
Interest of Mortgage (or Bonds) Payable	7,986	796	7,190	23,715	5,571	18,144	326%
Amortization of Loan Costs	-	399	(399)	2,642	2,793	(152)	-5%
Total Interest Expense and Amortization Cost	**7,986**	**1,195**	**6,791**	**26,356**	**8,364**	**17,992**	215%
Total Operating Expenses	**$ 33,396**	**$ 23,185**	**$ 10,211**	**$ 165,540**	**$ 162,294**	**$ 3,246**	2%
Excess of Operating Revenue over Operating Expenses	**$ 4,827**	**$ 14,583**	**$ (9,756)**	**$ 115,454**	**$ 102,081**	**$ 13,373**	13%
Other Non-Operating Revenue	**$ -**	**$ -**	**$ -**	**$ 3,912,484**	**$ -**	**$ 3,912,484**	
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,797	9,519	24,278	236,583	66,631	169,952	255%
Total Expenses	**$ 67,193**	**$ 32,704**	**$ 34,489**	**$ 402,123**	**$ 228,925**	**$ 173,198**	76%
Net Gain (Loss)	**$ (28,970)**	**$ 5,064**	**$ (34,034)**	**$ 3,791,355**	**$ 35,450**	**$ 3,755,905**	**10595%**

Park Avenue Housing Development Group, LP

Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 2,523	$ 14,817	$ (12,294)	$ 31,208	$ 103,721	$ (72,513)	-70%
Rental Subsidies	47,402	22,106	25,296	318,890	154,744	164,146	106%
Vacancy Loss	1,541	(1,292)	2,834	(312)	(9,046)	8,734	-97%
Net Rental Revenue	51,466	35,631	15,835	349,786	249,418	100,368	40%
Tenant Revenue - Other	-	-	-	-	-	-	0%
Total Tenant Revenue	**51,466**	**35,631**	**15,835**	**349,786**	**249,418**	**100,368**	40%
Investment Income - Unrestricted	1,110	417	693	4,510	2,917	1,593	55%
Other Revenue	295	188	106	3,012	1,318	1,693	128%
Total Revenue	**$ 52,871**	**$ 36,236**	**$ 16,635**	**$ 357,307**	**$ 253,653**	**$ 103,654**	41%
Administrative Salaries	3,010	3,583	(572)	17,058	25,078	(8,020)	-32%
Auditing Fees	527	407	120	3,330	2,850	481	17%
Property Management Fee	1,128	1,692	(564)	8,131	11,844	(3,713)	-31%
Asset Management Fees	966	792	174	6,759	5,541	1,218	22%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	1,282	1,336	(54)	5,423	9,351	(3,928)	-42%
Office Expenses	156	700	(544)	2,115	4,900	(2,785)	-57%
Legal Expense	-	42	(42)	-	292	(292)	-100%
Training & Travel	-	63	(63)	25	438	(413)	-94%
Other	673	227	446	1,166	1,587	(421)	-27%
Total Operating - Administrative	**7,741**	**8,844**	**(1,103)**	**44,007**	**61,909**	**(17,901)**	-29%
Total Tenant Services	**16,012**	**152**	**15,860**	**17,741**	**1,064**	**16,677**	1567%
Water	635	1,777	(1,142)	5,308	12,439	(7,131)	-57%
Electricity	324	244	80	1,755	1,710	45	3%
Gas	264	81	182	447	569	(122)	-21%
Sewer	514	1,333	(819)	3,676	9,332	(5,656)	-61%
Total Utilities	**$ 1,737**	**$ 3,436**	**$ (1,699)**	**$ 11,186**	**$ 24,050**	**$ (12,864)**	-53%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	$ 2,675	$ 3,975	$ (1,300)	$ 17,748	$ 27,822	$ (10,073)	-36%
Maintenance - Materials & Other	71	679	(608)	392	4,754	(4,362)	-92%
Maintenance and Operations Contracts	2,421	2,803	(382)	9,756	19,618	(9,862)	-50%
Employee Benefit Contributions - Maintenance	1,298	386	912	6,164	2,705	3,459	128%
Total Maintenance	**6,465**	**7,843**	**(1,378)**	**34,061**	**54,899**	**(20,838)**	-38%
Total Insurance Premiums	**1,425**	**2,975**	**(1,550)**	**2,059**	**20,825**	**(18,766)**	-90%
Other General Expenses	122	-	122	446	-	446	
Compensated Absences	828	139	689	3,888	975	2,913	299%
Taxes	1,225	1,225	-	8,575	8,575	-	0%
Bad debt - Tenant Rents	-	537	(537)	-	3,761	(3,761)	-100%
Total Other General Expenses	**2,175**	**1,902**	**273**	**12,909**	**13,311**	**(402)**	-3%
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	
Interest on Notes Payable (Seller Financing)	9,852	-	9,852	17,731	-	17,731	
Amortization of Loan Costs	-	127	(127)	-	890	(890)	-100%
Total Interest Expense and Amortization Cost	**9,852**	**127**	**9,725**	**17,731**	**890**	**16,842**	1893%
Total Operating Expenses	**$ 46,583**	**$ 25,278**	**$ 21,305**	**$ 147,181**	**$ 176,947**	**$ (29,766)**	-17%
Excess of Operating Revenue over Operating Expenses	**$ 6,288**	**$ 10,958**	**$ (4,670)**	**$ 210,126**	**$ 76,706**	**$ 133,420**	174%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	-	2,917	(2,917)	-	20,417	(20,417)	-100%
Total Expenses	**$ 46,583**	**$ 28,195**	**$ 18,388**	**$ 147,181**	**$ 197,364**	**$ (50,183)**	-25%
Net Gain (Loss)	**$ 6,288**	**$ 8,041**	**$ (1,753)**	**$ 210,126**	**$ 56,289**	**$ 153,837**	**273%**

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	$ -	$ -	$ 169,829	$ 169,829	$ 192,179	$ (22,350)	-12%
Asset Management Fee	-	-	3,500	3,500	3,500	-	0%
Book Keeping Fee	-	-	88,276	88,276	101,593	(13,317)	-13%
Fee Revenue	**-**	**-**	**261,605**	**261,605**	**297,272**	**$ (35,667)**	**-12%**
Interest Income	6,524	29,981	11,899	48,405	25,185	23,220	92%
Investment Income	9,055	492,381	-	501,436	456,483	44,953	10%
Other Revenue	-	272,522	342	272,864	460,642	(187,778)	-41%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	
Total Revenue	**$ 15,579**	**$ 794,884**	**$ 273,846**	**$ 1,084,310**	**$ 1,239,582**	**$ (155,273)**	**-13%**
Administrative Salaries	140,830	162,470	171,033	474,333	445,616	28,717	6%
Auditing Fees	-	2,925	9,048	11,972	10,208	1,764	17%
Advertising and Marketing	-	-	526	526	773	(247)	-32%
Employee Benefits - Admin.	34,118	47,187	48,647	129,952	134,433	(4,480)	-3%
Office Expenses	2,228	14,873	49,454	66,555	54,819	11,737	21%
Legal Expense	-	-	10,912	10,912	16,917	(6,004)	-35%
Training & Travel	7,633	2,765	7,799	18,197	11,813	6,385	54%
Other	527	4,725	11,403	16,654	11,375	5,279	46%
Total Operating - Administration	**185,336**	**234,944**	**308,822**	**729,103**	**685,953**	**43,150**	**6%**
Water	-	124	124	248	642	(394)	-61%
Electricity	-	1,408	1,408	2,816	3,238	(422)	-13%
Gas	-	523	523	1,046	642	404	63%
Sewer	-	70	70	139	2,287	(2,147)	-94%
Total Utilities	**-**	**2,124**	**2,124**	**4,248**	**6,808**	**(2,559)**	-38%
Maintenance - Labor	-	-	-	-	-		
Maintenance - Materials	-	-	655	655	1,989	(1,334)	-67%
Maint Contracts, Miscellaneous	-	752	1,207	1,959	1,604	355	22%
Maint Contracts-Trash Removal	-	-	-	-	642	(642)	-100%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	0%
Maint Contracts-Snow Removal	-	-	-	-	-	-	0%
Maint Contracts-Elevators	-	-	-	-	-	-	0%
Maint Contracts-Landscape & Grounds	-	-	-	-	2,625	(2,625)	-100%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	0%
Maint Contracts-Electrical	-	-	-	-	-	-	0%
Maint Contracts-Plumbing	-	-	-	-	-	-	0%
Maint Contracts-Extermintation	-	-	-	-	-	-	0%
Maint Contracts-Janitorial	-	-	-	-	2,203	(2,203)	-100%
Maintenance Contracts	-	752	1,207	1,959	7,074	(5,114)	-72%
Employee Benefits - Maint.	-	-	-	-	-	-	
Total Maintenance	**-**	**752**	**1,863**	**2,614**	**9,063**	**(6,448)**	**-71%**
Total Insurance Premiums	**2,999**	**5,776**	**5,966**	**14,741**	**2,973**	**11,769**	**396%**
Other General Expenses	**42,583**	**49,442**	**2,159**	**94,184**	**48,796**	**45,388**	**93%**
Compensated Absences	**2,363**	**4,631**	**7,925**	**14,919**	**-**	**14,919**	
Total Other Expenses	**44,946**	**54,073**	**10,084**	**109,103**	**48,796**	**60,307**	**124%**
Interest of Bonds Payable	-	189,171	-	189,171	175,390	13,781	8%
Interest on Notes Payable	-	12,843	3,679	16,523	4,097	12,425	303%
Total Interest/Amortization	**-**	**202,014**	**3,679**	**205,694**	**179,488**	**26,206**	**15%**
Total Operating Expenses	**$ 233,281**	**$ 499,684**	**$ 332,539**	**$ 1,065,504**	**$ 933,079**	**$ 132,425**	**14%**
Excess of Operating Revenue over Operating Expenses	**$ (217,702)**	**$ 295,200**	**$ (58,693)**	**$ 18,806**	**$ 306,503**	**$ (287,697)**	**-94%**
Depreciation Expense	-	7,684	697	8,381	15,093	(6,712)	-44%
Total Expenses	**$ 233,281**	**$ 507,368**	**$ 333,236**	**$ 1,073,885**	**$ 948,172**	**$ 125,713**	**13%**
Net Gain (Loss)	**$ (217,702)**	**$ 287,516**	**$ (59,390)**	**$ 10,425**	**$ 291,411**	**$ (280,986)**	**-96%**

Housing Authority of the City of Columbia, Missouri
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Department Source: CEO
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: 9/16/2026
Re: CEO and Leadership Team Monthly Operations Report

Executive Summary

This memo provides a monthly account of functions and activities of CHA Operations.

Discussion

<u>Summary</u>

This report consolidates monthly operational reporting across CHA departments. Financial performance is addressed separately in the Monthly Financial Report. Overall operations remain steady, with continued progress on development milestones, property and construction-site management, maintenance, voucher administration, resident services, and safety. Key dashboard results are summarized below.

Performance Highlights

- 96% occupancy excluding AMP 1.
- Maintenance closed 382 non-emergency work orders, above the 12-month average.
- All emergency work orders were completed within 24 hours.
- Resident Services grants are generally on or ahead of pace.
- Safety reports remain low at several established properties, with no criminal incidents in August.

Areas of Management Focus

- HCV inspections: 78% completed; initial inspections 68%.
- Lower collections at Bryant Walkway I at 82.6%, below the overall average of 92.6% portfolio wide.
- Several units remain vacant for extended periods, particularly at Patriot Place due to referral process.

<u>Affordable Housing Development</u>

Park Avenue

- The project met the criteria for surpassing 50% complete and receiving the investor equity installment.
- Relocation is nearing completion of residents that occupied Park Avenue prior to project start with final moves anticipated the week of September 14th.

Providence Walkway

- Staff continue to work through the Due Diligence checklist for HUD and the investor Red Stone.
- The RAD Closing Packet was submitted to HUD for their review on August 20th.
- Staff responses to initial HUD comments were submitted September 11, 2026.
- Closing is being planned for early October.

Blind Boone Apartments

- CHA received the RCC from HUD the week of August 31st.
- Biweekly investor due diligence calls have started and will shift to weekly in October.
- Blind Boone is the final conversion and is triggering final public housing closeout activities.
- Closing is being planned for December 2026.

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Park Avenue II Apartments
- MHDC completed its initial technical review and issued a limited deficiency notice.
- The primary item involved Key Principal ownership and Form 8821 requirements; CHA confirmed the listed principals have 0% ownership.
- CHA timely corrected the requested ownership, entity-name, and "To Be Formed" items.
- This was the fewest technical corrections received on CHA's recent MHDC applications, reflecting a strong initial submission.

<u>Facilities and Modernization:</u>
Development-Construction
Park Avenue
- Building 1 is in the trim phase.
- Building 2 is receiving final paint.
- Buildings 3–6 are complete.
- Building 7 is receiving final paint.
- Buildings 8–10 are complete.
- Building 11 is in the interior finishes phase.
- Buildings 12–15 are complete.
- All sidewalks are complete.
- Grading and landscaping are complete around Buildings 3–15.
- Phase 3 abatement is in progress.

Providence Walkway
- Site utilities installation is underway
- Abatement has begun in vacant units

Modernization
- Roof repairs have been completed at Paquin Tower
- 412 Lasalle structural work has been completed

Maintenance
- Maintenance staff continued performing routine, emergency, and preventive maintenance across all CHA properties.
- Overall, non-emergency work order volume remained relatively steady, decreasing by approximately 2% from July to August. The number of completed work orders increased by approximately 15%.
- Kinney Point experienced the most notable property-level change, with non-emergency work orders decreasing by approximately 58% from July to August.
- Emergency work order volume remained unchanged, and all emergency work orders were completed within 24 hours.

<u>Resident Services</u>
Resident Services August 2026 highlights of programs and services are as follows:
- **ROSS Program:**
  - $22,630 in match dollars earned YTD
  - 127 active participants

- **FSS Program:**
  - One new participant enrolled
  - 13,248 in escrow dollars added to participant accounts
  - Partnered with the University of Missouri School of Medicine to engage medical student volunteers in providing onsite support for resident activities and programming.
- **Moving Ahead Program**:
  - After school programming began for the 2026-27 school year.
  - The program has over 100 students enrolled with an active waitlist of about 30 students.
  - Successfully passed the USDA CACFP School-Year Food Program Audit, confirming compliance with required program and meal service standards.
  - Submitted the City of Columbia Social Services Fund Grant Proposal.
- **HHC Program:**
  - 1,004 case management units of service completed
  - Hosted family engagement events at Bear Creek and Stuart Parker to provide back-to-school supplies and connect families with program resources.
- **ILP Program:**
  - 1,532 case management units of service completed

Affordable Housing Operations

In August, nineteen (19) families moved in, and sixteen (16) families moved out. Of the sixteen (16) families that moved out seven (7) households transferred within CHA owned properties, two (2) tenants moved to long term care, four (4) families moved to the private sector, and three (3) households were terminated. Out of the 656 LIHTC/PBV units there were twenty-one (21) vacant as of August 31, 2026. This is an occupancy rate of 97%. As of August 31, 2026, ten (10) units were vacant over 60 days. Eleven (20) tenants have been moved into the newly constructed units on Park Avenue. Intake staff continues to focus on processing applications to fill vacancies across all properties.

HCV Operations

HCV staff continued with annual recertifications and maintenance of existing files. Staff are only issuing new vouchers in the Continuum of Care (CoC) Program, and VASH. All other programs are in the maintenance phase. Additional voucher information by program and departmental updates are as follows:

HCV

- 1,082 Households receiving HCV program assistance

VASH

- 147 households receiving VASH program assistance. (7 Voucher Searching)
- 122 HCV + 25 PBV (Patriot Place).

Mainstream

- 44 vouchers leased.
- 3 New submissions voucher searching

Continuum of Care

- 39 households receiving COC program assistance.
- Accepting more agency referrals with 11 vouchers searching.

Emergency Housing Vouchers

- 28 vouchers leased.
- ARPA funded program is the process of phasing out.

Tenant-Based Rental Assistance

- 8 participants leased and 10 Voucher Searching.

Human Resources & IT

Employee Appreciation

- August 14th – All Staff Event at Level Up
- October 23rd – All Staff Event at Midway Golf & Games

IT Activities

- Reviewed 3 Year Plan for Network/Firewall equipment replacements
- Completed annual renewal for licensing/warranty for Network/Firewall equipment

Safety

Safety activity remained generally stable in August, with no criminal incidents recorded by CHA Safety and lower report volumes at several established properties compared with prior-year averages. Kinney Point continues to require focused attention, while staff remain engaged in prevention, resident contact, property monitoring, and coordination with law enforcement as needed.

Recommended Commission Action

Review and consider the report.

Table of Contents	
Tab Name	**Report Name**
1. Occupancy	Affordable Housing - Occupancy Rate Status Report
2. Occupancy Trend	Affordable Housing - Occupancy Rate Trending Report
3. Waiting List	Affordable Housing - Waiting List Status Report
4. Vacant Unit Status	Affordable Housing - Vacant Unit Status Report
5. Rent Collection	Affordable Housing - Tenant Charge Collection Report
6. Facility Inspections	Facilities and Modernization - Annual Inspections by Facility by Target Date
7. Non-Emg Work Orders	Facilities and Modernization - Non-Emergency Work Order Activity Report
8. Emg Work Orders	Facilities and Modernization - Emergency Work Order Activity Report
9. AH - KPI	Affordable Housing - Key Performance Indicators Report - Financial
10. AH Compliance	Affordable Housing - LIHTC Compliance Reporting
11. HCV Leasing	Housing Choice Voucher - Leasing Activity Report
12. HCV Waitlist	Housing Choice Voucher - Waiting List Status Report
13. HCV - Inspections	Housing Choice Voucher - Inspection Activity Report
14. HCV KPI - Admin	Housing Choice Voucher - Administrative Account - Key Performance Indicators Report - Financial
15. HCV KPI - HAP	Housing Choice Voucher - HAP Account - Key Performance Indicators Report - Financial/Utilization
16. Resident Services	Resident Services - Units of Service and Units Billed

1. Affordable Housing - Occupancy Rate Status Report

Affordable Housing - Occupancy Rate Status Report as of 8/31/2026											
Units	**AMP 1**	**MMV (Patriot)**	**Bear Creek**	**Paquin**	**Stuart Parker**	**Oak Towers**	**Bryant Walkway I**	**Bryant Walkway II**	**Kinney Point**	**Park Avenue**	**Total Affordable Housing**
Leased	24	23	74	195	78	147	52	34	32	25	684
Available	24	23	74	195	78	147	52	34	32	25	684
Offline, HUD Approved	26	0	0	0	0	0	0	0	0	0	26
Offline, Other	0	2	2	5	4	0	2	2	2	0	19
Total Units	50	25	76	200	82	147	54	36	34	25	729
Occupancy Rate	**48%**	**92%**	**97%**	**98%**	**95%**	**100%**	**96%**	**94%**	**94%**	**100%**	**94%**

Purpose of Report

This report provides the percentage of affordable housing units leased at a point in time. High occupancy is important and is a primary indicator of CHA meeting its mission of housing families and is maximizing its revenue potential. Secondly, a high occupancy can also mean that there are families on the waiting list, maintenance is able to turnaround a vacant unit quickly and administrative staff can qualify the family and put them in the unit in a timely manner.

Instructions

1. Leased Units
Enter the number of units under lease as of the date of the report.

2. Available Units
Enter the number of units under lease or available for lease (i.e., the unit is ready to be leased) as of the date of the report.

3. Offline, HUD Approved
Enter the number of units that are not leased or available to be leased as the units are approved by HUD to be used for another purpose, such as resident services or a police sub-station, or are approved by HUD to be vacant, such as units approved for modernization or casualty loss as of the date of the report. This category reflects units that are not leased but would receive operating subsidy.

4. Offline, Other
Enter the number of units that are included in the "Available" or "Offline, HUD Approved" categories as of the date of the report. Units reported in this category will normally be associated with vacant unit turnaround or units that are used for an alternate purpose that will not be eligible for operating subsidy.

4. Total Units
Sum of available units and offline units, The total should equal the total units for the project.

2. Affordable Housing - Occupancy Rate Trending Report

Affordable Housing - Occupancy Rate Trending Report as of 8/31/2026											
Period	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing Rate/Excluding AMP1
1/31/2026	76%	100%	92%	98%	95%	97%	94%	89%	100%	100%	96%
2/28/2026	74%	100%	92%	97%	95%	97%	93%	89%	100%	100%	96%
3/31/2026	74%	96%	95%	97%	98%	98%	93%	92%	100%	100%	96%
4/30/2026	70%	88%	93%	96%	98%	97%	93%	92%	97%	100%	94%
5/31/2026	70%	88%	95%	100%	99%	97%	94%	89%	97%	100%	95%
6/30/2026	68%	92%	96%	98%	98%	96%	95%	89%	97%	100%	95%
7/31/2026	54%	92%	97%	98%	94%	97%	96%	94%	97%	100%	96%
8/31/2026	48%	92%	97%	98%	93%	100%	96%	94%	94%	100%	96%
9/30/2026											
10/31/2026											
11/30/2026											
12/31/2026											
Occupancy Rate											
2025 Rate	51%	98%	96%	97%	98%	97%	95%	97%	13%	N/A	86%
2024 Rate	69.69	95.41	94.82	96.93	96.91	97.79	95.38	97.42	N/A	N/A	96.38
2023 Rate	86%	96%	96%	97%	96%	97%	95%	93%	N/A	N/A	96%

Purpose of Report

Provides the percentage of affordable housing units leased over a period of time. High occupancy is normally a major indicator of both good financial health and management. The trending information helps identify whether occupancy rates are increasing, decreasing, or holding steady. A certain level of variance can be expected each month. Large changes, especially decreases in the occupancy rate is a risk area, as is a gradual decline in the occupancy rate, or a consistently low rate.

Instructions

1. General

Each month a new row of occupancy rate data will be entered on the report using the occupancy rate data as calculated from the Affordable Housing Occupancy Rate Report. The number of months of previous occupancy rate date is shown, as well as two years of annual occupancy rate data to provide trending information. This form provides occupancy rate data based on a calendar year basis. HIgh performing occupancy rates are considered 96% or higher at family sites and 98% or higher at the Tower properties.

3. Affordable Housing - Waiting List Status Report

Columbia Housing Authority - Waiting List Status Report as of 8/31/2026			
Unit Type	**Family Sites**	**Oak Tower**	**Paquin Tower**
Zero bedroom		**201**	**110**
1 bedroom	121	4	12
2 bedroom	550		5
3 bedroom	247		
4 bedroom	111		
Total	1029	205	127

4. Affordable Housing - Vacant Unit Status Report

Columbia Housing Authority - Waiting List Status Report as of 8/31/2026							
	Unit #	Bedroom Size	Date Vacant	Projected Ready Date	Anticipated Lease Date	Application Approved	Days Vacant as of 1/31/2026
AMP 1							
50 Total Units	N/A						
MMV (Patriot)							
25 Total Units	210	1	3/31/2026	Ready	9/15/2026	VA working on applicant	153
	301	1	4/14/2026	Ready	9/1/2026	VA working on applicant	139
Bear Creek							
76 Total Units	1016	4	6/26/2026	In process	9/25/2026	Internal transfer	66
	1104	3	8/19/2026	In process	10/15/2026	Intake in process	12
Paquin							
200 Total Units	710	0	7/13/2026	Ready	9/2/2026	Application Approved	49
	603	0	8/25/2026	In process	9/30/2026	Intake in process	6
	612	0	8/26/2026	In process	9/30/2026	Intake in process	5
	1510	0	6/8/2026	In process	10/15/2026	Maintenance issue	84
	710	0	7/13/2026	Ready	9/1/2026	Application Approved	49
Stuart Parker							
84 Total Units	203A Lincoln	2	8/19/2026	In process	9/30/2026	Intake in process	12
	211A Lincoln	2	6/8/2026	Ready	9/3/2026	Move-In scheduled	84
	216 Lincoln	3	6/30/2026	Ready	9/3/2026	Move-In scheduled	62
	201B Unity	2	7/20/2026	Ready	9/3/2026	Move-In scheduled	42
	219 Unity	3	6/30/2026	Ready	9/3/2026	Move-In scheduled	62
Oak Towers							
146 Total Units							
Bryant Walkway I							
54 Total Units	13A Bryant Walkway	2	8/3/2026	In process	9/30/2026	Intake in process	28
	24 Bryant Walkway	2	8/14/2026	In process	9/30/2026	intake in process	17
Bryant Walkway II							
36 Total Units	412 LaSalle	3	5/21/2026	Unit damaged by car	9/30/2026	Unit off line	71
	320 Pendleton	1	5/7/2026	Ready	9/15/2026	Intake in process	85
Kinney Point							
34 Total Units	805 #101	1	4/24/2026	Ready	9/15/2026	Intake in process	129
	820 #102	2	7/31/2026	In process	9/30/2026	Intake in process	31
Park Avenue							
79 Total Units	Under Construction-Not Tracking Data.						
	Number of Vacant Units:	**20**				**Average Days Vacant:**	**44**

Purpose of Report

Unit turnaround time (the time from when the unit is vacant until the unit is leased) is a key metric for assessing operational performance. This report provides information on the status of each vacant unit focusing on key information needed to help monitor when the vacant unit will be leased. The goal is to have only a limited number of vacant units at any given time and the time that a unit is offline should be limited to one to two weeks. There may be exceptions or mitigating circumstances, usually a large number of vacant units and/or extended unit turnaround time is an indicator of a operational risk. Low rates of vacant unit turnaround can be caused by multiple factors. Maintenance delays can result in extended unit turnaround time can be due to lack of available materials, large number of outstanding work orders, other work priorities, and the condition of the units. Other contributing factors may include include adequacy of waitlist, admission processing, and management oversight.

Instructions

1. Project 1 & Project 2

Enter the Property name, unit #, and bedroom size for each vacant unit.

2. Date Vacant

Enter the date that the unit became vacant.

3. Projected Ready Date

Enter date maintenance is expected to have all the work completed in the unit. Date unit may be leased or actual date maintenance informed management that unit can be leased.

4. Anticipated Lease Date

Enter the date the project manager is expected to have the unit leased. If the unit is leased, the unit should be removed from the report.

5. Application Approved

Enter either Yes or No. Yes, means that a family has accepted the unit, all background checks and other admission processes have been completed.

6. Days Vacant as of Report Date.

The number of calendar days since the unit became vacant and the date of the report. In this example, the days are based as if the date of the report was 1/31/2026.

7. Special Purpose Units / Long-Term Vacant Units

The report should not include special purpose units, i.e., units that are not used for housing such as units for resident services, maintenance storage, etc. However, all other vacant units, those that are HUD-approved (units undergoing modernization, casualty loss, disaster) and those that are non-HUD approved and therefore, not receiving operating subsidy should be included in the report.

5. Affordable Housing - Tenant Charge Collection Report

Affordable Housing - Tenant Charge Collection Report as of 8/31/2026											
Description	**AMP 1**	**MMV (Patriot)**	**Bear Creek**	**Paquin**	**Stuart Parker**	**Oak Towers**	**Bryant Walkway I**	**Bryant Walkway II**	**Kinney Point**	**Park Avenue**	**Total Affordable Housing**
Tenant Rent Charges	9,161	18,146	54,103	128,515	50,291	102,970	34,106	20,459	36,599	10,822	465,172
Other Tenant Charges	-	304	464	982	700	637	529		426		4,042
Repayment Agreement Charges*											
Total Charges this Month	9,161	18,450	54,567	129,498	50,991	103,607	34,635	20,459	37,025	10,822	469,215
Collections this Month	7,366	16,043	49,390	122,051	46,137	98,931	28,615	19,290	36,853	9,955	434,631
Collection Rate	**80.4%**	**87.0%**	**90.5%**	**94.2%**	**90.5%**	**95.5%**	**82.6%**	**94.3%**	**99.5%**	**92.0%**	**92.6%**
Total Tenant Accounts Receivable (TAR)											
Total Delinquent Households	9	10	28	37	21	30	20	10	5	2	172
Total Amount Outstanding	$3,839	$5,340	$11,253	$15,398	$8,384	$8,455	$12,379	$2,526	$2,314	$1,319	$71,207
Under Repayment Agreement											
Total Number of Households	1	3	8	9	4	8	5	1	2	0	41
Total Amount Outstanding	$343	$1,609	$5,417	$2,437	$2,397	$1,122	$3,799	$831	$1,885	$0	$19,840
Households in Termination											
Total Number of Households	1	0	10	6	0	2	4	0	2	0	25
Total Amount Outstanding	$1,659	$0	$3,587	$1,432	$0	$2,330	$3,951	$0	$337	$0	$13,296

Purpose of Report
This report provides the amount of tenant charges due and collected during the month. The report includes both rent and non-rent tenant charges. HUD’s standard (Interim PHAS – Tenant Account Receivable – TAR ratio) is that 98.5% of all tenant charges is expected to be collected.

Instructions
1. Tenant Rent Charges
The total amount of tenant rent charged during the month.
2. Other Tenant Charges
The total amount of non-rent charged during the month and would include all other tenant charges except repayment agreements. Examples would include such items as maintenance charges, late fees, excess utility charges, lock-out fees, etc.
3. Repayment Agreement Charges
The total amount of tenant payment due during the month from participants' repayment agreements.
4. Collections this Month
The total amount payment received from tenants for all the above charges during the month.

6. Facilities- Annual compliance checklist by month by property as of 8/31/2026

This report is provided to keep the Board informed on annual facility inspections and compliance.

Annual Inspections Compliance Checklist by Property													
Property	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Paquin Towers													
Water Treatment Systems – Annual Service	Monthly	X	X	X	X	X	X	X	X				
Sprinkler System – Annual Inspection	January	X											
Fire Pumps – Annual Inspection	January	X											
Backflow Preventers – Annual Test	January	X											
Elevators – Annual Inspection	February				X								
Fire Extinguishers – Annual Inspection	February		X										
Fire Alarm System – Annual Inspection	March				X								
Generators – Annual Inspection	August								X				
Oak Towers	**Inspection Month/Quarter Target**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Water Treatment Systems – Annual Service	Monthly	X	X	X	X	X	X	X	X				
Sprinkler System – Annual Inspection	January	X											
Fire Pumps – Annual Inspection	January	X											
Backflow Preventers – Annual Test	January	X											
Elevators – Annual Inspection	February				X								
Fire Extinguishers – Annual Inspection	February		X										
Fire Alarm System – Annual Inspection	April				X								
Generators – Annual Inspection	August								X				
Admin Building	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February		X										
Fire & Burglar Alarm Systems – Annual Inspection	May							X					
Blind Boone Center	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Fire Extinguishers – Annual Inspection	February		X										
Fire & Burglar Alarm Systems – Annual Inspection	May					X							
Backflow Preventers – Annual Test	October												
Stuart Parker Laundromat	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February		X										
Fire & Burglar Alarm Systems – Annual Inspection	May					X							
Bear Creek Laundromat	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February		X										
Fire & Burglar Alarm Systems – Annual Inspection	May					X							
Bear Creek Community Bldg. 1400 Elleta	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February		X										
Fire & Burglar Alarm Systems – Annual Inspection	May					X							
Mid Mo Veterans Housing	**Inspection Month Target/Goal**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Backflow Preventer – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February		X										
Fire Alarm System – Annual Inspection	May				X								
Sprinkler System – Annual Inspection	October												
Kinney Point	**Inspection Month Target/Goal**	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Community Building Backflow Preventer-Annual Test	January	X											
Community Building Fire Extinguishers-Annual Inspection	February		X										
Community Building-Burglar Alarm-Annual Inspection	N/A												
Sexton Units-Sprinkler System-Annual Inspection	October												

Purpose of Report

This report provides a list of annual inspections needed for on-going occupancy and operational compliance for all CHA facilities. Inspections include sprinkler, backflow preventer, fire extenguisher, generator, elevator and other safety inspections specific to each property. The report also includes a "target" completion date, knowing that the specific date of scheduling may dependent upon outside organizations and officials.

7. Affordable Housing - Non-Emergency Work Order Activity Report

Affordable Housing - Non-Emergency Work Order Activity Report as of 8/31/2026											
Description	**AMP 1**	**MMV (Patriot)**	**Bear Creek**	**Paquin**	**Stuart Parker**	**Oak Towers**	**Bryant Walkway I**	**Bryant Walkway II**	**Kinney Point**	**Park Avenue**	**Total CHA Housing**
Beginning Balance	0	2	1	60	9	4	0	0	0	0	76
Received this Month	20	14	57	116	32	91	30	18	14	9	401
Closed this Month	20	12	53	115	29	90	26	15	13	9	382
Ending Balance	0	2	4	1	3	1	4	3	1	0	19
Closed this Month	20	12	53	115	29	90	26	15	13	9	382
Closed this Month and Preceding 11 months	243	97	404	1,113	499	1054	359	221	124	11	4,373
Average Closed per Last 12 Months	20	8	34	93	42	88	30	18	10	1	364

Purpose of Report

This report provides basic information to assist in monitoring timely work order completion. CHA's goal is to complete each work order as soon as possible, while taking into consideration other maintenance work priorities, and maximum time of 3 business days. The report provides information on the number of non-emergency work orders received and completed each month. CHA staff may need to review further if the ending balance of open work orders or the total number of work order received each month is increasing. HUD does not define what requests generate a work order. Generally, CHA works to capture most work completed on property including unit turns, restorations and preventative maintenance, in an effort to capture all work completed on CHA properties.

Instructions

1. Beginning Balance

Report the total number of open non-emergency work orders at the beginning of the month. This number should be the ending balance reported from the prior month's report.

2. Received this Month

Report the total number of non-emergency work orders that were received during the month regardless of who requested the work be completed.

3. Closed this Month

Report the total number of non-emergency work orders that were closed during the month.

4. Ending Balance

The number of work orders that are open at the end of the month, calculated as Beginning Balance plus Received this Month minus Closed this Month.

5. Closed this Month and Preceding 11 Months

The total number of non-emergency work order that were closed in the last twelve months.

6. Average Closed per Last 12 Months

The total number of non-emergency work order that were closed in the last twelve months divided by 12. Used as a benchmark to compare current monthly work orders closed.

8. Affordable Housing - Emergency Work Order Activity Report

Affordable Housing - Emergency Work Order Activity Report as of 8/31/2026											
Description	**AMP 1**	**MMV (Patriot)**	**Bear Creek**	**Paquin**	**Stuart Parker**	**Oak Towers**	**Bryant Walkway I**	**Bryant Walkway II**	**Kinney Point**	**Park Avenue**	**Total CHA Housing**
Received this Month	0	0	0	0	1	0	1	0	0	1	3
Work completed within 24 hours	0	0	0	0	1	0	1	0	0	1	3
% Closed within 24 hours	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100%	#DIV/0!	100%	#DIV/0!	#DIV/0!	100%	100%

Purpose of Report
This report provides information on the number of emergency work orders received and closed within 24 hours for the month. HUD requires that all emergency work orders be closed or abated within 24 hours.

Instructions
1. Received this Month
Report the total number of emergency work orders that were received during the month regardless of who requested the work to be completed.
2. Closed with 24 hours
Report the total number of emergency work orders that were closed or abated with 24 hours of being reported.

Columbia Housing Authority
Property Financial Performance Indicators Report
as of 8/31/2026

CHA Property Financial Performance Indicators Report	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Monthly Target
AMP 1													
Operating Cash	$ 726,566	$ 514,417	$ 636,380	$ 591,609	$ 565,732	$ 602,499	$ 569,157	$ 526,157					$ 500,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 34,803	$ 209,656	$ 63,893	$ 226,966	$ 634,588	$ 35,638	$ 33,757	$ 33,344					$ 50,000
Cash Exp. (excludes dep, amort, accrued int.)	$ 246,952	$ 87,693	$ 105,664	$ 225,843	$ 597,821	$ 68,980	$ 76,756	$ 298,948					$ 75,000
Net Cash Operating Income	$ (212,149)	$ 121,963	$ (41,771)	$ 1,123	$ 36,767	$ (33,342)	$ (42,999)	$ (265,604)					$ (25,000)
MMV (Patriot)													
Operating Cash	$ 20,406	$ 25,872	$ 31,000	$ 29,864	$ 28,507	$ 32,128	$ 20,786	$ 15,294					$ 20,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 26,307	$ 20,321	$ 17,122	$ 17,654	$ 21,404	$ 20,114	$ 16,076	$ 18,797					$ 19,000
Cash Exp. (excludes dep, amort, accrued int.)	$ 20,841	$ 15,196	$ 18,258	$ 19,011	$ 17,782	$ 31,456	$ 21,568	$ 16,289					$ 15,000
Net Cash Operating Income	$ 5,466	$ 5,125	$ (1,137)	$ (1,357)	$ 3,622	$ (11,342)	$ (5,492)	$ 2,508					$ 4,000
Bear Creek													
Operating Cash	$ 301,168	$ 244,301	$ 250,562	$ 146,556	$ 136,174	$ 122,891	$ 121,611	$ 94,432					$ 50,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 108,710	$ 58,931	$ 54,945	$ 55,992	$ 57,394	$ 60,423	$ 58,594	$ 102,358					$ 1,500
Cash Exp. (excludes dep, amort, accrued int.)	$ 165,577	$ 52,670	$ 158,951	$ 66,374	$ 70,677	$ 61,704	$ 85,776	$ 53,306					$ 14,000
Net Cash Operating Income	$ (56,867)	$ 6,261	$ (104,006)	$ (10,382)	$ (13,283)	$ (1,280)	$ (27,182)	$ 49,051					$ 20,000
Stuart Parker w/ Paquin													
Operating Cash	$ 128,613	$ 163,388	$ 162,887	$ 125,934	$ 89,562	$ 86,291	$ 66,333	$ 50,513					$ 200,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 266,484	$ 273,359	$ 211,084	$ 203,144	$ 212,773	$ 209,588	$ 267,166	$ 299,249					$ 175,000
Cash Exp. (excludes dep, amort, accrued int.)	$ 231,709	$ 273,860	$ 248,037	$ 248,084	$ 207,476	$ 229,546	$ 282,986	$ 204,994					$ 125,000
Net Cash Operating Income	$ 34,775	$ (501)	$ (36,953)	$ (44,940)	$ 5,297	$ (19,958)	$ (15,820)	$ 94,255					$ 20,000
Oak Towers													
Operating Cash	$ 87,585	$ 96,035	$ 111,963	$ 97,562	$ 80,994	$ 114,455	$ 99,261	$ 107,978					$ 100,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 104,761	$ 104,465	$ 105,278	$ 106,928	$ 109,142	$ 107,648	$ 125,758	$ 112,016					$ 75,000
Cash Exp. (excludes dep, amort, accrued int.)	$ 99,011	$ 88,538	$ 119,679	$ 114,928	$ 88,567	$ 122,842	$ 117,031	$ 106,667					$ 50,000
Net Cash Operating Income	$ 5,751	$ 15,928	$ (14,401)	$ (8,000)	$ 20,575	$ (15,194)	$ 8,727	$ 5,349					$ 25,000
Bryant Walkway I													
Operating Cash	$ 14,305	$ 16,774	$ 20,587	$ 36,165	$ 33,874	$ 36,488	$ 43,897	$ 50,356					$ 20,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 36,835	$ 31,735	$ 43,410	$ 34,266	$ 31,982	$ 35,947	$ 46,097	$ 36,093					$ 35,000
Cash Exp. (excludes dep, amort, accrued int.)	$ 34,368	$ 27,921	$ 27,832	$ 36,557	$ 29,041	$ 28,538	$ 39,638	$ 68,845					$ 28,000
Net Cash Operating Income	$ 2,466	$ 3,814	$ 15,577	$ (2,291)	$ 2,941	$ 7,409	$ 6,460	$ (32,752)					$ 7,000
Bryant Walkway II													
Operating Cash	$ 77,273	$ 83,885	$ 86,572	$ 95,472	$ 92,893	$ 101,758	$ 104,445	$ 42,992					$ 75,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 24,553	$ 19,339	$ 31,427	$ 21,878	$ 22,001	$ 20,856	$ 30,324	$ 19,910					$ 25,000
Cash Exp. (excludes dep, amort, accrued int.)	$ 17,971	$ 16,622	$ 22,526	$ 24,457	$ 13,136	$ 18,169	$ 91,776	$ 29,091					$ 22,000
Net Cash Operating Income	$ 6,582	$ 2,717	$ 8,901	$ (2,579)	$ 8,865	$ 2,687	$ (61,452)	$ (9,181)					$ 3,000
Kinney Point													
Operating Cash	$ 63,486	$ 79,620	$ 78,010	$ 90,711	$ 104,491	$ 129,933	$ 125,641	$ 130,146					$ 50,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 25,983	$ 61,801	$ 40,426	$ 52,520	$ 51,354	$ 39,484	$ 40,899	$ 37,884					$ 25,500
Cash Exp. (excludes dep, amort, accrued int.)	$ 9,850	$ 63,411	$ 27,725	$ 38,740	$ 25,912	$ 43,776	$ 36,394	$ 87,818					$ 20,000
Net Cash Operating Income	$ 16,134	$ (1,610)	$ 12,701	$ 13,780	$ 25,442	$ (4,291)	$ 4,505	$ (49,934)					$ 5,500
Park Avenue													
Operating Cash	$ 87,681	$ 84,788	$ 113,396	$ 120,863	$ 217,813	$ 256,758	$ 298,020	$ 298,365					$ 75,000
Cash Rev. (excludes dep, amort, accrued int.)	$ 17,697	$ 62,897	$ 19,105	$ 114,328	$ 53,490	$ 52,585	$ 51,011	$ 50,601					$ 21,750
Cash Exp. (excludes dep, amort, accrued int.)	$ 20,589	$ 34,289	$ 11,638	$ 17,378	$ 14,544	$ 11,323	$ 50,665	$ 80,335					$ 15,000
Net Cash Operating Income	$ (2,893)	$ 28,608	$ 7,467	$ 96,950	$ 38,946	$ 41,262	$ 345	$ (29,734)					$ 6,750
Total Positive LIHTC Operating Cash-Exc AMP1	$ (200,735)	$ 182,304	$ (153,621)	$ 42,304	$ 129,172	$ (34,050)	$ (132,909)	$ (236,041)	$ -	$ -	$ -	$ -	$ 91,250

CHA Business Activities Management Fees Earned and Related Monthly Cash Revenue	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Monthly Target
Property Management Fees Earned-LIHTC	$ 27,035.65	$ 27,351.21	$ 27,188.39	$ 27,131.92	$ 27,632.46	$ 27,609.92	$ 27,664.00	$ 27,664.00					
Equipment Rental Income-LIHTC	$ 1,225.87	$ 1,225.87	$ 1,225.87	$ 1,225.87	$ 1,225.87	$ 1,225.87	$ 1,225.87	$ 1,225.87					
Non-Dwelling Rental Income	$ 6,924.25	$ 6,924.25	$ 6,924.25	$ 6,924.25	$ 6,924.25	$ 6,924.25	$ 6,924.25	$ 6,924.25					
Total	$ 35,185.77	$ 35,501.33	$ 35,338.51	$ 35,282.04	$ 35,782.58	$ 35,760.04	$ 35,814.12	$ 35,814.12	$ -	$ -	$ -	$ -	

Purpose of Report

This report provides trending information of financial accounts and occupancy data. The data in the report is used to compare the data to the targets were established as part of the CHA's budgeting process. If the line item meets or exceeds the target, then staff will highlight that within the report. Trend data should be reviewed for large variances from month to month and adverse trends should be reviewed.

1. Operating Cash

CHA must operate witha appropriate level of cash and investments. CHA's timing of revenue received is dependent upon each program and account, as well performance of properties. CHA historically experiences the need to manage cash more closely in the first quarter while paying annual bills such as insurance premiums and awaiting property cashflow distributions. CHA also experiences the need to manage cash more closely in 4th quarter, as CHALIS experiences higher programming costs and interfund debts are higher, as CHA awaits property performance cash distributions

2. Cash Revenue and Expenses (Excluding depreciation, amortization, accrued interest)

CHA needs to track monthly cash revenue against expenses to ensure timely review of property performance and to ensure revenues exceed expenses. CHA LIHTC property finances are accounted for according to GAAP and accrual standards rather than cash, therefore amortization, depreciation, as well as non-cash accured interest and principle payments make a real time review of property cash performance more challenging.

3. Monthly Net Cash Operating Income

Provides the amount of positive cash performance based upon cash revenue and expenses.

10. AH Operations-LIHTC Property Compliance

Monthly LIHTC Compliance Reporting Milestones as of 8/31/2026												
Property / Report	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
ALL LIHTC PROPERTIES												
MHDC Vacancy / VAWA Report	X	X	X	X	X	X	X	X				
UMB Bank Quarterly Bond Report – Q1	X			X								
UMB Bank Quarterly Bond Report – Q2								X				
UMB Bank Quarterly Bond Report – Q3												
UMB Bank Quarterly Bond Report – Q4												
IRS Form 8703 – Bond Projects			X									
BEAR CREEK												
MHDC Down Unit Status	X	X	X	X	X	X	X					
MHDC Utility Allowance			X									
MHDC Exhibit A (COL/AOC)	X											
MHDC Exhibit Z			X									
BRYANT WALKWAY I												
MHDC Down Unit Status	X	X	X									
MHDC Utility Allowance			X									
MHDC Exhibit A (COL/AOC)							X					
MHDC Exhibit K							X					
MHDC Exhibit Z												
BRYANT WALKWAY II												
MHDC Utility Allowance			X									
MHDC Exhibit A (COL/AOC)				X								
MHDC Exhibit K				X								
MHDC Exhibit Z						X						
OAK												
MHDC Exhibit A (COL/AOC)				X								
MHDC Exhibit Z						X						
STUART PARKER												
MHDC Exhibit A (COL/AOC)	X											
MHDC Exhibit Z			X									
MMV-Patriot												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
MHDC Exhibit AHAP-35												
Kinney Point												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
Park Avenue												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
McBaine Townomes												
MHDC Exhibit H			X									
MHDC Exhibit K			X									

Purpose of Report

This report provides a monthly checklist to denote compliance report submission completion. Each LIHTC property has compliance reports that are due throughout the year to MHDC, UMB Bank, and the Federal Home Loan Bank.

11. Housing Choice Voucher - Leasing Activity Report

Housing Choice Voucher Leasing - Activity Report as of 8/31/2026				
Family Searching Activity Report				
		Activity	**Prior Month**	**Current Month**
Beginning Balance		Family Searching, End of Prior Month (Includes ports, CoC, VASH, HCV-closed)	40	30
plus	During the Month	Vouchers Issued	19	11
plus		Request for Tenancy Approval - Denied	0	0
minus		Vouchers Expired /Cancelled	5	1
minus		Request for Tenancy Approval	7	1
Ending Balance		**Family Searching, End of Month**	**47**	**39**
Request for Tenancy Approval Activity Report				
		Activity	**Prior Month**	**Current Month**
Beginning Balance		Request for Tenancy Approval - In Process, End of Prior Month	7	1
plus	During the Month	New Request for Tenancy Approval	1	1
minus		Request for Tenancy Approval - Denied	0	0
minus		Request for Tenancy Approval - Approved Waiting Lease/HAP/Move-in	4	1
minus		Request for Tenancy Approval - New Admissions	1	0
Ending Balance		**Request for Tenancy Approval - In process, End of Month**	**3**	**1**
		Success Rate	74%	91%
Vouchers Leased Activity Report				
		Activity	**Prior Month**	**Current Month**
Beginning Balance		Vouchers Leased, End of Prior Month (excludes PBV/CHA owned property)	1071	1072
plus	During the Month	New Admissions	6	11
plus/minus		Portability Absorption Activity	0	0
minus		End of Participations	5	1
Ending Balance		**Vouchers Leased, End of Month**	**1072**	**1082**
		Target - New Admissions, Next Month		
		Target - Voucher Leased, End of Next Month		
		Voucher Turnover Rate	0.5%	0.1%

Purpose of Report

Family Searching Activity Report. Provides information on applicants provided a voucher and searching for a unit. If the family is unable to find a unit after a period of time, the voucher will expire, and can be made available to another applicant on the waitlist. When the CHA reaches the limit of either HAP funding or authorized vouchers, it will need to stop issuing vouchers.

Request for Tenancy Approval Activity Report. Provides information on applicants that have found a unit and are requesting CHA to approve the unit and enter into a HAP contract with the owner, so the applicant can enter into a lease agreement with the owner. The success rate is a key figure in understanding the voucher program. Success rate represent the percent of voucher issued where the family has found a unit in which they are able to move-in. The success rate is important to understanding how many vouchers needed to be issued to increase leasing.

Voucher Leased Activity Report. Provides information on the number of families that are in CHA's HCV program. The number of vouchers available to lease during a calendar year is constrained by the amount of funds HUD provides for HAP (i.e., payment to landlords) and the number of vouchers CHA has been authorized. If CHA leases more vouchers than authorized, any associated overage of HAP used must be returned to HUD. Once the CHA uses it HUD funding for HAP payments for the year, there are limited options for CHA to receive additional funding to avoid terminating HAP assistance. The next year's HAP funding is highly correlated to the amount of HAP spent in the prior year. Therefore, if CHA is not spending as much HAP as available, it may shrink funds available to CHA next year.

The target number of vouchers the PHA should have leased for any given month is difficult to determine, however is based on known factors, such as voucher authorized, current funding levels and current program metrics but there are other estimates that are more difficult to predict that are part of the target number, such as future appropriation levels and changes in the economy and local housing market. CHA works with its HUD Field Representative each month to review HUD's two-year forecasting tool to determine their targets and decisions. The forecasting tool takes into consideration many of the factors described and generates an output of how many vouchers should be issued in the upcoming month to reach proper a number of vouchers leased.

Voucher Turnover Rate/Attrition. The voucher turnover rate provides how many families will likely leave the program in any given month. This number affects the number of vouchers that need to be issued each month. If two families leave the program on average each month and the PHA has a success rate of 60%, the PHA will need to issue three to four vouchers each month to stay at the current level of leasing.

Instructions

1. General

The data needed to update the report each month is derived from CHA's management information system.

2. Family Searching Activity Report - Request for Tenancy Approval - Denied

This figure represents a family request for tenancy approval that was denied by CHA and the family has been given more time to search for an acceptable unit.

3. Request for Tenancy Approval Activity Report - Approved Waiting Lease/HAP/Move-in vs New Admissions

Families where the request for tenancy was approved but delays in paper work, availability of the unit, etc. has resulted in the family not actually being under lease / taking position of the unit are recorded in this line. Families should be counted as new admissions, when the family has officially entered the program.

4. Vouchers Leased Activity Report - Portability Absorption Activity

The "Portability Absorption Activity" row is used to account for absorption activity that affects the number of ACC vouchers leased CHA is considered to have. If a port-in family is absorbed by CHA, the leased voucher is now considered part of CHA's ACC inventory and leased, therefore the voucher is added to the voucher leased count. While if a port-out family is absorbed by a receiving PHA, the voucher is no longer considered leased by the CHA and therefore the voucher should be subtracted from the CHA's voucher leased count.

12. Housing Choice Voucher - Waiting List Status Report

Housing Choice Voucher Waiting List Status Report as of 8/31/2026		
Applicant by Bedroom Size Needed	**Number of Applicants**	**% of Applicants**
1 bedroom	86	48%
2 bedroom	41	23%
3 bedroom	44	24%
4 bedroom or more	9	5%
Total	180	100%

13. Housing Choice Voucher - Inspection Activity Report

Housing Choice Voucher Inspection Activity Report for the month ended 8/31/2026				
Inspection Type	**Due to be Completed**	**Initial Inspections Completed**	**% Completed**	**Re-Inspections Completed**
Annual Inspections	63	52	83%	4
Initial Inspections	57	39	68%	1
Special Inspections	7	7	100%	0
Quality Control	5	5	100%	0
Total	132	103	78%	5

Purpose of Report
HUD requires voucher units to be inspected to ensure the unit meets standards of being safe, sanitary and decent. Units are insepcted based on HUD regulations and the PHA's policy. The report shows the number of inspections that should have been completed and the inspections completed by inspection type. The report demonstrates if inspections are completed on a timely basis.

Instructions
1. Due to Be Completed
Enter the number of inspections that should have been completed for the inspection type during the month based on the PHA's policy and procedures, including any inspection that should have been completed in previous months. This figure does not include re-inspections.
2. Initial Inspections Completed and Re-inspections Completed
Enter the number of initial inspections and re-inspections completed for the inspection type during the month.

Housing Choice Voucher - Administrative Account
Key Performance Indicators Report - Financial
as of 8/31/2026

HCV Administrative Account	Fiscal Year Ended 12/31/2025	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	CHA Target
Cash	$ 286,044	$ 281,660	$ 248,731	$ 211,376	$ 238,984	$ 179,049	$ 273,550	$ 303,495						≥ $40,000
Total Administrative Fees Earned*	$ 113,725	$ 117,241	$ 116,613	$ 116,199	$ 115,677	$ 114,032	$ 112,481	$ 112,104						
Monthly Net Operating Income		$ (10,367)	$ (59,388)	$ (19,372)	$ (16,548)	$ (3,062)	$ 2,459	$ (17,986)						
Year to Date Net Operating Income	$ (149,073)													$ 1,000
Vouchers Leased*	1,649	1,642	1,633	1,625	1,621	1,588	1,575	1,565						243
Ratio Analysis														
Quick Ratio	4.0	3.9	3.2	3.4	4.4	4.2	4.0	4.9						≥ 10.0
Months Expendable Fund Balance	5.7	5.8	4.9	4.8	4.8	4.4	5.1	5.4						≥ 3.0

* For Fiscal Year Ended Columns, the line item represent the monthly average for the year, making it comparable to the monthly and target columns.

Purpose of Report

The Key Performance Indicators (KPI) Report - Administrative Account Financial provides trending information of important financial accounts and leasing data of the HCV administrative account. The use of the KPI report is used for monitoring the trending of certain financial items to help in performing the monitoring and oversight role for a PHA's financial condition.

1. Cash and Investments
Without a proper level of cash and investments the PHA is operating at a higher level of risk. Decreases in cash and investment is typically associated with a PHA whose monthly revenue does not covers its monthly expenses. Cash and investment increasing at a higher than expected rate, should lso be reviewed.

2. Total Administrative Fees Earned
Administrative fees are earned based on the number of vouchers leased each month and for most PHAs, represent the vast majority of funding that supports the operations of the HCV program. Decreases in administrative fees due to either lower leasing or appropriations level is normally a high risk item for most PHAs, as expenses in the program are difficult to decrease in the short-term, which may result in net losses and the use of reserves to cover those costs.

3. Net Operating Income
Net operating income (both monthly and year to date) represents revenue minus monthly expenses. A positive figure means the PHA made a profit, while a negative number is associated with a loss. There will be some months where a loss or a larger than normal profit will occur simply as a result of timing issues as certain expenses are seasonal or do not occur monthly, while revenue is more stable from month to month. However, consistent losses should be reviewed.

4. Voucher Leased
The administrative fee revenue that can be generated in the HCV program is correlated to the number of vouchers leased as HUD provides administrative fees based on vouchers leased at the beginning of the month. Additional oversight and monitoring is needed when leasing is decreasing and/or the leasing target is not reached. Lower than expected leasing levels may result in net losses and a decrease in cash and investments.

5. Ratio Analysis
Ratios analysis is used to summarize and simplify a lot of financial data into a few meaningful numbers and allows for the quick examination of different aspects of an entity's performance.

Quick Ratio. The quick ratio measures liquidity/solvency and helps answer the question – *does the HCV administrative account have enough cash and other current assets to pay the bills that are due?* The ratio result is in terms of the number of times the HCV administrative account can pay its current bills. For example, a Quick Ratio of 3 means the PHA can pay its current bill 3 times (i.e., the PHA has 3 times as much cash/other current assets than current liabilities due).

Months Expendable Net Asset Ratio (MENAR). The MENAR measures how long (the number of months) the PHA can continue to administer the HCV program without any additional funding and answer the question – *are there adequate reserves based in the HCV administrative account?* The ratio result is expressed as the number of months the PHA can operate the HCV program without additional funds. For example, a PHA with a MENAR of 4 can operate for 4 months without additional funds before running out of money.

Instructions

1. General
Each month, copy the latest three months of data from the prior report and paste it into the columns for the first three month of the current report. Then key in the data for the current month. The needed information can be found in the PHA's monthly financial statements and leasing activity report.

2. Fiscal Year Ended mm/dd/yyyy
Once the PHAs closes its books for the fiscal year data, the PHA should update the fiscal year ended mm/dd/yyyy columns. Data from the 2nd fiscal year ended column should be copied into the first column and data from the PHA's most recent year end unaudited financial statements and then audited financial statements should be entered into the 2nd column of fiscal year ended mm/dd/yyyy.

3. Targets
As part of the budgeting process the Board and senior management should develop the upcoming targets for each of the line item by month. Some targets may remain a constant number throughout the year while others may change each month based on what the PHA's goals are for the year. Once the targets are determined, each month the target will be updated to reflect the appropriate value.

4. Ratio Analysis
Quick Ratio. The PHA can calculate this ratio from its month end balance sheet by dividing current assets by current liabilities.

Months Expendable Net Asset Ratio (MENAR). PHA can calculate this ratio from its month end balance sheet and income statement by subtracting current liabilities from current assets and then dividing the result by the year-to-date operating expense and then dividing by the number of months of operating expense data.

Housing Choice Voucher - HAP Account
Key Performance Indicators Report - Financial / Utilization
as of 8/31/2026

HCV HAP Account		Calendar Year Ended 12/31/2023	Calendar Year Ended 12/31/2024	Calendar Year Ended 12/31/2025	Calendar Year End Target	Jan. 2026	Feb. 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	Sept. 2026	Oct. 2026	Nov. 2026	Dec. 2026
PHA HAP Activity Status Report																	
Beginning Balance	Cash & Investments (RNP)			$ (29,421)		$ 53,882	$ 59,732	$ 86,191	$ 68,208	$ 112,363	$ 64,597	$ 156,638					
plus	HUD HAP Funds Disbursed			$ 11,867,095		$ 989,743	$ 1,030,038	$ 990,520	$ 1,079,604	$ 960,039	$ 1,076,790	$ 1,056,983					
plus/minus	Other HAP Activity			$ 6,408		$ 271	$ 161	$ 536	$ 349	$ 386	$ 224	$ 377					
minus	Housing Assistance Payments			$ 11,790,200		$ 984,164	$ 1,003,740	$ 1,009,039	$ 1,035,798	$ 1,008,191	$ 984,973	$ 1,009,428					
Ending Balance	**Cash & Investments (RNP)**	$ -	$ -	**$ 53,882**		**$ 59,732**	**$ 86,191**	**$ 68,208**	**$ 112,363**	**$ 64,597**	**$ 156,638**	**$ 204,570**	$ -	$ -	$ -	$ -	$ -
HUD Held Program Reserves Status Report																	
Beginning Balance	HUD Held Program Reserves			$ 179,121		$ 117,416	$ 169,158	$ 180,605	$ 231,570	$ 193,451	$ 274,897	$ 239,592					
plus	Annual Budget Authority			$ 11,834,811		$ 1,041,485	$ 1,041,485	$ 1,041,485	$ 1,041,485	$ 1,041,485	$ 1,041,485	$ 1,041,485					
minus	HUD HAP Funds Disbursed			$ 11,896,516		$ 989,743	$ 1,030,038	$ 990,520	$ 1,079,604	$ 960,039	$ 1,076,790	$ 1,056,983	$ -	$ -	$ -	$ -	$ -
Ending Balance	**HUD Held Program Reserves**	$ -	$ -	**$ 117,416**		**$ 169,158**	**$ 180,605**	**$ 231,570**	**$ 193,451**	**$ 274,897**	**$ 239,592**	**$ 224,094**	$ -	$ -	$ -	$ -	$ -
Utilization & Leasing Statistics Report																	
Average HAP Expense		#DIV/0!	#DIV/0!	$ 595.80		$ 599.37	$ 614.66	$ 620.95	$ 638.99	$ 634.88	$ 625.38	$ 645.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
HAP Utilization - ABA Only (SEMAP)		#DIV/0!	#DIV/0!	99.6%		0.94	0.96	0.97	0.99	0.97	0.95	0.97	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
HAP Utilization - All Funds		#DIV/0!	#DIV/0!	99.8%		0.90	0.91	0.89	0.93	0.87	0.89	0.84	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Vouchers Leased per Month				1,649		1,642	1,633	1,625	1,621	1,588	1,575	1565					
Vouchers Leased per Year				19,789		1,642	1,633	1,625	1,621	1,588	1,575	1,565					
Vouchers Authorized				22,180		1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848
% of Voucher's Leased		#DIV/0!	#DIV/0!	89%		0.89	0.88	0.88	0.88	0.86	0.85	0.85	0.00	0.00	0.00	0.00	0.00

Purpose of Report

The Key Performance Indicators (KPI) Report - HAP Account- Financial /Utilization provides trending information of important financial accounts, utilization and leasing data of the HCV HAP account. The use of the KPI report is most useful for smaller PHAs, as monitoring the trending of certain financial items can substantially help in performing the monitoring and oversight role for a PHA's financial condition.

The data in the report can be used in two ways. The first is to compare the data to the targets that were established as part of the PHA's budgeting process. If the line item meets or exceeds the target, then it is shown in green and is considered a low-risk item. However, if the line item is less than the target, then it is shown in red and is considered a high-risk item. Secondly, multiple time periods of data is provided for trend analysis. Trend data should be reviewed for large variances from month to month and compared to previous years. Adverse trends should be questioned and explained.

PHA HAP Activity Report. This section of the report provides information on the HAP funding provided by HUD to make HAP payments. Each month HUD will provide HAP funds to the PHA to make HAP payments. The amount of HAP funds HUD provides each month is strongly tied to the amount of HAP the PHA has spent in its most recent months. If the PHA did not need all the funds provided, then the unused funds are held by the PHA to be used in later months. The table provides historical and current activity. In reviewing this section of the report, users should first concentrate on the "Housing Assistance Payments" line, looking for increasing HAP costs. If the PHA HAP costs are increasing, the concern becomes will HUD's next disbursement and any unspent cash from previous months be enough to make the next payment or does the PHA needs to contact HUD for additional funds. In addition, the table can be used to review HUD's HAP disbursement for large variances. Note: HUD normally provides PHAs a disbursement schedule of their near-term HAP disbursements.

HUD Held Program Reserves Status Report. This section of the report provides information on the HAP funding available to the PHA but held by HUD. Under current rules, HUD is allowed only to disburse HAP funding in an amount that is needed for immediate use. This requirement can result in HUD holding sizeable HAP funds on behalf of the PHA. The funds held by HUD for a PHA are called HUD-held Program Reserves and these funds can be made available to the PHA, if the scheduled disbursement amount and any unspent HAP cash will not cover upcoming HAP costs. When determining how many vouchers can be leased and supported, it is important to take into consideration the HUD-held program reserves.

Note: During the course of the current year (in this case Calendar Year Ended 12/31/2019), for simplification reasons this report does not technically align with the actual HUD-held program reserves calculation HUD uses. However, the report does show the resources that will be available to the PHA by the end of the calendar year. For example, technically, undisbursed annual budget authority does not become program reserves until the end of the calendar year, HUD incrementally gets HAP appropriations throughout the year, etc. However, from a monitoring point of view the key is understanding the total HAP funds that will be available to the PHA for the calendar year.

Utilization & Leasing Statistics Report. This section of the report provides information on utilization and leasing. HAP utilization refers to the percentage of annual budget authority or the amount of all HAP funds (i.e., including HUD-held programs reserves, unspent cash held by the PHA) that was used to support HAP. If the PHA has a low HAP utilization percentage it should raise the question why are HAP funds not being used (i.e., can the PHA lease more vouchers?)? If the HAP utilization is too high, the question becomes can the PHA continue to support the vouchers? The voucher leasing information provides information on the percent of vouchers authorized to the PHA and the number of vouchers used. At the end of the calendar year the PHA is considered to be non-compliant if the PHA leased more vouchers than it was authorized. Since the goal of the program is to providing housing, the utilization numbers can be used to help ensure that the PHA is leasing as many vouchers as it can within its funding limitations.

Instructions

1. General

The most recent months of HAP activity as well as two years of calendar year end data to provide trending information will continue to be shown on the report. The current open calendar year is also shown on the report accumulative. Data to update the report each month will come from information provided by HUD to the PHA in the form of disbursement schedules, reserves calculations, etc. and information contained in the PHA's management information system.

Targets

As part of the budgeting process, the Board and senior management should develop the targets for the upcoming year. For the HCV program, these targets should be supported through the use of the two-year forecasting tool. In the HCV program, the targets will likely need to be reviewed and updated each month.

16. Resident Services Grant Performance Activity as of 8/31/2026

CHALIS Grants	2026 Percent Billed	Calendar Year 2026 Target Units	Calendar Year 2026 Target Grant Dollars	Jan. 2026	Feb. 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	Sept. 2026	Oct. 2026	Nov. 2026	Dec. 2026
Healthy Home Connections (HHC): Case Managment	70%	11,548	$ 118,367	842	839	1105	1027	1011	1120	1151	1004				
Independent Living Program (ILP): Case Managment	100%	3,333	$ 35,000	1,000	1000	1333	0	0	0	0	0				
Moving Ahead Program: Out-of-School Programming	100%	67,460	$ 67,460	4,575	4500	4500	2298	0	0	0	0				
Moving Ahead Program: Out-of-School Programming	100%	14,118	$ 60,000	3,572	3207	2381	4958	0	0	0	0				
Moving Ahead Program: Out-of-School Programming	84%	32,220	$ 136,935	0	0	0	2950	4000	7000	10000	3000				
Moving Ahead Program: Family Development	50%	750	$ 60,000.00	7	76	42	34	50	107	13	47				
Moving Ahead Program: Family Education	67%	350	$ 3,062.50	33	21	36	40	41	22	0	40				
TOTALS		78273	$ 480,824.50												

HUD ROSS Grants	Enrolled Jan. 2026	Enrolled Feb. 2026	Enrolled March 2026	Enrolled April 2026	Enrolled May 2026	Enrolled June 2026	Ernolled July 2026	Enrolled Aug. 2026	Enrolled Sept. 2026	Enrolled Oct. 2026	Enrolled Nov. 2026	Enrolled Dec. 2026
Resident Opportunity and Self-Sufficiency (ROSS)	4	12	4	0	0	0	0	2				
Family Self-Sufficiency Program (FSS)	3	5	5	5	1	2	1	1				

21st Century CCLC Grant	July 2026 Dollars Invoice	August 2026 Dollars Invoice	Sept. 2026 Dollars Invoice	Oct. 2026 Dollars Invoiced	Nov. 2026 Dollars Invoiced	Dec. 2026 Dollars Invoiced	Jan. 2027 Dollars Invoiced	Feb. 2027 Dollars Invoiced	March 2027 Dollars Invoiced	April 2027 Dollars Invoiced	May 2027 Dollars Invoiced	June 2027 Dollars Invoiced	YTD Invoiced Dollars	Monthly Target	Annual Target	Percent Complete
21st Century CCLC 13th Cohort	$ 18,839.00												$ 18,839	$33,314.67	$ 399,776.00	5%

17. Safety - Reports by Property Trending Report as of 8/31/2026

Safety - Reports by Property Trending Report										
Period	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue
1/31/2026	0	3	1	4	3	8	10	0	0	0
2/28/2026	2	3	3	10	2	13	1	0	1	2
3/31/2026	1	3	3	8	0	11	3	2	0	0
4/30/2026	2	1	2	7	7	6	1	1	6	2
5/31/2026	2	2	2	6	2	7	2	1	2	0
6/30/2026	0	3	1	8	1	7	7	0	2	0
7/31/2026	3	1	3	9	1	6	2	1	6	1
8/31/2026	1	1	4	8	1	5	3	0	7	1
9/30/2026										
10/31/2026										
11/30/2026										
12/31/2026										
Annual Monthly Report Averages by Property										
	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue
2025 Monthly Ave	10	6	6	32	7	20	10	Comb. w/BWW	0	9
2024 Monthly Ave	7	4	9	37	7	19	9	Comb. w/BWW	0	8
2023 Monthly Ave	8	9	10	37	5	19	6	Comb. w/BWW	0	6

Police/Fire/EMS-2026													Annual Monthly Average		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025	2024	2023
Columbia Police Response	90	86	115	92	130	118	132	138					109	132	115
Columbia Police Reports	12	16	18	15	16	14	16	15					14	13	13
Fire/EMS	68	75	116	78	108	93	76	78					78	89	95
Total	170	177	249	185	254	225	224	231	0	0	0	0	201	234	

18. Safety - Reports by Incident Type as of 8/31/2026

Safety - Reports by Property Trending Report												
Period	**Jan.**	**Feb.**	**March**	**April**	**May**	**June**	**July**	**Aug.**	**Sept.**	**Oct.**	**Nov.**	**Dec.**
Lease Violation (Non-Smoking)	3	5	7	9	7	5	8	11				
Criminal	5	3	5	6	3	2	5	0				
Check Welfare	3	3	1	1	3	1	4	1				
Lock Out	2	2	2	3	1	0	3	2				
Parking Violation	3	7	1	2	0	2	3	1				
Trespass Warning	2	3	7	4	3	1	2	5				
Trespass Warning - Arrest	0	0	0	0	0	0	1	0				
Assist Agency	0	1	2	1	0	1	3	0				
Alarm	0	0	2	2	0	1	1	0				
Smoking Violation	0	0	2	0	0	5	1	5				
Non-Criminal	2	4	0	0	0	2	1	0				
Other	8	3	6	0	12	0	2	0				

19. HR- Summary Report-through 8/31/2026

This report is provided to keep the Board informed on staffing capacity, compliance, and workforce stability.

Open Positions

Department	Position	Previous open date
Finance	Accountant	August 26, 2026
Moving Ahead Program	MAP Assistant - PT (Custodial Focus)	August 11, 2026
Moving Ahead Program	MAP Assistant - PT	August 9, 2026

Staff Anniversaries

Department	Position	Name	Years
Resident Services	Independent Living Coordinator	Matt Unser	6 Years
Safety	**Director of Safety**	**Jeff Forck**	**5 Years**
Affordable Housing Development	Housing Development Coordinator - PT	Darcie Hamilton	3 Years
Finance	Accountant	Dana Rivera	2 Years
Moving Ahead Program	MAP Assistant - PT	Tyler Olcott	2 Years

New Hires

Department	Position	Name
Affordable Housing Operations	Housing Intake Coordinator	Nicole Albert
Affordable Housing Operations	Receptionist	Michael Oliver

Performance Metrics

Metric	August	July
12-month Rolling # Employee Separations	15	16
12-month Average # of Total Employees	62	63
YTD Turnover Rate *(Bench Mark 19%)*	24%	24%

HR Activities

- August 14th: All Staff Event - Level Up

IT Activities

- Reviewed 3 Year Plan for Network/Firewall equipment replacements
- Completed annual renewal for licensing/warranty for Network/Firewall equipment

20. HR- Payroll Summary Report as of 8/31/2026

This report provides payroll transparency to the CHA Board of Commissioners.

Payroll Item	1/2	1/16	1/30	2/13	2/27	3/13	3/27	4/10	4/24	5/8	5/22	6/5	6/18	7/2	7/17	7/31	8/14	8/28	9/11	9/25	10/9	10/23	11/6	11/20	12/4	12/18
Gross Wages	$ 144,867	$ 138,757	$ 140,962	$ 148,584	$ 144,796	$ 148,462	$ 151,421	$ 146,985	$ 152,679	$ 154,572	$ 151,864	$ 149,875	$ 152,155	$ 149,875	$ 158,993	$ 161,939	$ 152,399	$ 136,720								
OT Amount	$ 5,300	$ 1,512	$ 1,496	$ 4,349	$ 3,529	$ 2,298	$ 3,173	$ 685	$ 1,274	$ 1,773	$ 2,623	$ 1,982	$ 1,437	$ 1,982	$ 4,452	$ 6,410	$ 4,254	$ 2,111								
OT Hours	128	36	36	108	88	63	86	21	32	45	72	56	41	56	131	177	104	48								
Sick Hours	159	204	164	106	155	126	207	186	245	192	187	153	197	153	183	309	225	271								
Vacation Hours	502	452	204	133	146	261	290	387	291	327	234	398	287	398	385	319	535	334