

OHA Regular Meeting of the Board of  
Commissioners  
Thursday, June 6, 2024 8:30 AM  
First Floor Boardroom  
1823 Harney Street  
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
  - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
    - 5.1.1. Minutes of Previous Special Board Meeting (05/10/2024)

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
12:00 p.m. May 10, 2024

**STAFF PRESENT:** Joanie Poore, Brian Hansen, Sal Issaka, Philisa Smith, Susan Gilroy, Ashley Hatheway, Lindsey Anderson

*The meeting was called to order at 12:07 p.m.*

**1. ANNOUNCEMENT OF OPEN MEETINGS ACT:**

The meeting falls under the Open Meetings Act and copies of the law are available.

**2. ROLL CALL:** Commissioners Present:

David Levy, Chair  
Tony Veland  
Cammy Watkins  
Jennifer Taylor  
Christine Johnson  
Danielle Goodwin

Commissioners Absent:

Joel Dougherty, Vice Chair

**3. PUBLIC COMMENTS:**

Tamika Mease, Executive Director of North Omaha Community Partnership (NOCP) proposed a partnership to address the needs of OHA tenants. Chair Levy thanked the North Omaha Community Partnership.

**4. ACTION ITEMS**

**4.1. CONSENT AGENDA ITEMS FOR CONSIDERATION**

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

**4.1.1. Finance/Procurement/Operations Committee Resolutions**

- 4.1.1.1. Resolution 2024-43 OHA Past Due Write Offs
- 4.1.1.2. Resolution 2024-44 Yardi Contract
- 4.1.1.3. Resolution 2024-45 Deck Replacement Services
- 4.1.1.4. Resolution 2024-46 Water Heater Services
- 4.1.1.5. Resolution 2024-47 Window Replacement Services
- 4.1.1.6. Resolution 2024-48 Chambers Court Dispositions Application
- 4.1.1.7. Resolution 2024-49 Sale of 2219 Lothrop Street
- 4.1.1.8. Resolution 2024-50 Amend Section 32 Applications

Chair Levy questioned if any resolutions need pulled from Consent. Commissioner Watkins requested that Resolution 2024-49 be pulled for a separate vote, as she is a member of the Spark board.

**MOTION** by Commissioner Johnson, seconded by Commissioner Taylor, to approve all resolutions on the Consent Agenda, except Resolution 2024-49.

Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Veland – Aye  
Commissioner Watkins – Aye  
Commissioner Levy – Aye  
Commissioner Goodwin – Aye

**MOTION** by Commissioner Taylor, seconded by Commissioner Johnson, to approve Resolution 2024-49 Sale of 2219 Lothrop Street

Motion passed. Aye-5, Abstain-1 Nay-0,

Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Veland – Aye  
Commissioner Watkins – Abstain  
Commissioner Levy – Aye  
Commissioner Goodwin – Aye

#### **4.2. ADDITIONAL ITEMS FOR CONSIDERATION**

##### **4.2.1. Resolution 2024-51 MOU between OHA & UNMC**

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2024-38 NOAH Section 18 Application.

Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Veland – Aye  
Commissioner Watkins – Aye  
Commissioner Levy – Aye  
Commissioner Goodwin – Aye

#### **5. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):**

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Rivver City Housing Connections**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

**6. NEW BUSINESS:**

Commissioner Watkins noted that due to other obligations, she is resigning from her position as commissioner effective immediately. Staff and board alike thanked Commissioner Watkins for her service.

**MOTION** by Commissioner Johnson, seconded by Commissioner Watkins, to move into Executive Session for litigation matters at 12:23 p.m.

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Levy – Aye
- Commissioner Goodwin – Aye

**7. EXECUTIVE SESSION:**

**MOTION** by Commissioner Johnson, seconded by Commissioner Watkins, to move out of Executive Session at 12:54 p.m.

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Levy – Aye
- Commissioner Goodwin – Aye

**8. ADJOURNMENT:**

**MOTION** by Commissioner Watkins seconded by Commissioner Taylor to adjourn the meeting at 12:54 p.m.

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Levy – Aye
- Commissioner Goodwin – Aye

5.1.2. Minutes of Previous Regular Board Meeting (04/04/2024)

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. April 4, 2024

**STAFF PRESENT:** Joanie Poore, Brian Hansen, Michelle Therkildsen, Jody Holston, Sal Issaka, Lindsey Anderson, Philisa Smith, Susan Gilroy, Ashley Hatheway, Lindsey Anderson

*The meeting was called to order at 8:32 a.m.*

**1. ANNOUNCEMENT OF OPEN MEETINGS ACT:**

The meeting falls under the Open Meetings Act and copies of the law are available.

**2. ROLL CALL:** Commissioners Present:

David Levy, Chair  
Joel Dougherty, Vice Chair  
Tony Veland  
Cammy Watkins  
Jennifer Taylor  
Christine Johnson  
Danielle Goodwin

Commissioners Absent:

**3. PUBLIC COMMENTS:**

Chair Levy questioned if there were any public comments. No public comments were received.

**4. REPORT OF THE CHIEF EXECUTIVE OFFICER**

Ms. Poore introduced Ashley Hatheway, OHA's new Chief Financial Officer. Ms. Poore also discussed LB840.

**5. ACTION ITEMS**

**5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION**

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

**5.1.1. Minutes of Previous Special Board Meeting (03/28/2024)**

**5.1.2. Minutes of Previous Special Board Meeting (02/29/2024)**

**5.1.3. Minutes of Previous Regular Board Meeting (01/25/2024)**

**5.1.4. Finance/Procurement/Operations Committee Resolutions**

5.1.4.1. Resolution 2024-28 OHA Past Due Write-Offs

5.1.4.2. Resolution 2024-29 Access Control, Inteconnex, Renewal

5.1.4.3. Resolution 2024-30 Electrical Services Pool of Vendors, Renewal

5.1.4.4. Resolution 2024-31 Flooring Replacement Services Pool of Vendors, Renewal

5.1.4.5. Resolution 2024-32 Generator Inspection and Maintenance, Interstate Power, Renewal

5.1.4.6. Resolution 2024-33 Lawncare and Landscaping Maintenance Services

- 5.1.4.7. Resolution 2024-34 Lead-Based Paint Consulting, Terracon, Renewal
- 5.1.4.8. Resolution 2024-35 Residential Real Estate, J Debinski, Renewal
- 5.1.4.9. Resolution 2024-36 HVAC Services
- 5.1.4.10. Resolution 2024-37 Roofing Services

**MOTION** by Commissioner Johnson, seconded by Commissioner Watkins, to approve the Consent Agenda.

Motion passed. Aye-7, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Levy – Aye
- Commissioner Goodwin – Aye

## **5.2. ADDITIONAL ITEMS FOR CONSIDERATION**

### **5.2.1. Resolution 2024-38 NOAH Section 18 Application**

Mr. Hansen stated this resolution and Resolution 2024-39 are similar. Mr Hansen explained this resolution is for the submission of Section 18 Disposition Application for PBV conversion of 19 NOAH (North Omaha Affordable Homes) units.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2024-38 NOAH Section 18 Application.

Motion passed. Aye-7, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Levy – Aye
- Commissioner Goodwin – Aye

### **5.2.2. Resolution 2024-39 NOAH RAD Application**

Mr. Hansen stated this resolution is for the submission of a RAD application for 5 NOAH units.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2024-39 NOAH RAD Application

Motion passed. Aye-7, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Levy – Aye

Commissioner Goodwin – Aye

**5.2.3. Resolution 2024-40 Southside Terrace Phase I**

Mr. Hansen explained this resolution is to close on Phase 1 of the redevelopment of Southside Terrace.

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2024-40 Southside Terrace Phase I

Motion passed. Aye-7, Nay-0

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Levy – Aye

Commissioner Goodwin – Aye

**5.2.4. Resolution 2024-41 Master Development Agreement with Brinshore & City of Omaha**

Mr. Hansen explained this resolution is to approve a Master Development Agreement with Brinshore Development and the City of Omaha for the South Choice Neighborhoods Implementation Grant. Discussion ensued regarding termination right and the window/door security system that will be used once units are vacant.

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2024-41 Master Development Agreement with Brinshore & City of Omaha

Motion passed. Aye-6, Abstain-1, Nay-0

Commissioner Dougherty – Aye

Commissioner Taylor – Abstain

Commissioner Johnson – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Levy – Aye

Commissioner Goodwin – Aye

**5.2.5. Resolution 2024-42 Construction Access Agreement for YES**

Mr. Hansen explained that OHA sold the former central office building at 540 S. 27<sup>th</sup> Street to Youth Emergency Services' (YES) affiliate corporation in 2023, and that they intend to construct housing and offices at the site. This resolution is to grant YES ingress and egress through and across the access lane on the west side of Jackson Tower expiring on or before December 31, 2025.

**MOTION** by Commissioner Johnson, seconded by Commissioner Taylor to approve Resolution 2024-42 Construction Access Agreement for YES

Motion passed. Aye-7, Nay-0

Commissioner Dougherty – Aye  
Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Veland – Aye  
Commissioner Watkins – Aye  
Commissioner Levy – Aye  
Commissioner Goodwin – Aye

**6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):**

- **Housing Choice Voucher Program**

Ms. Smith discussed the SEMAP scoring and process improvement strategies.

- **Asset Management (Public Housing)**

- **Housing in Omaha, Inc.**

- **Rivver City Housing Connections**

- **Compliance**

- **Financials**

Ms. Anderson provided financial updates for February 2024.

- **Development**

- **Procurement/Contracting/Capital Budget**

- **Human Resources**

- **Family and Community Services**

- **Legal**

**7. NEW BUSINESS:**

There was no new business.

**8. EXECUTIVE SESSION:**

There was no need for an Executive Session.

**9. ADJOURNMENT:**

**MOTION** by Commissioner Taylor seconded by Commissioner Johnson to adjourn the meeting at 9:27 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Dougherty – Aye  
Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Veland – Aye  
Commissioner Watkins – Aye  
Commissioner Levy – Aye  
Commissioner Goodwin – Aye

5.1.3. Finance/Procurement/Operations Committee Resolutions

5.1.3.1. Resolution 2024-51 OHA Past Due Write-Offs

# Write off Report April 2024

Property/Resident Codes	Payment Plans	Late Fees	Late Fees on Payment Plans	Legal Fees	Maintenance Charges	Cleaning/Moveout Charges	rent	Security Deposits	(blank)	Grand Total	Explanation of larger balances over \$1200.00
<b>Bayview</b>		<b>105</b>			<b>970</b>		<b>2773</b>			<b>3848</b>	
<b>t0068666</b>		<b>105</b>			<b>970</b>		<b>2773</b>			<b>3848</b>	4 months rent, personal property removal, cleaning charges
10-Apr		105			970		2773			3848	
<b>Crown 1</b>		<b>200</b>		<b>350</b>	<b>1065</b>		<b>4955</b>			<b>6570</b>	
<b>t0010668</b>		<b>200</b>		<b>350</b>	<b>1065</b>		<b>4955</b>			<b>6570</b>	9 months rent, personal property removal, cleaning charges
13-May		200		350	1065		4955			6570	
<b>Ernie Chambers</b>		<b>430</b>			<b>7676</b>		<b>8040.23</b>		<b>73</b>	<b>16255.23</b>	
<b>t0040625</b>		<b>170</b>			<b>4841</b>		<b>2083</b>			<b>7094</b>	9 months rent, personal property removal, cleaning charges, carpet replacement
4-Apr		170			4841		2083			7094	
<b>t0052289</b>		<b>120</b>			<b>1110</b>		<b>2409.63</b>			<b>3639.63</b>	4 months rent, personal property removal, cleaning charges
1-Feb		120			1110		2409.63			3639.63	
<b>t0077893</b>					<b>1725</b>					<b>1761</b>	personal property removal, cleaning charges
5-Apr					1725					1761	
<b>t0091364</b>		<b>140</b>					<b>3547.6</b>		<b>73</b>	<b>3760.6</b>	4 months rent
8-May		140					3547.6		73	3760.6	
<b>Farnam Building</b>					<b>1148</b>					<b>1185</b>	
<b>x0076729</b>					<b>1148</b>					<b>1185</b>	maintenance damage, personal property removal, cleaning
17-Apr					1148					1185	
<b>NOAH</b>		<b>190</b>			<b>1690</b>		<b>9139</b>			<b>11019</b>	
<b>t0075076</b>		<b>190</b>			<b>1690</b>		<b>9139</b>			<b>11019</b>	8 months rent, carpet damage, personal property removal
23-Apr		190			1690		9139			11019	
<b>Benson Tower</b>		<b>25</b>		<b>700</b>	<b>1966</b>		<b>7033</b>			<b>9724</b>	
<b>t0066433</b>				<b>350</b>	<b>674</b>		<b>2151</b>			<b>3175</b>	8 months rent, personal property removal, legal fees, storage fees
7-May				350	674		2151			3175	
<b>t0068530</b>		<b>25</b>			<b>450</b>		<b>1620</b>			<b>2095</b>	6 months rent personal property removal, cleaning
16-Mar		25			450		1620			2095	

<b>t0086031</b>				<b>350</b>	<b>364</b>		<b>3262</b>	<b>3976</b>	8 months rent, personal property removal, legal fees, storage fees
7-May				350	364		3262	3976	
<b>x0063440</b>					<b>276</b>			<b>276</b>	
6-May					276			276	
<b>x007662</b>					<b>202</b>			<b>202</b>	
4-May					202			202	
<b>Crown Tower</b>	<b>1394</b>	<b>35</b>	<b>75</b>	<b>700</b>	<b>550</b>		<b>6628</b>	<b>9382</b>	
<b>t0032411</b>		<b>35</b>		<b>350</b>	<b>550</b>		<b>6001</b>	<b>6936</b>	9 months rent, legal fees, storage, personal property removal
13-May		35		350	550		6001	6936	
<b>t0077117</b>	<b>1394</b>		<b>75</b>					<b>1469</b>	unpaid payment plan
13-May	1394		75					1469	
<b>t0089545</b>				<b>350</b>			<b>627</b>	<b>977</b>	
13-May				350			627	977	
<b>Evans Tower</b>		<b>155</b>				<b>500</b>	<b>3896</b>	<b>4551</b>	
<b>t0035449</b>							<b>25</b>	<b>25</b>	
15-Mar							25	25	
<b>t0065851</b>						<b>300</b>	<b>480</b>	<b>780</b>	
10-Apr						300	480	780	
<b>t0084473</b>		<b>155</b>				<b>200</b>	<b>3391</b>	<b>3746</b>	13 months rent, removal of personal property
13-May		155				200	3391	3746	
<b>Florence Tower</b>		<b>270</b>				<b>2107</b>	<b>1691</b>	<b>4068</b>	
<b>t0070020</b>						<b>462</b>		<b>462</b>	
1-Apr						462		462	
<b>t0078515</b>		<b>130</b>				<b>435</b>	<b>345</b>	<b>910</b>	
27-Mar		130				435	345	910	
<b>t0083642</b>		<b>105</b>				<b>810</b>	<b>360</b>	<b>1275</b>	6 months rent personal property removal, drywall repair
27-Mar		105				810	360	1275	
<b>x0065358</b>		<b>35</b>				<b>400</b>	<b>986</b>	<b>1421</b>	4 months rent, personal property removal, cleaning charges
30-Apr		35				400	986	1421	
<b>Highland Tower</b>		<b>35</b>		<b>270</b>	<b>96</b>		<b>272</b>	<b>673</b>	
<b>t0058009</b>		<b>35</b>		<b>270</b>	<b>96</b>		<b>272</b>	<b>673</b>	
10-Apr		35		270	96		272	673	
<b>Jackson Tower</b>		<b>175</b>					<b>2231</b>	<b>2406</b>	
<b>t0002561</b>		<b>70</b>					<b>128</b>	<b>198</b>	
23-Apr		70					128	198	
<b>t0080926</b>		<b>35</b>					<b>1215</b>	<b>1250</b>	2 months rent
26-Mar		35					1215	1250	
<b>t0084539</b>		<b>70</b>					<b>888</b>	<b>958</b>	
15-Mar		70					888	958	
<b>Park Villa</b>				<b>540</b>				<b>540</b>	

<b>t0077630</b>					<b>540</b>				<b>540</b>	
12-Apr					540				540	
<b>Park South Tower</b>	<b>310</b>					<b>625</b>	<b>4009</b>		<b>4944</b>	
<b>t0070277</b>	<b>145</b>					<b>375</b>	<b>1832</b>		<b>2352</b>	7 months rent personal property removal
4-Mar	145					375	1832		2352	
<b>t0082250</b>	<b>35</b>						<b>264</b>		<b>299</b>	
29-Mar	35						264		299	
<b>t0084581</b>	<b>130</b>					<b>250</b>	<b>1913</b>		<b>2293</b>	7 months rent personal property removal
15-Mar	130					250	1913		2293	
<b>Scatter Site North East</b>	<b>360</b>	<b>150</b>	<b>6019</b>				<b>1056</b>		<b>7585</b>	
<b>t0060172</b>	<b>325</b>	<b>150</b>	<b>3769</b>				<b>421</b>		<b>4665</b>	3 months rent, personal property removal, damages, cleaning
1-May	325	150	3769				421		4665	
<b>t0082698</b>	<b>35</b>		<b>2250</b>				<b>635</b>		<b>2920</b>	1 months rent, personal property removal, damages, cleaning
16-Apr	35		2250				635		2920	
<b>Scatter Site South East</b>	<b>225</b>		<b>1770</b>				<b>8458</b>		<b>10453</b>	
<b>t0033110</b>	<b>225</b>		<b>1770</b>				<b>8458</b>		<b>10453</b>	8 months rent, personal property removal, cleaning
6-May	225		1770				8458		10453	
<b>Southside Terrace</b>						<b>320</b>	<b>224</b>		<b>544</b>	
<b>q0059723</b>							<b>99</b>		<b>99</b>	
19-Mar							99		99	
<b>t0059095</b>						<b>320</b>			<b>320</b>	
20-May						320			320	
<b>t0083029</b>							<b>28</b>		<b>28</b>	
15-May							28		28	
<b>x0068638</b>							<b>47</b>		<b>47</b>	
7-May							47		47	
<b>y0020572</b>							<b>50</b>		<b>50</b>	
28-Feb							50		50	
<b>Grand Total</b>	<b>1394</b>	<b>2515</b>	<b>75</b>	<b>1900</b>	<b>23664</b>	<b>3648</b>	<b>60405.23</b>	<b>73</b>	<b>93747.23</b>	

**RESOLUTION No. 2024-51**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS** a list of Charge Off for Vacated Tenant Account Receivables as of May 24, 2024, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

**WHEREAS** the total charge-off for this period is \$93,747.23 which represents 39 tenants: and

**WHEREAS** it is necessary to charge off said amounts to comply with the findings of the Office of the Inspector General of the U.S. Department of Housing and Urban Development.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha that the CEO be authorized to grant approval for the total amount charged for all OHA properties.

This Resolution shall take effect immediately.

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David Levy, Chair  
OHA Board of Commissioners

**ATTEST**

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.3.2. Resolution 2024-52 Tower Renovation A&E Services

**RESOLUTION NO. 2024 – 52**  
**CONTRACT FOR TOWER RENOVATION A&E SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) requires contracted services to provide A&E design and management, to renovate tower entries, lobbies, and adjacent areas at Florence, Benson, Crown, Park South, Kay Jay, Highland, and Jackson;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing a Request for Qualifications in June 2020;

**WHEREAS**, OHA received five proposals, and the proposal submitted by Alley Poyner Macchietto Architecture (APMA) received the strongest evaluation according to the published criteria; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with APMA in an amount not to exceed \$180,000 to provide renovation A&E design and management services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with APMA in an amount not to exceed \$180,000, to provide renovation A&E design and management services.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.3.3. Resolution 2024-53 Window Replacement A&E Services,  
Prochaska and Associates

**RESOLUTION NO. 2024 – 53**  
**CONTRACT FOR WINDOW REPLACEMENT A&E SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) requires contracted services for window replacement at Jackson, Kay Jay, Park South, and the Farnam Building;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing a Request for Qualifications in June 2020;

**WHEREAS**, OHA received five proposals, and the proposal submitted by Prochaska and Associates received the strongest evaluation according to the published criteria; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with Prochaska and Associates in an amount not to exceed \$110,000, to provide window replacement A&E services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Prochaska and Associates in an amount not to exceed \$110,000, to provide window replacement A&E services.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.3.4. Resolution 2024-54 RAD Capital Needs Assessment & Energy  
Audit Services, Renewal

# Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: June 6<sup>th</sup>, 2024

Re: Recommendation for Contract Renewal – RAD Capital Needs Assessment & Energy Audit Services

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a renewal of the contracts with BBG Assessments, LLC, Dominion Due Diligence Group (D3G), Bureau Veritas Technical Assessments, LLC and All Environmental, Inc., dba AEI Consultants, for RAD Capital Needs Assessment & Energy Audit services in an amount not to exceed \$200,000.00, jointly and severally. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner’s approval.

## PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
23- RCNA-79	2023-79	7/17/2023	\$200,000	\$200,000	4	4	7/16/2024

## PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Second Renewal	2024-TBD	7/17/2024	\$200,000	\$400,000	3	4	7/16/2025

## PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Expended as of 3/31/2024
Dominion Due Diligence		No	\$18,000.00
BBG Assessments, LLC		No	\$23,514.00
Bureau Veritas Technical Assessments, LLC		No	\$23,275.88
All Environmental, Inc. dba AEI Consultants		No	\$0.00

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** Property’s Operating Budgets for minor repairs and Capital Fund Grants for major repairs typically those over \$2,000.

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Charles Karl, Capital Improvements Manager

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 – 54**  
**RENEWAL OF CONTRACTS FOR RAD CAPITAL NEEDS ASSESSMENT & ENERGY**  
**AUDIT**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) has identified the need for contractors to perform capital needs assessments and energy audits as required for repositioning plans;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing a Request for Proposals in May 2023;

**WHEREAS**, OHA received submissions from four firms, and the proposals submitted by all four firms--Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc.--were determined to meet OHA requirements according to the published criteria; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve contracts with four vendors— Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc.--in an amount not to exceed \$200,000 jointly and severally, for a contract term of one year with an option to renew for three additional one-year terms, to perform capital needs assessments and energy audit services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves contracts with four vendors— Dominion Due Diligence Group, Bureau Veritas Technical Assessments. C, BBG Assessments LLC, and All Environmental Inc.-- in an amount not to exceed \$200,000 jointly and severally, for a contract term of one year with an option to renew for three additional one-year terms, to perform capital needs assessments and energy audit services.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.3.5. Resolution 2024-55 Environmental Assessment Services, Renewal

# Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: June 6<sup>th</sup>, 2024

Re: Recommendation for Contract Renewal – Environmental Site Assessment Services

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a renewal of the contracts with EA Engineering, Dominion Due Diligence Group (D3G), and Terracon Consulting, for Environmental Site Assessment services in an amount not to exceed \$150,000, jointly and severally. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner’s approval.

## PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
23-ESA-73A	2023-73	8/21/2023	\$150,000	\$150,000	4	3	08/20/2024

## PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Second Renewal	2024-TBD	08/21/2024	\$150,000	\$300,000	3	3	08/25/2025

## PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Expended as of 3/31/2024
Dominion Due Diligence		No	\$0.00
Terracon Consultants, Inc.		No	\$122,500
EA Engineering, Inc.		No	\$0.00

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** Property’s Operating Budgets and/or Capital Fund Grants for major repairs

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Charles Karl, Capital Improvements Manager

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 – 55**  
**RENEWAL OF CONTRACTS FOR ENVIRONMENTAL SITE ASSESSMENTS**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) requires contracted services to provide a range of environmental site assessments of OHA properties;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing a Request for Proposals in May 2023;

**WHEREAS**, OHA received submissions from four proposals, and the proposals submitted by Dominion Due Diligence Group, Terracon Consultants, Inc., and E & A Consulting Group satisfied the published requirements; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve contracts with three vendors—Dominion Due Diligence Group, Terracon Consultants, Inc., and E & A Consulting Group--in an amount not to exceed \$150,000 per year, jointly and severally, and for a contract term of one year with an option to renew for three additional one-year terms, to perform environmental site assessment consulting services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves contracts with Dominion Due Diligence Group, Terracon Consultants, Inc. and E & A Consulting Group in an amount not to exceed \$150,000 per year, jointly and severally, and for a contract term of one year with an option to renew for three additional one-year terms, to perform environmental site assessment consulting services.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.4. Development/External Affairs/Public Relations Committee Resolutions

5.1.4.1. Resolution 2024-56 Sale of 2509 Corby Street to Habitat for  
Humanity

**RESOLUTION NO. 2024 – 56**  
**SALE OF VACANT LOT 2509 CORBY**

**WHEREAS**, the Housing Authority of the City of Omaha owns a number of vacant lots acquired several years ago and for which OHA has no immediate or projected future use, including a vacant lot known as 2509 Corby Street;

**WHEREAS**, OHA staff have negotiated a purchase agreement with Habitat for Humanity of Omaha for sale of the vacant lot; and

**WHEREAS**, OHA staff recommends the Board of Commissioners approve the sale of 2509 Lothrop Street to Spark for \$14,500.00;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the sale of 2509 Corby Street to Spark for \$14,500.00 and authorizes OHA’s CEO, Joanie Poore, to take such actions and execute such documents as necessary to effect the sale.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.4.2. Resolution 2024-57 MOU with Elmington Affordable, LLC

**RESOLUTION NO. 2024 – 57**  
**APPROVAL OF MOU WITH ELMINGTON AFFORDABLE, LLC**

**WHEREAS**, Elmington Affordable, LLC (Elmington) intends to construct a new 216 unit affordable housing development at 5540 Kansas Avenue in Omaha.

**WHEREAS**, Omaha Housing Authority (OHA) staff and Elmington have negotiated the attached MOU outlining a partnership whereby, among other particulars as stated, OHA will provide project based voucher assistance to the project and a tax exemption and in return OHA, or its affiliate River City Housing, will be a partner in the managing member entity to receive 20% of the paid developer fee.

**WHEREAS**, staff recommends that the OHA Board approve the Memorandum of Understanding between OHA and Elmington and authorizes the OHA CEO to execute the same;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Omaha Housing Authority hereby approves the Memorandum of Understanding between OHA and Elmington and the Board further authorizes the OHA CEO to execute the same. Additionally, the Board approves the MOU to be revised to include that OHA’s controlled affiliate, River City Housing, be substituted in OHA’s stead in the managing member entity and receive the paid developer fee if prudent and approved by the River City Board of Directors.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.4.3. Resolution 2024-58 MOA with Brinshore Development for OHA  
Towers

**RESOLUTION NO. 2024-58**

**MEMORANDUM OF AGREEMENT WITH BRINSHORE DEVELOPMENT**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) issued a Request for Qualifications for Co-Developer Services on March 3, 2021 and the OHA Board of Commissioners approved the selection of Brinshore Development under this procurement on July 8, 2021.

**WHEREAS**, OHA and Brinshore wish to begin working toward planning and implementation for the repositioning of OHA towers under this procurement and seek to enter into a non-binding Memorandum of Agreement (MOA) to govern their relationship.

**WHEREAS**, OHA and Brinshore anticipate negotiating a master development agreement (MDA) to govern the specifics of their business relationship in this effort.

**WHEREAS**, OHA staff recommends that the Board of Commissioners of the Housing Authority of the City of Omaha authorize OHA staff to enter into a non-binding Memorandum of Agreement with Brinshore Development for repositioning of OHA towers and further authorizes staff to negotiate a binding MDA regarding the same.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes OHA staff to enter into a non-binding Memorandum of Agreement with Brinshore Development for repositioning of OHA towers and further authorizes staff to negotiate a binding MDA regarding the same.

This resolution shall take effect immediately.

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David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2021.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.4.4. Resolution 2024-59 Amend HUD Section 18 Approval of Spencer  
Land Disposition

**RESOLUTION NO. 2024 – 59**  
**AMENDMENT OF SECTION 32 APPLICATIONS**

**WHEREAS**, OHA received HUD approval of a Section 18 disposition applications for the former Spencer Homes lands in anticipation of the new developments for the north Choice Neighborhoods Grant from HUD;

**WHEREAS**, the application and approval letter from HUD dated December 12, 2022 approved OHA to lease the 5.2 acres of property to Kennedy East LIHTC, LLC and / or Kennedy East Market, LLC:

**WHEREAS**, OHA leased approximately 4.0 acres of the property to Kennedy East LIHTC, LLC and Kennedy East Market, LLC;

**WHEREAS**, OHA staff is seeking authorization to revise the Section 18 application to permit the sale or lease of the remaining 1.2 acres of property to a third party entity and to be used for a purpose serving the community.

**WHEREAS**, the remaining 1.2 acres of property is bounded by Highway 75 on the east, Spencer Street on the south, N. 28<sup>th</sup> Avenue on the west and Bristol Street on the north.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves amendments to OHA’s Section 18 application (DDA0012215) to sell or lease the land identified above and for the purpose described above and hereby authorizes the CEO, Joanie Poore, to take such actions and execute such documents as needed to amend the Section 18 application.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 6, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

## 6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

### 6.1. Housing Choice Voucher Program

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: June 6, 2024  
 Re: Monthly Utilization Report

**PERIOD ENDING APRIL 30, 2024**

**VOUCHER UTILIZATION SUMMARY**

All Vouchers	Utilization 2024	Allocation	Issued Current Month	Feb	Mar	Apr	Current Mo % Leased
	All Other Vouchers	4988	41	3616	3622	3642	73%
Emergency Vouchers	142	10	100	105	110	77%	
Fair Share Vouchers	24	16	0	4	4	6%	
HA Owned Vouchers	21	0	22	21	21	100%	
Home Ownership Vouchers	66	0	64	65	66	100%	
Incremental Vouchers	20	6	0	0	1	0%	
Mainstream Vouchers	115	0	96	96	96	81%	
Portable Vouchers	81	7	79	80	81	100%	
Project Based Vouchers	210	16	164	190	203	96%	
Tenant Protection Vouchers	183	0	181	183	182	100%	
VASH Vouchers	157	23	110	114	119	76%	
VASH Vouchers (PBV)	0	0	36	36	36	100%	
<b>Total Vouchers</b>	<b>6006</b>	<b>121</b>	<b>4468</b>	<b>4516</b>	<b>4561</b>	<b>76%</b>	

Other Housing	Utilization 2024	Allocation	Issued	Feb	Mar	Apr	Current Mo % Leased
	HOME TBRA	30	1	23	29	29	96%
Mod Rehab	36	1	33	35	35	97%	

HUD Delinquency Rate	SEMAP	Feb	Mar	Apr
	95%	93.66%	92.80%	92.00%

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: June 6, 2024  
 Re: Monthly Utilization Report

**PERIOD ENDING MARCH 31, 2024**

**NSPIRE INSPECTION SUMMARY**

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	213	235	249									
Section 8 Fail	156	139	162									
Section 8 Follow ups	186	163	162									
Quality Control Pass	12	10	5									
Quality Control Fail	0	2	3									
Special, Complaint, Inconclusive	7	13	10									
<b>Monthly Total S8 Inspections Conducted</b>	<b>574</b>	<b>562</b>	<b>591</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted												

5/20/2024 Weather Extension Results	May											
Pass					*							
Fail					*							

**Please Note: Inspections Manager was out of the office; updates will be provided at July Board Meeting.**

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: June 6, 2024  
Re: Monthly Utilization Report

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**PERIOD ENDING APRIL 30, 2024**

## **HCV 2023 ANNUAL RECERTIFICATION SUMMARY**

<b>Annual Recertifications 2023</b>	<b>Annuals Due Monthly</b>	<b>Annuals Incomplete</b>
1	464	0
2	369	0
3	375	1
4	419	4
5	401	2
6	332	6
7	358	19
8	343	4
9	411	29
10	398	8
11	389	10
12	430	7
<b>Totals</b>	<b>4689</b>	<b>90</b>

**\*126 Annuals have been completed with 90 remaining for 2023**

## 6.2. Asset Management (Public Housing)

**OHA Property Management Report  
April 30, 2024**

**PUBLIC HOUSING**

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Actual - Non-Cash	MASS Points (of 25)
Towers	Florence Tower	106	4	6	93.4%	↓	\$ 36,733	\$ 12,178	2.00	3.02	↓	\$ (71,881)	\$ (11,541)	\$ (60,340)	\$ (36,093)	9
	Benson Tower	143	6	5	96.5%	↑	\$ 44,721	\$ 22,570	1.50	1.98	↓	\$ (96,355)	\$ (64,128)	\$ (32,227)	\$ (47,089)	17
	Jackson Tower	207	16	7	96.6%	↑	\$ 71,714	\$ 44,847	1.56	1.60	↓	\$ (200,877)	\$ (97,077)	\$ (103,800)	\$ (140,036)	17
	Park South Tower	221	17	9	95.9%	↑	\$ 55,139	\$ 53,264	0.94	1.04	↓	\$ (270,952)	\$ (108,840)	\$ (162,112)	\$ (194,540)	9
	Highland Tower	106	1	1	99.0%	-	\$ 27,909	\$ 18,287	1.23	1.53	↓	\$ (137,982)	\$ (31,071)	\$ (106,911)	\$ (94,940)	21
	Pine Tower	143	3	2	98.6%	↑	\$ 18,517	\$ 29,126	0.64	0.64	↓	\$ (61,461)	\$ (9,468)	\$ (51,993)	\$ (18,258)	17
Elderly	Evans Tower	110	9	8	92.7%	↑	\$ 32,147	\$ 27,992	1.02	1.15	↓	\$ (124)	\$ -	\$ (124,949)	\$ 20,609	9
	Crown Tower	149	5	6	95.6%	↓	\$ 25,429	\$ 40,954	0.62	0.62	↓	\$ (189,662)	\$ (148,333)	\$ (41,329)	\$ (53,143)	13
	Underwood Tower	104	3	2	98.1%	↑	\$ 13,390	\$ 31,956	0.35	0.42	↑	\$ (125,436)	\$ (13,801)	\$ (111,635)	\$ (94,988)	21
	Kay Jay Tower	117	2	1	99.1%	↑	\$ 5,775	\$ 29,459	0.44	0.20	↓	\$ (162,861)	\$ (19,568)	\$ (143,293)	\$ (124,716)	21
Multi Family	Southside	356	0	0	100.0%	-	\$ 44,376	\$ 59,794	0.65	0.74	↑	\$ (338,292)	\$ 37	\$ (338,329)	\$ (293,707)	21
	Park Villa	24	0	1	95.8%	↓	\$ 1,050	\$ 1,545	0.86	0.68	↓	\$ (68,826)	\$ 34,276	\$ (34,550)	\$ (33,418)	12
	Chambers Court	32	1	1	90.6%	-	\$ (680)	\$ (15,177)	1.09	0.04	↑	\$ (136,638)	\$ (60,709)	\$ (197,347)	\$ (75,456)	4
	Farnam	20	0	1	95.0%	↓	\$ (212)	\$ 1,472	0.81	-0.14	↓	\$ (66,707)	\$ 5,864	\$ 10	\$ 10	NA
	Bayview	12	0	1	91.7%	↓	\$ (9,425)	\$ 7,434	3.46	-1.27	↓	\$ (14,631)	\$ 39,734	\$ (54,365)	\$ (12,386)	1
Single Family Homes/ Duplexes	Scat-Site North East	225	9	5	97.8%	↑	\$ 67,235	\$ 65,513	0.76	1.03	↑	\$ (27,699)	\$ (77,644)	\$ 49,945	\$ 16,149	16
	N. Omaha Afford Homes	24	0	1	95.8%	↓	\$ 19,411	\$ 9,438	1.25	2.06	↓	\$ (51,392)	\$ (11,498)	\$ (39,894)	\$ 6,617	NA
	Crown I	16	0	0	100.0%	↑	\$ 5,838	\$ 6,312	0.54	0.92	↓	\$ 3,384	\$ 12,884	\$ (9,500)	\$ 5,449	NA
	Crown II	12	0	0	100.0%	↑	\$ 1,004	\$ 3,665	0.42	0.27	↑	\$ (18,148)	\$ (7,522)	\$ 10,626	\$ (3,839)	NA
	Scat-Site South East	137	7	3	97.8%	↑	\$ 22,515	\$ 49,560	0.44	0.45	↑	\$ 49,419	\$ (7,021)	\$ 56,440	\$ 85,802	8
	Scat-Site North West	115	2	2	98.3%	↑	\$ 36,371	\$ 51,149	0.53	0.71	↓	\$ 8,668	\$ (41,973)	\$ 50,641	\$ 24,844	20
	Keystone Crown Creek	37	0	0	100.0%	-	\$ 2,414	\$ 12,681	-0.03	0.19	↑	\$ (120,340)	\$ (80,394)	\$ (39,946)	\$ (54,028)	NA
	Scat-Site South West	75	0	0	100.0%	-	\$ 7,832	\$ 29,253	-0.06	0.27	↓	\$ 10,554	\$ (12,452)	\$ 23,006	\$ 27,211	20
<b>Total</b>		<b>2491</b>	<b>85</b>	<b>62</b>	<b>97.5%</b>	<b>↑</b>	<b>\$ 529,203</b>	<b>\$ 593,272</b>	<b>0.80</b>	<b>0.89</b>	<b>↑</b>	<b>\$ (2,088,239)</b>	<b>\$ (710,245)</b>	<b>\$ (1,461,852)</b>	<b>\$ (1,089,946)</b>	<b>15.15</b>







# OHA Board Report Summary

## Asset Management – May 2024 Board Meeting

### PHAS

OHA's MASS (Management Assessment Subsystem) score **increased** from 13.76 in March to 15.15 in April. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). The increase due to increased occupancy at Jackson and Park Towers

### Occupancy

The overall occupancy rate for public housing **increased** from 96.2% in March to 97.5 in April. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 10 of 23 properties achieved occupancy rates of 98% or higher. We have a big push right now with maintenance and are blitzing our AMPS that need help to achieve 98% and maintain through the end of June.

Occupancy rates for affordable housing increased to 85.4%. Market-rate housing occupancy decreased to 71.9%. Arbor Villa is no longer leasing due to CNI South redevelopment efforts, which is impacting overall occupancy at the Villas. We continue the boarding-up process at this location which includes 9 units and a laundry room.

### Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.80 to .89 Past due rent in public housing decreased by \$64k. Tenant revenue decreased by \$141k.

### Maintenance

No new REAC inspections have been performed or scheduled yet, but several have been ordered for later this year. The DAWG's security project for vacant units at Southside is complete for the initial 80 units. Work to begin on current and upcoming vacants in early June. Arbor Villa current vacants are secured, future vacants will be secured along with Southside units to allow simplicity of scheduling. On-time completion rates for work orders increased from 50% to 52%. The total number of outstanding work orders has decreased from 1,470 to 1,343.

## **Capital Improvements**

The 2022 CFP Formula Grant was obligated to over 90% prior to the 5/11/24 deadline.

### **Completed Projects**

- Security fencing at Park South
- A&E for plumbing stack replacement
- Underwood office flooring
- Southside concrete repairs
- Window replacement at Spencer 57
- CNA's for RAD (multiple sites)
- Radon testing
- SCSE hail damage repairs

### **Procurement Completed – Work in Progress**

#### **Towers**

- Tower lobby renovation A&E – anticipated board approval 6/2024
- Tower window replacement – anticipated board approval 6/2024
- Elevator cell dialers – anticipated completion 6/2024
- Park South/Jackson boiler rebuilds – anticipated completion in 8/2024
- HVAC replacements at Crown – anticipated completion in 6/2024
- HVAC freeze repairs at Jackson
- Carpet removal at Crown and Evans – anticipated completion in 2024
- Kay Jay exterior paint

#### **Multi-Family/ Mixed Finance**

- Exterior masonry/waterproofing A&E at Alamo, Bayview & Farnam
- Lead Risk Assessments – developing schedule and scope

#### **Single Family**

- Lead paint hazard repairs (part 1) – only two addresses in eviction status are left
- Electrical panel replacements – anticipated completion in 06/2024
- Lead hazard bathroom renovations – anticipated completion 07/2024
- Lead risk assessments
- Roofing/Siding at single family homes
- HVAC Replacement at single family homes
- Water Heater Replacement at single family homes
- Decks at single family homes
- Windows at single family homes – materials on order

## **Planning/Procurement Phase**

- NSPIRE code updates (GFCI, Smoke/CO Detectors, door sweeps)
- Park Villa site work A&E
- New key management system
- Underwood paving repairs – developing scope
- Kay Jay shower replacement (approx. 90 units) - developing scope
- SCNE lead hazard repairs (based on recent assessments) - developing scope
- Jackson trash compactor repairs – developing scope
- Tower plumbing stack replacement (IFB closes mid-June)

**OHA Maintenance Report**  
4/30/2024

Region	Property	PH Units	Physical			Work Orders Completion						MR
			PASS Points (out of 40)	2022 REAC Score	2023/24 REAC Score	Total Complete	% Complete On-Time	# Open	Prev Mo % Open	% Open / Units	# Open Trend	# Not Ready 60+ Days
North	Evans	110	28.8	72		53	96%	9	6%	8%	↓	0
	Florence	106	33.2	83		127	43%	79	23%	75%	↑	0
	Underwood	104	32.8	82		91	47%	56	22%	54%	↑	0
North Central	Benson	143	34	85		59	69%	21	15%	15%	-	0
	Crown	149	35.2	88		32	94%	7	43%	5%	↓	2
Central	Jackson	207	35.2	58	88	113	99%	6	6%	3%	↓	0
	ParkSouth	221	38	78	95	113	99%	6	5%	3%	↓	2
South	Pine	143	34.4	86		123	46%	68	45%	48%	↑	3
	KayJay	117	28.8	72		129	91%	14	12%	12%	-	0
	Highland	106	28.8	72		129	91%	14	23%	13%	↓	0
SS	Southside	356	33.6	53	84	193	75%	25	16%	7%	↓	n/a
Single Family	SCNE	225	25.6	64		413	31%	303	137%	135%	↓	2
	SCSE	137	27.2	68		213	25%	169	126%	123%	↓	0
	SCNW	115	28	70		241	29%	184	187%	160%	↓	0
	SCSW	75	17.2	43		74	43%	113	189%	151%	↓	0
Multi Family	Keystone	37	24.8	62		67	34%	37	114%	100%	↓	0
	Chambers	32	37.2	26	93	83	55%	33	116%	103%	↓	5
	Farnam	20	32	56	80	36	78%	7	75%	35%	↓	1
	ParkVilla	24	NA	NA		22	59%	9	42%	38%	↓	0
	NOAH	24	25.6	64		31	23%	26	100%	108%	↑	0
	Crown1	16	36.8	40	92	20	15%	20	100%	125%	↑	0
	Crown2	12	33.2	63	83	19	37%	15	108%	125%	↑	0
	Bayview	12	36	69	90	29	38%	16	150%	133%	↓	0
	Villas		NA	NA	NA	39	77%	19	56%	59%	↑	1
Trades	Paint		NA	NA	NA	127	34%	87	NA	NA	NA	NA
	PestControl		NA	NA	NA	1810	82%	0	NA	NA	NA	NA
<b>OHA PASS Score</b>		<b>2491</b>	<b>31.3</b>	<b>TOTAL / AVE</b>			<b>58%</b>	<b>1343</b>	<b>17</b>	<b>52%</b>	<b>↓</b>	<b>16</b>

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

# Memorandum

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To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: June 6, 2024

Re: Compliance Department Update- April 2024

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## Intake Department

During the month of April, 494 families applied for public housing. This is the highest number of new applications to date over the last 12 months. There was a total of 52 approved applications in April for all 1- bedrooms except for one 2-bedroom. There was an increased number of new applicants (13) for our Affordable properties with 3 applications approved for Farnam Apartments and applications being processed for the openings at Chambers and Villas.

There were 49 applications withdrawn from the waiting list during April with 33 for no response, 7 for applicant requests, 1 not eligible to apply and 8 for failed background checks.

We continue to work closely with Property Management staff to determine the bedroom size and number of applicants to select off the waiting list for upcoming vacancies.

The Public Housing Waiting list will close June 1<sup>st</sup> for approx. 90 days. This has been advertised since May 16<sup>th</sup> in the free weekly American Classifieds paper, our lower lobby Intake area, on social media and the OHA website. At that time, the wait list application numbers were: 1 bedroom- 2,586, 2 bedroom- 1,855, 3 bedroom- 1,073 and 4 bedroom- 326.

There will be an additional preference added for split families for the CNI Relocation process with our upcoming updates to our Admissions and Continued Occupancy Policy (ACOP).

The Intake Department currently has one Housing Clerk position still open, and our new Administrative Assistant will start on Tuesday after the holiday.

## Recertifications

HUD's monthly Re-examination Delinquency Report for April dropped down to 88.42%. During the last 30 days, staff completed 53 past due files. Since most of the completion dates are in later months due to the 30-day notice requirement, the monthly delinquency rate isn't going to show this right away.

The interim completion rate dropped from 81% to 78% for the interims reported between 2023 through January 2024. We have assigned one staff person to concentrate solely on interim recertifications. The decision was made not to wait until we were fully staffed to change the assigned workloads. The rent decreases for our residents must be completed timelier as this affects Property Management and Legal departments and creates an undue hardship for residents.

We currently have 3 Housing Compliance Specialist positions open. 3 candidates have just been selected to fill the positions and HR staff are processing them for hire. Our new staff training is going well, and we are seeing positive results. Staffing numbers will have the greatest impact on improving our delinquency rating.

After discussions with staff during May, we implemented a weekly file completion goal for staff with rewards, such as working from home for a day. We are also re-structuring our bonus for Housing Compliance Specialists to fall in line with the way recertification files are being assigned now.

We met with resident groups in May and will continue throughout June to introduce the upcoming HOTMA changes. The ACOP committee continues to meet weekly so the policy can be updated for the changes too as planned.

Process Improvements

During the month of April, Nicole worked with staff from Section 8, Property Management, PH Intake, FSS and Intensive Services departments. She updated email templates for applicants, emailed Campaign for Careers for FSS program participants, revised Regions information in Rent Café. 453 census tracts were mapped and then updated in Yardi for Section 8 along with special email to landlords regarding inspections with prior weather delays for needed repairs. Rent Café and Yardi Basics training sessions were conducted for new staff in Section 8 and Compliance departments and Nicole worked with staff on CNI reports for both Spencer and Southside grants. Guides were created for online rent payments, receiving goods in Voyager and P2P, open work order reports and rent rolls for PH and Affordable properties. There were 19 cases submitted to Yardi.

There were 137 requests from staff for assistance as outlined below:

Requests by Department:

Compliance	11
Executive	2
Finance	17
Family Self Sufficiency	1
HR	10
Inspections	2
Intensive Services	3
Leasing	1
Legal	2
Maintenance	13
PH Intake	8
Procurement	1
Property Management	22
Public Safety	1
Requests for Training	10
Section 8	43

# Memorandum



To: The Board of Commissioners  
 From: Susan Gilroy, Director of Compliance  
 Date: June 6, 2024  
 Re: Intake Approved Applications April 2024

**Intake Department  
 Month of April 2024**

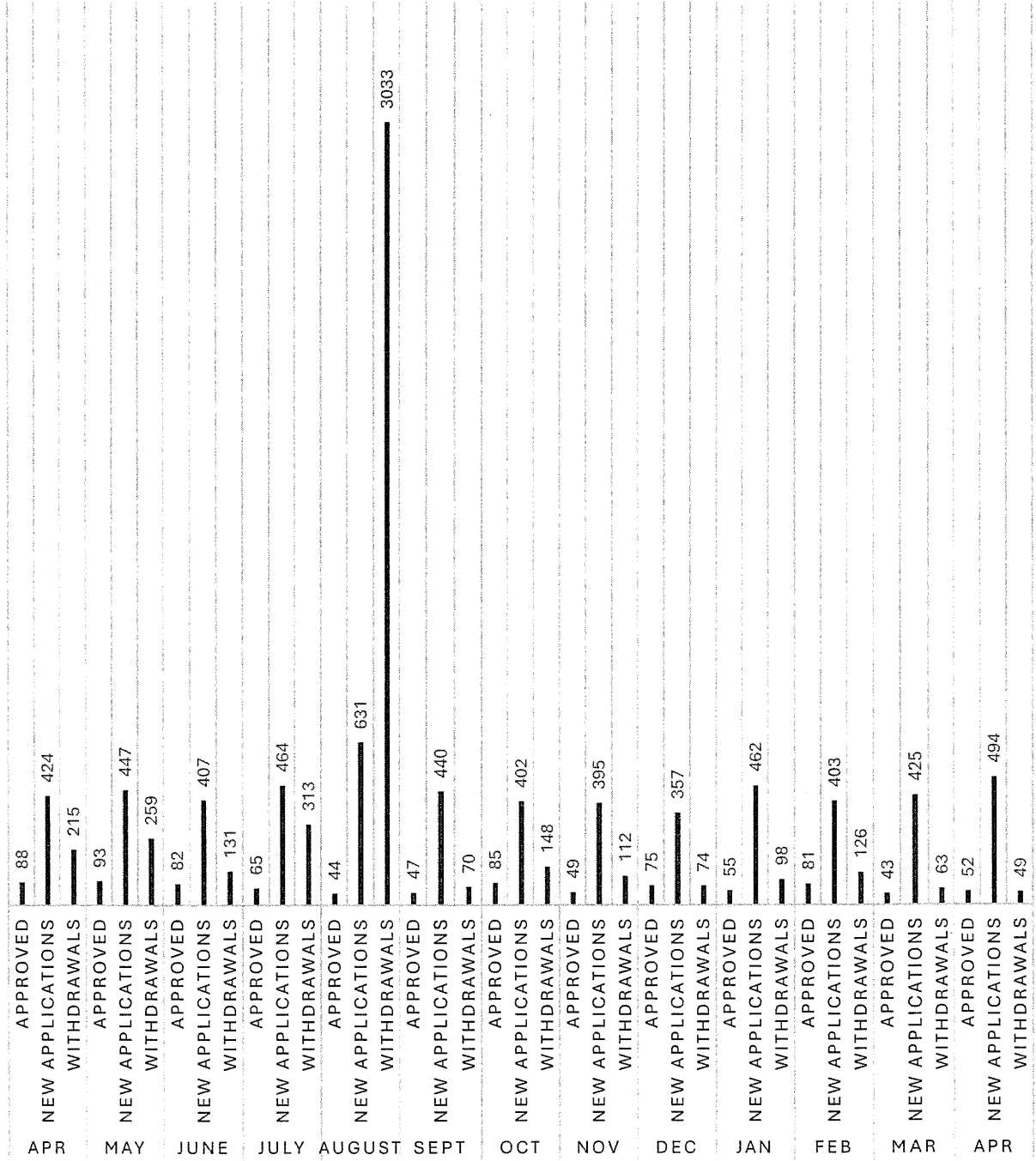
New Public Housing Applications	<b>494</b>
New Villas Housing Applications	<b>1</b>
New Farnam Straight Tax Credit Housing Applications	<b>5</b>
New Chambers Straight Tax Credit Housing Applications	<b>7</b>
Approved Public Housing Applications	<b>52</b>
Approved Applications for Villas	<b>0</b>
Approved Applications for Chambers Straight Tax Credit	<b>0</b>
Approved Applications for Farnam Apts Straight Tax Credit	<b>3</b>

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		<b>51</b>	<b>0</b>	<b>1</b>	<b>0</b>
Villas Applications Approved		Two	Three		
North Villas	<b>0</b>	<b>0</b>			
Arbor Villa	<b>0</b>	<b>0</b>			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	<b>2</b>	<b>1</b>			

Applications Withdrawn from PH Wait List	<b>49</b>	
No Response During Full Application Process	<b>33</b>	
Over Income	<b>0</b>	
Not Eligible to Apply	<b>1</b>	
Failed Background Check	<b>8</b>	
Applicant Request	<b>7</b>	
Owes Debt to other PHA	<b>0</b>	

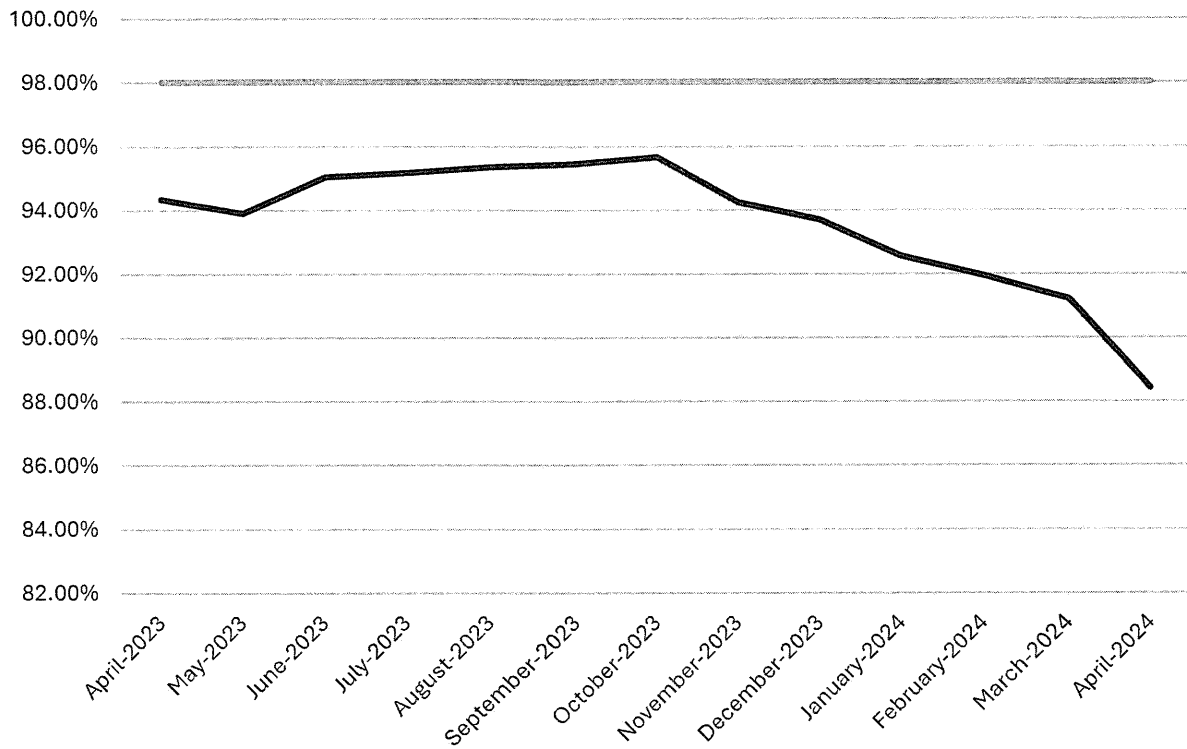
# PUBLIC HOUSING INTAKE WAITING LIST

## APRIL 2024



### HUD Reporting Rate for Annual Recertifications as of 4/30/24

88.42%



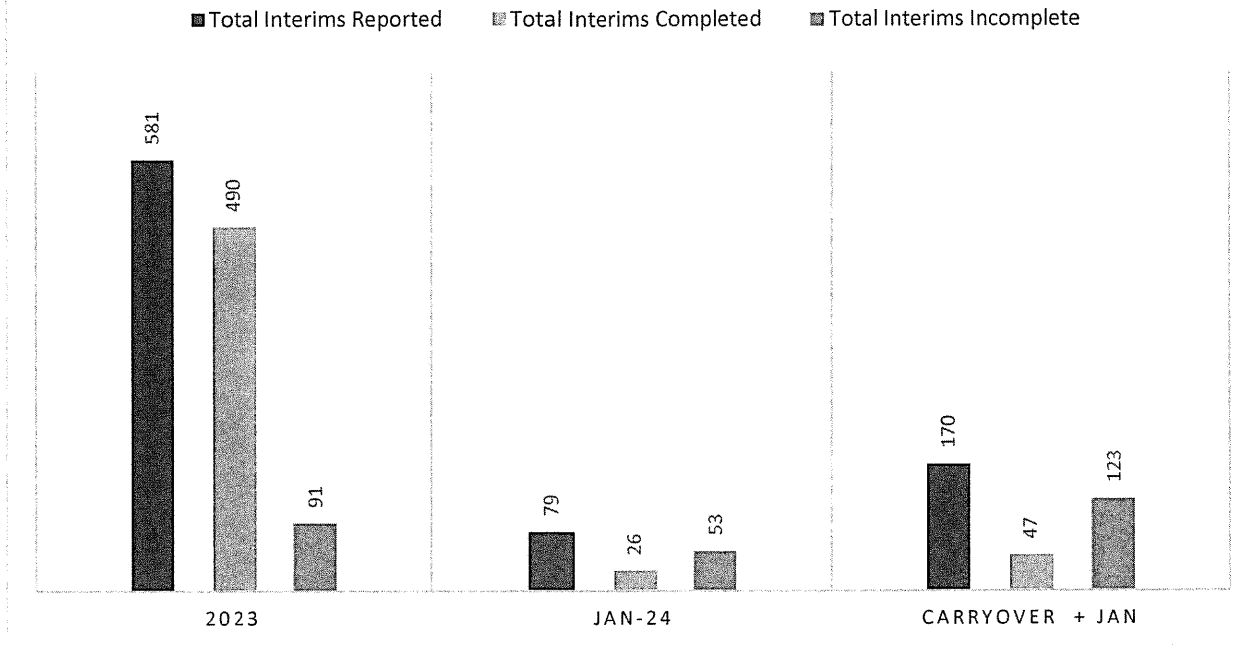
#### HUD Goals:

98% High Performer

96% Standard Performer

95% Timely Reporting

## INTERIM COMPLETION RATE 2023 CARRYOVER - JANUARY 2024



79 residents reported new changes during the month of January. Compliance staff ended 2023 with 91 outstanding interims. Housing Compliance Staff continued completion of those outstanding interims during this month. Overall, staff processed a total 47 interim files over the month.

The cumulative monthly breakdown will show the progress of completion for the carryover files from 2023.

## 6.6. Financials

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Apr 2024

Book = Accrual ; Tree = ysl\_bs

	April 2024	March 2024	Net Change	January 2024	YTD Net Change
<b>100-0000 ASSETS</b>					
119-0000 CASH AND CASH EQUIVALENTS	9,526,993	13,403,739	(3,876,746)	12,223,299	(2,696,306)
125-1999 OTHER ACCOUNTS RECEIVABLE	375,306	522,012	(146,707)	731,491	(356,185)
125-9900 A/R INTER-PROPERTY	863,784	841,848	21,936	715,591	148,193
126-9999 A/R - TENANT	682,473	726,246	(43,773)	597,618	84,855
127-9999 A/R PROMISSORY NOTES	3,140,046	3,141,826	(1,780)	3,134,441	5,605
129-9999 ACCRUED INTEREST RECEIVABLE	359,745	359,745	0	359,745	0
142-9999 PREPAID ASSETS	407,601	370,077	37,525	326,854	80,747
144-5999 INTER-FUND DUE FROM	2,282,243	2,001,418	280,825	2,447,191	(164,948)
150-0000 TOTAL CURRENT ASSETS	17,638,192	21,366,911	(3,728,720)	20,536,230	(2,898,038)
168-9999 FIXED ASSETS	31,399,546	31,298,594	100,952	31,665,545	(265,998)
171-9999 NOTES RECEIVABLE	1,347,673	1,347,673	0	1,347,673	0
172-9999 LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
174-0198 TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0299 PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-1999 ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
175-5000 LT INTER-PROPERTY	913,265	913,265	0	913,265	0
177-0000 INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
180-0000 TOTAL NON-CURRENT ASSETS	38,310,011	38,209,059	100,952	38,576,009	(265,998)
<b>190-9999 TOTAL ASSETS</b>	<b>55,948,202</b>	<b>59,575,971</b>	<b>(3,627,768)</b>	<b>59,112,239</b>	<b>(3,164,037)</b>
<b>300-0000 LIABILITIES AND EQUITY</b>					
<b>300-0100 LIABILITIES</b>					
311-9999 ACCOUNTS PAYABLE					
312-0099 ACCOUNTS PAYABLE	1,205,572	476,340	729,232	896,616	308,957
312-0299 A/P OTHER	385,332	3,846,194	(3,460,862)	376,771	8,561
312-1999 A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-2999 ACCRUED FEES	814,398	792,462	21,936	666,205	148,193
320-0000 ACCR WAGES & WITHHOLDINGS					
321-9999 ACCR WAGES & WITHHOLDINGS	10,798	10,818	(20)	215,810	(205,012)
322-9999 COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
341-9999 TENANT SECURITY DEPOSIT	729,051	738,313	(9,262)	789,108	(60,057)
342-0999 UNEARNED REVENUE	311,197	307,497	3,701	311,465	(267)
343-0099 CURRENT PORTION OF DEBT	1,699,581	1,699,581	0	1,707,649	(8,068)
345-0299 OTHER CURRENT LIABILITIES	440,405	440,405	0	440,405	0
345-9999 INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
347-5000 INTER-FUND DUE TO	2,538,989	2,246,073	292,916	2,343,195	195,794
349-9999 TOTAL CURRENT LIABILITIES	11,012,848	13,435,208	(2,422,361)	10,624,747	388,100
352-9999 LONG TERM DEBT	13,254,247	13,254,247	0	13,254,247	0
353-0500 FSS ESCROW	646,327	617,559	28,768	574,211	72,116
353-5000 TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
354-9999 COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
355-5000 LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
359-9999 TOTAL NON-CURRENT LIABILITIES	17,596,457	17,567,689	28,768	17,524,341	72,116
399-9999 TOTAL LIABILITIES	28,609,304	31,002,897	(2,393,593)	28,149,088	460,216
<b>500-0000 EQUITY</b>					
508-9999 NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
512-0005 RETAINED EARNINGS	7,454,095	8,688,271	(1,234,176)	11,078,348	(3,624,253)
512-0150 UNRESTRICTED NET POSITION	-4,309,668	-4,309,668	0	-4,309,668	0
512-9999 RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
599-9999 TOTAL EQUITY	27,338,898	28,573,074	(1,234,176)	30,963,151	(3,624,253)
<b>600-9999 TOTAL LIABILITIES AND EQUITY</b>	<b>55,948,202</b>	<b>59,575,971</b>	<b>(3,627,768)</b>	<b>59,112,239</b>	<b>(3,164,037)</b>
999-9999 TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

	April 2024	March 2024	Net Change	January 2024	YTD Net Change
<b>100-0000 ASSETS</b>					
111-0100 CASH - OPERATING	2,620,697	7,150,933	(4,530,236)	5,686,757	(3,066,061)
111-0200 CASH - PAYROLL	102,484	84,916	17,568	496,193	(393,709)
111-0300 CASH - OTHER	46,301	46,266	34	48,168	(1,867)
111-0400 PETTY CASH	560	560	0	560	0
111-1000 CASH - VENDOR PAYMENTS	352,910	-62,362	415,273	-129,914	482,824
112-0000 CASH - RESTRICTED	4,027,475	3,838,252	189,223	3,869,166	158,310
112-0100 CASH - RESTRICTED MODERNIZATION AND DEV	38,389	38,343	46	38,205	183
112-3000 REPLACEMENT RESERVE	70,301	70,145	156	69,673	628
113-0000 CASH - FSS ESCROW	615,191	587,330	27,861	574,458	40,733
113-1000 CASH - FSS FORFEITURES	20,687	20,687	0	21,209	(522)
113-3000 OPERATING RESERVE	270,433	269,867	566	268,157	2,276
113-3500 OHA HUD OPERATING RESERVE	298,602	298,602	0	298,602	0
114-0000 CASH - SECURITY DEPOSIT	696,058	693,731	2,327	616,912	79,146
115-0000 HOMEOWNERSHIP FUNDS	366,904	366,468	436	365,150	1,754
<b>119-0000 CASH AND CASH EQUIVALENTS</b>	<b>9,526,993</b>	<b>13,403,739</b>	<b>(3,876,746)</b>	<b>12,223,299</b>	<b>(2,696,306)</b>
122-0000 A/R HUD	677,636	729,758	(52,122)	719,113	(41,477)
123-0000 A/R OTHER GOVERNMENTS	329,553	427,210	(97,657)	651,313	(321,760)
125-0000 A/R OTHER	1,800	1,800	0	1,800	0
125-0400 A/R NON DWELLING RENT	19,579	16,507	3,072	12,527	7,052
125-0500 A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
125-0501 ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
125-1000 ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
<b>125-1999 OTHER ACCOUNTS RECEIVABLE</b>	<b>375,306</b>	<b>522,012</b>	<b>(146,707)</b>	<b>731,491</b>	<b>(356,185)</b>
125-6000 INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
125-6002 INTER-PROPERTY {9EC}	150,494	144,275	6,219	126,499	23,995
125-6003 INTER-PROPERTY {9KCC}	79,036	76,030	3,006	68,159	10,878
125-6004 INTER-PROPERTY {9NOAH}	48,853	46,817	2,036	41,509	7,345
125-6006 INTER-PROPERTY {9FAR}	96,669	93,336	3,334	83,367	13,303
125-6007 INTER-PROPERTY {9BV}	24,646	23,588	1,058	20,840	3,806
125-6008 INTER-PROPERTY {9CR1}	38,643	37,283	1,360	33,738	4,905
125-6009 INTER-PROPERTY {9CR2}	24,448	23,430	1,018	20,775	3,672
125-6010 INTER-PROPERTY {VILLAS}	38,794	36,620	2,174	31,049	7,745
125-6011 INTER-PROPERTY {HCV}	788,690	838,690	(50,000)	838,690	(50,000)
125-6012 INTER-PROPERTY {HCV ADM}	-698,445	-748,445	50,000	-831,320	132,875
125-6015 INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
125-6017 INTER-PROPERTY {PUB HSG}	220,181	218,451	1,730	230,512	(10,331)
<b>125-9900 A/R INTER-PROPERTY</b>	<b>863,784</b>	<b>841,848</b>	<b>21,936</b>	<b>715,591</b>	<b>148,193</b>
126-0000 ACCOUNTS RECEIVABLE TENANTS	736,229	780,002	(43,773)	651,374	84,855
126-0100 ALLOWANCE FOR A/R TENANTS	-53,756	-53,756	0	-53,756	0
<b>126-9999 A/R - TENANT</b>	<b>682,473</b>	<b>726,246</b>	<b>(43,773)</b>	<b>597,618</b>	<b>84,855</b>
127-0100 P-NOTES OUTSTANDING	581,047	582,827	(1,780)	575,442	5,605
127-0120 ALLOWANCE FOR P-NOTES	-66,493	-66,493	0	-66,493	0
127-0200 A/R BAYVIEW	387,861	387,861	0	387,861	0
127-0201 A/R FARNAM	1,375,882	1,375,882	0	1,375,882	0
127-0206 A/R STREHLOW	812,448	812,448	0	812,448	0
127-0207 A/R NOAH	49,301	49,301	0	49,301	0
<b>127-9999 A/R PROMISSORY NOTES</b>	<b>3,140,046</b>	<b>3,141,826</b>	<b>(1,780)</b>	<b>3,134,441</b>	<b>5,605</b>
129-0100 ACCRUED INTEREST RECEIVABLE	359,745	359,745	0	359,745	0
<b>129-9999 ACCRUED INTEREST RECEIVABLE</b>	<b>359,745</b>	<b>359,745</b>	<b>0</b>	<b>359,745</b>	<b>0</b>
142-0000 PREPAID INSURANCE	205,088	211,072	(5,984)	142,025	63,062
142-0100 PREPAID SOFTWARE EXP	123,957	80,686	43,270	152,700	(28,743)
142-0200 PREPAID MED FSA SEC 125	4,251	4,677	(425)	1,160	3,091
142-0300 PREPAID CREDIT CARDS	17,621	16,853	768	118	17,503
142-0500 PREPAID OTHER	56,684	56,789	(104)	30,851	25,833
<b>142-9999 PREPAID ASSETS</b>	<b>407,601</b>	<b>370,077</b>	<b>37,525</b>	<b>326,854</b>	<b>80,747</b>
144-0000 INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
144-3000 INTER-FUND DUE FROM {COCC}	467,078	446,303	20,776	403,450	63,628
144-3001 INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,648	(35)
144-3002 INTER-FUND DUE FROM {9EC}	218,183	222,865	(4,682)	160,238	57,945

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		April 2024	March 2024	Net Change	January 2024	YTD Net Change
144-3003	INTER-FUND DUE FROM {9KCC}	65,042	63,745	1,298	25,969	39,074
144-3004	INTER-FUND DUE FROM {9NOAH}	115,939	115,060	878	41,560	74,379
144-3005	INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	22,106	(1,725)
144-3006	INTER-FUND DUE FROM {9FAR}	16,045	16,475	(430)	16,456	(411)
144-3007	INTER-FUND DUE FROM {9BV}	10,955	6,739	4,215	16,101	(5,146)
144-3008	INTER-FUND DUE FROM {9CR1}	9,944	9,280	664	14,384	(4,441)
144-3009	INTER-FUND DUE FROM {9CR2}	9,521	9,645	(124)	11,038	(1,517)
144-3010	INTER-FUND DUE FROM {VILLAS}	12,907	5,134	7,773	20,450	(7,543)
144-3011	INTER-FUND DUE FROM {HCV}	999,777	768,662	231,116	448,607	551,170
144-3012	INTER-FUND DUE FROM {HCV ADM}	-305,683	-403,213	97,530	-375,820	70,137
144-3013	INTER-FUND DUE FROM {HCV MV}	-15,202	-15,202	0	-15,311	108
144-3014	INTER-FUND DUE FROM {HCV CITY}	13,917	37,650	(23,732)	239,933	(226,016)
144-3015	INTER-FUND DUE FROM {MOD REHAB}	4,267	-1,093	5,360	44,678	(40,412)
144-3016	INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	109,208	498
144-3017	INTER-FUND DUE FROM {PUB HSG}	212,167	237,652	(25,486)	823,815	(611,648)
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	37,078	16,073	21,005	86,256	(49,177)
144-3019	INTER-FUND DUE FROM {FSS GRANT}	-94,617	-39,281	(55,335)	-20,801	(73,816)
144-3020	INTER-FUND DUE FROM {CNI GRANT}	562,427	562,427	0	562,427	0
144-3021	INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
<b>144-5999</b>	<b>INTER-FUND DUE FROM</b>	<b>2,282,243</b>	<b>2,001,418</b>	<b>280,825</b>	<b>2,447,191</b>	<b>(164,948)</b>
<b>150-0000</b>	<b>TOTAL CURRENT ASSETS</b>	<b>17,638,192</b>	<b>21,366,911</b>	<b>(3,728,720)</b>	<b>20,536,230</b>	<b>(2,898,038)</b>
161-0000	LAND	8,299,143	8,299,143	0	8,299,143	0
162-0000	BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
162-0025	BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
162-0030	BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
162-0050	BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
162-0100	BUILDING IMPROVEMENTS	42,452,128	42,434,548	17,580	42,351,958	100,170
162-0200	CONTRACT WORK IN PROCESS	107,218	0	107,218	56,804	50,413
162-0300	WIP - PREDEVELOPMENT	626,179	588,706	37,473	480,876	145,303
162-0600	WIP - INS PROCEEDS/REPAIRS	601,088	593,904	7,184	537,614	63,474
163-0000	DWELLING EQUIPMENT	3,087,107	3,087,107	0	2,957,028	130,079
164-0000	SITE IMPROVEMENTS	4,914,718	4,914,718	0	4,892,718	22,000
164-0100	OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
164-0200	MAINTENANCE EQUIPMENT	365,170	365,170	0	298,320	66,850
164-0300	COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
164-0400	COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
164-0500	AUTOMOTIVE EQUIPMENT	2,608,074	2,418,518	189,556	2,418,518	189,556
164-0600	SECURITY EQUIPMENT	1,183,024	1,183,024	0	1,183,024	0
166-0000	ACCUM DEPR - BUILDINGS	-150,673,514	-150,597,281	(76,232)	-150,359,463	(314,050)
166-0025	ACCUM DEPR - COMMERCIAL	-372,401	-372,098	(303)	-371,189	(1,212)
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
166-0050	ACCUM DEPR - INELIGIBLE BLDG	-78,271	-78,004	(267)	-77,203	(1,068)
166-0100	ACCUM AMORT EXPENSE	-294,000	-294,000	0	-294,000	0
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-32,220,093	-32,110,168	(109,925)	-31,778,814	(441,279)
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,746,024	-1,729,332	(16,692)	-1,678,448	(67,576)
166-2000	ACCUM DEPR - SITE IMPROVE	-3,226,521	-3,205,287	(21,233)	-3,141,710	(84,811)
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-231,464	-230,856	(608)	-228,903	(2,561)
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-283,841	-282,949	(893)	-281,385	(2,456)
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-526,324	-525,857	(467)	-524,456	(1,867)
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,123,006	-2,101,362	(21,644)	-2,045,225	(77,781)
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-461,950	-452,155	(9,796)	-422,768	(39,182)
<b>168-9999</b>	<b>FIXED ASSETS</b>	<b>31,399,546</b>	<b>31,298,594</b>	<b>100,952</b>	<b>31,665,545</b>	<b>(265,998)</b>
171-0206	N/R STREHLOW	1,347,673	1,347,673	0	1,347,673	0
<b>171-9999</b>	<b>NOTES RECEIVABLE</b>	<b>1,347,673</b>	<b>1,347,673</b>	<b>0</b>	<b>1,347,673</b>	<b>0</b>
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
172-1002	LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
172-1003	LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
172-1007	LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		April 2024	March 2024	Net Change	January 2024	YTD Net Change
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
172-1009	LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
172-1010	LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
<b>172-9999</b>	<b>LT INTER-FUND DUE FROM</b>	<b>2,390,435</b>	<b>2,390,435</b>	<b>0</b>	<b>2,390,435</b>	<b>0</b>
174-0000	A/R P-NOTES - LONG TERM	-332,815	-332,815	0	-332,815	0
174-0100	TAX CREDIT FEES	71,655	71,655	0	71,655	0
<b>174-0198</b>	<b>TAX CREDIT FEES</b>	<b>71,655</b>	<b>71,655</b>	<b>0</b>	<b>71,655</b>	<b>0</b>
174-0200	PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
<b>174-0299</b>	<b>PREPAID LEASE COSTS</b>	<b>4,640,570</b>	<b>4,640,570</b>	<b>0</b>	<b>4,640,570</b>	<b>0</b>
174-1000	ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
<b>174-1999</b>	<b>ACCUMULATED AMORTIZATION</b>	<b>-4,416,383</b>	<b>-4,416,383</b>	<b>0</b>	<b>-4,416,383</b>	<b>0</b>
175-1002	LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
175-1004	LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
175-1006	LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
175-1007	LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
175-1008	LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
175-1009	LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
175-1010	LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
<b>175-5000</b>	<b>LT INTER-PROPERTY</b>	<b>913,265</b>	<b>913,265</b>	<b>0</b>	<b>913,265</b>	<b>0</b>
176-0000	INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
<b>177-0000</b>	<b>INVESTMENT IN JOINT VENTURES</b>	<b>2,296,065</b>	<b>2,296,065</b>	<b>0</b>	<b>2,296,065</b>	<b>0</b>
<b>180-0000</b>	<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,310,011</b>	<b>38,209,059</b>	<b>100,952</b>	<b>38,576,009</b>	<b>(265,998)</b>
<b>190-9999</b>	<b>TOTAL ASSETS</b>	<b>55,948,202</b>	<b>59,575,971</b>	<b>(3,627,768)</b>	<b>59,112,239</b>	<b>(3,164,037)</b>
<b>300-0000</b>	<b>LIABILITIES AND EQUITY</b>					
<b>300-0100</b>	<b>LIABILITIES</b>					
<b>311-9999</b>	<b>ACCOUNTS PAYABLE</b>					
312-0000	ACCOUNTS PAYABLE	1,205,572	476,340	729,232	896,616	308,957
<b>312-0099</b>	<b>ACCOUNTS PAYABLE</b>	<b>1,205,572</b>	<b>476,340</b>	<b>729,232</b>	<b>896,616</b>	<b>308,957</b>
312-0100	UNEARNED INCOME	379,969	3,849,392	(3,469,423)	379,969	0
312-0200	A/P OTHER	5,363	-3,198	8,561	-3,198	8,561
<b>312-0299</b>	<b>A/P OTHER</b>	<b>385,332</b>	<b>3,846,194</b>	<b>(3,460,862)</b>	<b>376,771</b>	<b>8,561</b>
312-1000	A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
<b>312-1999</b>	<b>A/P GENERAL PARTNER</b>	<b>2,625,492</b>	<b>2,625,492</b>	<b>0</b>	<b>2,625,492</b>	<b>0</b>
312-2000	ACCRUED MGMT & BKKPING FEE	148,129	148,129	0	65,254	82,875
312-2100	ACCRUED FRONT-LINE FEES	666,269	644,333	21,936	600,951	65,318
<b>312-2999</b>	<b>ACCRUED FEES</b>	<b>814,398</b>	<b>792,462</b>	<b>21,936</b>	<b>666,205</b>	<b>148,193</b>
<b>320-0000</b>	<b>ACCR WAGES &amp; WITHHOLDINGS</b>					
321-0000	COURT ORDERED WITHHOLDING	5	5	0	5	0
321-0300	STATE WITHHOLDING	-15	-15	0	-15	0
321-0500	OTHER WITHHOLDING	1,905	1,905	0	1,985	(80)
321-1100	ACCRUED PAYROLL	0	0	0	186,202	(186,202)
321-1200	ACCRUED PAYROLL TAXES	0	0	0	13,149	(13,149)
321-1300	EE INS DEDUCTIONS	8,904	8,924	(20)	14,484	(5,580)
<b>321-9999</b>	<b>ACCR WAGES &amp; WITHHOLDINGS</b>	<b>10,798</b>	<b>10,818</b>	<b>(20)</b>	<b>215,810</b>	<b>(205,012)</b>
322-0000	COMPENSATED ABSENCES - CURRENT	202,035	202,035	0	202,035	0
<b>322-9999</b>	<b>COMP ABSENCES - CURRENT</b>	<b>202,035</b>	<b>202,035</b>	<b>0</b>	<b>202,035</b>	<b>0</b>
341-0000	TENANT SECURITY DEPOSIT	680,845	689,126	(8,281)	615,954	64,890
341-0001	PET DEPOSIT	8,014	8,014	0	7,614	400
341-0100	DEPOSIT REFUND ACCOUNT	40,192	41,173	(981)	165,539	(125,347)
<b>341-9999</b>	<b>TENANT SECURITY DEPOSIT</b>	<b>729,051</b>	<b>738,313</b>	<b>(9,262)</b>	<b>789,108</b>	<b>(60,057)</b>
342-0200	TENANT PREPAID RENT	302,849	299,198	3,651	303,166	(317)
342-0300	NO UNIT HOLDING ACCT	8,349	8,299	50	8,299	50
<b>342-0999</b>	<b>UNEARNED REVENUE</b>	<b>311,197</b>	<b>307,497</b>	<b>3,701</b>	<b>311,465</b>	<b>(267)</b>
343-0000	MORTGAGE PAYABLE - CURRENT	-8,068	-8,068	0	0	(8,068)
343-0003	ACCRUED INTEREST BRIDGE	798,130	798,130	0	798,130	0
343-0005	ACCRUED INTEREST HIO	219,419	219,419	0	219,419	0
343-0010	ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
<b>343-0099</b>	<b>CURRENT PORTION OF DEBT</b>	<b>1,699,581</b>	<b>1,699,581</b>	<b>0</b>	<b>1,707,649</b>	<b>(8,068)</b>
345-0000	OTHER CURRENT LIABILITIES	374,086	374,086	0	374,086	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		April 2024	March 2024	Net Change	January 2024	YTD Net Change
345-0100	CONTRACT RETAINAGE	66,319	66,319	0	66,319	0
<b>345-0299</b>	<b>OTHER CURRENT LIABILITIES</b>	<b>440,405</b>	<b>440,405</b>	<b>0</b>	<b>440,405</b>	<b>0</b>
345-0300	A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
<b>345-9999</b>	<b>INTER-PROGRAM PAYABLES</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>50,000</b>	<b>0</b>
347-1000	INTER-FUND DUE TO {COCC}	1,668,361	1,654,296	14,065	2,092,203	(423,842)
347-1001	INTER-FUND DUE TO {HIOOPER}	914	914	0	1,422	(508)
347-1002	INTER-FUND DUE TO {9EC}	32,021	28,813	3,208	24,138	7,883
347-1003	INTER-FUND DUE TO {9KCC}	19,877	19,877	0	37,870	(17,993)
347-1004	INTER-FUND DUE TO {9NOAH}	4,675	4,675	0	4,700	(26)
347-1005	INTER-FUND DUE TO {9SEC}	173,462	173,462	0	173,538	(76)
347-1006	INTER-FUND DUE TO {9FAR}	12,440	11,651	789	13,913	(1,473)
347-1007	INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,544	(331)
347-1008	INTER-FUND DUE TO {9CR1}	4,390	4,390	0	-14,911	19,301
347-1009	INTER-FUND DUE TO {9CR2}	2,903	2,903	0	2,953	(50)
347-1010	INTER-FUND DUE TO {VILLAS}	-43,992	-43,992	0	-171,323	127,331
347-1012	INTER-FUND DUE TO {HCV ADM}	605,341	329,498	275,843	79,753	525,588
347-1017	INTER-FUND DUE TO {PUB HSG}	30,464	31,453	(989)	86,569	(56,105)
347-1018	INTER-FUND DUE TO {ROSS GRANT}	6,374	6,374	0	0	6,374
347-1019	INTER-FUND DUE TO {FSS GRANT}	11,545	11,545	0	1,825	9,720
<b>347-5000</b>	<b>INTER-FUND DUE TO</b>	<b>2,538,989</b>	<b>2,246,073</b>	<b>292,916</b>	<b>2,343,195</b>	<b>195,794</b>
<b>349-9999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>11,012,848</b>	<b>13,435,208</b>	<b>(2,422,361)</b>	<b>10,624,747</b>	<b>388,100</b>
351-0000	MORTGAGE PAYABLE	1,537,064	1,537,064	0	1,537,064	0
351-0001	LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
351-0002	LOAN PAYABLE OHA	8,933,079	8,933,079	0	8,933,079	0
351-0007	ACCRUED INTEREST LONG TERM	4,000	4,000	0	4,000	0
351-0009	ACCR INT L-T CDBG LOAN	64,373	64,373	0	64,373	0
351-0102	MORTGAGE-HIO	1,349,569	1,349,569	0	1,349,569	0
351-0202	MORTGAGE-OHA # 2	539,949	539,949	0	539,949	0
352-0000	LONG TERM LIABILITIES - OPERATING	324,213	324,213	0	324,213	0
<b>352-9999</b>	<b>LONG TERM DEBT</b>	<b>13,254,247</b>	<b>13,254,247</b>	<b>0</b>	<b>13,254,247</b>	<b>0</b>
353-0100	FSS ESCROW	646,327	617,559	28,768	574,211	72,116
<b>353-0500</b>	<b>FSS ESCROW</b>	<b>646,327</b>	<b>617,559</b>	<b>28,768</b>	<b>574,211</b>	<b>72,116</b>
353-1000	LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
353-2000	LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
353-3000	LT ACCRUED FEES	20,458	20,458	0	20,458	0
<b>353-5000</b>	<b>TOTAL LT ACCRUED FEES</b>	<b>913,264</b>	<b>913,264</b>	<b>0</b>	<b>913,264</b>	<b>0</b>
354-0000	COMPENSATED ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
<b>354-9999</b>	<b>COMP ABSENCES-LONG TERM</b>	<b>392,185</b>	<b>392,185</b>	<b>0</b>	<b>392,185</b>	<b>0</b>
355-1000	LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
355-1001	LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
355-1002	LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
355-1003	LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
355-1004	LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
355-1006	LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
355-1007	LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
355-1008	LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
355-1009	LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
355-1010	LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
<b>355-5000</b>	<b>LT INTER-FUND DUE TO</b>	<b>2,390,435</b>	<b>2,390,435</b>	<b>0</b>	<b>2,390,435</b>	<b>0</b>
<b>359-9999</b>	<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,596,457</b>	<b>17,567,689</b>	<b>28,768</b>	<b>17,524,341</b>	<b>72,116</b>
<b>399-9999</b>	<b>TOTAL LIABILITIES</b>	<b>28,609,304</b>	<b>31,002,897</b>	<b>(2,393,593)</b>	<b>28,149,088</b>	<b>460,216</b>
<b>500-0000</b>	<b>EQUITY</b>					
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
508-0100	NET INVESTED IN CAPITAL ASSETS	24,282,338	24,282,338	0	24,282,338	0
<b>508-9999</b>	<b>NET INVEST IN CAPITAL ASSETS</b>	<b>27,691,291</b>	<b>27,691,291</b>	<b>0</b>	<b>27,691,291</b>	<b>0</b>
511-0100	RESTRICTED NET ASSETS	-4,996,419	-4,996,419	0	-4,996,419	0
512-0000	RETAINED EARNINGS	7,454,095	8,688,271	(1,234,176)	11,078,348	(3,624,253)
<b>512-0005</b>	<b>RETAINED EARNINGS</b>	<b>7,454,095</b>	<b>8,688,271</b>	<b>(1,234,176)</b>	<b>11,078,348</b>	<b>(3,624,253)</b>
512-0040	CONTRA EQUITY	6,821,565	6,821,565	0	6,821,565	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		<b>April 2024</b>	<b>March 2024</b>	<b>Net Change</b>	<b>January 2024</b>	<b>YTD Net Change</b>
512-0100	UNRESTRICTED NET ASSETS	2,511,897	2,511,897	0	2,511,897	0
<b>512-0150</b>	<b>UNRESTRICTED NET POSITION</b>	<b>-4,309,668</b>	<b>-4,309,668</b>	<b>0</b>	<b>-4,309,668</b>	<b>0</b>
512-0200	RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
<b>512-9999</b>	<b>RE - EQUITY TRANSFERS</b>	<b>1,499,600</b>	<b>1,499,600</b>	<b>0</b>	<b>1,499,600</b>	<b>0</b>
<b>599-9999</b>	<b>TOTAL EQUITY</b>	<b>27,338,898</b>	<b>28,573,074</b>	<b>(1,234,176)</b>	<b>30,963,151</b>	<b>(3,624,253)</b>
<b>600-9999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>55,948,202</b>	<b>59,575,971</b>	<b>(3,627,768)</b>	<b>59,112,239</b>	<b>(3,164,037)</b>
<b>999-9999</b>	<b>TOTAL OF ALL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

New Agency Structure after FMR (Agency2)

**Budget Comparison**

Period - Apr 2024

Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual-Budget	April 2023	CM Actual-PM Actual	YTD	YTD	Actual-Budget	2023 YTD	CY Actual-PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
REVENUES	5,886,897	6,574,635	(687,738)	6,011,874	(124,976)	22,782,826	26,368,195	(3,585,369)	24,479,969	(1,697,142)
EXPENSES	7,138,613	6,694,794	(443,819)	6,372,742	(765,871)	26,573,604	26,711,663	138,059	25,921,387	(652,217)
TRANSFERS	(17,541)	13,095	30,636	(61,625)	(44,084)	(166,525)	52,380	218,905	(158,406)	8,119
PRIOR PERIOD ADJUSTMENT	-	-	0	-	0	-	-	0	96	96
NET OPERATING INCOME (LOSS)	(1,234,176)	(133,255)	(1,100,921)	(299,244)	(934,932)	(3,624,253)	(395,848)	(3,228,405)	(1,283,109)	(2,341,144)
PLUS NON-CASH EXPENSE (DEPRECIATION)	258,059	237,561	(20,498)	258,015	(44)	1,033,844	950,242	(83,602)	1,032,061	(1,784)
ADJUSTED NET OPERATING INCOME (LOSS)	(976,117)	104,306	(1,080,423)	(41,229)	(934,888)	(2,590,409)	554,394	(3,144,803)	(251,048)	(2,339,361)

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	592,548	623,115	(30,567)	649,966	(57,418)	2,580,020	2,473,047	106,973	2,519,029	60,991
DWELLING RENTS SUBSIDY	40,971	30,231	10,740	38,814	2,157	155,495	120,924	34,571	156,809	(1,314)
TPA - RENT	0	0	0	400	(400)	0	0	0	400	(400)
LATE FEES	15,484	11,592	3,892	10,475	5,009	64,791	46,791	18,000	51,523	13,268
LATE FEES (P-NOTES)	0	0	0	25	(25)	125	0	125	25	100
LEGAL FEES	2,417	22,562	(20,145)	39,387	(36,970)	6,208	90,248	(84,040)	116,549	(110,341)
MAINTENANCE FEES	13,835	23,149	(9,315)	27,216	(13,381)	54,693	94,461	(39,767)	126,884	(72,191)
OTHER TENANT REVENUE	4,316	4,837	(521)	2,019	2,297	18,455	23,589	(5,135)	41,251	(22,796)
BAD DEBT RECOVERY	0	0	0	0	0	0	0	0	177	(177)
FRAUD RECOVERY REVENUE	100	300	(200)	1,603	(1,503)	1,297	1,200	97	10,564	(9,267)
<b>TOTAL TENANT REVENUES</b>	<b>669,671</b>	<b>715,786</b>	<b>(46,115)</b>	<b>769,905</b>	<b>(100,234)</b>	<b>2,881,084</b>	<b>2,850,260</b>	<b>30,824</b>	<b>3,023,211</b>	<b>(142,127)</b>
<b>HUD GRANTS AND SUBSIDY</b>										
REVENUES-HUD SUBSIDY	563,044	747,997	(184,952)	962,700	(399,656)	2,286,614	2,991,987	(705,373)	2,474,608	(187,994)
HOUSING ASST PAYMENTS	3,192,559	3,463,693	(271,134)	3,020,983	171,576	12,607,728	13,854,771	(1,247,043)	13,664,849	(1,057,121)
ONGOING ADMIN FEES EARNED	297,105	345,856	(48,751)	285,716	11,389	1,202,781	1,383,424	(180,643)	1,169,968	32,813
REVENUES - HUD CAPITAL - HARD COSTS	135,947	132,594	3,354	17,561	118,386	457,562	530,374	(72,812)	494,472	(36,910)
REVENUES - HUD CAPITAL - SOFT COSTS	177,946	562,698	(384,752)	181,255	(3,309)	936,832	2,250,792	(1,313,960)	1,029,409	(92,577)
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>4,366,602</b>	<b>5,252,837</b>	<b>(886,235)</b>	<b>4,468,215</b>	<b>(101,614)</b>	<b>17,491,518</b>	<b>21,011,347</b>	<b>(3,519,830)</b>	<b>18,833,306</b>	<b>(1,341,789)</b>
<b>TOTAL FEE REVENUE</b>										
MANAGEMENT FEE	184,002	150,427	33,575	139,005	44,996	727,463	601,709	125,754	551,871	175,593
BOOKKEEPING FEE	50,865	96,398	(45,533)	45,090	5,775	198,720	385,592	(186,872)	179,992	18,728
FRONT LINE SERVICE FEE	196,044	228,900	(32,856)	236,973	(40,929)	756,237	915,600	(159,363)	906,581	(150,344)
FRONT LINE SERVICE FEE (IT)	42,299	7,364	34,935	6,432	35,866	141,628	29,456	112,172	46,491	95,138
<b>TOTAL FEE REVENUE</b>	<b>473,209</b>	<b>483,089</b>	<b>(9,880)</b>	<b>427,500</b>	<b>45,709</b>	<b>1,824,049</b>	<b>1,932,357</b>	<b>(108,308)</b>	<b>1,684,935</b>	<b>139,114</b>
<b>TOTAL OTHER GOV'T GRANTS/DONATIONS</b>										
OTHER GOV'T GRANTS/DONATIONS	20,951	58,055	(37,104)	86,546	(65,595)	76,928	314,760	(237,832)	410,235	(333,307)
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>20,951</b>	<b>58,055</b>	<b>(37,104)</b>	<b>86,546</b>	<b>(65,595)</b>	<b>76,928</b>	<b>314,760</b>	<b>(237,832)</b>	<b>410,235</b>	<b>(333,307)</b>
<b>INVESTMENT INCOME</b>										
INTEREST INCOME - MAIN	2,915	2,925	(10)	2,446	469	10,537	11,700	(1,163)	10,391	146
<b>TOTAL INTEREST INCOME - MAIN</b>	<b>2,915</b>	<b>2,925</b>	<b>(10)</b>	<b>2,446</b>	<b>469</b>	<b>10,537</b>	<b>11,700</b>	<b>(1,163)</b>	<b>10,391</b>	<b>146</b>
INTEREST INCOME - OTHER	108,043	832	107,211	101,753	6,290	108,043	3,328	104,715	101,753	6,290
<b>TOTAL NON-CASH INT INCOME (HIO)</b>	<b>108,043</b>	<b>832</b>	<b>107,211</b>	<b>101,753</b>	<b>6,290</b>	<b>108,043</b>	<b>3,328</b>	<b>104,715</b>	<b>101,753</b>	<b>6,290</b>
INTEREST INCOME - RESTRICTED FUNDS	1,204	90	1,114	982	222	4,841	360	4,481	3,653	1,189
<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,204</b>	<b>90</b>	<b>1,114</b>	<b>982</b>	<b>222</b>	<b>4,841</b>	<b>360</b>	<b>4,481</b>	<b>3,653</b>	<b>1,189</b>
<b>OTHER INCOME</b>										
NON-DWELLING RENTS	35,446	37,566	(2,120)	36,784	(1,338)	151,086	150,265	821	140,096	10,990
MISCELLANEOUS INCOME	133	110	23	100	33	608	440	168	19,893	(19,285)
COMMISSION INCOME	6,991	6,638	354	10,404	(3,413)	26,795	26,550	245	16,380	10,415
ADMINISTRATIVE FEES	2,095	40	2,055	8,697	(6,602)	7,693	160	7,533	19,068	(11,375)
DONATIONS - GENERAL	2	0	2	2	0	9	0	9	25,008	(24,999)
DEVELOPERS FEES	187,826	16,667	171,159	98,539	89,287	187,826	66,667	121,159	98,539	89,287
GAIN/LOSS ON SALE OF FIXED ASSET	11,810	0	11,810	0	11,810	0	0	0	11,810	0
INSURANCE PROCEEDS	0	0	0	0	0	0	0	0	93,501	(93,501)
<b>TOTAL OTHER INCOME</b>	<b>244,303</b>	<b>61,020</b>	<b>183,282</b>	<b>154,526</b>	<b>89,777</b>	<b>385,826</b>	<b>244,082</b>	<b>141,744</b>	<b>412,484</b>	<b>(26,658)</b>
<b>TOTAL REVENUES</b>	<b>5,886,897</b>	<b>6,574,635</b>	<b>(687,738)</b>	<b>6,011,874</b>	<b>(124,976)</b>	<b>22,782,826</b>	<b>26,368,195</b>	<b>(3,585,369)</b>	<b>24,479,969</b>	<b>(1,697,142)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	504,388	550,893	(46,505)	489,011	(15,377)	1,910,324	2,203,574	293,250	1,836,663	(73,660)
ADMIN CASUAL LABOR	7,931	0	(7,931)	0	(7,931)	7,931	0	(7,931)	0	(7,931)
ALLOC ADMIN SALARIES	-14,198	16,200	30,398	0	14,198	-67,362	64,800	-132,162	0	67,362
<b>TOTAL ADMINISTRATIVE SALARIES</b>	<b>498,121</b>	<b>567,093</b>	<b>(68,972)</b>	<b>489,011</b>	<b>(9,110)</b>	<b>1,850,892</b>	<b>2,268,374</b>	<b>417,481</b>	<b>1,836,663</b>	<b>(14,229)</b>
AUDIT EXPENSE	860	7,158	(6,298)	2,658	1,798	49,235	28,493	(20,742)	62,082	12,848
MANAGEMENT FEE	182,706	156,650	(26,055)	139,005	(43,700)	756,782	626,602	(130,181)	551,871	(204,912)
BOOKKEEPING FEE	50,055	96,488	(46,433)	45,090	(4,965)	165,248	385,950	220,703	179,992	14,745
NIFA MONITORING FEE	0	394	(394)	0	0	4,020	2,992	(1,028)	6,045	2,025
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>233,621</b>	<b>260,690</b>	<b>(27,069)</b>	<b>186,753</b>	<b>(46,868)</b>	<b>975,285</b>	<b>1,044,037</b>	<b>68,752</b>	<b>799,991</b>	<b>(175,294)</b>
ADMIN EMPLOYEE BENEFITS	5,550	5,169	(381)	7,645	2,095	22,522	20,652	(1,870)	29,390	6,868
ALLOC ADMIN EMP BENEFITS	0	3,450	(3,450)	0	0	0	13,801	13,801	0	0
ER MEDICAL/DENTAL INS - ADMIN	119,179	123,930	(4,751)	121,619	2,439	493,918	495,715	1,797	621,323	127,404
ER PENSION - ADMIN	25,399	31,834	(6,434)	25,380	(19)	102,661	127,334	24,673	106,290	3,628
ER TAXES-ADMIN	36,181	43,388	(7,207)	45,733	9,552	147,983	173,554	25,571	150,037	2,055
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>186,310</b>	<b>207,772</b>	<b>(21,462)</b>	<b>200,377</b>	<b>14,067</b>	<b>767,084</b>	<b>831,056</b>	<b>63,972</b>	<b>907,039</b>	<b>139,955</b>
LEGAL SERVICES - OUTSIDE	16,732	7,244	(9,488)	4,536	(12,196)	47,739	28,977	(18,763)	24,753	(22,986)
TRAINING/CONFERENCE	983	4,418	(3,435)	900	(83)	12,193	17,670	5,477	32,281	20,088
STAFF MEETING/RETREAT	112	463	(351)	200	89	1,704	1,850	146	2,561	858
TRAVEL	1,601	2,550	(949)	1,524	(77)	5,496	10,201	4,705	14,747	9,251
MILEAGE	889	615	(274)	1,160	271	1,994	2,459	465	2,143	149
ADMIN VEHICLE - FUEL	94	146	(52)	0	(94)	152	586	434	-858	(1,010)
ADMIN VEHICLE - MTCE & REPAIR	390	310	(80)	1,284	895	533	1,240	707	2,202	1,669
ADMIN VEHICLE - LICENSE	0	2	(2)	0	0	0	8	8	0	0
PUBLICATIONS	199	30	(168)	0	(199)	508	122	(386)	0	(508)
MEMBERSHIPS	2,142	3,111	(969)	2,314	172	4,810	12,443	7,633	10,535	5,725
PAYROLL PROCESSING FEE	4,891	4,843	(48)	11,241	6,350	21,859	19,371	(2,488)	29,230	7,372
TELEPHONE	9,669	7,759	(1,911)	31,164	21,495	69,926	31,035	(38,891)	75,170	5,244
SAFETY EXPENSE	94	0	(94)	0	(94)	94	0	(94)	0	(94)
SAFETY EQUIPMENT/SUPPLIES	3,574	302	(3,272)	1,462	(2,112)	10,316	1,208	(9,108)	5,956	(4,360)
SAFETY CERTIFICATIONS	0	0	0	90	90	0	0	0	90	90
SAFETY TRAINING	0	10	(10)	0	0	0	40	40	177	177
LEGAL SERVICES - INTERNAL	14,198	612	(13,586)	340	(13,858)	67,430	2,449	(64,981)	9,387	(58,043)

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

	April 2024			April 2023			YTD			2023 YTD			CY Actual:PY Actual	
	Actual	Budget	Variance	Actual	CM Actual:PM Actual	Variance	Actual	Budget	YTD Variance	Actual	Budget	YTD Variance	Actual	Variance
ALLOC INTERNAL LEGAL EXP	2,520	12,354	9,834	26,137		23,617	5,226	49,415	44,189	73,125	67,899			
PRINTER SUPPLIES AND EXP	2,415	1,430	(985)	135		(2,280)	6,841	5,722	(1,119)	8,097	1,256			
SOFTWARE EXP	24,255	26,172	1,917	33,018		8,763	99,482	104,689	5,207	100,899	1,417			
FORMS AND PRINTING	0	191	191	1,091		1,091	0	763	763	1,379	1,379			
OFFICE EXPENSE	4,164	183	(3,981)	0		(4,164)	4,414	732	(3,682)	1,158	(3,256)			
OFFICE FURNISHINGS	1,147	302	(845)	45		(1,102)	3,523	1,208	(2,315)	1,056	(2,468)			
POSTAGE	6,136	4,217	(1,920)	4,000		(2,136)	25,933	16,867	(9,066)	23,426	(2,507)			
OFFICE SUPPLIES	4,126	5,253	1,127	10,800		6,674	17,970	21,011	3,041	28,812	10,842			
OFFICE EQUIPMENT LEASES	6,575	2,393	(4,183)	-59		(6,635)	14,627	9,571	(5,056)	3,333	(11,294)			
COMPUTER SUPPLIES	0	117	117	0		0	0	468	468	379	379			
COMPUTER EQUIPMENT	8,585	4,391	(4,194)	4,238		(4,347)	27,960	17,562	(10,398)	21,139	(6,822)			
NETWORK COMMUNICATION	3,796	6,821	3,026	9,870		6,075	19,887	27,286	7,399	41,945	22,059			
ADVERTISING /NEWSPAPER ADS	-11	166	177	23		34	79	664	585	970	891			
CABLE TV	719	0	(719)	0		(719)	1,404	0	(1,404)	0	(1,404)			
EMPLOYEE HIRING & ADMIN EXP	5,330	2,113	(3,217)	774		(4,555)	17,170	8,458	(8,712)	15,595	(1,575)			
CONSULTING	78,954	39,308	(39,646)	4,103		(74,851)	184,124	155,231	(28,893)	49,711	(134,413)			
BANK FEE	793	735	(59)	3,251		2,457	4,067	2,655	(1,412)	6,584	2,518			
SECT 8 PORT OUT ADMIN FEES	5,131	0	(5,131)	1,427		(3,704)	8,262	0	(8,262)	7,862	(400)			
LATE FEES	837	2	(835)	220		(618)	1,361	8	(1,353)	555	(807)			
MISCELLANEOUS EXPENSE	-633	879	1,512	18,182		18,815	1,074	3,516	2,442	203,536	202,463			
FEES - PERMITS	0	35	35	168		168	2,092	140	(1,952)	649	(1,443)			
PROPERTY TAX	0	1,747	1,747	15,147		15,147	9,503	6,986	(2,517)	15,438	5,935			
RENTAL EXPENSE	7,874	1,659	(6,215)	1,743		(6,131)	7,546	6,638	(909)	9,071	1,525			
LAND ACQUISITION EXPENSE	0	31	31	0		0	0	124	124	372	372			
IT SUPPORT - CONTR SERV	19,083	20,456	1,372	1,000		(18,083)	74,740	81,822	7,082	20,029	(54,711)			
PROFESSIONAL FEES	0	2,500	2,500	8,035		8,035	0	10,000	10,000	42,229	42,229			
PROFESSIONAL/CONTR SERV	0	0	0	0		0	381	0	(381)	0	(381)			
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>237,366</b>	<b>165,868</b>	<b>(71,497)</b>	<b>199,565</b>		<b>(37,801)</b>	<b>782,421</b>	<b>661,196</b>	<b>(121,226)</b>	<b>885,723</b>	<b>103,302</b>			
FRONT LINE SERVICE FEES	0	0	0	5,210		5,210	0	0	0	26,812	26,812			
FEE FOR SERVICE	42,299	8,532	(33,767)	6,432		(35,866)	141,628	34,127	(107,501)	46,491	(95,138)			
<b>TOTAL FEE FOR SERVICE</b>	<b>42,299</b>	<b>8,532</b>	<b>(33,767)</b>	<b>11,642</b>		<b>(30,657)</b>	<b>141,628</b>	<b>34,127</b>	<b>(107,501)</b>	<b>73,303</b>	<b>(68,326)</b>			
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,197,716</b>	<b>1,209,955</b>	<b>12,239</b>	<b>1,087,347</b>		<b>(110,368)</b>	<b>4,517,311</b>	<b>4,838,790</b>	<b>321,479</b>	<b>4,502,719</b>	<b>(14,591)</b>			
<b>RESIDENT SERVICES SALARIES</b>														
RESIDENT SERVICES SALARIES	4,149	4,067	(82)	3,988		(161)	15,598	16,268	670	14,955	(643)			
RESIDENT SERVICE CASUAL LABOR	6,525	7,450	925	6,175		(350)	25,275	29,800	4,525	5,891	(19,384)			
<b>TOTAL RESIDENT SERV SALARIES</b>	<b>10,674</b>	<b>11,517</b>	<b>843</b>	<b>10,163</b>		<b>(511)</b>	<b>40,873</b>	<b>46,068</b>	<b>5,195</b>	<b>20,846</b>	<b>(20,027)</b>			
RELOCATION EXPENSES	188,985	12,143	(176,842)	712		(188,273)	325,394	48,571	(276,823)	5,418	(319,976)			
RELOCATION - SECURITY DEPOSITS	2,725	0	(2,725)	0		(2,725)	3,518	0	(3,518)	3,533	15			
RELOCATION - MOVING EXPENSE	1,559	357	(1,202)	1,000		(559)	2,494	1,429	(1,065)	14,653	12,159			
RELOCATION - UTILITY DEPOSITS	0	0	0	0		0	0	0	0	340	340			
<b>TOTAL RELOCATION EXPENSE</b>	<b>193,269</b>	<b>12,500</b>	<b>(180,769)</b>	<b>1,712</b>		<b>(191,557)</b>	<b>331,405</b>	<b>50,000</b>	<b>(281,405)</b>	<b>23,944</b>	<b>(307,462)</b>			
ER MEDICAL/DENTAL INS - RES SERV	1,816	280	(1,536)	1,752		(64)	7,265	1,120	(6,145)	9,196	1,931			
ER PENSION - RES SERV	228	218	(10)	219		(9)	913	873	(40)	940	27			
ER TAXES-RES SERV	282	324	42	370		89	1,167	1,295	128	1,201	35			
<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>2,326</b>	<b>822</b>	<b>(1,504)</b>	<b>2,342</b>		<b>16</b>	<b>9,344</b>	<b>3,288</b>	<b>(6,057)</b>	<b>11,337</b>	<b>1,992</b>			
YOUTH ACTIVITIES	0	0	0	250		250	0	0	0	294	294			
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0		0	4,782	0	(4,782)	0	(4,782)			
<b>TOTAL YOUTH ACTIVITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>		<b>250</b>	<b>4,782</b>	<b>0</b>	<b>(4,782)</b>	<b>294</b>	<b>(4,488)</b>			
RESIDENT SERVICES EXPENSE	542	3,206	2,664	5,230		4,688	12,825	11,565	12,809	11,549				
RESIDENT SERVICES EVENTS & ACTIVITIES	243	0	(243)	2,158		1,915	7,147	0	(7,147)	6,073	(1,074)			
RESIDENT SERV DIRECT FUNDING	0	0	0	240		240	-130	0	130	240	370			
RESIDENT FUND - STIPENDS	1,442	1,766	324	1,528		86	11,648	7,066	(4,582)	12,074	426			
RESIDENT FUND - MEETING EXPENSES	374	183	(191)	2,896		2,522	2,949	733	(2,216)	4,554	1,604			
RESIDENT FUND - OTHER	0	0	0	3,775		3,775	4,369	0	(4,369)	5,974	1,605			
<b>TOTAL RESIDENT FUND</b>	<b>2,601</b>	<b>5,156</b>	<b>2,555</b>	<b>15,827</b>		<b>13,226</b>	<b>27,244</b>	<b>20,625</b>	<b>(6,619)</b>	<b>41,725</b>	<b>14,481</b>			
FRONT LINE SERVICE FEE	163,877	156,628	(7,249)	172,700		8,823	605,033	626,512	21,479	646,546	41,513			
<b>TOTAL FEE FOR SERVICE</b>	<b>163,877</b>	<b>156,628</b>	<b>(7,249)</b>	<b>172,700</b>		<b>8,823</b>	<b>605,033</b>	<b>626,512</b>	<b>21,479</b>	<b>646,546</b>	<b>41,513</b>			
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>372,747</b>	<b>186,623</b>	<b>(186,124)</b>	<b>202,994</b>		<b>(169,753)</b>	<b>1,018,682</b>	<b>746,492</b>	<b>(272,190)</b>	<b>744,691</b>	<b>(273,991)</b>			
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>372,747</b>	<b>186,623</b>	<b>(186,124)</b>	<b>202,994</b>		<b>(169,753)</b>	<b>1,018,682</b>	<b>746,492</b>	<b>(272,190)</b>	<b>744,691</b>	<b>(273,991)</b>			
<b>UTILITY EXPENSES</b>														
UTILITY - WATER	41,158	42,624	1,466	36,155		(5,003)	152,089	169,697	17,608	127,957	(24,132)			
UTILITY - ELECTRIC	163,023	141,208	(21,815)	134,718		(28,305)	688,862	564,817	(124,045)	640,954	(47,908)			
UTILITY - GAS	23,856	45,955	22,100	70,341		46,485	183,202	183,821	619	391,208	208,006			
UTILITY - SEWER	60,474	54,587	(5,887)	55,651		(4,823)	216,082	218,347	2,266	194,941	(21,141)			
ALLOC SEWER	0	88	88	0		0	0	352	352	0	0			
<b>TOTAL UTILITY EXPENSES</b>	<b>288,511</b>	<b>284,462</b>	<b>(4,049)</b>	<b>296,865</b>		<b>8,354</b>	<b>1,240,234</b>	<b>1,137,035</b>	<b>(103,200)</b>	<b>1,355,060</b>	<b>114,825</b>			
<b>TOTAL MAINTENANCE</b>														
<b>MAINTENANCE SALARIES</b>														
MAINTENANCE SALARIES	230,849	250,799	19,951	255,505		24,656	900,212	1,003,198	102,986	972,705	72,493			
MAINTENANCE CASUAL LABOR	59,443	15,556	(43,888)	19,541		(39,902)	116,277	62,222	(54,055)	60,851	(55,427)			
ALLOC MAINT SALARIES	0	704	704	0		0	-44	6,016	6,060	0	44			
<b>TOTAL MAINTENANCE SALARIES</b>	<b>290,292</b>	<b>267,059</b>	<b>(23,234)</b>	<b>275,046</b>		<b>(15,246)</b>	<b>1,016,445</b>	<b>1,071,435</b>	<b>54,990</b>	<b>1,033,555</b>	<b>17,110</b>			
APPLIANCES	22,455	17,913	(4,542)	33,947		11,491	78,541	71,654	(6,887)	95,352	16,811			
DWELLING EQUIPMENT	0	0	0	0		0	675	0	(675)	0	(675)			
PAINT	8,566	7,313	(1,253)	12,760		4,194	26,159	29,250	3,091	38,053	11,894			
CLEANING SUPPLIES	990	3,252	2,262	3,486		2,496	8,379	13,006	4,628	21,324	12,945			
HVAC MATERIALS	1,069	2,709	1,640	-3,879		(4,948)	11,857	10,836	(1,021)	14,907	3,050			
LANDSCAPING MATERIALS	0	401	401	0		0	1,031	1,605	574	120	(911)			
PLUMBING MATERIALS	19,825	14,629	(5,196)	15,105		(4,720)	75,029	58,515	(16,514)	68,089	(6,940)			
ELECTRICAL MATERIALS	10,875	2,506	(8,369)	814		(10,060)	34,634							

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
MAINTENANCE MATERIALS	49,222	38,212	(11,010)	51,035	1,814	159,061	152,848	(6,214)	225,592	66,530
MAINTENANCE EQUIPMENT	647	677	30	263	(384)	2,222	2,707	486	2,043	(178)
Early Pay Discount	-8,428	0	8,428	-183	8,245	-17,370	0	17,370	-24,345	(6,975)
FEE FOR SERVICE	0	0	0	-412	(412)	0	0	0	0	0
<b>TOTAL MAINTENANCE MATERIALS</b>	<b>114,434</b>	<b>95,258</b>	<b>(19,176)</b>	<b>118,261</b>	<b>3,827</b>	<b>414,277</b>	<b>381,031</b>	<b>(33,246)</b>	<b>548,258</b>	<b>133,982</b>
ELEVATORS - CONTRACTED SERV	8,457	12,685	4,228	8,927	470	26,291	50,739	24,449	68,787	42,496
HVAC - CONTRACTED SERV	5,042	90,825	85,783	23,644	18,602	92,652	363,301	270,648	107,224	14,571
LAWNS - CONTRACTED SERV	8,950	49,807	40,857	0	(8,950)	28,075	91,004	62,929	68,484	40,409
MATS/UNIFORMS - CONTRACTED SVCE	1,676	576	(1,100)	1,332	(344)	2,756	2,304	(452)	3,228	472
PEST CONTROL - CONTRACTED SERV	1,448	0	(1,448)	0	(1,448)	2,472	0	(2,472)	311	(2,161)
SNOW REMOVAL - CONTRACTED SERV	0	5,226	5,226	9,900	9,900	59,828	59,263	(564)	52,618	(7,210)
TRASH - CONTRACTED SERV	57,916	19,422	(38,495)	26,978	(30,938)	159,236	77,686	(81,549)	69,491	(89,745)
LANDFILL FEES - CONTRACTED SERV	211	457	246	599	388	749	1,826	1,077	1,582	833
CLEANING - CONTRACTED SERV	56,871	59,674	2,804	54,152	(2,718)	219,931	238,696	18,766	246,075	26,144
PAINTING - CONTRACTED SERV	28,068	11,004	(17,064)	13,007	(15,061)	44,015	80,038	36,023	85,309	5,271
ARBORIST - CONTRACTED SERV	5,350	7,994	2,644	3,170	(2,180)	7,850	32,976	25,126	21,168	13,318
FLOORING REPL - CONTRACTED SERV	92,973	25,326	(67,647)	48,204	(44,769)	183,036	101,303	(81,733)	190,112	7,076
OUTDOOR CLEANING - CONTRACTED SERV	2,750	33	(2,717)	850	(1,900)	7,400	130	(7,270)	1,700	(5,700)
CONCRETE WORK - CONTRACTED SERV	0	4,646	4,646	0	0	4,305	18,583	14,278	48,300	43,995
ELECTRICAL - CONTRACTED SERV	5,925	10,601	4,676	10,999	5,074	20,307	42,405	22,097	27,604	7,297
LANDSCAPE - CONTRACTED SERV	0	23,096	23,096	20,321	20,321	300	92,383	92,083	22,621	22,321
PLUMBING - CONTRACTED SERV	24,227	21,528	(2,699)	13,791	(10,436)	76,010	86,112	10,102	51,185	(24,825)
ROOF REPAIRS - CONTRACTED SERV	1,210	48,695	47,485	0	(1,210)	1,210	194,779	193,569	2,275	1,065
EXTERIOR REPAIRS - CONTRACTED SERV	300	44,037	43,737	6,157	5,857	8,702	176,149	167,447	57,869	49,167
VEHICLE MAINTENANCE & REPAIR	3,229	4,946	1,718	4,118	889	16,596	19,785	3,189	24,614	8,017
MAINTENANCE EQUIPMENT REPAIR	1,208	831	(377)	242	(966)	1,208	3,322	2,114	2,420	1,212
WINDOWS/DOORS REPL - CONTRACTED SERV	17,722	45,832	28,109	6,663	(11,059)	149,381	183,326	33,945	61,582	(87,799)
VACANT TURNOVER - CONTRACTED SERV	0	270	270	0	0	17,246	1,080	(16,166)	0	(17,246)
INSPECTIONS - CONTRACTED SERV	375	2,594	2,219	-2,700	(3,075)	5,235	10,375	5,140	-2,750	(7,985)
INTERIOR REPAIRS - CONTRACTED SERV	151,207	93,147	(58,060)	61,822	(89,385)	206,632	372,589	165,958	116,588	(90,043)
Fire Safety - Contracted Services	31,089	12,894	(18,195)	19,858	(11,230)	112,486	51,575	(60,911)	70,396	(42,090)
OTHER - OUTSIDE MAINT	0	0	0	-957	(957)	0	0	0	0	0
HAZMAT - CONTRACTED SERV	3,400	36,337	32,937	0	(3,400)	221,365	145,348	(76,017)	164,512	(56,853)
RADON - CONTRACTED SERV	520	0	(520)	0	(520)	2,405	0	(2,405)	42,995	40,590
ALLOC INSPECTIONS EXPENSE	0	2,173	2,173	0	0	0	8,693	8,693	0	0
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>510,124</b>	<b>634,653</b>	<b>124,529</b>	<b>331,078</b>	<b>(179,046)</b>	<b>1,713,700</b>	<b>2,469,748</b>	<b>756,048</b>	<b>1,606,300</b>	<b>(107,400)</b>
MAINTENANCE EMPLOYEE BENEFITS	46	71	25	-1,819	(1,866)	-132	284	416	-6,524	(6,392)
ALLOC MAINT EMP BENEFITS	0	-2,663	(2,663)	0	0	-19	-10,653	(10,634)	0	19
ER MED/DENTAL INS - MAINT	71,498	63,388	(8,110)	71,884	386	267,726	253,545	(14,181)	411,123	143,396
ER PENSION - MAINT	11,863	13,212	1,349	13,238	1,375	48,131	52,848	4,717	59,609	11,478
ER TAXES - MAINT	16,420	17,518	1,097	24,322	7,902	69,641	70,070	429	80,149	10,508
ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	0	0	14,800	14,800	0	0
ER PENSION - GROUND CREW	0	555	555	0	0	0	2,220	2,220	0	0
ER TAXES - GROUND CREW	0	10,886	10,886	0	0	0	43,544	43,544	0	0
<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>99,828</b>	<b>106,666</b>	<b>6,838</b>	<b>107,625</b>	<b>7,798</b>	<b>385,347</b>	<b>426,657</b>	<b>41,310</b>	<b>544,357</b>	<b>159,010</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,014,677</b>	<b>1,103,635</b>	<b>88,958</b>	<b>832,011</b>	<b>(182,667)</b>	<b>3,529,769</b>	<b>4,348,872</b>	<b>819,103</b>	<b>3,732,471</b>	<b>202,702</b>
<b>PROTECTIVE SERVICE EXPENSES</b>										
<b>PROTECTIVE SERVICE SALARIES</b>										
SECURITY SALARY	10,307	34,000	23,693	23,530	13,223	48,198	136,000	87,802	94,555	46,357
<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>10,307</b>	<b>34,000</b>	<b>23,693</b>	<b>23,530</b>	<b>13,223</b>	<b>48,198</b>	<b>136,000</b>	<b>87,802</b>	<b>94,555</b>	<b>46,357</b>
FRONT LINE SERVICE FEES	32,167	50,524	18,357	59,064	26,897	151,204	202,097	50,893	233,223	82,019
<b>TOTAL FEE FOR SERVICE</b>	<b>32,167</b>	<b>50,524</b>	<b>18,357</b>	<b>59,064</b>	<b>26,897</b>	<b>151,204</b>	<b>202,097</b>	<b>50,893</b>	<b>233,223</b>	<b>82,019</b>
GUARDS - CONTRACTED SECURITY	0	0	0	0	0	9,544	0	(9,544)	0	(9,544)
SECURITY & MONITORING	11,985	1,534	(10,451)	31,688	19,703	25,802	6,136	(19,666)	104,723	78,921
SECURITY - CONTRACTED SERV	0	4,242	4,242	0	0	2,880	16,967	14,087	0	(2,880)
SECURITY EQUIPMENT & MATERIALS	1,554	4,343	2,789	7,714	6,160	45,739	17,371	(28,368)	22,877	(22,862)
<b>TOTAL SECURITY EXPENSE</b>	<b>13,539</b>	<b>10,118</b>	<b>(3,421)</b>	<b>39,402</b>	<b>25,863</b>	<b>83,965</b>	<b>40,474</b>	<b>(43,491)</b>	<b>127,600</b>	<b>43,635</b>
ER MEDICAL/DENTAL INS - SECURITY	212	5,000	4,788	4,482	4,271	14,741	20,000	5,259	33,681	18,940
ER PENSION - SECURITY	358	1,870	1,512	539	181	2,043	7,480	5,437	2,275	231
ER TAXES - SECURITY	731	2,720	1,989	2,352	1,621	3,847	10,880	7,033	7,724	3,878
<b>TOTAL SECURITY EMPLOYEE BENEFITS</b>	<b>1,301</b>	<b>9,590</b>	<b>8,289</b>	<b>7,373</b>	<b>6,072</b>	<b>20,631</b>	<b>38,360</b>	<b>17,729</b>	<b>43,680</b>	<b>23,049</b>
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>57,314</b>	<b>104,233</b>	<b>46,919</b>	<b>129,370</b>	<b>72,056</b>	<b>303,998</b>	<b>416,930</b>	<b>112,933</b>	<b>499,058</b>	<b>195,060</b>
<b>GENERAL EXPENSES</b>										
<b>INSURANCE EXPENSES</b>										
INSURANCE - LIABILITY	5,984	27,056	21,072	28,656	22,672	84,545	108,226	23,681	113,308	28,763
INSURANCE - PROPERTY	0	64,626	64,626	69,519	69,519	333,460	258,503	(74,957)	278,078	(55,382)
INSURANCE - WORKERS COMP	46,338	23,790	(22,548)	25,861	(20,477)	98,479	95,160	(3,319)	105,242	6,863
<b>TOTAL INSURANCE EXP</b>	<b>52,322</b>	<b>115,472</b>	<b>63,150</b>	<b>124,036</b>	<b>71,714</b>	<b>516,484</b>	<b>461,889</b>	<b>(54,594)</b>	<b>496,727</b>	<b>(19,756)</b>
BAD DEBT EXPENSE	87,229	20,270	(66,959)	75,959	(11,270)	172,466	81,080	(91,386)	175,699	3,233
<b>TOTAL BAD DEBT EXPENSE</b>	<b>87,229</b>	<b>20,270</b>	<b>(66,959)</b>	<b>75,959</b>	<b>(11,270)</b>	<b>172,466</b>	<b>81,080</b>	<b>(91,386)</b>	<b>175,699</b>	<b>3,233</b>
CLOSING COSTS	126	0	(126)	0	(126)	126	0	(126)	0	(126)
MORTGAGE INTEREST	0	0	0	6,638	6,638	12,059	0	(12,059)	25,355	13,296
<b>TOTAL LOAN INTEREST</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,638</b>	<b>6,638</b>	<b>12,059</b>	<b>0</b>	<b>(12,059)</b>	<b>25,355</b>	<b>13,296</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>139,677</b>	<b>135,742</b>	<b>(3,935)</b>	<b>206,634</b>	<b>66,957</b>	<b>701,134</b>	<b>542,969</b>	<b>(158,165)</b>	<b>697,781</b>	<b>(3,353)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,070,642</b>	<b>3,024,651</b>	<b>(45,991)</b>	<b>2,755,220</b>	<b>(315,422)</b>	<b>11,311,128</b>	<b>12,031,088</b>	<b>719,960</b>	<b>11,531,780</b>	<b>220,652</b>
<b>NON-OPERATING EXPENSES</b>										
<b>HAP EXPENSES</b>										
HAP EXPENSE	3,521,280	3,250,846	(270,434)	3,174,865	(346,415)	13,409,482	13,003,385	(406,097)	12,568,365	(841,117)
HAP EXPENSE - PORTABLE	116,008	38,333	(77,675)	26,872	(89,136)	170,606	153,333	(17,273)	154,998	(15,608)
UTILITY REIMBURSEMENT	172,624	143,404	(29,220)	157,770	(14,854)	648,544	573,615	(74,929)	634,184	(14,360)
<b>TOTAL HAP EXPENSES</b>	<b>3,809,912</b>	<b>3,432,583</b>	<b>(377,329)</b>	<b>3,359,507</b>	<b>(450,405)</b>	<b>14,228,632</b>	<b>13,730,333</b>	<b>(498,299)</b>	<b>13,357,547</b>	<b>(871,085)</b>
DEPRECIATION EXPENSE	258,059	237,561	(20,498)	258,015	(44)	1,033,844	950,242	(83,602)	1,032,061	(1,784)
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>258,059</b>	<b>237,561</b>	<b>(20,498)</b>	<b>258,015</b>	<b>(44)</b>	<b>1,033,844</b>	<b>950,242</b>	<b>(83,602)</b>	<b>1,032,061</b>	<b>(1,784)</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>4,067,971</b>	<b>3,670,144</b>	<b>(397,827)</b>	<b>3,617,522</b>	<b>(450,449)</b>	<b>15,262,476</b>	<b>14,680,575</b>	<b>(581,901)</b>	<b>14,389,607</b>	<b>(872,869)</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>TOTAL EXPENSES</b>	<b>7,138,613</b>	<b>6,694,794</b>	<b>(443,819)</b>	<b>6,372,742</b>	<b>(765,871)</b>	<b>26,573,604</b>	<b>26,711,663</b>	<b>138,059</b>	<b>25,921,387</b>	<b>(652,217)</b>
INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	(1,439)	0	0	0	5,757	(5,757)	0	0
TRANSFERS BET PROGRAMS & PROJECTS - IN	17,541	269,684	(252,143)	61,625	(44,084)	883,846	1,078,737	(194,891)	158,406	725,440
TRANSFERS BET PROGRAMS & PROJECTS - OUT	0	284,218	284,218	0	0	717,320	1,136,874	419,553	0	(717,320)
OPERATING TRANSFER - IN	0	0	0	0	0	24,614	0	24,614	0	24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	24,614	0	(24,614)	0	(24,614)
<b>TOTAL TRANSFERS</b>	<b>-17,541</b>	<b>13,095</b>	<b>30,636</b>	<b>-61,625</b>	<b>(44,084)</b>	<b>-166,525</b>	<b>52,380</b>	<b>218,905</b>	<b>-158,406</b>	<b>8,119</b>
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	96	96
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>96</b>	<b>96</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-1,234,176</b>	<b>-133,255</b>	<b>(1,100,921)</b>	<b>-299,244</b>	<b>(934,932)</b>	<b>-3,624,253</b>	<b>-395,848</b>	<b>(3,228,405)</b>	<b>-1,283,109</b>	<b>(2,341,144)</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>-976,117</b>	<b>104,306</b>	<b>(1,080,423)</b>	<b>-41,229</b>	<b>(934,888)</b>	<b>-2,590,409</b>	<b>554,394</b>	<b>(3,144,803)</b>	<b>-251,048</b>	<b>(2,339,361)</b>

Public Housing (7pubhsg)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	540,955	555,322	(14,367)	579,772	(38,817)	2,338,746	2,221,287	117,459	2,254,112	84,634
TPA - RENT	0	0	0	400	(400)	0	0	0	400	(400)
LATE FEES	13,494	10,374	3,120	9,150	4,344	57,184	41,495	15,689	44,850	12,334
LATE FEES (P-NOTES)	0	0	0	25	(25)	125	0	125	25	100
LEGAL FEES	0	3,751	(3,751)	11,850	(11,850)	1,050	15,004	(13,954)	38,899	(37,849)
MAINTENANCE FEES	9,681	17,517	(7,836)	24,867	(15,186)	48,642	70,070	(21,428)	92,414	(43,772)
OTHER TENANT REVENUE	4,531	4,070	460	1,459	3,072	18,000	16,281	1,719	29,135	(11,135)
BAD DEBT RECOVERY	0	0	0	0	0	0	0	0	177	(177)
FRAUD RECOVERY REVENUE	25	0	25	0	25	597	0	597	4,586	(3,989)
<b>TOTAL TENANT REVENUES</b>	<b>568,686</b>	<b>591,034</b>	<b>(22,349)</b>	<b>627,523</b>	<b>(58,837)</b>	<b>2,464,344</b>	<b>2,364,137</b>	<b>100,207</b>	<b>2,464,597</b>	<b>(254)</b>
<b>HUD GRANTS AND SUBSIDY</b>										
REVENUES-HUD SUBSIDY	563,044	747,997	(184,952)	962,700	(399,656)	2,286,614	2,991,987	(705,373)	2,474,608	(187,994)
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>563,044</b>	<b>747,997</b>	<b>(184,952)</b>	<b>962,700</b>	<b>(399,656)</b>	<b>2,286,614</b>	<b>2,991,987</b>	<b>(705,373)</b>	<b>2,474,608</b>	<b>(187,994)</b>
OTHER GOV'T GRANTS/DONATIONS	0	16,173	(16,173)	0	0	0	64,691	(64,691)	67,230	(67,230)
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0</b>	<b>16,173</b>	<b>(16,173)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64,691</b>	<b>(64,691)</b>	<b>67,230</b>	<b>(67,230)</b>
<b>INVESTMENT INCOME</b>										
INTEREST INCOME - MAIN	2,485	2,925	(440)	2,315	170	9,535	11,700	(2,165)	9,823	(288)
<b>TOTAL INTEREST INCOME - MAIN</b>	<b>2,485</b>	<b>2,925</b>	<b>(440)</b>	<b>2,315</b>	<b>170</b>	<b>9,535</b>	<b>11,700</b>	<b>(2,165)</b>	<b>9,823</b>	<b>(288)</b>
INTEREST INCOME - OTHER	103,548	832	102,716	97,724	5,824	103,548	3,328	100,220	97,724	5,824
<b>TOTAL NON-CASH INT INCOME (HIO)</b>	<b>103,548</b>	<b>832</b>	<b>102,716</b>	<b>97,724</b>	<b>5,824</b>	<b>103,548</b>	<b>3,328</b>	<b>100,220</b>	<b>97,724</b>	<b>5,824</b>
INTEREST INCOME - RESTRICTED FUNDS	481	0	481	476	6	1,937	0	1,937	1,833	104
<b>INT INCOME - RESTRICT FUNDS</b>	<b>481</b>	<b>0</b>	<b>481</b>	<b>476</b>	<b>6</b>	<b>1,937</b>	<b>0</b>	<b>1,937</b>	<b>1,833</b>	<b>104</b>
<b>OTHER INCOME</b>										
NON-DWELLING RENTS	23,456	23,590	(134)	25,074	(1,617)	105,377	94,360	11,017	93,139	12,238
MISCELLANEOUS INCOME	75	0	75	100	(25)	550	0	550	375	175
COMMISSION INCOME	6,839	6,482	358	9,885	(3,045)	25,467	25,926	(459)	15,531	9,936
DEVELOPERS FEES	0	8,333	(8,333)	0	0	0	33,333	(33,333)	0	0
INSURANCE PROCEEDS	0	0	0	0	0	0	0	0	93,501	(93,501)
<b>TOTAL OTHER INCOME</b>	<b>30,370</b>	<b>38,405</b>	<b>(8,034)</b>	<b>35,058</b>	<b>(4,688)</b>	<b>131,394</b>	<b>153,620</b>	<b>(22,226)</b>	<b>202,546</b>	<b>(71,152)</b>
<b>TOTAL REVENUES</b>	<b>1,268,615</b>	<b>1,397,366</b>	<b>(128,751)</b>	<b>1,725,796</b>	<b>(457,181)</b>	<b>4,997,372</b>	<b>5,589,463</b>	<b>(592,091)</b>	<b>5,318,362</b>	<b>(320,990)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	75,641	86,599	10,957	80,068	4,427	290,442	346,394	55,952	278,418	(12,024)
ADMIN CASUAL LABOR	626	0	(626)	0	(626)	626	0	(626)	0	(626)
ALLOC ADMIN SALARIES	3,713	3,877	164	2,552	(1,162)	14,922	15,508	586	9,740	(5,182)
<b>TOTAL ADMIN SALARIES</b>	<b>79,980</b>	<b>90,476</b>	<b>10,495</b>	<b>82,620</b>	<b>2,639</b>	<b>305,990</b>	<b>361,902</b>	<b>55,912</b>	<b>288,158</b>	<b>(17,832)</b>
AUDIT EXPENSE	423	3,234	2,811	1,307	884	21,243	12,935	(8,307)	1,307	(19,935)
MANAGEMENT FEE	110,259	93,590	(16,668)	75,034	(35,225)	450,047	374,362	(75,685)	296,414	(153,633)
BOOKKEEPING FEE	14,865	12,425	(2,440)	10,238	(4,628)	60,675	49,701	(10,974)	40,958	(19,718)
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>125,547</b>	<b>109,249</b>	<b>(16,297)</b>	<b>86,579</b>	<b>(38,968)</b>	<b>531,964</b>	<b>436,998</b>	<b>(94,967)</b>	<b>338,679</b>	<b>(193,286)</b>
ADMIN EMPLOYEE BENEFITS	3,164	2,402	(762)	3,958	794	10,597	9,609	(988)	15,338	4,741
ALLOC ADMIN EMP BENEFITS	1,129	1,390	261	631	(498)	4,608	5,559	951	2,198	(2,410)
ER MEDICAL/DENTAL INS - ADMIN	21,149	17,943	(3,206)	16,119	(5,029)	75,631	71,771	(3,859)	75,006	(625)
ER PENSION - ADMIN	3,875	4,659	784	4,177	301	15,815	18,636	2,821	17,086	1,271
ER TAXES-ADMIN	5,571	6,851	1,280	7,829	2,258	23,006	27,405	4,399	23,446	440
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>34,888</b>	<b>33,245</b>	<b>(1,643)</b>	<b>32,714</b>	<b>(2,174)</b>	<b>129,657</b>	<b>132,980</b>	<b>3,323</b>	<b>133,074</b>	<b>3,418</b>
LEGAL SERVICES - OUTSIDE	157	1,128	971	2,204	2,047	771	4,510	3,739	3,112	2,341
TRAINING/CONFERENCE	0	902	902	-495	(495)	95	3,606	3,511	1,990	1,895
STAFF MEETING/RETREAT	0	252	252	0	0	377	1,008	630	616	239
TRAVEL	0	667	667	-233	(233)	0	2,667	2,667	4,026	4,026
MILEAGE	176	379	203	899	724	796	1,515	719	1,146	350
ADMIN VEHICLE - FUEL	94	121	27	0	(94)	94	483	389	-1,123	(1,217)
ADMIN VEHICLE - MTCE & REPAIR	390	5	(385)	0	(390)	390	20	(370)	0	(390)
MEMBERSHIPS	0	0	0	0	0	0	0	0	90	90
PAYROLL PROCESSING FEE	1,710	1,776	66	3,889	2,178	7,766	7,104	(663)	10,199	2,432
TELEPHONE	5,009	3,546	(1,463)	4,297	(712)	11,905	14,186	2,280	16,543	4,637
SAFETY EXPENSE	94	0	(94)	0	(94)	94	0	(94)	0	(94)
SAFETY EQUIPMENT/SUPPLIES	3,574	302	(3,272)	1,462	(2,112)	9,074	1,208	(7,866)	5,956	(3,118)
SAFETY CERTIFICATIONS	0	0	0	90	90	0	0	0	90	90
LEGAL SERVICES - INTERNAL	13,335	599	(12,735)	-2,204	(15,539)	63,330	2,397	(60,933)	-105	(63,435)
ALLOC INTERNAL LEGAL EXP	315	11,139	10,824	24,037	23,722	2,391	44,557	42,166	66,125	63,734
PRINTER SUPPLIES AND EXP	205	598	393	111	(94)	975	2,392	1,417	1,068	93
SOFTWARE EXP	7,706	7,322	(384)	7,244	(461)	30,823	29,289	(1,534)	26,925	(3,898)
OFFICE FURNISHINGS	0	250	250	0	0	0	1,000	1,000	0	0
POSTAGE	0	12	12	0	0	0	50	50	149	149
OFFICE SUPPLIES	1,977	1,291	(686)	183	(1,795)	4,331	5,164	833	4,898	567
OFFICE EQUIPMENT LEASES	2,009	171	(1,838)	0	(2,009)	5,191	683	(4,508)	0	(5,191)
COMPUTER SUPPLIES	0	104	104	0	0	0	416	416	0	0
COMPUTER EQUIPMENT	0	314	314	0	0	2,872	1,256	(1,617)	529	(2,343)
NETWORK COMMUNICATION	1,984	3,639	1,655	3,898	1,914	11,697	14,556	2,859	13,884	2,188
CABLE TV	1,641	0	(1,641)	0	(1,641)	1,641	0	(1,641)	0	(1,641)
EMPLOYEE HIRING & ADMIN EXP	113	12	(101)	0	(113)	433	48	(385)	454	21
CONSULTING	0	2,000	2,000	0	0	0	6,000	6,000	679	679
BANK FEE	416	141	(275)	651	236	376	563	187	1,371	995
LATE FEES	242	0	(242)	0	(242)	488	0	(488)	24	(464)
MISCELLANEOUS EXPENSE	287	0	(287)	0	(287)	370	0	(370)	111,018	110,647

Public Housing (7pubhsg)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
PROPERTY TAX	0	0	0	67	67	285	0	(285)	67	(218)
RENTAL EXPENSE	0	327	327	0	0	0	1,310	1,310	0	0
IT SUPPORT - CONTR SERV	7,931	8,613	682	0	(7,931)	31,162	34,454	3,291	5,669	(25,493)
PROFESSIONAL/CONTR SERV	0	0	0	0	0	283	0	(283)	0	(283)
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>49,363</b>	<b>45,610</b>	<b>(3,753)</b>	<b>46,101</b>	<b>(3,262)</b>	<b>188,012</b>	<b>180,441</b>	<b>(7,570)</b>	<b>275,401</b>	<b>87,390</b>
FRONT LINE SERVICE FEES	0	0	0	4,782	4,782	0	0	0	24,711	24,711
FEE FOR SERVICE	38,396	7,862	(30,534)	5,777	(32,619)	128,561	31,447	(97,114)	43,695	(84,867)
<b>TOTAL FEE FOR SERVICE</b>	<b>38,396</b>	<b>7,862</b>	<b>(30,534)</b>	<b>10,559</b>	<b>(27,837)</b>	<b>128,561</b>	<b>31,447</b>	<b>(97,114)</b>	<b>68,405</b>	<b>(60,156)</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>328,175</b>	<b>286,442</b>	<b>(41,733)</b>	<b>258,573</b>	<b>(69,602)</b>	<b>1,284,184</b>	<b>1,143,769</b>	<b>(140,415)</b>	<b>1,103,718</b>	<b>(180,466)</b>
<b>RESIDENT SERVICES SALARIES</b>										
RESIDENT SERVICES SALARIES	4,149	4,067	(82)	0	(4,149)	15,598	16,268	670	0	(15,598)
RESIDENT SERVICE CASUAL LABOR	6,525	7,275	750	6,175	(350)	25,275	29,100	3,825	18,712	(6,562)
<b>TOTAL RESIDENT SERV SALARIES</b>	<b>10,674</b>	<b>11,342</b>	<b>668</b>	<b>6,175</b>	<b>(4,499)</b>	<b>40,873</b>	<b>45,368</b>	<b>4,495</b>	<b>18,712</b>	<b>(22,161)</b>
RELOCATION EXPENSES	0	4,277	4,277	712	712	0	17,106	17,106	712	712
RELOCATION - MOVING EXPENSE	0	325	325	0	0	550	1,301	751	4,263	3,713
<b>TOTAL RELOCATION EXPENSE</b>	<b>0</b>	<b>4,602</b>	<b>4,602</b>	<b>712</b>	<b>712</b>	<b>550</b>	<b>18,407</b>	<b>17,857</b>	<b>4,975</b>	<b>4,425</b>
ER MEDICAL/DENTAL INS - RES SERV	1,816	280	(1,536)	0	(1,816)	7,265	1,120	(6,145)	0	(7,265)
ER PENSION - RES SERV	228	218	(10)	0	(228)	913	873	(40)	0	(913)
ER TAXES-RES SERV	282	324	42	0	(282)	1,167	1,295	128	0	(1,167)
<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>2,326</b>	<b>822</b>	<b>(1,504)</b>	<b>0</b>	<b>(2,326)</b>	<b>9,344</b>	<b>3,288</b>	<b>(6,057)</b>	<b>0</b>	<b>(9,344)</b>
RESIDENT SERVICES EXPENSE	0	2,504	2,504	0	0	120	10,018	9,898	0	(120)
RESIDENT SERVICES EVENTS & ACTIVITIES	10	0	(10)	0	(10)	10	0	(10)	0	(10)
RESIDENT FUND - STIPENDS	0	16	16	0	0	0	66	66	225	225
RESIDENT FUND - MEETING EXPENSES	0	0	0	0	0	0	0	0	33	33
RESIDENT FUND - OTHER	0	0	0	0	0	-18	0	18	0	18
<b>TOTAL RESIDENT FUND</b>	<b>10</b>	<b>2,521</b>	<b>2,511</b>	<b>0</b>	<b>(10)</b>	<b>112</b>	<b>10,084</b>	<b>9,972</b>	<b>258</b>	<b>146</b>
FRONT LINE SERVICE FEE	150,213	143,775	(6,439)	158,013	7,800	554,762	575,099	20,337	594,271	39,509
<b>TOTAL FEE FOR SERVICE</b>	<b>150,213</b>	<b>143,775</b>	<b>(6,439)</b>	<b>158,013</b>	<b>7,800</b>	<b>554,762</b>	<b>575,099</b>	<b>20,337</b>	<b>594,271</b>	<b>39,509</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>163,223</b>	<b>163,061</b>	<b>(162)</b>	<b>164,900</b>	<b>1,677</b>	<b>605,642</b>	<b>652,245</b>	<b>46,603</b>	<b>618,216</b>	<b>12,575</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>163,223</b>	<b>163,061</b>	<b>(162)</b>	<b>164,900</b>	<b>1,677</b>	<b>605,642</b>	<b>652,245</b>	<b>46,603</b>	<b>618,216</b>	<b>12,575</b>
<b>UTILITY EXPENSES</b>										
UTILITY - WATER	36,357	39,307	2,950	29,894	(6,463)	141,657	157,229	15,572	114,134	(27,523)
UTILITY - ELECTRIC	156,247	138,729	(17,519)	126,460	(29,788)	652,144	554,914	(97,230)	619,046	(33,098)
UTILITY - GAS	22,158	44,851	22,693	64,789	42,631	179,101	179,403	303	386,470	207,370
UTILITY - SEWER	52,243	50,298	(1,945)	45,002	(7,241)	198,368	201,193	2,825	167,118	(31,250)
ALLOC SEWER	0	88	88	0	0	0	352	352	0	0
<b>TOTAL UTILITY EXPENSES</b>	<b>267,005</b>	<b>273,273</b>	<b>6,268</b>	<b>266,144</b>	<b>(861)</b>	<b>1,171,270</b>	<b>1,093,091</b>	<b>(78,179)</b>	<b>1,286,768</b>	<b>115,499</b>
<b>TOTAL MAINTENANCE</b>										
<b>MAINTENANCE SALARIES</b>										
MAINTENANCE SALARIES	192,714	209,100	16,387	211,035	18,322	758,376	836,402	78,026	808,316	49,941
MAINTENANCE CASUAL LABOR	59,443	15,556	(43,888)	15,266	(44,177)	105,282	62,222	(43,060)	43,242	(62,039)
ALLOC MAINT SALARIES	-10,261	-6,092	4,169	-6,179	4,082	-23,210	-24,366	(1,156)	-42,419	(19,209)
<b>TOTAL MAINTENANCE SALARIES</b>	<b>241,896</b>	<b>218,564</b>	<b>(23,332)</b>	<b>220,122</b>	<b>(21,774)</b>	<b>840,447</b>	<b>874,258</b>	<b>33,811</b>	<b>809,140</b>	<b>(31,307)</b>
APPLIANCES	19,597	16,215	(3,382)	10,440	(9,157)	66,055	64,860	(1,196)	50,631	(15,424)
DWELLING EQUIPMENT	0	0	0	0	0	675	0	(675)	0	(675)
PAINT	7,597	6,428	(1,168)	10,875	3,278	21,469	25,713	4,244	30,460	8,991
CLEANING SUPPLIES	688	2,431	1,743	3,028	5,882	9,723	3,841	16,360	10,479	16,360
HVAC MATERIALS	1,069	2,598	1,529	-2,979	(4,049)	9,263	10,393	1,130	13,669	4,406
LANDSCAPING MATERIALS	0	356	356	0	0	0	1,423	1,423	0	0
PLUMBING MATERIALS	15,576	12,748	(2,828)	11,347	(4,229)	60,592	50,994	(9,599)	59,103	(1,490)
ELECTRICAL MATERIALS	10,099	2,295	(7,804)	825	(9,274)	30,933	9,181	(21,751)	5,633	(25,299)
GASOLINE USAGE FOR MAINT VEHICLES	4,067	2,821	(1,246)	2,310	(1,757)	10,933	11,283	350	32,479	21,547
MAINTENANCE VEHICLE - LICENSE	0	0	0	239	239	0	0	0	521	521
PEST CONTROL SUPPLIES	2,346	1,526	(820)	46	(2,300)	12,750	6,105	(6,645)	4,670	(8,080)
MAINTENANCE TOOLS	1,340	2,208	869	379	(961)	5,169	8,833	3,664	4,731	(438)
MAINTENANCE MATERIALS	45,771	33,633	(12,138)	28,205	(17,566)	123,134	134,534	11,400	131,140	8,006
MAINTENANCE EQUIPMENT	647	648	1	240	(408)	2,124	2,593	468	1,672	(452)
Early Pay Discount	-10	0	10	-172	(161)	-124	0	124	-960	(837)
FEE FOR SERVICE	0	0	0	-412	(412)	0	0	0	0	0
<b>TOTAL MAINTENANCE MATERIALS</b>	<b>108,787</b>	<b>83,909</b>	<b>(24,878)</b>	<b>64,371</b>	<b>(44,416)</b>	<b>348,855</b>	<b>335,634</b>	<b>(13,221)</b>	<b>350,109</b>	<b>1,254</b>
ELEVATORS - CONTRACTED SERV	7,634	7,698	64	8,172	538	34,869	30,793	(4,076)	31,358	(3,511)
HVAC - CONTRACTED SERV	5,042	20,714	15,671	20,345	15,303	68,290	82,855	14,565	76,124	7,835
LAWNS - CONTRACTED SERV	6,850	35,623	28,773	4,850	(2,000)	21,975	52,800	30,825	51,904	29,929
MATS/UNIFORMS - CONTRACTED SVCE	0	464	464	127	127	988	1,857	869	1,768	780
PEST CONTROL - CONTRACTED SERV	1,358	0	(1,358)	0	(1,358)	2,334	0	(2,334)	301	(2,033)
SNOW REMOVAL - CONTRACTED SERV	0	3,447	3,447	9,900	9,900	54,862	52,149	(2,714)	45,128	(9,735)
TRASH - CONTRACTED SERV	48,233	17,550	(30,683)	23,425	(24,808)	135,557	70,198	(65,359)	60,031	(75,526)
LANDFILL FEES - CONTRACTED SERV	189	380	191	89	(100)	673	1,519	846	1,006	333
CLEANING - CONTRACTED SERV	54,791	51,151	(3,640)	47,587	(7,203)	191,076	204,603	13,527	210,790	19,714
PAINTING - CONTRACTED SERV	25,073	9,949	(15,124)	11,322	(13,751)	75,768	39,795	(35,973)	55,809	(19,859)
ARBORIST - CONTRACTED SERV	1,500	6,837	5,337	3,170	1,670	4,000	27,348	23,348	20,168	16,168
FLOORING REPL - CONTRACTED SERV	6,579	8,984	2,405	4,460	(2,119)	10,336	35,936	25,600	20,677	10,340
OUTDOOR CLEANING - CONTRACTED SERV	2,750	33	(2,717)	440	(2,310)	7,400	130	(7,270)	1,290	(6,110)
CONCRETE WORK - CONTRACTED SERV	0	1,502	1,502	0	0	1,725	6,010	4,285	39,975	38,250
ELECTRICAL - CONTRACTED SERV	3,231	2,694	(537)	1,754	(1,477)	12,699	10,774	(1,925)	13,964	1,264
LANDSCAPE - CONTRACTED SERV	0	2,275	2,275	0	0	300	9,098	8,798	800	500
PLUMBING - CONTRACTED SERV	23,847	8,976	(14,871)	9,445	(14,402)	64,593	35,902	(28,691)	30,329	(34,264)
ROOF REPAIRS - CONTRACTED SERV	0	1,566	1,566	0	0	0	6,263	6,263	1,900	1,900
EXTERIOR REPAIRS - CONTRACTED SERV	300	1,914	1,614	957	657	300	7,658	7,358	5,208	4,908
VEHICLE MAINTENANCE & REPAIR	814	2,846	2,033	2,654	1,840	6,755	11,385	4,630	5,900	(855)
MAINTENANCE EQUIPMENT REPAIR	1,208	831	(377)	242	(966)	1,208	3,322	2,114	2,420	1,212
WINDOWS/DOORS REPL - CONTRACTED SERV	11,377	6,672	(4,705)	3,958	(7,420)	29,145	26,688	(2,456)	25,495	(3,649)
VACANT TURNOVER - CONTRACTED SERV	0	270	270	0	0	950	1,080	130	0	(950)

Public Housing (7pubhsg)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
INSPECTIONS - CONTRACTED SERV	125	1,711	1,586	-2,875	(3,000)	2,430	6,845	4,415	-5,750	(8,180)
INTERIOR REPAIRS - CONTRACTED SERV	16,217	1,845	(14,372)	0	(16,217)	31,617	7,380	(24,237)	2,260	(29,357)
Fire Safety - Contracted Services	15,925	11,126	(4,799)	17,973	2,048	77,819	44,503	(33,315)	59,474	(18,344)
OTHER - OUTSIDE MAINT	0	0	0	-957	(957)	0	0	0	0	0
HAZMAT - CONTRACTED SERV	900	550	(350)	0	(900)	4,025	2,200	(1,825)	20,987	16,962
RADON - CONTRACTED SERV	0	0	0	0	0	0	0	0	2,550	2,550
ALLOC INSPECTIONS EXPENSE	0	1,965	1,965	0	0	0	7,859	7,859	0	0
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>233,942</b>	<b>209,570</b>	<b>(24,372)</b>	<b>167,038</b>	<b>(66,904)</b>	<b>841,694</b>	<b>786,953</b>	<b>(54,741)</b>	<b>781,966</b>	<b>(59,728)</b>
MAINTENANCE EMPLOYEE BENEFITS	-196	30	226	-1,732	(1,536)	-910	120	1,030	-6,202	(5,291)
ALLOC MAINT EMP BENEFITS	-4,029	-5,270	(1,241)	-2,350	1,679	-9,452	-21,079	(11,626)	-27,497	(18,045)
ER MED/DENTAL INS - MAINT	55,871	59,105	3,234	53,815	(2,056)	210,123	236,419	26,296	317,631	107,507
ER PENSION - MAINT	9,944	10,933	988	10,959	1,015	40,687	43,730	3,043	49,804	9,117
ER TAXES - MAINT	13,718	15,733	2,015	19,919	6,201	58,667	62,933	4,266	66,248	7,581
ER PENSION - GROUND CREW	0	555	555	0	0	0	2,220	2,220	0	0
ER TAXES - GROUND CREW	0	10,886	10,886	0	0	0	43,544	43,544	0	0
<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>75,309</b>	<b>91,972</b>	<b>16,663</b>	<b>80,611</b>	<b>5,303</b>	<b>299,115</b>	<b>367,888</b>	<b>68,773</b>	<b>399,984</b>	<b>100,870</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>659,933</b>	<b>604,015</b>	<b>(55,918)</b>	<b>532,142</b>	<b>(127,791)</b>	<b>2,330,110</b>	<b>2,364,732</b>	<b>34,622</b>	<b>2,341,198</b>	<b>11,088</b>
<b>PROTECTIVE SERVICE EXPENSES</b>										
FRONT LINE SERVICE FEES	29,527	48,477	18,950	55,678	26,151	138,893	193,908	55,015	219,894	81,001
<b>TOTAL FEE FOR SERVICE</b>	<b>29,527</b>	<b>48,477</b>	<b>18,950</b>	<b>55,678</b>	<b>26,151</b>	<b>138,893</b>	<b>193,908</b>	<b>55,015</b>	<b>219,894</b>	<b>81,001</b>
SECURITY & MONITORING	4,660	302	(4,358)	5,771	1,111	14,345	1,208	(13,137)	9,443	(4,902)
SECURITY - CONTRACTED SERV	0	0	0	0	0	2,880	0	(2,880)	0	(2,880)
SECURITY EQUIPMENT & MATERIALS	1,574	3,697	2,123	1,583	9	14,191	14,786	596	11,130	(3,061)
<b>TOTAL SECURITY EXPENSE</b>	<b>6,234</b>	<b>3,999</b>	<b>(2,235)</b>	<b>7,353</b>	<b>1,119</b>	<b>31,415</b>	<b>15,995</b>	<b>(15,420)</b>	<b>20,572</b>	<b>(10,843)</b>
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>35,761</b>	<b>52,476</b>	<b>16,715</b>	<b>63,031</b>	<b>27,270</b>	<b>170,308</b>	<b>209,903</b>	<b>39,595</b>	<b>240,466</b>	<b>70,158</b>
<b>GENERAL EXPENSES</b>										
<b>INSURANCE EXPENSES</b>										
INSURANCE - LIABILITY	2,565	18,830	16,266	19,394	16,829	49,702	75,322	25,620	77,004	27,302
INSURANCE - PROPERTY	0	51,699	51,699	53,586	53,586	167,162	206,796	39,634	214,342	47,180
INSURANCE - WORKERS COMP	16,697	8,525	(8,173)	9,519	(7,178)	35,745	34,099	(1,647)	36,959	1,213
ALLOC INSURANCE EXPENSES	155	0	(155)	582	427	621	0	(621)	883	262
<b>TOTAL INSURANCE EXP</b>	<b>19,417</b>	<b>79,054</b>	<b>59,637</b>	<b>83,081</b>	<b>63,664</b>	<b>253,231</b>	<b>316,217</b>	<b>62,986</b>	<b>329,187</b>	<b>75,956</b>
BAD DEBT EXPENSE	70,769	17,751	(53,018)	58,407	(12,362)	147,650	71,005	(76,645)	158,375	10,725
<b>TOTAL BAD DEBT EXPENSE</b>	<b>70,769</b>	<b>17,751</b>	<b>(53,018)</b>	<b>58,407</b>	<b>(12,362)</b>	<b>147,650</b>	<b>71,005</b>	<b>(76,645)</b>	<b>158,375</b>	<b>10,725</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>90,187</b>	<b>96,805</b>	<b>6,619</b>	<b>141,488</b>	<b>51,302</b>	<b>400,881</b>	<b>387,221</b>	<b>(13,659)</b>	<b>487,562</b>	<b>86,681</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,544,284</b>	<b>1,476,073</b>	<b>(68,211)</b>	<b>1,426,279</b>	<b>(118,004)</b>	<b>5,962,394</b>	<b>5,850,961</b>	<b>(111,433)</b>	<b>6,077,929</b>	<b>115,534</b>
<b>NON-OPERATING EXPENSES</b>										
<b>HAP EXPENSES</b>										
HAP EXPENSE	1,571	3,118	1,547	3,713	2,142	9,182	12,472	3,290	36,713	27,531
UTILITY REIMBURSEMENT	13,888	11,702	(2,186)	11,563	(2,325)	46,389	46,808	419	50,717	4,328
<b>TOTAL HAP EXPENSES</b>	<b>15,459</b>	<b>14,820</b>	<b>(639)</b>	<b>15,276</b>	<b>(183)</b>	<b>55,571</b>	<b>59,280</b>	<b>3,709</b>	<b>87,430</b>	<b>31,859</b>
DEPRECIATION EXPENSE	184,702	159,814	(24,889)	175,331	(9,372)	740,338	639,254	(101,084)	701,322	(39,016)
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>184,702</b>	<b>159,814</b>	<b>(24,889)</b>	<b>175,331</b>	<b>(9,372)</b>	<b>740,338</b>	<b>639,254</b>	<b>(101,084)</b>	<b>701,322</b>	<b>(39,016)</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>200,161</b>	<b>174,634</b>	<b>(25,527)</b>	<b>190,607</b>	<b>(9,555)</b>	<b>795,909</b>	<b>698,535</b>	<b>(97,374)</b>	<b>788,752</b>	<b>(7,157)</b>
<b>TOTAL EXPENSES</b>	<b>1,744,445</b>	<b>1,650,706</b>	<b>(93,739)</b>	<b>1,616,886</b>	<b>(127,559)</b>	<b>6,758,303</b>	<b>6,549,496</b>	<b>(208,807)</b>	<b>6,866,680</b>	<b>108,377</b>
INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	(1,439)	0	0	0	5,757	(5,757)	0	0
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	107,272	(107,272)	0	0	0	429,088	(429,088)	0	0
OPERATING TRANSFER - OUT	0	0	0	0	0	24,614	0	(24,614)	0	(24,614)
<b>TOTAL TRANSFERS</b>	<b>0</b>	<b>-108,711</b>	<b>(108,711)</b>	<b>0</b>	<b>0</b>	<b>24,614</b>	<b>-434,845</b>	<b>(459,459)</b>	<b>0</b>	<b>(24,614)</b>
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	96	96
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>96</b>	<b>96</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-475,830</b>	<b>-144,629</b>	<b>(331,201)</b>	<b>108,910</b>	<b>(584,740)</b>	<b>-1,785,545</b>	<b>-525,188</b>	<b>(1,260,357)</b>	<b>-1,548,415</b>	<b>(237,130)</b>

HIO, Inc. (7hioinc)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_Is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	51,593	67,793	(16,200)	68,629	(17,036)	238,116	251,760	(13,644)	258,452	(20,336)
DWELLING RENTS SUBSIDY	40,971	30,231	10,740	36,529	4,442	148,703	120,924	27,779	141,225	7,478
LATE FEES	1,990	1,218	772	1,375	615	7,607	5,296	2,311	6,847	760
LEGAL FEES	0	583	(583)	1,400	(1,400)	350	2,332	(1,982)	4,525	(4,175)
MAINTENANCE FEES	4,154	5,632	(1,478)	2,350	1,804	6,052	24,391	(18,339)	27,808	(21,756)
OTHER TENANT REVENUE	-214	767	(981)	560	(774)	455	7,308	(6,854)	12,116	(11,661)
FRAUD RECOVERY REVENUE	75	0	75	1,185	(1,110)	100	0	100	3,452	(3,352)
<b>TOTAL TENANT REVENUES</b>	<b>98,568</b>	<b>106,224</b>	<b>(7,655)</b>	<b>112,027</b>	<b>(13,459)</b>	<b>401,383</b>	<b>412,011</b>	<b>(10,629)</b>	<b>454,425</b>	<b>(53,043)</b>
OTHER GOV'T GRANTS/DONATIONS	0	0	0	0	0	0	0	0	1,010	(1,010)
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,010</b>	<b>(1,010)</b>
INTEREST INCOME - RESTRICTED FUNDS	722	90	632	506	216	2,904	360	2,544	1,820	1,084
<b>INT INCOME - RESTRICT FUNDS</b>	<b>722</b>	<b>90</b>	<b>632</b>	<b>506</b>	<b>216</b>	<b>2,904</b>	<b>360</b>	<b>2,544</b>	<b>1,820</b>	<b>1,084</b>
<b>OTHER INCOME</b>										
NON-DWELLING RENTS	11,990	13,976	(1,987)	11,711	279	45,709	55,905	(10,196)	46,843	(1,134)
MISCELLANEOUS INCOME	0	0	0	0	0	0	0	0	50	(50)
COMMISSION INCOME	61	156	(95)	283	(222)	805	624	181	283	523
<b>TOTAL OTHER INCOME</b>	<b>12,050</b>	<b>14,132</b>	<b>(2,082)</b>	<b>11,993</b>	<b>57</b>	<b>46,514</b>	<b>56,529</b>	<b>(10,015)</b>	<b>47,175</b>	<b>(661)</b>
<b>TOTAL REVENUES</b>	<b>111,341</b>	<b>120,446</b>	<b>(9,105)</b>	<b>124,527</b>	<b>(13,186)</b>	<b>450,801</b>	<b>468,900</b>	<b>(18,099)</b>	<b>504,431</b>	<b>(53,630)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	5,774	13,027	7,254	6,117	344	12,771	52,109	39,338	25,353	12,582
ADMIN CASUAL LABOR	239	0	(239)	0	(239)	239	0	(239)	0	(239)
<b>TOTAL ADMIN SALARIES</b>	<b>6,012</b>	<b>13,027</b>	<b>7,015</b>	<b>6,117</b>	<b>105</b>	<b>13,010</b>	<b>52,109</b>	<b>39,099</b>	<b>25,353</b>	<b>12,343</b>
AUDIT EXPENSE	41	208	167	128	86	1,402	693	(709)	128	(1,275)
MANAGEMENT FEE	20,583	10,888	(9,696)	10,499	(10,084)	72,096	43,550	(28,546)	42,217	(29,880)
BOOKKEEPING FEE	2,775	1,450	(1,325)	1,432	(1,342)	9,720	5,800	(3,920)	5,760	(3,960)
NIFA MONITORING FEE	0	394	394	0	0	4,020	2,992	(1,028)	6,045	2,025
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>23,399</b>	<b>12,940</b>	<b>(10,460)</b>	<b>12,059</b>	<b>(11,340)</b>	<b>87,239</b>	<b>53,035</b>	<b>(34,204)</b>	<b>54,150</b>	<b>(33,089)</b>
ADMIN EMPLOYEE BENEFITS	200	161	(38)	163	(36)	721	646	(75)	578	(143)
ALLOC ADMIN EMP BENEFITS	78	78	0	95	17	195	311	116	372	177
ER MEDICAL/DENTAL INS - ADMIN	636	2,019	1,383	1,845	1,209	4,176	8,070	3,894	4,386	210
ER PENSION - ADMIN	240	695	455	337	96	549	2,782	2,233	1,518	969
ER TAXES-ADMIN	437	990	553	634	197	1,006	3,959	2,954	2,190	1,184
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>1,591</b>	<b>3,944</b>	<b>2,353</b>	<b>3,074</b>	<b>1,483</b>	<b>6,647</b>	<b>15,768</b>	<b>9,121</b>	<b>9,045</b>	<b>2,397</b>
LEGAL SERVICES - OUTSIDE	138	117	(21)	288	150	251	466	215	288	37
TRAINING/CONFERENCE	0	76	76	0	0	0	304	304	1,000	1,000
STAFF MEETING/RETREAT	0	22	22	0	0	0	87	87	0	0
ADMIN VEHICLE - FUEL	0	26	26	0	0	28	103	74	264	236
MEMBERSHIPS	0	0	0	0	0	400	0	(400)	0	(400)
PAYROLL PROCESSING FEE	237	184	(53)	398	161	843	736	(107)	926	83
TELEPHONE	1,815	744	(1,071)	853	(962)	2,541	2,975	434	2,936	395
SAFETY EQUIPMENT/SUPPLIES	0	0	0	0	0	1,242	0	(1,242)	0	(1,242)
LEGAL SERVICES - INTERNAL	863	0	(863)	-288	(1,151)	4,100	0	(4,100)	31	(4,070)
ALLOC INTERNAL LEGAL EXP	2,205	1,214	(991)	2,100	(105)	2,835	4,858	2,023	7,000	4,165
PRINTER SUPPLIES AND EXP	36	26	(10)	0	(36)	85	106	21	309	224
SOFTWARE EXP	636	667	31	677	41	2,544	2,669	126	2,393	(150)
POSTAGE	0	11	11	0	0	0	45	45	63	63
OFFICE SUPPLIES	66	130	64	0	(66)	116	519	402	487	370
OFFICE EQUIPMENT LEASES	340	0	(340)	0	(340)	662	0	(662)	0	(662)
COMPUTER EQUIPMENT	0	0	0	0	0	605	0	(605)	0	(605)
NETWORK COMMUNICATION	407	1,029	622	1,801	1,393	2,284	4,118	1,834	6,690	4,406
EMPLOYEE HIRING & ADMIN EXP	97	0	(97)	0	(97)	221	0	(221)	10	(212)
CONSULTING	0	0	0	0	0	0	0	0	491	491
BANK FEE	522	594	72	659	137	1,673	2,376	704	2,837	1,164
LATE FEES	76	0	(76)	195	118	159	0	(159)	195	35
MISCELLANEOUS EXPENSE	-727	0	727	0	727	-727	0	727	40,979	41,707
PROPERTY TAX	0	1,743	1,743	15,080	15,080	8,953	6,970	(1,983)	15,106	6,153
RENTAL EXPENSE	1,288	779	(509)	1,188	(100)	291	3,116	2,825	5,494	5,203
IT SUPPORT - CONTR SERV	857	954	97	0	(857)	3,292	3,816	524	631	(2,662)
PROFESSIONAL/CONTR SERV	0	0	0	0	0	98	0	(98)	0	(98)
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>8,858</b>	<b>8,316</b>	<b>(542)</b>	<b>22,951</b>	<b>14,093</b>	<b>32,498</b>	<b>33,263</b>	<b>765</b>	<b>88,131</b>	<b>55,633</b>
FRONT LINE SERVICE FEES	0	0	0	378	378	0	0	0	1,847	1,847
FEE FOR SERVICE	3,903	670	(3,233)	593	(3,309)	13,067	2,680	(10,388)	2,339	(10,728)
<b>TOTAL FEE FOR SERVICE</b>	<b>3,903</b>	<b>670</b>	<b>(3,233)</b>	<b>972</b>	<b>(2,931)</b>	<b>13,067</b>	<b>2,680</b>	<b>(10,388)</b>	<b>4,186</b>	<b>(8,881)</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>43,763</b>	<b>38,896</b>	<b>(4,867)</b>	<b>45,174</b>	<b>1,411</b>	<b>152,461</b>	<b>156,855</b>	<b>4,394</b>	<b>180,864</b>	<b>28,404</b>
<b>RESIDENT SERVICES SALARIES</b>										
RESIDENT SERVICE CASUAL LABOR	0	175	175	0	0	0	700	700	0	0
<b>TOTAL RESIDENT SERV SALARIES</b>	<b>0</b>	<b>175</b>	<b>175</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>700</b>	<b>700</b>	<b>0</b>	<b>0</b>
RELOCATION EXPENSES	0	5,033	5,033	0	0	0	20,132	20,132	0	0
<b>TOTAL RELOCATION EXPENSE</b>	<b>0</b>	<b>5,033</b>	<b>5,033</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,132</b>	<b>20,132</b>	<b>0</b>	<b>0</b>
RESIDENT SERVICES EXPENSE	0	191	191	0	0	0	765	765	0	0
<b>TOTAL RESIDENT FUND</b>	<b>0</b>	<b>191</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>765</b>	<b>765</b>	<b>0</b>	<b>0</b>
FRONT LINE SERVICE FEE	13,663	12,853	(810)	13,157	(506)	50,271	51,413	1,142	46,529	(3,742)
<b>TOTAL FEE FOR SERVICE</b>	<b>13,663</b>	<b>12,853</b>	<b>(810)</b>	<b>13,157</b>	<b>(506)</b>	<b>50,271</b>	<b>51,413</b>	<b>1,142</b>	<b>46,529</b>	<b>(3,742)</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>13,663</b>	<b>18,252</b>	<b>4,589</b>	<b>13,157</b>	<b>(506)</b>	<b>50,271</b>	<b>73,010</b>	<b>22,739</b>	<b>46,529</b>	<b>(3,742)</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>13,663</b>	<b>18,252</b>	<b>4,589</b>	<b>13,157</b>	<b>(506)</b>	<b>50,271</b>	<b>73,010</b>	<b>22,739</b>	<b>46,529</b>	<b>(3,742)</b>

HIO, Inc. (7hioinc)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_Is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>UTILITY EXPENSES</b>										
UTILITY - WATER	4,620	3,317	(1,303)	5,848	1,228	10,089	12,468	2,380	13,035	2,946
UTILITY - ELECTRIC	2,857	2,479	(377)	2,998	142	17,634	9,903	(7,732)	8,693	(8,941)
UTILITY - GAS	1,698	1,092	(605)	2,981	1,283	4,101	4,370	269	-422	(4,523)
UTILITY - SEWER	7,939	4,289	(3,650)	9,805	1,866	17,148	17,155	6	26,464	9,316
<b>TOTAL UTILITY EXPENSES</b>	<b>17,113</b>	<b>11,178</b>	<b>(5,935)</b>	<b>21,632</b>	<b>4,519</b>	<b>48,973</b>	<b>43,896</b>	<b>(5,077)</b>	<b>47,770</b>	<b>(1,202)</b>
<b>TOTAL MAINTENANCE</b>										
<b>MAINTENANCE SALARIES</b>										
MAINTENANCE SALARIES	20,954	21,493	539	15,762	(5,193)	80,081	85,972	5,891	52,217	(27,863)
MAINTENANCE CASUAL LABOR	0	0	0	4,275	4,275	10,996	0	(10,996)	17,609	6,613
ALLOC MAINT SALARIES	9,634	6,795	(2,839)	5,992	(3,642)	22,228	30,382	8,154	23,114	886
<b>TOTAL MAINTENANCE SALARIES</b>	<b>30,588</b>	<b>28,288</b>	<b>(2,300)</b>	<b>26,029</b>	<b>(4,559)</b>	<b>113,304</b>	<b>116,354</b>	<b>3,050</b>	<b>92,940</b>	<b>(20,364)</b>
APPLIANCES	2,858	1,699	(1,160)	2,398	(461)	8,530	6,794	(1,736)	3,195	(5,335)
PAINT	941	884	(56)	524	(417)	2,844	3,538	693	2,832	(13)
CLEANING SUPPLIES	23	321	298	0	(23)	375	1,283	908	3,039	2,664
HVAC MATERIALS	0	111	111	182	182	2,594	443	(2,151)	1,325	(1,269)
LANDSCAPING MATERIALS	0	35	35	0	0	1,031	141	(890)	0	(1,031)
PLUMBING MATERIALS	4,045	1,880	(2,165)	3,195	(850)	13,475	7,521	(5,954)	7,120	(6,354)
ELECTRICAL MATERIALS	776	211	(565)	-11	(786)	1,852	843	(1,009)	742	(1,110)
GASOLINE USAGE FOR MAINT VEHICLES	500	764	265	453	(47)	2,317	3,058	740	8,339	6,022
PEST CONTROL SUPPLIES	0	159	159	5	5	342	637	295	179	(164)
MAINTENANCE TOOLS	856	167	(689)	61	(795)	2,376	670	(1,706)	189	(2,187)
MAINTENANCE MATERIALS	3,014	4,564	1,550	5,619	2,605	18,182	18,258	76	26,575	8,393
MAINTENANCE EQUIPMENT	0	29	29	24	24	97	115	17	138	41
Early Pay Discount	0	0	0	-11	(11)	-12	0	12	-41	(29)
<b>TOTAL MAINTENANCE MATERIALS</b>	<b>13,013</b>	<b>10,825</b>	<b>(2,188)</b>	<b>12,439</b>	<b>(574)</b>	<b>54,004</b>	<b>43,301</b>	<b>(10,703)</b>	<b>53,633</b>	<b>(371)</b>
ELEVATORS - CONTRACTED SERV	682	685	3	633	(49)	2,637	2,740	103	2,531	(106)
HVAC - CONTRACTED SERV	0	1,647	1,647	256	256	6,960	6,587	(373)	7,197	237
LAWNS - CONTRACTED SERV	2,100	11,145	9,045	-4,850	(6,950)	5,950	26,043	20,093	11,045	5,095
MATS/UNIFORMS - CONTRACTED SVCE	0	84	84	56	56	91	334	243	311	220
PEST CONTROL - CONTRACTED SERV	90	0	(90)	0	(90)	137	0	(137)	9	(128)
SNOW REMOVAL - CONTRACTED SERV	0	1,779	1,779	0	0	4,965	7,114	2,149	7,490	2,525
TRASH - CONTRACTED SERV	9,658	1,872	(7,786)	3,260	(6,398)	21,812	7,488	(14,323)	6,980	(14,832)
LANDFILL FEES - CONTRACTED SERV	22	77	55	22	0	76	307	231	88	12
CLEANING - CONTRACTED SERV	1,300	3,233	1,933	2,505	1,205	11,075	12,933	1,858	13,675	2,600
PAINTING - CONTRACTED SERV	0	1,055	1,055	1,685	1,685	1,275	4,220	2,945	6,435	5,160
ARBORIST - CONTRACTED SERV	3,850	1,157	(2,693)	0	(3,850)	3,850	5,628	1,778	1,000	(2,850)
FLOORING REPL - CONTRACTED SERV	335	3,842	3,507	10,890	10,555	12,035	15,366	3,331	24,869	12,834
OUTDOOR CLEANING - CONTRACTED SERV	0	0	0	410	410	0	0	0	410	410
CONCRETE WORK - CONTRACTED SERV	0	485	485	0	0	0	1,940	1,940	700	700
ELECTRICAL - CONTRACTED SERV	0	424	424	0	0	1,663	1,698	35	624	(1,038)
LANDSCAPE - CONTRACTED SERV	0	267	267	3,830	3,830	0	1,068	1,068	5,330	5,330
PLUMBING - CONTRACTED SERV	380	869	489	1,353	973	7,891	3,477	(4,414)	2,325	(5,566)
ROOF REPAIRS - CONTRACTED SERV	0	217	217	0	0	0	870	870	375	375
EXTERIOR REPAIRS - CONTRACTED SERV	0	670	670	0	0	0	2,679	2,679	2,725	2,725
VEHICLE MAINTENANCE & REPAIR	1,209	238	(971)	244	(965)	1,485	952	(533)	266	(1,219)
WINDOWS/DOORS REPL - CONTRACTED SERV	6,345	1,950	(4,394)	2,706	(3,639)	9,361	7,802	(1,559)	23,807	14,446
VACANT TURNOVER - CONTRACTED SERV	0	0	0	0	0	4,396	0	(4,396)	0	(4,396)
INSPECTIONS - CONTRACTED SERV	250	882	632	175	(75)	2,805	3,529	724	3,000	195
INTERIOR REPAIRS - CONTRACTED SERV	1,900	309	(1,591)	0	(1,900)	1,900	1,237	(663)	2,000	100
Fire Safety - Contracted Services	4,019	1,302	(2,718)	1,444	(2,575)	10,126	5,207	(4,918)	2,359	(7,767)
RADON - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,010	1,010
ALLOC INSPECTIONS EXPENSE	0	208	208	0	0	0	834	834	0	0
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>32,140</b>	<b>34,398</b>	<b>2,257</b>	<b>24,619</b>	<b>(7,521)</b>	<b>110,490</b>	<b>120,056</b>	<b>9,566</b>	<b>126,563</b>	<b>16,073</b>
MAINTENANCE EMPLOYEE BENEFITS	0	0	0	0	0	-1	0	1	0	1
ALLOC MAINT EMP BENEFITS	3,815	2,606	(1,209)	2,260	(1,555)	9,065	10,425	1,360	13,016	3,950
ER MED/DENTAL INS - MAINT	7,294	3,861	(3,433)	3,872	(3,422)	24,268	15,438	(8,830)	20,670	(3,598)
ER PENSION - MAINT	973	1,166	193	700	(273)	3,799	4,665	866	2,700	(1,099)
ER TAXES - MAINT	1,470	1,675	205	1,614	144	6,128	6,701	573	4,605	(1,523)
<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>13,552</b>	<b>9,309</b>	<b>(4,243)</b>	<b>8,447</b>	<b>(5,106)</b>	<b>43,259</b>	<b>37,229</b>	<b>(6,030)</b>	<b>40,991</b>	<b>(2,268)</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>89,294</b>	<b>82,820</b>	<b>(6,474)</b>	<b>71,534</b>	<b>(17,760)</b>	<b>321,057</b>	<b>316,940</b>	<b>(4,118)</b>	<b>314,127</b>	<b>(6,931)</b>
<b>PROTECTIVE SERVICE EXPENSES</b>										
FRONT LINE SERVICE FEES	2,640	2,047	(593)	3,386	746	12,311	8,188	(4,122)	12,678	367
<b>TOTAL FEE FOR SERVICE</b>	<b>2,640</b>	<b>2,047</b>	<b>(593)</b>	<b>3,386</b>	<b>746</b>	<b>12,311</b>	<b>8,188</b>	<b>(4,122)</b>	<b>12,678</b>	<b>367</b>
GUARDS - CONTRACTED SECURITY	0	0	0	0	0	574	0	(574)	0	(574)
SECURITY & MONITORING	0	84	84	3,391	3,391	2,657	335	(2,322)	6,457	3,800
SECURITY EQUIPMENT & MATERIALS	0	418	418	0	0	2,145	1,673	(472)	4,135	1,990
<b>TOTAL SECURITY EXPENSE</b>	<b>0</b>	<b>502</b>	<b>502</b>	<b>3,391</b>	<b>3,391</b>	<b>5,377</b>	<b>2,008</b>	<b>(3,369)</b>	<b>10,592</b>	<b>5,216</b>
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>2,640</b>	<b>2,549</b>	<b>(91)</b>	<b>6,777</b>	<b>4,137</b>	<b>17,687</b>	<b>10,197</b>	<b>(7,491)</b>	<b>23,270</b>	<b>5,583</b>
<b>GENERAL EXPENSES</b>										
<b>INSURANCE EXPENSES</b>										
INSURANCE - LIABILITY	312	5,006	4,694	5,586	5,274	18,790	20,024	1,234	21,534	2,743
INSURANCE - PROPERTY	0	10,927	10,927	13,725	13,725	158,989	43,707	(115,282)	54,900	(104,089)
INSURANCE - WORKERS COMP	2,049	870	(1,179)	890	(1,160)	3,959	3,480	(478)	3,329	(630)
<b>TOTAL INSURANCE EXP</b>	<b>2,361</b>	<b>16,803</b>	<b>14,442</b>	<b>20,201</b>	<b>17,840</b>	<b>181,738</b>	<b>67,211</b>	<b>(114,527)</b>	<b>79,762</b>	<b>(101,976)</b>
BAD DEBT EXPENSE	16,460	2,519	(13,941)	17,552	1,092	24,271	10,075	(14,196)	17,552	(6,719)
<b>TOTAL BAD DEBT EXPENSE</b>	<b>16,460</b>	<b>2,519</b>	<b>(13,941)</b>	<b>17,552</b>	<b>1,092</b>	<b>24,271</b>	<b>10,075</b>	<b>(14,196)</b>	<b>17,552</b>	<b>(6,719)</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>18,821</b>	<b>19,322</b>	<b>501</b>	<b>37,753</b>	<b>18,932</b>	<b>206,009</b>	<b>77,286</b>	<b>(128,723)</b>	<b>97,314</b>	<b>(108,695)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>185,294</b>	<b>173,017</b>	<b>(12,277)</b>	<b>196,027</b>	<b>10,732</b>	<b>796,458</b>	<b>678,184</b>	<b>(118,275)</b>	<b>709,875</b>	<b>(86,583)</b>
<b>NON-OPERATING EXPENSES</b>										

HIO, Inc. (7hioinc)  
**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysl\_Is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>HAP EXPENSES</b>										
HAP EXPENSE	-664	1,196	1,860	1,831	2,495	1,328	4,783	3,455	7,324	5,996
UTILITY REIMBURSEMENT	4,878	2,872	(2,006)	3,325	(1,553)	16,358	11,487	(4,871)	11,929	(4,429)
<b>TOTAL HAP EXPENSES</b>	<b>4,214</b>	<b>4,067</b>	<b>(147)</b>	<b>5,156</b>	<b>942</b>	<b>17,686</b>	<b>16,270</b>	<b>(1,416)</b>	<b>19,253</b>	<b>1,567</b>
DEPRECIATION EXPENSE	57,777	75,312	17,535	63,417	5,640	231,057	301,248	70,191	253,670	22,612
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>57,777</b>	<b>75,312</b>	<b>17,535</b>	<b>63,417</b>	<b>5,640</b>	<b>231,057</b>	<b>301,248</b>	<b>70,191</b>	<b>253,670</b>	<b>22,612</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>61,991</b>	<b>79,379</b>	<b>17,388</b>	<b>68,573</b>	<b>6,582</b>	<b>248,743</b>	<b>317,518</b>	<b>68,775</b>	<b>272,923</b>	<b>24,179</b>
<b>TOTAL EXPENSES</b>	<b>247,286</b>	<b>252,396</b>	<b>5,111</b>	<b>264,600</b>	<b>17,314</b>	<b>1,045,202</b>	<b>995,702</b>	<b>(49,500)</b>	<b>982,797</b>	<b>(62,404)</b>
TRANSFERS BET PROGRAMS & PROJECTS - IN	17,541	102,635	(85,094)	61,625	(44,084)	166,525	410,540	(244,015)	158,406	8,119
<b>TOTAL TRANSFERS</b>	<b>-17,541</b>	<b>-102,635</b>	<b>(85,094)</b>	<b>-61,625</b>	<b>(44,084)</b>	<b>-166,525</b>	<b>-410,540</b>	<b>(244,015)</b>	<b>-158,406</b>	<b>8,119</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-118,404</b>	<b>-29,315</b>	<b>(89,089)</b>	<b>-78,448</b>	<b>(39,956)</b>	<b>-427,875</b>	<b>-116,261</b>	<b>(311,615)</b>	<b>-319,960</b>	<b>(107,915)</b>

Section 8 Operating (7fin8op)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	0	0	0	418	(418)	0	0	0	418	(418)
FRAUD RECOVERY REVENUE	0	100	(100)	209	(209)	300	400	(100)	1,263	(963)
<b>TOTAL TENANT REVENUES</b>	<b>0</b>	<b>100</b>	<b>(100)</b>	<b>627</b>	<b>(627)</b>	<b>300</b>	<b>400</b>	<b>(100)</b>	<b>1,681</b>	<b>(1,381)</b>
<b>HUD GRANTS AND SUBSIDY</b>										
HOUSING ASST PAYMENTS	3,192,559	3,463,693	(271,134)	3,020,802	171,757	12,607,728	13,854,771	(1,247,043)	13,660,553	(1,052,825)
ONGOING ADMIN FEES EARNED	9,378	10,245	(867)	0	9,378	29,596	40,980	(11,384)	0	29,596
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>3,201,937</b>	<b>3,473,938</b>	<b>(272,001)</b>	<b>3,020,802</b>	<b>181,135</b>	<b>12,637,324</b>	<b>13,895,751</b>	<b>(1,258,427)</b>	<b>13,660,553</b>	<b>(1,023,229)</b>
<b>TOTAL FEE REVENUE</b>										
MANAGEMENT FEE	0	2,212	(2,212)	0	0	0	8,848	(8,848)	0	0
BOOKKEEPING FEE	0	1,162	(1,162)	0	0	0	4,648	(4,648)	0	0
<b>TOTAL FEE REVENUE</b>	<b>0</b>	<b>3,374</b>	<b>(3,374)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,496</b>	<b>(13,496)</b>	<b>0</b>	<b>0</b>
OTHER GOV'T GRANTS/DONATIONS	20,951	0	20,951	86,546	(65,595)	76,928	0	76,928	86,546	(9,618)
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>20,951</b>	<b>0</b>	<b>20,951</b>	<b>86,546</b>	<b>(65,595)</b>	<b>76,928</b>	<b>0</b>	<b>76,928</b>	<b>86,546</b>	<b>(9,618)</b>
<b>OTHER INCOME</b>										
ADMINISTRATIVE FEES	0	40	(40)	0	0	0	160	(160)	9,908	(9,908)
<b>TOTAL OTHER INCOME</b>	<b>0</b>	<b>40</b>	<b>(40)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>(160)</b>	<b>9,908</b>	<b>(9,908)</b>
<b>TOTAL REVENUES</b>	<b>3,222,888</b>	<b>3,477,452</b>	<b>(254,564)</b>	<b>3,107,975</b>	<b>114,913</b>	<b>12,714,552</b>	<b>13,909,807</b>	<b>(1,195,255)</b>	<b>13,758,688</b>	<b>(1,044,136)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	0	1,508	1,508	0	0	0	6,032	6,032	0	0
<b>TOTAL ADMIN SALARIES</b>	<b>0</b>	<b>1,508</b>	<b>1,508</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,032</b>	<b>6,032</b>	<b>0</b>	<b>0</b>
MANAGEMENT FEE	0	0	0	1,356	1,356	2,400	0	(2,400)	5,268	2,868
BOOKKEEPING FEE	0	0	0	848	848	1,500	0	(1,500)	3,293	1,793
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,204</b>	<b>2,204</b>	<b>3,900</b>	<b>0</b>	<b>(3,900)</b>	<b>8,561</b>	<b>4,661</b>
ADMIN EMPLOYEE BENEFITS	0	30	30	0	0	0	120	120	0	0
ER MEDICAL/DENTAL INS - ADMIN	0	452	452	0	0	0	1,808	1,808	0	0
ER PENSION - ADMIN	0	83	83	0	0	0	332	332	0	0
ER TAXES-ADMIN	0	116	116	0	0	0	464	464	0	0
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>0</b>	<b>681</b>	<b>681</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,724</b>	<b>2,724</b>	<b>0</b>	<b>0</b>
PAYROLL PROCESSING FEE	0	30	30	0	0	0	120	120	0	0
PRINTER SUPPLIES AND EXP	0	7	7	0	0	0	28	28	0	0
SOFTWARE EXP	0	100	100	0	0	0	400	400	0	0
POSTAGE	0	50	50	0	0	0	200	200	0	0
OFFICE SUPPLIES	0	80	80	0	0	0	320	320	0	0
BANK FEE	-127	0	127	0	127	-261	0	261	0	261
SECT 8 PORT OUT ADMIN FEES	5,131	0	(5,131)	1,427	(3,704)	8,262	0	(8,262)	7,862	(400)
MISCELLANEOUS EXPENSE	0	0	0	0	0	0	0	0	138,491	138,491
IT SUPPORT - CONTR SERV	0	74	74	0	0	0	296	296	0	0
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>5,005</b>	<b>341</b>	<b>(4,664)</b>	<b>1,427</b>	<b>(3,578)</b>	<b>8,000</b>	<b>1,364</b>	<b>(6,636)</b>	<b>146,353</b>	<b>138,353</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>5,005</b>	<b>2,530</b>	<b>(2,475)</b>	<b>3,631</b>	<b>(1,374)</b>	<b>11,900</b>	<b>10,120</b>	<b>(1,780)</b>	<b>154,914</b>	<b>143,014</b>
RELOCATION - SECURITY DEPOSITS	2,725	0	(2,725)	0	(2,725)	3,518	0	(3,518)	3,533	15
RELOCATION - MOVING EXPENSE	0	0	0	0	0	0	0	0	7,675	7,675
RELOCATION - UTILITY DEPOSITS	0	0	0	0	0	0	0	0	340	340
<b>TOTAL RELOCATION EXPENSE</b>	<b>2,725</b>	<b>0</b>	<b>(2,725)</b>	<b>0</b>	<b>(2,725)</b>	<b>3,518</b>	<b>0</b>	<b>(3,518)</b>	<b>11,548</b>	<b>8,030</b>
RESIDENT SERVICES EXPENSE	0	3	3	0	0	0	12	12	0	0
RESIDENT FUND - OTHER	0	0	0	0	0	525	0	(525)	0	(525)
<b>TOTAL RESIDENT FUND</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>525</b>	<b>12</b>	<b>(513)</b>	<b>0</b>	<b>(525)</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>2,725</b>	<b>3</b>	<b>(2,722)</b>	<b>0</b>	<b>(2,725)</b>	<b>4,043</b>	<b>12</b>	<b>(4,031)</b>	<b>11,548</b>	<b>7,505</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>2,725</b>	<b>3</b>	<b>(2,722)</b>	<b>0</b>	<b>(2,725)</b>	<b>4,043</b>	<b>12</b>	<b>(4,031)</b>	<b>11,548</b>	<b>7,505</b>
<b>UTILITY EXPENSES</b>										
UTILITY - ELECTRIC	0	0	0	0	0	0	0	0	2	2
<b>TOTAL UTILITY EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>TOTAL MAINTENANCE</b>										
<b>MAINTENANCE SALARIES</b>										
MAINTENANCE SALARIES	0	506	506	0	0	0	2,024	2,024	0	0
<b>TOTAL MAINTENANCE SALARIES</b>	<b>0</b>	<b>506</b>	<b>506</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,024</b>	<b>2,024</b>	<b>0</b>	<b>0</b>
VEHICLE MAINTENANCE & REPAIR	0	60	60	0	0	0	240	240	0	0
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>0</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>240</b>	<b>240</b>	<b>0</b>	<b>0</b>
ER MED/DENTAL INS - MAINT	0	115	115	0	0	0	460	460	0	0
ER PENSION - MAINT	0	28	28	0	0	0	112	112	0	0
ER TAXES - MAINT	0	38	38	0	0	0	152	152	0	0
<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>0</b>	<b>181</b>	<b>181</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>724</b>	<b>724</b>	<b>0</b>	<b>0</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>747</b>	<b>747</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,988</b>	<b>2,988</b>	<b>0</b>	<b>0</b>
<b>GENERAL EXPENSES</b>										
<b>INSURANCE EXPENSES</b>										
INSURANCE - LIABILITY	0	5	5	0	0	0	20	20	0	0
INSURANCE - WORKERS COMP	0	20	20	0	0	0	80	80	0	0
<b>TOTAL INSURANCE EXP</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>
BAD DEBT EXPENSE	0	0	0	0	0	0	0	0	-228	(228)
<b>TOTAL BAD DEBT EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-228</b>	<b>(228)</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>-228</b>	<b>(228)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>7,730</b>	<b>3,305</b>	<b>(4,425)</b>	<b>3,631</b>	<b>(4,099)</b>	<b>15,943</b>	<b>13,220</b>	<b>(2,723)</b>	<b>166,236</b>	<b>150,293</b>

Section 8 Operating (7fin8op)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>NON-OPERATING EXPENSES</b>										
<b>HAP EXPENSES</b>										
HAP EXPENSE	3,520,373	3,246,532	(273,841)	3,169,321	(351,052)	13,394,822	12,986,129	(408,693)	12,524,328	(870,494)
HAP EXPENSE - PORTABLE	116,008	38,333	(77,675)	26,872	(89,136)	170,606	153,333	(17,273)	154,998	(15,608)
UTILITY REIMBURSEMENT	153,858	128,830	(25,028)	142,882	(10,976)	585,797	515,320	(70,477)	571,538	(14,259)
<b>TOTAL HAP EXPENSES</b>	<b>3,790,239</b>	<b>3,413,696</b>	<b>(376,543)</b>	<b>3,339,075</b>	<b>(451,164)</b>	<b>14,151,225</b>	<b>13,654,783</b>	<b>(496,443)</b>	<b>13,250,864</b>	<b>(900,361)</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>3,790,239</b>	<b>3,413,696</b>	<b>(376,543)</b>	<b>3,339,075</b>	<b>(451,164)</b>	<b>14,151,225</b>	<b>13,654,783</b>	<b>(496,443)</b>	<b>13,250,864</b>	<b>(900,361)</b>
<b>TOTAL EXPENSES</b>	<b>3,797,969</b>	<b>3,417,001</b>	<b>(380,968)</b>	<b>3,342,706</b>	<b>(455,263)</b>	<b>14,167,168</b>	<b>13,668,003</b>	<b>(499,166)</b>	<b>13,417,100</b>	<b>(750,068)</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-575,081</b>	<b>60,451</b>	<b>(635,532)</b>	<b>-234,731</b>	<b>(340,350)</b>	<b>-1,452,616</b>	<b>241,804</b>	<b>(1,694,420)</b>	<b>341,588</b>	<b>(1,794,204)</b>

Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	0	0	0	0	0	2,790	0	2,790	0	2,790
FRAUD RECOVERY REVENUE	0	200	(200)	209	(209)	300	800	(500)	1,263	(963)
<b>TOTAL TENANT REVENUES</b>	<b>0</b>	<b>200</b>	<b>(200)</b>	<b>209</b>	<b>(209)</b>	<b>3,090</b>	<b>800</b>	<b>2,290</b>	<b>1,263</b>	<b>1,827</b>
<b>HUD GRANTS AND SUBSIDY</b>										
HOUSING ASST PAYMENTS	0	0	0	181	(181)	0	0	0	4,296	(4,296)
ONGOING ADMIN FEES EARNED	287,727	335,611	(47,884)	285,716	2,011	1,173,185	1,342,444	(169,259)	1,169,968	3,217
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>287,727</b>	<b>335,611</b>	<b>(47,884)</b>	<b>285,897</b>	<b>1,830</b>	<b>1,173,185</b>	<b>1,342,444</b>	<b>(169,259)</b>	<b>1,174,264</b>	<b>(1,079)</b>
<b>TOTAL FEE REVENUE</b>										
<b>TOTAL FEE REVENUE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER GOV'T GRANTS/DONATIONS</b>										
OTHER GOV'T GRANTS/DONATIONS	0	41,882	(41,882)	0	0	0	167,529	(167,529)	98,365	(98,365)
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0</b>	<b>41,882</b>	<b>(41,882)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>167,529</b>	<b>(167,529)</b>	<b>98,365</b>	<b>(98,365)</b>
INTEREST INCOME - OTHER	442	0	442	304	138	442	0	442	304	138
<b>TOTAL NON-CASH INT INCOME (HIO)</b>	<b>442</b>	<b>0</b>	<b>442</b>	<b>304</b>	<b>138</b>	<b>442</b>	<b>0</b>	<b>442</b>	<b>304</b>	<b>138</b>
<b>OTHER INCOME</b>										
ADMINISTRATIVE FEES	2,095	0	2,095	8,697	(6,602)	7,693	0	7,693	9,160	(1,467)
<b>TOTAL OTHER INCOME</b>	<b>2,095</b>	<b>0</b>	<b>2,095</b>	<b>8,697</b>	<b>(6,602)</b>	<b>7,693</b>	<b>0</b>	<b>7,693</b>	<b>9,160</b>	<b>(1,467)</b>
<b>TOTAL REVENUES</b>	<b>290,264</b>	<b>377,693</b>	<b>(87,429)</b>	<b>295,107</b>	<b>(4,842)</b>	<b>1,184,410</b>	<b>1,510,773</b>	<b>(326,363)</b>	<b>1,283,356</b>	<b>(98,946)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	116,942	111,491	(5,451)	103,568	(13,374)	458,754	445,965	(12,789)	408,427	(50,327)
<b>TOTAL ADMIN SALARIES</b>	<b>116,942</b>	<b>111,491</b>	<b>(5,451)</b>	<b>103,568</b>	<b>(13,374)</b>	<b>458,754</b>	<b>445,965</b>	<b>(12,789)</b>	<b>408,427</b>	<b>(50,327)</b>
AUDIT EXPENSE	310	2,383	2,073	957	647	14,636	9,532	(5,104)	957	(13,679)
MANAGEMENT FEE	51,864	52,172	308	52,116	252	232,239	208,690	(23,549)	207,972	(24,267)
BOOKKEEPING FEE	32,415	32,612	198	32,572	157	93,352	130,450	37,098	129,982	36,630
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>84,589</b>	<b>87,168</b>	<b>2,579</b>	<b>85,645</b>	<b>1,056</b>	<b>340,227</b>	<b>348,672</b>	<b>8,445</b>	<b>338,911</b>	<b>(1,316)</b>
ADMIN EMPLOYEE BENEFITS	-172	670	842	932	1,104	1,395	2,680	1,285	3,672	2,278
ER MEDICAL/DENTAL INS - ADMIN	24,863	27,144	2,281	28,203	3,340	127,852	108,576	(19,276)	153,735	25,883
ER PENSION - ADMIN	6,023	6,132	109	5,307	(716)	25,046	24,529	(517)	24,139	(907)
ER TAXES-ADMIN	8,299	8,482	183	9,920	1,621	35,668	33,930	(1,738)	33,764	(1,904)
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>39,013</b>	<b>42,429</b>	<b>3,416</b>	<b>44,362</b>	<b>5,349</b>	<b>189,961</b>	<b>169,715</b>	<b>(20,246)</b>	<b>215,311</b>	<b>25,350</b>
TRAINING/CONFERENCE	0	1,371	1,371	1,222	1,222	4,855	5,484	629	4,627	(228)
STAFF MEETING/RETREAT	59	0	(59)	81	22	59	0	(59)	94	35
TRAVEL	1,601	1,856	254	920	(682)	4,906	7,422	2,516	10,013	5,106
MILEAGE	0	20	20	0	0	156	80	(76)	32	(124)
ADMIN VEHICLE - MTCE & REPAIR	0	305	305	1,174	1,174	129	1,220	1,091	1,373	1,244
PUBLICATIONS	0	10	10	0	0	0	42	42	0	0
MEMBERSHIPS	0	576	576	0	0	382	2,303	1,921	0	(382)
PAYROLL PROCESSING FEE	876	854	(22)	1,792	917	3,904	3,415	(489)	4,674	769
TELEPHONE	1,183	97	(1,086)	2,245	1,062	2,434	388	(2,046)	5,208	2,774
PRINTER SUPPLIES AND EXP	1,196	139	(1,057)	0	(1,196)	2,372	556	(1,816)	1,126	(1,247)
SOFTWARE EXP	13,203	13,475	272	13,108	(95)	52,968	53,899	931	48,560	(4,408)
FORMS AND PRINTING	0	167	167	1,091	1,091	0	667	667	1,091	1,091
OFFICE EXPENSE	0	102	102	0	0	0	408	408	0	0
OFFICE FURNISHINGS	347	52	(295)	0	(347)	347	208	(139)	0	(347)
POSTAGE	3,750	2,600	(1,150)	2,500	(1,250)	15,000	10,400	(4,600)	13,750	(1,250)
OFFICE SUPPLIES	919	1,340	421	1,289	370	5,583	5,360	(223)	4,461	(1,122)
OFFICE EQUIPMENT LEASES	1,187	740	(447)	0	(1,187)	2,063	2,960	897	276	(1,787)
COMPUTER EQUIPMENT	440	100	(340)	0	(440)	2,434	400	(2,034)	112	(2,322)
NETWORK COMMUNICATION	226	103	(123)	194	(33)	320	412	92	962	642
CABLE TV	32	0	(32)	0	(32)	32	0	(32)	0	(32)
EMPLOYEE HIRING & ADMIN EXP	78	50	(28)	44	(34)	289	200	(89)	416	128
CONSULTING	0	1,053	1,053	1,658	1,658	540	4,211	3,671	5,300	4,760
BANK FEE	236	0	(236)	2,239	2,003	568	0	(568)	3,655	3,087
LATE FEES	175	0	(175)	0	(175)	241	0	(241)	50	(191)
PROPERTY TAX	0	0	0	0	0	20	0	(20)	67	47
RENTAL EXPENSE	5,311	177	(5,134)	0	(5,311)	5,311	708	(4,603)	0	(5,311)
IT SUPPORT - CONTR SERV	1,884	2,025	141	500	(1,384)	7,571	8,101	530	4,052	(3,518)
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>32,701</b>	<b>27,211</b>	<b>(5,491)</b>	<b>30,055</b>	<b>(2,646)</b>	<b>112,484</b>	<b>108,844</b>	<b>(3,641)</b>	<b>109,898</b>	<b>(2,586)</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>273,245</b>	<b>268,299</b>	<b>(4,946)</b>	<b>263,630</b>	<b>(9,615)</b>	<b>1,101,426</b>	<b>1,073,195</b>	<b>(28,231)</b>	<b>1,072,547</b>	<b>(28,879)</b>
RESIDENT SERVICES EXPENSE	286	128	(158)	0	(286)	533	512	(21)	338	(195)
<b>TOTAL RESIDENT FUND</b>	<b>286</b>	<b>128</b>	<b>(158)</b>	<b>0</b>	<b>(286)</b>	<b>533</b>	<b>512</b>	<b>(21)</b>	<b>338</b>	<b>(195)</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>286</b>	<b>128</b>	<b>(158)</b>	<b>0</b>	<b>(286)</b>	<b>533</b>	<b>512</b>	<b>(21)</b>	<b>338</b>	<b>(195)</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>286</b>	<b>128</b>	<b>(158)</b>	<b>0</b>	<b>(286)</b>	<b>533</b>	<b>512</b>	<b>(21)</b>	<b>338</b>	<b>(195)</b>
<b>TOTAL MAINTENANCE</b>										
<b>MAINTENANCE SALARIES</b>										
MAINTENANCE SALARIES	17,181	19,661	2,480	16,513	(668)	62,138	78,644	16,506	61,926	(211)
<b>TOTAL MAINTENANCE SALARIES</b>	<b>17,181</b>	<b>19,661</b>	<b>2,480</b>	<b>16,513</b>	<b>(668)</b>	<b>62,138</b>	<b>78,644</b>	<b>16,506</b>	<b>61,926</b>	<b>(211)</b>
CLEANING SUPPLIES	0	0	0	0	0	0	0	0	56	56
GASOLINE USAGE FOR MAINT VEHICLES	104	0	(104)	0	(104)	170	0	(170)	0	(170)
<b>TOTAL MAINTENANCE MATERIALS</b>	<b>104</b>	<b>0</b>	<b>(104)</b>	<b>0</b>	<b>(104)</b>	<b>170</b>	<b>0</b>	<b>(170)</b>	<b>56</b>	<b>(114)</b>
MATS/UNIFORMS - CONTRACTED SVCE	0	0	0	806	806	0	0	0	806	806
CLEANING - CONTRACTED SERV	0	140	140	560	560	0	560	560	1,190	1,190
VEHICLE MAINTENANCE & REPAIR	332	1,152	820	457	125	2,884	4,608	1,724	7,850	4,966
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>332</b>	<b>1,292</b>	<b>960</b>	<b>1,823</b>	<b>1,491</b>	<b>2,884</b>	<b>5,168</b>	<b>2,284</b>	<b>9,847</b>	<b>6,962</b>
MAINTENANCE EMPLOYEE BENEFITS	243	41	(202)	-32	(275)	780	164	(616)	-120	(900)
ER MED/DENTAL INS - MAINT	3,870	307	(3,563)	3,735	(135)	15,479	1,228	(14,251)	19,584	4,105
ER PENSION - MAINT	945	1,082	137	908	(37)	3,645	4,328	683	3,984	340
ER TAXES - MAINT	1,232	67	(1,165)	1,607	375	4,877	268	(4,609)	5,184	308

Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

	April 2024			April 2023		YTD		YTD		2023 YTD		CY Actual:PY Actual	
	Actual	Budget	Actual:Budget Variance	Actual	CM Actual:PM Actual Variance	Actual	Budget	Actual:Budget YTD Variance	Actual	YTD Variance	Actual	YTD Variance	
ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	0	0	14,800	14,800	0	0	0	0	
<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>6,290</b>	<b>5,197</b>	<b>(1,093)</b>	<b>6,218</b>	<b>(72)</b>	<b>24,780</b>	<b>20,788</b>	<b>(3,992)</b>	<b>28,633</b>	<b>3,852</b>	<b>28,633</b>	<b>3,852</b>	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>23,907</b>	<b>26,150</b>	<b>2,243</b>	<b>24,554</b>	<b>648</b>	<b>89,972</b>	<b>104,600</b>	<b>14,628</b>	<b>100,462</b>	<b>10,490</b>	<b>100,462</b>	<b>10,490</b>	
<b>PROTECTIVE SERVICE EXPENSES</b>													
<b>TOTAL SECURITY EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>GENERAL EXPENSES</b>													
<b>INSURANCE EXPENSES</b>													
INSURANCE - LIABILITY	201	743	542	713	512	2,733	2,972	239	2,851	118	2,851	118	
INSURANCE - PROPERTY	0	0	0	247	247	817	0	(817)	987	171	987	171	
INSURANCE - WORKERS COMP	8,387	4,637	(3,750)	4,100	(4,287)	17,939	18,549	611	17,324	(615)	17,324	(615)	
<b>TOTAL INSURANCE EXP</b>	<b>8,588</b>	<b>5,380</b>	<b>(3,208)</b>	<b>5,060</b>	<b>(3,528)</b>	<b>21,488</b>	<b>21,521</b>	<b>33</b>	<b>21,162</b>	<b>(326)</b>	<b>21,162</b>	<b>(326)</b>	
<b>TOTAL GENERAL EXPENSES</b>	<b>8,588</b>	<b>5,380</b>	<b>(3,208)</b>	<b>5,060</b>	<b>(3,528)</b>	<b>21,488</b>	<b>21,521</b>	<b>33</b>	<b>21,162</b>	<b>(326)</b>	<b>21,162</b>	<b>(326)</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>306,026</b>	<b>299,957</b>	<b>(6,069)</b>	<b>293,244</b>	<b>(12,782)</b>	<b>1,213,419</b>	<b>1,199,829</b>	<b>(13,591)</b>	<b>1,194,509</b>	<b>(18,910)</b>	<b>1,194,509</b>	<b>(18,910)</b>	
<b>NON-OPERATING EXPENSES</b>													
<b>HAP EXPENSES</b>													
HAP EXPENSE	12,543	0	(12,543)	0	(12,543)	16,693	0	(16,693)	0	(16,693)	0	(16,693)	
UTILITY REIMBURSEMENT	68	0	(68)	0	(68)	68	0	(68)	0	(68)	0	(68)	
<b>TOTAL HAP EXPENSES</b>	<b>12,611</b>	<b>0</b>	<b>(12,611)</b>	<b>0</b>	<b>(12,611)</b>	<b>16,761</b>	<b>0</b>	<b>(16,761)</b>	<b>0</b>	<b>(16,761)</b>	<b>0</b>	<b>(16,761)</b>	
DEPRECIATION EXPENSE	1,293	1,303	10	1,292	0	5,170	5,212	42	5,170	0	5,170	0	
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>1,293</b>	<b>1,303</b>	<b>10</b>	<b>1,292</b>	<b>0</b>	<b>5,170</b>	<b>5,212</b>	<b>42</b>	<b>5,170</b>	<b>0</b>	<b>5,170</b>	<b>0</b>	
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>13,904</b>	<b>1,303</b>	<b>(12,601)</b>	<b>1,292</b>	<b>(12,611)</b>	<b>21,931</b>	<b>5,212</b>	<b>(16,719)</b>	<b>5,170</b>	<b>(16,761)</b>	<b>5,170</b>	<b>(16,761)</b>	
<b>TOTAL EXPENSES</b>	<b>319,929</b>	<b>301,260</b>	<b>(18,669)</b>	<b>294,537</b>	<b>(25,393)</b>	<b>1,235,350</b>	<b>1,205,041</b>	<b>(30,310)</b>	<b>1,199,679</b>	<b>(35,671)</b>	<b>1,199,679</b>	<b>(35,671)</b>	
<b>NET OPERATING INCOME (LOSS)</b>	<b>-29,665</b>	<b>76,433</b>	<b>(106,098)</b>	<b>570</b>	<b>(30,235)</b>	<b>-50,940</b>	<b>305,732</b>	<b>(356,673)</b>	<b>83,677</b>	<b>(134,617)</b>	<b>83,677</b>	<b>(134,617)</b>	

C/O - after FMR 2016 (7fidscent)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	0	0	0	1,147	(1,147)	368	0	368	6,046	(5,678)
DWELLING RENTS SUBSIDY	0	0	0	2,285	(2,285)	6,792	0	6,792	15,584	(8,792)
LATE FEES	0	0	0	-50	50	0	0	0	-174	174
LEGAL FEES	2,417	18,228	(15,811)	26,137	(23,720)	4,808	72,912	(68,104)	73,125	(68,317)
MAINTENANCE FEES	0	0	0	0	0	0	0	0	6,663	(6,663)
<b>TOTAL TENANT REVENUES</b>	<b>2,417</b>	<b>18,228</b>	<b>(15,811)</b>	<b>29,519</b>	<b>(27,102)</b>	<b>11,968</b>	<b>72,912</b>	<b>(60,944)</b>	<b>101,244</b>	<b>(89,276)</b>
<b>HUD GRANTS AND SUBSIDY</b>										
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL FEE REVENUE</b>										
MANAGEMENT FEE	184,002	148,215	35,787	139,005	44,996	727,463	592,861	134,602	551,871	175,593
BOOKKEEPING FEE	50,865	95,236	(44,371)	45,090	5,775	198,720	380,944	(182,224)	179,992	18,728
FRONT LINE SERVICE FEE	196,044	228,900	(32,856)	236,973	(40,929)	756,237	915,600	(159,363)	906,581	(150,344)
FRONT LINE SERVICE FEE (TT)	42,299	7,364	34,935	6,432	35,866	141,628	29,456	112,172	46,491	95,138
<b>TOTAL FEE REVENUE</b>	<b>473,209</b>	<b>479,715</b>	<b>(6,506)</b>	<b>427,500</b>	<b>45,709</b>	<b>1,824,049</b>	<b>1,918,861</b>	<b>(94,812)</b>	<b>1,684,935</b>	<b>139,114</b>
OTHER GOV'T GRANTS/DONATIONS	0	0	0	0	0	0	82,540	(82,540)	157,085	(157,085)
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>82,540</b>	<b>(82,540)</b>	<b>157,085</b>	<b>(157,085)</b>
<b>INVESTMENT INCOME</b>										
INTEREST INCOME - MAIN	34	0	34	33	2	133	0	133	133	0
<b>TOTAL INTEREST INCOME - MAIN</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>33</b>	<b>2</b>	<b>133</b>	<b>0</b>	<b>133</b>	<b>133</b>	<b>0</b>
INTEREST INCOME - OTHER	4,053	0	4,053	3,724	328	4,053	0	4,053	3,724	328
<b>TOTAL NON-CASH INT INCOME (HIO)</b>	<b>4,053</b>	<b>0</b>	<b>4,053</b>	<b>3,724</b>	<b>328</b>	<b>4,053</b>	<b>0</b>	<b>4,053</b>	<b>3,724</b>	<b>328</b>
<b>OTHER INCOME</b>										
NON-DWELLING RENTS	0	0	0	0	0	0	0	0	113	(113)
MISCELLANEOUS INCOME	58	110	(52)	0	58	58	440	(382)	19,468	(19,410)
COMMISSION INCOME	91	0	91	237	(145)	523	0	523	566	(44)
DEVELOPERS FEES	0	8,333	(8,333)	0	0	0	33,333	(33,333)	0	0
GAIN/LOSS ON SALE OF FIXED ASSET	11,810	0	11,810	0	11,810	11,810	0	11,810	0	11,810
<b>TOTAL OTHER INCOME</b>	<b>11,960</b>	<b>8,443</b>	<b>3,516</b>	<b>237</b>	<b>11,713</b>	<b>12,391</b>	<b>33,773</b>	<b>(21,383)</b>	<b>20,147</b>	<b>(7,756)</b>
<b>TOTAL REVENUES</b>	<b>491,673</b>	<b>506,386</b>	<b>(14,714)</b>	<b>461,013</b>	<b>30,660</b>	<b>1,852,593</b>	<b>2,108,086</b>	<b>(255,493)</b>	<b>1,967,269</b>	<b>(114,676)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	306,031	338,268	32,237	299,258	(6,774)	1,148,356	1,353,073	204,717	1,124,465	(23,891)
ADMIN CASUAL LABOR	7,066	0	(7,066)	0	(7,066)	7,066	0	(7,066)	0	(7,066)
ALLOC ADMIN SALARIES	-17,912	12,323	30,235	-2,552	15,360	-82,285	49,292	131,577	-9,740	72,544
<b>TOTAL ADMIN SALARIES</b>	<b>295,186</b>	<b>350,591</b>	<b>55,405</b>	<b>296,706</b>	<b>1,520</b>	<b>1,073,138</b>	<b>1,402,365</b>	<b>329,227</b>	<b>1,114,725</b>	<b>41,587</b>
AUDIT EXPENSE	86	1,333	1,247	266	180	3,314	5,332	2,018	266	(3,048)
BOOKKEEPING FEE	0	50,000	50,000	0	0	0	200,000	200,000	0	0
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>86</b>	<b>51,333</b>	<b>51,247</b>	<b>266</b>	<b>180</b>	<b>3,314</b>	<b>205,332</b>	<b>202,018</b>	<b>266</b>	<b>(3,048)</b>
ADMIN EMPLOYEE BENEFITS	2,359	1,905	(454)	2,592	233	9,809	7,597	(2,212)	9,801	(8)
ALLOC ADMIN EMP BENEFITS	-1,207	1,983	3,189	-726	481	-4,803	7,931	12,734	-2,570	2,233
ER MEDICAL/DENTAL INS - ADMIN	72,532	76,372	3,841	75,452	2,920	286,259	305,490	19,231	388,195	101,936
ER PENSION - ADMIN	15,260	20,264	5,004	15,559	299	61,252	81,056	19,804	63,547	2,295
ER TAXES-ADMIN	21,874	26,949	5,075	27,350	5,476	88,303	107,796	19,493	90,637	2,334
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>110,818</b>	<b>127,473</b>	<b>16,656</b>	<b>120,227</b>	<b>9,409</b>	<b>440,819</b>	<b>509,870</b>	<b>69,050</b>	<b>549,610</b>	<b>108,790</b>
LEGAL SERVICES - OUTSIDE	16,437	6,000	(10,437)	2,044	(14,393)	46,717	24,000	(22,717)	21,353	(25,364)
TRAINING/CONFERENCE	983	2,069	1,086	173	(810)	7,243	8,276	1,033	8,958	1,715
STAFF MEETING/RETREAT	53	189	136	120	66	692	756	64	1,852	1,160
TRAVEL	0	28	28	46	46	590	112	(478)	-84	(674)
MILEAGE	713	216	(497)	260	(453)	1,042	864	(178)	965	(77)
ADMIN VEHICLE - FUEL	0	0	0	0	0	30	0	(30)	1	(29)
ADMIN VEHICLE - MTCE & REPAIR	0	0	0	111	111	15	0	(15)	830	815
ADMIN VEHICLE - LICENSE	0	2	2	0	0	0	8	8	0	0
PUBLICATIONS	199	20	(179)	0	(199)	508	80	(428)	0	(508)
MEMBERSHIPS	2,142	2,535	393	2,314	172	3,878	10,140	6,262	10,445	6,567
PAYROLL PROCESSING FEE	2,068	1,999	(69)	5,162	3,095	9,345	7,996	(1,349)	13,431	4,087
TELEPHONE	1,662	3,372	1,709	23,769	22,106	53,045	13,487	(39,558)	50,483	(2,562)
SAFETY TRAINING	0	10	10	0	0	0	40	40	177	177
LEGAL SERVICES - INTERNAL	0	13	13	2,832	2,832	0	52	52	9,461	9,461
PRINTER SUPPLIES AND EXP	978	660	(318)	24	(954)	3,408	2,640	(768)	5,202	1,794
SOFTWARE EXP	2,711	4,608	1,897	11,989	9,278	13,147	18,432	5,285	23,020	9,872
FORMS AND PRINTING	0	24	24	0	0	0	96	96	289	289
OFFICE EXPENSE	4,164	81	(4,083)	0	(4,164)	4,414	324	(4,090)	1,158	(3,256)
OFFICE FURNISHINGS	800	0	(800)	45	(755)	3,176	0	(3,176)	1,056	(2,121)
POSTAGE	2,386	1,543	(843)	1,500	(886)	10,933	6,172	(4,761)	9,464	(1,469)
OFFICE SUPPLIES	1,163	2,412	1,249	9,328	8,165	7,939	9,648	1,709	18,653	10,714
OFFICE EQUIPMENT LEASES	3,040	1,482	(1,558)	-59	(3,099)	6,710	5,928	(782)	3,057	(3,653)
COMPUTER SUPPLIES	0	13	13	0	0	0	52	52	379	379
COMPUTER EQUIPMENT	8,145	1,060	(7,085)	4,238	(3,908)	22,049	4,240	(17,809)	20,446	(1,603)
NETWORK COMMUNICATION	1,178	2,050	872	3,978	2,800	5,586	8,200	2,614	20,221	14,635
ADVERTISING /NEWSPAPER ADS	-11	166	177	23	34	79	664	585	970	891
CABLE TV	-954	0	954	0	954	-268	0	268	0	268
EMPLOYEE HIRING & ADMIN EXP	5,041	2,051	(2,990)	730	(4,311)	16,227	8,210	(8,017)	14,715	(1,512)
CONSULTING	74,018	11,929	(62,089)	2,445	(71,573)	154,924	47,716	(107,208)	43,241	(111,683)
BANK FEE	-262	0	262	-316	(53)	1,692	-284	(1,976)	-1,350	(3,042)
LATE FEES	344	2	(342)	25	(319)	473	8	(465)	286	(187)
MISCELLANEOUS EXPENSE	-193	879	1,072	18,182	18,375	1,430	3,516	2,086	-86,952	(88,383)
FEES - PERMITS	0	35	35	168	168	2,092	140	(1,952)	168	(1,924)
PROPERTY TAX	0	4	4	0	0	245	16	(229)	197	(48)

C/O - after FMR 2016 (7fidscent)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
RENTAL EXPENSE	1,276	376	(900)	390	(885)	1,944	1,504	(440)	3,412	1,467
LAND ACQUISITION EXPENSE	0	31	31	0	0	0	124	124	372	372
IT SUPPORT - CONTR SERV	8,411	8,789	378	500	(7,911)	32,715	35,156	2,441	9,677	(23,038)
PROFESSIONAL FEES	0	2,500	2,500	8,035	8,035	0	10,000	10,000	42,229	42,229
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>136,494</b>	<b>57,148</b>	<b>(79,346)</b>	<b>98,057</b>	<b>(38,437)</b>	<b>412,022</b>	<b>228,313</b>	<b>(183,710)</b>	<b>247,780</b>	<b>(164,243)</b>
FRONT LINE SERVICE FEES	0	0	0	49	49	0	0	0	254	254
FEE FOR SERVICE	0	0	0	62	62	0	0	0	457	457
<b>TOTAL FEE FOR SERVICE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>111</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>711</b>	<b>711</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>542,584</b>	<b>586,545</b>	<b>43,962</b>	<b>515,366</b>	<b>(27,217)</b>	<b>1,929,293</b>	<b>2,345,880</b>	<b>416,586</b>	<b>1,913,092</b>	<b>(16,202)</b>
<b>RESIDENT SERVICES SALARIES</b>										
RESIDENT SERVICES SALARIES	0	0	0	3,988	3,988	0	0	0	14,955	14,955
RESIDENT SERVICE CASUAL LABOR	0	0	0	0	0	0	0	0	-12,822	(12,822)
<b>TOTAL RESIDENT SERV SALARIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,988</b>	<b>3,988</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,134</b>	<b>2,134</b>
RELOCATION EXPENSES	185,715	2,833	(182,882)	0	(185,715)	322,124	11,333	(310,791)	575	(321,549)
RELOCATION - MOVING EXPENSE	159	32	(127)	0	(159)	544	128	(416)	385	(159)
<b>TOTAL RELOCATION EXPENSE</b>	<b>185,874</b>	<b>2,865</b>	<b>(183,009)</b>	<b>0</b>	<b>(185,874)</b>	<b>322,667</b>	<b>11,461</b>	<b>(311,206)</b>	<b>960</b>	<b>(321,707)</b>
ER MEDICAL/DENTAL INS - RES SERV	0	0	0	1,752	1,752	0	0	0	9,196	9,196
ER PENSION - RES SERV	0	0	0	219	219	0	0	0	940	940
ER TAXES-RES SERV	0	0	0	370	370	0	0	0	1,201	1,201
<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,342</b>	<b>2,342</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,337</b>	<b>11,337</b>
<b>TOTAL YOUTH ACTIVITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
RESIDENT SERVICES EXPENSE	256	380	124	2,736	2,480	607	1,519	912	7,352	6,745
RESIDENT SERVICES EVENTS & ACTIVITIES	-133	0	133	0	133	711	0	(711)	70	(641)
RESIDENT SERV DIRECT FUNDING	0	0	0	240	240	-130	0	130	240	370
RESIDENT FUND - STIPENDS	1,442	1,750	308	1,528	86	10,498	7,000	(3,498)	11,849	1,351
RESIDENT FUND - MEETING EXPENSES	374	183	(191)	2,896	2,522	2,949	733	(2,216)	4,521	1,571
RESIDENT FUND - OTHER	-459	0	459	0	459	2,803	0	(2,803)	1,150	(1,654)
<b>TOTAL RESIDENT FUND</b>	<b>1,480</b>	<b>2,313</b>	<b>833</b>	<b>7,400</b>	<b>5,920</b>	<b>17,439</b>	<b>9,252</b>	<b>(8,187)</b>	<b>25,182</b>	<b>7,743</b>
FRONT LINE SERVICE FEE	0	0	0	1,529	1,529	0	0	0	5,745	5,745
<b>TOTAL FEE FOR SERVICE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,529</b>	<b>1,529</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,745</b>	<b>5,745</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>187,354</b>	<b>5,178</b>	<b>(182,175)</b>	<b>15,259</b>	<b>(172,095)</b>	<b>340,106</b>	<b>20,713</b>	<b>(319,393)</b>	<b>45,357</b>	<b>(294,749)</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>187,354</b>	<b>5,178</b>	<b>(182,175)</b>	<b>15,259</b>	<b>(172,095)</b>	<b>340,106</b>	<b>20,713</b>	<b>(319,393)</b>	<b>45,357</b>	<b>(294,749)</b>
<b>UTILITY EXPENSES</b>										
UTILITY - WATER	181	0	(181)	413	232	343	0	(343)	788	444
UTILITY - ELECTRIC	3,920	0	(3,920)	5,260	1,341	19,084	0	(19,084)	13,213	(5,871)
UTILITY - GAS	0	12	12	2,571	2,571	0	48	48	5,159	5,159
UTILITY - SEWER	292	0	(292)	844	552	565	0	(565)	1,359	794
<b>TOTAL UTILITY EXPENSES</b>	<b>4,393</b>	<b>12</b>	<b>(4,381)</b>	<b>9,088</b>	<b>4,695</b>	<b>19,992</b>	<b>48</b>	<b>(19,944)</b>	<b>20,519</b>	<b>527</b>
<b>TOTAL MAINTENANCE</b>										
<b>MAINTENANCE SALARIES</b>										
MAINTENANCE SALARIES	0	39	39	12,195	12,195	-382	156	538	50,245	50,627
ALLOC MAINT SALARIES	627	0	(627)	187	(440)	938	0	(938)	19,305	18,367
<b>TOTAL MAINTENANCE SALARIES</b>	<b>627</b>	<b>39</b>	<b>(588)</b>	<b>12,382</b>	<b>11,755</b>	<b>556</b>	<b>156</b>	<b>(400)</b>	<b>69,550</b>	<b>68,993</b>
PAINT	28	0	(28)	231	203	62	0	(62)	2,974	2,913
CLEANING SUPPLIES	279	500	221	458	179	2,122	2,000	(122)	1,868	(254)
HVAC MATERIALS	0	0	0	-1,081	(1,081)	0	0	0	-87	(87)
LANDSCAPING MATERIALS	0	10	10	0	0	0	40	40	120	120
PLUMBING MATERIALS	204	0	(204)	563	359	377	0	(377)	635	258
ELECTRICAL MATERIALS	0	0	0	0	0	1,850	0	(1,850)	-1,955	(3,805)
GASOLINE USAGE FOR MAINT VEHICLES	0	0	0	3	3	0	0	0	114	114
MAINTENANCE VEHICLE - LICENSE	0	0	0	30	30	0	0	0	30	30
PEST CONTROL SUPPLIES	0	0	0	1	1	2	0	(2)	47	45
MAINTENANCE TOOLS	0	0	0	0	0	0	0	0	433	433
MAINTENANCE MATERIALS	436	14	(422)	-903	(1,339)	488	56	(432)	4,436	3,948
MAINTENANCE EQUIPMENT	0	0	0	0	0	0	0	0	134	134
Early Pay Discount	-8,417	0	8,417	0	8,417	-17,234	0	17,234	-23,344	(6,109)
<b>TOTAL MAINTENANCE MATERIALS</b>	<b>-7,470</b>	<b>524</b>	<b>7,994</b>	<b>-699</b>	<b>6,771</b>	<b>-12,335</b>	<b>2,096</b>	<b>14,431</b>	<b>-14,596</b>	<b>(2,261)</b>
ELEVATORS - CONTRACTED SERV	141	135	(6)	122	(19)	519	540	21	490	(30)
HVAC - CONTRACTED SERV	0	200	200	3,043	3,043	3,938	800	(3,138)	8,684	4,745
LAWNS - CONTRACTED SERV	0	3,040	3,040	0	0	150	12,160	12,010	5,335	5,385
MATS/UNIFORMS - CONTRACTED SVCE	1,676	28	(1,648)	342	(1,334)	1,676	112	(1,564)	342	(1,334)
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	0	0	0	1	0
TRASH - CONTRACTED SERV	26	0	(26)	293	268	1,867	0	(1,867)	2,210	343
LANDFILL FEES - CONTRACTED SERV	0	0	0	88	88	0	0	0	88	88
CLEANING - CONTRACTED SERV	780	5,150	4,370	3,300	2,520	10,140	20,600	10,460	14,915	4,775
ELECTRICAL - CONTRACTED SERV	0	0	0	0	0	2,816	0	(2,816)	997	(1,819)
PLUMBING - CONTRACTED SERV	0	0	0	200	200	0	0	0	2,163	2,163
VEHICLE MAINTENANCE & REPAIR	874	650	(224)	532	(342)	5,472	2,600	(2,872)	8,254	2,782
WINDOWS/DOORS REPL - CONTRACTED SER	0	0	0	0	0	210	0	(210)	0	(210)
Fire Safety - Contracted Services	158	466	308	441	283	841	1,864	1,023	441	(400)
ALLOC FORCE ACCOUNT LABOR	0	0	0	-15,343	(15,343)	0	0	0	-60,944	(60,944)
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>3,655</b>	<b>9,669</b>	<b>6,014</b>	<b>-6,981</b>	<b>(10,636)</b>	<b>27,630</b>	<b>38,676</b>	<b>11,046</b>	<b>-16,824</b>	<b>(44,455)</b>
MAINTENANCE EMPLOYEE BENEFITS	0	0	0	-55	(55)	0	0	0	-202	(202)
ALLOC MAINT EMP BENEFITS	213	0	(213)	90	(124)	368	0	(368)	14,481	14,113
ER MED/DENTAL INS - MAINT	4,464	0	(4,464)	10,462	5,998	17,856	0	(17,856)	53,239	35,383
ER PENSION - MAINT	0	3	3	671	671	0	12	12	3,119	3,119
ER TAXES - MAINT	0	4	4	1,182	1,182	-31	16	47	4,112	4,143
<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>4,677</b>	<b>7</b>	<b>(4,670)</b>	<b>12,349</b>	<b>7,672</b>	<b>18,193</b>	<b>28</b>	<b>(18,165)</b>	<b>74,749</b>	<b>56,556</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,489</b>	<b>10,239</b>	<b>8,750</b>	<b>17,051</b>	<b>15,562</b>	<b>34,045</b>	<b>40,956</b>	<b>6,911</b>	<b>112,878</b>	<b>78,833</b>
<b>PROTECTIVE SERVICE EXPENSES</b>										
<b>PROTECTIVE SERVICE SALARIES</b>										
SECURITY SALARY	10,307	34,000	23,693	23,530	13,223	48,198	136,000	87,802	94,555	46,357
<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>10,307</b>	<b>34,000</b>	<b>23,693</b>	<b>23,530</b>	<b>13,223</b>	<b>48,198</b>	<b>136,000</b>	<b>87,802</b>	<b>94,555</b>	<b>46,357</b>
FRONT LINE SERVICE FEES	0	0	0	0	0	0	0	0	651	651

C/O - after FMR 2016 (7fdscnt)

**Budget Comparison**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>TOTAL FEE FOR SERVICE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>651</b>	<b>651</b>
SECURITY & MONITORING	0	1,148	1,148	0	0	2,702	4,592	1,890	210	(2,492)
SECURITY - CONTRACTED SERV	0	75	75	0	0	0	300	300	0	0
SECURITY EQUIPMENT & MATERIALS	-20	228	248	341	361	3,952	912	(3,040)	1,822	(2,130)
<b>TOTAL SECURITY EXPENSE</b>	<b>-20</b>	<b>1,451</b>	<b>1,471</b>	<b>341</b>	<b>361</b>	<b>6,654</b>	<b>5,804</b>	<b>(850)</b>	<b>2,032</b>	<b>(4,622)</b>
ER MEDICAL/DENTAL INS - SECURITY	212	5,000	4,788	4,482	4,271	14,741	20,000	5,259	33,681	18,940
ER PENSION - SECURITY	358	1,870	1,512	539	181	2,043	7,480	5,437	2,275	231
ER TAXES - SECURITY	731	2,720	1,989	2,352	1,621	3,847	10,880	7,033	7,724	3,878
<b>TOTAL SECURITY EMPLOYEE BENEFITS</b>	<b>1,301</b>	<b>9,590</b>	<b>8,289</b>	<b>7,373</b>	<b>6,072</b>	<b>20,631</b>	<b>38,360</b>	<b>17,729</b>	<b>43,680</b>	<b>23,049</b>
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>11,588</b>	<b>45,041</b>	<b>33,453</b>	<b>31,245</b>	<b>19,657</b>	<b>75,483</b>	<b>180,164</b>	<b>104,681</b>	<b>140,918</b>	<b>65,435</b>
<b>GENERAL EXPENSES</b>										
<b>INSURANCE EXPENSES</b>										
INSURANCE - LIABILITY	2,907	2,472	(435)	2,964	57	13,320	9,888	(3,432)	11,919	(1,400)
INSURANCE - PROPERTY	0	2,000	2,000	1,962	1,962	6,492	8,000	1,508	7,848	1,356
INSURANCE - WORKERS COMP	19,204	9,738	(9,466)	11,351	(7,853)	40,836	38,952	(1,884)	47,731	6,895
ALLOC INSURANCE EXPENSES	-155	0	155	-582	(427)	-621	0	621	-883	(262)
<b>TOTAL INSURANCE EXP</b>	<b>21,956</b>	<b>14,210</b>	<b>(7,746)</b>	<b>15,695</b>	<b>(6,261)</b>	<b>60,027</b>	<b>56,840</b>	<b>(3,187)</b>	<b>66,616</b>	<b>6,589</b>
BAD DEBT EXPENSE	0	0	0	0	0	545	0	(545)	0	(545)
<b>TOTAL BAD DEBT EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>545</b>	<b>0</b>	<b>(545)</b>	<b>0</b>	<b>(545)</b>
CLOSING COSTS	126	0	(126)	0	(126)	126	0	(126)	0	(126)
MORTGAGE INTEREST	0	0	0	6,638	6,638	12,059	0	(12,059)	25,355	13,296
<b>TOTAL LOAN INTEREST</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,638</b>	<b>6,638</b>	<b>12,059</b>	<b>0</b>	<b>(12,059)</b>	<b>25,355</b>	<b>13,296</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>22,082</b>	<b>14,210</b>	<b>(7,872)</b>	<b>22,333</b>	<b>252</b>	<b>72,757</b>	<b>56,840</b>	<b>(15,917)</b>	<b>91,971</b>	<b>19,214</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>769,489</b>	<b>661,226</b>	<b>(108,263)</b>	<b>610,342</b>	<b>(159,147)</b>	<b>2,471,676</b>	<b>2,644,601</b>	<b>172,925</b>	<b>2,324,735</b>	<b>(146,941)</b>
<b>NON-OPERATING EXPENSES</b>										
DEPRECIATION EXPENSE	14,226	1,132	(13,094)	17,914	3,688	57,034	4,528	(52,506)	71,654	14,620
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>14,226</b>	<b>1,132</b>	<b>(13,094)</b>	<b>17,914</b>	<b>3,688</b>	<b>57,034</b>	<b>4,528</b>	<b>(52,506)</b>	<b>71,654</b>	<b>14,620</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>14,226</b>	<b>1,132</b>	<b>(13,094)</b>	<b>17,914</b>	<b>3,688</b>	<b>57,034</b>	<b>4,528</b>	<b>(52,506)</b>	<b>71,654</b>	<b>14,620</b>
<b>TOTAL EXPENSES</b>	<b>783,715</b>	<b>662,358</b>	<b>(121,357)</b>	<b>628,256</b>	<b>(155,459)</b>	<b>2,528,710</b>	<b>2,649,129</b>	<b>120,419</b>	<b>2,396,390</b>	<b>(132,321)</b>
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	59,777	(59,777)	0	0	717,320	239,108	478,212	0	717,320
OPERATING TRANSFER - IN	0	0	0	0	0	24,614	0	24,614	0	24,614
<b>TOTAL TRANSFERS</b>	<b>0</b>	<b>-59,777</b>	<b>(59,777)</b>	<b>0</b>	<b>0</b>	<b>-741,934</b>	<b>-239,108</b>	<b>502,826</b>	<b>0</b>	<b>741,934</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-292,042</b>	<b>-96,194</b>	<b>(195,848)</b>	<b>-167,243</b>	<b>(124,799)</b>	<b>65,817</b>	<b>-301,935</b>	<b>367,752</b>	<b>-429,121</b>	<b>494,938</b>

OHA Foundation (4found)  
**Budget Comparison**  
 Period = Apr 2024  
 Book = Accrual ; Tree = ysl\_js

	April 2024	April 2024	Actual:Budget	April 2023	CM Actual:PM Actual	YTD	YTD	Actual:Budget	2023 YTD	CY Actual:PY Actual
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	YTD Variance	Actual	Variance
<b>REVENUES</b>										
<b>OTHER INCOME</b>										
DONATIONS - GENERAL	2	0	2	2	0	9	0	9	25,008	(24,999)
<b>TOTAL OTHER INCOME</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>25,008</b>	<b>(24,999)</b>
<b>TOTAL REVENUES</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>25,008</b>	<b>(24,999)</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
AUDIT EXPENSE	0	0	0	0	0	8,625	0	(8,625)	59,425	50,800
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,625</b>	<b>0</b>	<b>(8,625)</b>	<b>59,425</b>	<b>50,800</b>
TRAINING/CONFERENCE	0	0	0	0	0	0	0	0	471	471
STAFF MEETING/RETREAT	0	0	0	0	0	576	0	(576)	0	(576)
TRAVEL	0	0	0	792	792	0	0	0	792	792
OFFICE SUPPLIES	0	0	0	0	0	0	0	0	58	58
BANK FEE	9	0	(9)	16	8	19	0	(19)	71	52
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>9</b>	<b>0</b>	<b>(9)</b>	<b>809</b>	<b>800</b>	<b>595</b>	<b>0</b>	<b>(595)</b>	<b>1,391</b>	<b>796</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>9</b>	<b>0</b>	<b>(9)</b>	<b>809</b>	<b>800</b>	<b>9,220</b>	<b>0</b>	<b>(9,220)</b>	<b>60,816</b>	<b>51,596</b>
YOUTH ACTIVITIES	0	0	0	250	250	0	0	0	294	294
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0	0	4,782	0	(4,782)	0	(4,782)
<b>TOTAL YOUTH ACTIVITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>250</b>	<b>4,782</b>	<b>0</b>	<b>(4,782)</b>	<b>294</b>	<b>(4,488)</b>
RESIDENT SERVICES EVENTS & ACTIVITIES	0	0	0	0	0	5,000	0	(5,000)	0	(5,000)
RESIDENT FUND - OTHER	0	0	0	3,775	3,775	0	0	0	3,775	3,775
<b>TOTAL RESIDENT FUND</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,775</b>	<b>3,775</b>	<b>5,000</b>	<b>0</b>	<b>(5,000)</b>	<b>3,775</b>	<b>(1,225)</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,025</b>	<b>4,025</b>	<b>9,782</b>	<b>0</b>	<b>(9,782)</b>	<b>4,069</b>	<b>(5,713)</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,025</b>	<b>4,025</b>	<b>9,782</b>	<b>0</b>	<b>(9,782)</b>	<b>4,069</b>	<b>(5,713)</b>
<b>TOTAL MAINTENANCE</b>										
VEHICLE MAINTENANCE & REPAIR	0	0	0	231	231	0	0	0	2,344	2,344
WINDOWS/DOORS REPL - CONTRACTED SER	0	0	0	0	0	0	0	0	518	518
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>231</b>	<b>231</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,861</b>	<b>2,861</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>231</b>	<b>231</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,861</b>	<b>2,861</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>9</b>	<b>0</b>	<b>(9)</b>	<b>5,064</b>	<b>5,056</b>	<b>19,002</b>	<b>0</b>	<b>(19,002)</b>	<b>67,746</b>	<b>48,744</b>
<b>NON-OPERATING EXPENSES</b>										
DEPRECIATION EXPENSE	61	0	(61)	61	0	245	0	(245)	245	0
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>61</b>	<b>0</b>	<b>(61)</b>	<b>61</b>	<b>0</b>	<b>245</b>	<b>0</b>	<b>(245)</b>	<b>245</b>	<b>0</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>61</b>	<b>0</b>	<b>(61)</b>	<b>61</b>	<b>0</b>	<b>245</b>	<b>0</b>	<b>(245)</b>	<b>245</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>70</b>	<b>0</b>	<b>(70)</b>	<b>5,126</b>	<b>5,056</b>	<b>19,247</b>	<b>0</b>	<b>(19,247)</b>	<b>67,991</b>	<b>48,744</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-68</b>	<b>0</b>	<b>(68)</b>	<b>-5,124</b>	<b>5,056</b>	<b>-19,238</b>	<b>0</b>	<b>(19,238)</b>	<b>-42,983</b>	<b>23,745</b>

# Memorandum

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To: Board of Commissioners  
From: Ashley Hatheway, CFO  
Date: May 22, 2024  
Re: Finance Report

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## AGENCY BALANCE SHEET

### April 2024:

**Cash** position decreased **\$2,696,306 YTD.**

- Public Housing (PH): had a decrease of **\$1,512,513.**
- HIO: had a decrease of **\$127,114.**
- Section 8 Operating: had a decrease of **\$900,717.**
- Section 8 Admin: had a decrease of **\$161,099.**
- Central Office: had an increase of **\$795,594.**
- Capital Funds: had a decrease of **\$583,145.**

**Accounts Receivable** had a decrease of **\$117,532 YTD.**

- Operating A/R had a decrease of **\$356,185.**
- A/R Inter-property had an increase of **\$148,193.**
- Tenant Receivables had an increase of **\$84,855.**
- A/R Promissory Notes had an increase of **\$5,605.**

**Prepaid Assets** had an increase of **\$80,747 YTD.**

**Total Assets** decreased **\$3,164,037 YTD.**

**Total Liabilities** increased **\$460,216 YTD.**

**Current Liabilities** increased **\$388,100 YTD**

- Accounts Payable increased **\$317,518.**
- Accrued Fees increased **\$148,193.**
- Inter-fund Payables increased **\$195,794.**

# Memorandum



To: Board of Commissioners  
From: Ashley Hatheway, CFO  
Date: May 22, 2024  
Re: Finance Report

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## AGENCY BUDGET & PRIOR YEAR COMPARISON

### April 2024:

**2024 YTD Revenue** was **\$1,697,142** less than 2023 YTD Revenue.

- HUD Subsidy Payments were **\$187,994** less than YTD 2023.
- Housing Assistance Payments were lower than 2023 YTD by **\$1,057,121**.
  - This is due to the receipt of \$1.5M in HCV vouchers for 2022 during 2023.

**2024 YTD Operating Expenses** are down **\$220,652** over 2023 YTD and under budgeted target by \$719,960.

- **Admin Expenses:** consistent with prior year and \$321,479 under budget.
- **Resident Service Expenses:** were over budget by \$272,190 and over prior year by \$273,991.
  - Driven by resident relocation
- **Utility Expenses:** over budget \$103,200; under PYTD by \$114,825
- **Maintenance Expenses:** under budget \$819,103 & under PYTD by \$202,702
- **Protective Services Expenses:** under budget \$112,933 & under PYTD by \$195,060
- **General Expenses:** over budget \$158,165; consistent with prior year
- **HAP Expenses:** over budget \$498,299 & over PYTD by \$841,117

**Net Operating Loss** was **\$3,624,253** YTD compared to a YTD loss of **\$1,283,109**.

**Adjusted Net Operating Loss** was **\$2,590,409** YTD compared to a prior YTD loss of **\$251,048**.

## 6.7. Development

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: June 3, 2024  
Re: Development Report

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## **Choice Neighborhoods Implementation Grant – Spencer Homes**

Construction of Kennedy Square East is progressing on schedule. Building plans are on file with OHA staff and available upon request. Kennedy Square East has been rebranded as Maclom’s Place.

OHA / Brinshore closed on Kennedy Square West (MLK Building) in April 2024. The office building has been demolished and construction fencing is up. Kennedy West is being branded as MLK Square. This will be the final phase of the North CNI. Kennedy West will consist of 39 units in a four story building. Retail bays will front 30<sup>th</sup> Street and parking for residents will be available on the west side. OHA will provide 16 project based vouchers. The project is financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees.

## **Choice Neighborhood Implementation Grant – Southside**

Financial closing on the first phase of the Southside Terrace redevelopment occurred in May 2024. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. HUD has approved the development proposal and due diligence for closing is ongoing. All families have been relocated from the two impacted buildings and demolition will occur in the coming weeks.

OHA, Brinshore and the City Planning Department met with architects at Holland Basham to begin planning of replacement housing for Southside at 61<sup>st</sup> and Arbor. This development will replace the HIO owned townhome development at 61<sup>st</sup> and Arbor known as Arbor Villa. Arbor Villa consists of 18 townhome units on approximately 1.8 acres. The replacement development will consist of 70 mixed income units. The partners applied for 9% LIHTCs and were not selected. The project was selected as an alternate and the partners will be discussing a path forward.

Design work for SST Phase 2 is being finalized. Phase 2 is a 4% LIHTC development that will consist of 115 units in a mix of townhouses and a multi-family building. Closing is anticipated to occur in December 2024. Current plans are available upon request.

Design work for 3030 Upland Parkway is progressing. This will be a 74 unit development consisting of a 71 unit multifamily building and a three unit townhome development. An application for 9% tax credits was submitted in May 2024.

Selection of an architect and general contractor for Southside Phase III will occur in June 2024.

## **Scattered Site Housing**

OHA staff is in the process of evaluating all single family and duplex scattered site units. Units will be divided between those to be retained and repositioned through RAD or project-based vouchers and those to be sold. Resolutions to sell and a resolution to convert these properties through vouchers will be presented to the board in the coming months.

Currently, the environmental reviews are pending with the City of Omaha.

## **Frances Court**

OHA is proceeding with a Rental Assistance Demonstration (RAD) conversion of the public housing units at Frances Court. Frances Court is a 14 unit townhome development located near Center Street and the Field Club Trail at 37<sup>th</sup> and Frances. The units are in good condition and will not require substantial renovation prior to the conversion. The environmental review and physical needs assessment have been completed. Meetings with residents were held in June 2023. The RAD application was submitted in July 2023 and the RAD conversion should be complete in Summer 2024.

Frances Court was damaged in a flooding event in May 2024. OHA is reassessing conversion timing for this site as a result.

## **Tower Repositioning Planning**

Planning for renovation and preservation for OHA's public housing towers through a variety of HUD redevelopment tools has started with OHA's RAD consultant, AH Forward, and development partner, Brinshore. OHA staff intends to present the board with more information in the coming months.

## **Partnership with Elmington Affordable**

Elmington Affordable is a housing developer from Nashville, TN with operations in several locations throughout the United States. Elmington is the first developer to approach OHA on a partnership proposal whereby in exchange for project based vouchers and a property tax exemption, Elmington will provide OHA a 20% stake in the managing member entity for the tax credit partnership and corresponding developer fees. Developer fees are a source of non-federal income for OHA that provides much needed flexibility for operating.

## 6.8. Procurement/Contracting/Capital Budgets

## Capital Funds Board Report - Open Grants as of 05/24/2024

### ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$420,742	63.75%	\$618,458	93.71%	Obligation complete, expending
2020	Formula	\$6,017,802	3/26/2020	3/25/2024	3/25/2026	\$5,839,441	97.04%	\$6,019,114	100.02%	Obligation complete, expending
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$4,660,204	65.50%	\$7,227,735	101.59%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$0	0.00%	\$13,380	0.62%	Need to obligate
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$2,619,922	36.52%	\$2,637,624	36.77%	Need to obligate
2024	Formula	\$7,433,097	5/6/2024	5/6/2024	5/6/2028	\$0	0.00%	\$0	0.00%	Just awarded, waiting for funds

### INACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2018	Formula	\$5,366,997	5/29/2018	5/28/2022	5/28/2024	\$5,366,997	100.00%	\$5,366,997	100.00%	Fully expended, ready to close
2019	Formula	\$5,612,511	4/16/2019	4/15/2023	4/15/2025	\$5,612,511	100.00%	\$5,612,511	100.00%	Fully expended, ready to close
2020	Safety & Security	\$227,273	4/2/2021	4/1/2022	4/1/2023	\$227,273	100.00%	\$227,273	100.00%	Fully expended, ready to close
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Fully expended, ready to close
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Fully expended, ready to close

## 6.9. Human Resources

# Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: May 22, 2024

Re: Staffing Report Summary April 19, 2024 – May 22, 2024

## Total Open Positions 19

Position(s)	Number of Positions Open	Department	Status
Assistant Property Manager	1	Property Management	Reviewing applications
Senior Accountant	1	Finance	Reviewing applications
Public Safety Officer – Full Time	2	Public Safety	Reviewing applications
Public Safety Officer – Part Time	3	Public Safety	Reviewing applications
Maintenance Repairer	3	Property Management	Reviewing applications
Drywaller	1	Property Management	Interviewing
Housing Compliance Specialist	3	Compliance	Check References and Interviewing
Case Manager – Intensive Services	1	Intensive Services	Interviewing
Temp Painter - FT	1	Property Management	Interviewing
Leasing Coordinator	1	Property Management	Interviewing
Housing Clerk - PHI	1	Public Housing Intake	Interviewing
Housing Specialist	1	Housing Choice Voucher	Check References and Interviewing

## Total New Hires 10

Title	Number of Positions Filled	Department/Location
Maintenance Repairer	2	Property Management
Maintenance Manager	1	Property Management
Senior Director of Housing Operations	1	Property Management
Inspection Clerk	1	Inspections
Housing Specialist	2	Housing Choice Voucher
HCV Program Coordinator	2	Housing Choice Voucher
Administrative Assistant PHI	1	Public Housing Intake

## Total Transfers 0

Name	Old Title	New Title	Department	Date

**Total Promotions 2**

<b>Name</b>	<b>Old Title</b>	<b>New Title</b>	<b>Department</b>	<b>Date</b>
Elaine Walker	Housing Compliance Specialist	Quality Control Specialist	Compliance	05/12/24
Kahla Stanley	Assistant Property Manager	Property Manager	Property Management	TBD

<b>Type of Termination</b>	<b>Number of Employees</b>
Involuntary	0
Voluntary	7

<b>Current Monthly Turnover Rate</b>
4.40%

<b>Annual Turnover Rate (6/2023 – 05/2024)</b>
43.50%

## 6.10. Family and Community Services

*Family and Community Services Department*

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**Synergy of Services = Self-Sufficiency**

**Outreach**

**Academic Achievement**

**Transportation**

**Elderly and Disabled Services**

**Resident Education and Employment**

**Family Self-Sufficiency**

**Homeownership**

**Grants**



*Families Towards Self-Sufficiency*

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**Family and Community Services Department**


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**Family Services and Community Outreach (FSCO) Program**

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities and offer youth tutoring and mentoring as well as quality services that allow the elderly to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payments of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations, and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	79
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	39
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	14
Number of New Enrollment (Case management)	5
Number of New Community Partnerships	12
Number of Cultural/Recreational Activities (Soccer training)	5
Referral to FSS/HOP	10
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	25

**Residents' Opportunity for Self-Sufficiency (ROSS) Program:**

The Resident Opportunity for Self-Sufficiency (ROSS) Program is designed to help adults and youth living in public housing set and achieve goals related to economic self-sufficiency. The program is broken down into a set of purposes related to the following:

- Education
- Employment and Job Training
- Health/Wellness

The program is self-directed and self-paced. The ROSS coordinator will collaborate with participants to access these resources. This program will best serve those who are initiative-taking and genuinely interested in improving their current situation.

***Family and Community Services Department***

**Purpose:** To provide case management services to residents living within Omaha Housing Authority communities that focus on strengthening the family and promoting self-sufficiency through supportive services and referrals to community partners.

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	142
New Enrollments	3
TANF Recipients	0
Face-to-Face Contact Visit	60
Virtual Contact Visit	5
Phone Visit	35
ROSS Employment Goals	20
Job Placement	1
Employed Full-Time	25
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	90 MCC/UNO
Education Referrals	0
College Enrollment	0
Healthcare Coverage	40
Program Coordination Committee (PCC)	0
New PCC Partners	0

***Resident Education and Employment Program (REEP)***

Goal: The primary goal of the Resident Education and Employment Program (REEP) is to provide meaningful opportunities for Public Housing and Section 8 residents to receive job readiness training, soft and life skill development, post-secondary education, GED/ABE/ESL, job search assistance, and resume preparation. By connecting residents with Metro-area employers, REEP seeks employment opportunities that lead to economic self-sufficiency.

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF)	51
Job Readiness Training/Referral and Job Fair	Over 100
Direct Employment Leads/Flyers	Over 150
Post-Secondary Education (Certificate Programs/2/4-year University)	171

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**Family and Community Services Department**


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**Family Self-Sufficiency Program (HCV/PH) (FSS)**

Goal: The primary goal of the Family Self-Sufficiency Program is to empower families to become economically self-sufficient. Through intensive case management services, financial literacy counseling, asset development, life skills workshops, goal planning (ITSP), and strategic service coordination through the Program Coordinating Committee (PCC), residents have the skills necessary to live and lead self-sufficient lives.

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-151 PH-32
TANF Recipients (Welfare to Work)	HCV-2 PH-0
Recommendation for Graduation	HCV-2 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-0 H-0
New Enrollment	HCV-3 PH-1
Employment/Job Training/Referrals (YTD)	76
Post-Secondary Education (YTD)	46
Employed full-time (YTD)	HCV-117 PH-20
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	20
Asset Development (Escrows)	<b>HCV-\$500,810.00</b> <b>PH-\$73,760.00</b> <b>Total-\$574,570.00.</b> <b>Forfeiture Total-\$28,684.00</b> <b>HCV-\$21,137.00</b> <b>PH-\$7,547</b>
Life Skills	31
Service Coordination (PCC)	35
In-Person Meetings	22

**How do We Impact OHA and the Community?****ACHIEVEMENTS:**

- *One tenant was approved for a home mortgage loan this month.*
- *One FSS tenant closed on a home using their Section Voucher.*
- *One FSS tenant was recommended for graduation this month.*
- *Four HCV/PH tenants enrolled in the FSS program this month.*
- *Currently, 38 OHA tenants are enrolled in either Career Forward or Spring classes at MCC. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree program of their choice while earning an hourly stipend for time spent in*

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**Family and Community Services Department**

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*the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits)*

- *REACH-Partnership with Creighton University Center for Promoting Health and Health Equalities to address four areas of focus: Vaccination, Physical Activities, Breastfeeding, and Nutrition. CHW completed two training courses this month.*
- *Recruiting over 500 OHA youth to attend and participate in the Simple Foundation GO-Global Youth Summit at CHI Center on May 17, 2024.*
- *Staff visited 11 OPS Schools to help facilitate additional resources to OHA students.*
- *Staff participated in HUD FSS office hours.*
- *Staff is creating and maintaining a master list of community resources.*
- *Staff attended Self-Sufficiency Service Coordination Training through Nan Mc Kay. This training reviewed ways to offer productive, effective case management/coaching to our FSS participants and offered practical tools to engage participants and help them get the most out of FSS.*
- *Recruited 12 tenants to attend the Goodwill Resource Fair on April 24.*
- *Attended Women's History Month-Diversity Dialogue at Creighton.*
- *Staff participated in NAHRO webinar training Establishing and Operating the Program Coordinating Committee for your FSS program. In this training, FSS staff learned the steps to establish a PCC and the requirements and provided the tools and knowledge to create and maintain the PCC.*
- *Staff participated in The Trauma of Money- Using Trauma-Informed Skills in Financial Coaching webinar. This webinar offered the knowledge, skills, and tools to be trauma-informed when working with people in an immediate financial crisis or experiencing longer-term financial insecurity. FSS staff learned that recognizing the signs of financial trauma and adapting our approach to be trauma-informed can increase inclusion, engagement, and impact.*
- *Staff attended Resilience Con in Nashville. This conference brought together various researchers to present studies on how people who have experienced trauma bounce back and live resilience in their everyday lives. Conference speakers shared ways case managers and human services systems can coach participants in building resiliency skills and model these, in addition to examining ways to alleviate and protect against trauma symptoms.*
- *Staff continue to meet with the Simple Foundation to strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *Novel Care- Home healthcare services- Provides professional and paraprofessional healthcare services to patients where they are most comfortable, their homes. This company assists with companion services, light housekeeping, transportation, and personal care, and it has a nurse on staff to assist with medical questions. They are Medicare and Medicaid certified and part of a network of multiple private insurance companies. This month, they visited and spoke to 18 tenants.*
- *We continued our partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue administering free on-site screenings for blood pressure, mass, Pre-diabetes, blood glucose, cholesterol, etc.*
- *Partner with RA to host our third OHA Resources Fair at Evans Tower, with over 20 community resources and 40 residents participating. Our next will be on June 23 at Kay Jay Towers.*
- *Quality Clinical Research- representatives visited our Underwood, Benson, and Park South Tower. While at the towers, they spoke to residents about several studies offered in the upcoming months. Studies for Hypertension, Arthritis, COPD, and asthma, to name a few. Quality Clinical Research also played bingo*

**Family and Community Services Department**

*with the residents. More than 30 residents participated in each of the events. Quality Clinical Research continues to partner with OHA to assist with new research that will assist/help our residents' health needs.*

- *Catholic Charities visited our Evans Tower again this month to play bingo and to assist residents with food pantries and rides to medical appointments. (25 Residents participated in the Bingo event.*
- *Staff participated in the NAHRO webinar training-Holistic Approach to Client Engagement. In this training, FSS staff learned how to build staff skills through education, technique development, and the application of motivational interviewing and trauma-informed care.*
- *Youth involvement remains a top priority for our organization. We have continued to develop and implement programs that empower and engage young people in our community. Last month, we focused on mentorship programs, skills training, educational needs, and leadership development opportunities. This month, we have actively promoted scholarship opportunities to assist 82 OHA high school students in pursuing higher education. Our team has worked diligently to ensure students know these opportunities.*
- *All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all. (46 received the Scott Scholarship this month through UNO & MCC)*
- *The Scott Foundation donated an additional \$25,000 and \$40,000 toward MCC/UNO OHA student scholarships.*
- *Partnership with The Simple Foundation to serve over 200 food pantry baskets at SS.*
- *10 tenants are still enrolled and striving in the MCC GED program.*
- *Family Self-Sufficiency coordinators continued developing local strategies to connect participating families to public and private resources, increasing their earned income and financial empowerment, reducing, or eliminating the need for welfare assistance, and progressing toward economic independence and self-sufficiency.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers. (This month, we are planning a Resource fair at Jackson and Kay Jay Tower)*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (Hosted three seminars, attended the Resources Fair, and served over 33 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 46 tenants were served)*
- *The OHA/TSF Soccer program is at the highest level in its history, with over 600 kids participating throughout the week for all-year-round programming. (31 teams are registered to play in the Alliance and OHA/TSF Summer League)*
- *Continue our partnership with Charles Drew, Creighton University, Norvell Home Health Care, and ArchWell Health to address some health disparities in OHA towers.*
- *Continue our monthly follow-up/assessment with current high school seniors (65) on their performance in school, gather information on scholarships, GPAs, and college of interest information.*
- *Continued to work with 182 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, University of Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship*

**Family and Community Services Department**

during the Fall and Spring semester. So far, the Scott Foundation has committed over \$275,000 annually.

- Nitsch Insurance visited four (Pine, Benson, and Evans), communicated with 15 residents, and helped them update their current insurance benefits.
- Continued our partnership with The Simple Foundation for the 2024-25 school year to provide OHA youth a safe place, coaching, and learning opportunities. The Simple Foundation provides daily after-school Learning POD to OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students can attend from 4 p.m. to 8:00 p.m.; dinner and snacks will be provided.
- OHA staff continues to bridge communication barriers with the Sudanese, Somali, and Somali Bantu populations throughout OHA programs. The most critical topics continue to focus on CNI, CNP, Trash, and Public Safety. (22 SS tenants were served.)

**UPCOMING EVENTS:**

- Monthly CPHHE-Governance Committee & Journal Club meeting.
- United Way Monthly meeting.
- Monthly EOAA meeting.
- Build Your Resume Workshop May
- Job Search Basic Workshop-May
- Interview Essential Workshop-May
- Financial Literacy Workshop.
- Top-to-top meeting with United Way and Mutual of Omaha.
- Time Management and Communication Skills Workshop.
- Email Etiquette Workshop
- Critical Thinking Workshop
- First Impression Workshop-May
- Monthly Tenant Association and Central Advisory Council meetings.
- CNP & CNI meetings.
- Simple Foundation-GO, Global Youth Summit, May 17.
- Upcoming HUD-Webinar (Food & Nutrition, Digital Inclusion, Advancing Overdose Preventive, Using Trauma Inform Skill in Financial Coaching and Residents Social Isolation).
- OHA Resource Tour (Evans Tower)-May
- OHA's Career Fair-June 23.
- Vision Board event with OHA youth.
- HUD FSS office hours.
- ROSS PCC meeting.
- REACH CHW meetings/Training.
- MCC Earn while Learn cohort onboarding.
- HUD-Strong Families Resources Webinar.
- Creighton CPHHE REACH partners meeting.
- May 2024: Continue recruiting for the FSS program.
- May 2024: Webinar learn about available mental health resources and listening session.

***Family and Community Services Department***

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- *May 2024: 22nd Research and Evaluation Conference on Self- Sufficiency*
- *June 2024: Motivational Interviewing and Coaching training*
- *Earn While You Learn MCC cohort begins July.*
- *HWS Budget/Allocation & monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*

## 6.11. Legal

# Memorandum



To: OHA Board of Commissioners  
 From: Brian Hansen, General Counsel  
 Date: June 4, 2024  
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 11/12/23 OHA Answer filed 01/16/24 Proposed scheduling order filed Discovery in process 12/01/24 Estimated trial date	Douglas County District Court	PENDING
<i>Henry Lee, Hasani Lee, Toni Wiggins v. OHA</i>	Misc civil complaint	3/5/24 P Complaint filed 3/19/24 Amended Complaint filed 3/21/24 OHA served 4/15/24 OHA Motion to Dismiss filed 4/18/24 OHA Motion to Quash filed 4/25/24 OHA Objection filed 6/26/24 Hearing on OHA's Motions	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA</i>	Misc civil complaint	3/21/24 P Complaint filed 4/9/24 OHA served 5/9/24 OHA answer due 6/27/24 Hearing on OHA's motions	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA et al.</i>	Misc civil complaint	5/3/24 P Complaint filed 5/6/24 OHA served 6/4/24 OHA answer filed	Douglas County District Court	PENDING
<i>Cribbs v. OHA</i> <i>Cribbs v. OHA</i>	Negligence et al.	12/29/23 P Complaints filed 04/25/24 OHA Answer filed	Douglas County District Court	PENDING
<i>Sherman Wells v. OHA, et al.</i>	Misc. civil complaint	5/15/24 Complaint filed	Douglas County District Court	PENDING

## TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Booth v. OHA</i>	Removed to County court	09/09/22 T filed small claim 09/29/22 OHA transferred to civil court 09/30/22 OHA filed answer 04/10/24 Trial held– judge taking under advisement	Douglas County County Court	PENDING
<i>Ziska v. OHA</i>	T discrimination	03/11/24 Notice of charge 03/25/24 OHA response submitted 05/24/24 Conciliation Agreement Signed	HUD	RESOLVED
<i>Henry Lee v. OHA</i>	T discrimination	02/06/24 Notice of charge 03/06/24 Indefinite extension received	OHRRD	PENDING
<i>Johnson v. OHA</i>	T discrimination	3/25/24 Notice of charge 5/6/24 OHA response submitted	HUD	PENDING
<i>Kurtenbach v. OHA</i>	T discrimination	5/20/24 Notice of charge 6/13/24 OHA response due	NEOC	PENDING

**EMPLOYEE CLAIMS**

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #3</i>	Employment discrimination	05/09/22 OHA received charge	NEOC	NO
<i>Harris v. OHA #4</i>	Employment discrimination	01/11/24 OHA received charge	NEOC	NO
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 OHA received charge 09/15/23 OHA response submitted	NEOC	PENDING
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 OHA received charge 02/01/24 OHA response submitted	NEOC	PENDING
<i>L.A.Thomas v. OHA</i>	Employment discrimination	03/05/24 OHA received charge 05/15/24 OHA response submitted	NEOC	PENDING
<i>G. Thomas v. OHA</i>	Employment discrimination	3/12/24 OHA received charge 5/6/24 OHA response submitted	NEOC	PENDING

**MAY 2024 EVICTION CASES**

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	9	4	2	15	9		39
Lease		1				1	2
Criminal/HSW	2						2
05/24 Totals	11	5	2	15	9	1	43
03/24 Totals	1	3	1	1			6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	107	191	40	74	0	2	414

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT