OHA Regular Meeting of the Board of Commissioners
Thursday, November 13, 2025 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. AUDIT REPORT

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2024

CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2024

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the City of Omaha, Nebraska
Omaha, Nebraska

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Housing Authority of the City of Omaha, Nebraska (the Authority) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the accompanying table of contents.

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

Basis for Opinion

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

Emphasis of Matter

As discussed in Note 2 to the financial statements, there was a correction of an error for multiple account balances that resulted in a restatement to beginning net position for the year ended December 31, 2024. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Board of Commissioners
Housing Authority of the City of Omaha, Nebraska

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the Financial Data Schedules (collectively, the supplementary information) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 29, 2025 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Des Moines, Iowa
September 29, 2025

The Housing Authority of the City of Omaha, Nebraska (the Authority) management discussion and analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns. The focus of this MD&A is on the Primary Government of the Authority which includes all the financial activity of the Authority with the exception of its discretely presented component unit.

Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

Overview of the Financial Statements

The basic financial statements in this report are those of a special purpose governmental entity engaged in a business type of activity. The following statements are included:

- Statement of Net Position – presents information about the Authority's assets, liabilities, and net position and is similar to a balance sheet. The Statement of Net Position reports all financial capital resources for the Authority. This statement is presented in the format where assets minus liabilities equals "Net Position", which is equivalent to equity in a commercial enterprise. Assets and liabilities are presented in order of liquidity and are classified as "current" (convertible to cash or expected to be used up within one year), and "non-current". Increases or decreases in net position will serve as a useful indicator of whether the financial position of the Authority is improving.

- Statement of Revenues, Expenses, and Changes in Net Position – reports the Authority's revenues by source and type of its expenses by category to substantiate the change in net position for the fiscal year then ended.

- Statement of Cash Flows – discloses net cash provided by, or used for operating activities, investing activities, and non-capital financial activities, and capital and related financing activities.

Net Position is reported in three broad categories:

- <u>Net Investment in Capital Assets</u>: This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

- <u>Restricted Net Position</u>: This component of net position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

- <u>Unrestricted Net Position</u>: Consists of net position that do not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position".

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the Authority-wide financial statements.

Fund Financial Statements

Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. The focus is now on major funds, rather than fund types. The Authority consists of exclusively enterprise funds. Enterprise funds utilize the full accrual basis of accounting. The enterprise method of accounting is similar to accounting utilized by business in the private sector. All of the activities of the Authority are reported in a single enterprise fund.

The Authority's Programs

To fully understand the financial statements of the Authority, one must start with an understanding of what the Authority actually does. The following is a brief description of the programs and services that the Authority provides for the residents of Omaha.

<u>Public and Indian Housing</u>
The Public and Indian Housing Program is designed to provide low-cost housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

<u>Section 8 Housing Choice Vouchers Program</u>
The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

<u>Public Housing Capital Fund Program</u>
The purpose of the Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing and improving the central office facilities. Funding for this program is provided by grants from HUD.

<u>Business Activities</u>
The Authority owns non-federal housing units and various interests in low income housing tax credit partnerships. Revenues earned from these activities are recorded in the Business Activities fund.

<u>PIH Family Self Sufficiency Program</u>
The purpose of the Family Self-Sufficiency Program is to promote the development of local strategies to coordinate the use of assistance under the Housing Choice Voucher and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

Home Investment Partnership Program
The purpose of the Home Investment Partnership Program is to expand the supply of affordable housing, particularly rental housing, for low and very low income Americans; to strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing; and to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

Resident Opportunity and Supportive Services - Service Coordinators Program
The purpose of the ROSS Service Coordinator program is to provide funding to hire and maintain Service Coordinators who will assess the needs of residents of conventional Public Housing or Indian housing and coordinate available resources in the community to meet those needs. This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence, and housing self-sufficiency, or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

Mainstream Vouchers Program
The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families whose head of household has a disability. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

Central Office Cost Center
The Central Office Cost Center COCC") is mandated by HUD to account for "centralized" services and functions necessary to the Authority's operations. Funding for the COCC is in the form of fees charged to other Authority programs and activities as well as to affiliate entities. The fees charged include those specified by HUD as management fees, bookkeeping fees, asset management fees and other fees for service. HUD regulates which and how fees may be charged to HUD programs.

Lower Income Housing Assistance Program - Section 8 Modification Rehabilitation
The purpose of the Lower Income Housing Assistance Program - Section 8 Modification Rehabilitation is to aid low- and very low-income families in obtaining decent, safe, and sanitary rental housing through the provision of housing assistance payments to participating owners on behalf of eligible tenants.

Choice Neighborhood Implementation Grant
The objective of the Choice Neighborhood Implementation Grant is to support the development of comprehensive neighborhood Transformation Plans. The Transformation Plan should integrate effective strategies to implement public and/or assisted housing revitalization, the coordination and design of supportive services, including educational opportunities for children, and neighborhood-level planning to improve a range of neighborhood assets. The Transformation Plan should be created as part of a collaborative planning process that involves neighborhood stakeholders and local governmental entities to build the necessary support to successfully implement the plan.

Emergency Housing Vouchers Program

During the year ended December 31, 2021, the Authority was awarded Emergency Housing Vouchers. These funds are to be used to assist individuals and families who are homeless, at- risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Choice Neighborhood Planning Grant

The objective of the Choice Neighborhood Planning grant is to support the development of comprehensive neighborhood revitalization plans which focused on directing resources to address three core goals: Housing, People and Neighborhoods. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan. The Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.

Financial Highlights

Total Assets for fiscal year 2023 (as restated) were $84,759,161 and for fiscal year 2024 the amount was $76,512,664. This represents an overall net decrease of $8,246,497 or 10%.

Cash and Cash Equivalents decreased from $13,100,201 in fiscal year 2023 to $10,743,670 in fiscal year 2024, or by $2,356,531 and 18%. The decrease is due to timing of receiving and spending of HUD funding.

Other Current Assets decreased from $2,110,078 in fiscal year 2023 to $1,327,575 in fiscal year 2024, or by $782,503 and 37%. The decrease is due to allowing for old and uncollectible receivables.

Capital Assets, Net decreased from $66,846,582 in fiscal year 2023 (as restated) to $62,011,932 in fiscal year 2024, or by $4,834,650 and 7%. The decrease is the net amount of depreciation expense in fiscal year 2024 of $8,488,550 and capital asset additions of $3,653,900.

Current Liabilities increased from $2,544,040 in fiscal year 2023 to $2,815,693 in fiscal year 2024, or by $271,653 and 11%. The increase is primarily due to the timing of invoices and increased accrued liabilities.

Deferred Inflows of Resources decreased from $2,241,157 in fiscal year 2023 to $1,966,653 in fiscal year 2024, or by $274,504 and 12%. This is primarily due to the expiration of certain leases in 2024.

Analysis of Entity-Wide Assets and Liabilities (Statement of Net Position)

	2024	As Restated 2023	Net Change	Percent Variance
ASSETS				
Cash and Cash Equivalents	$ 10,743,670	$ 13,100,201	$ (2,356,531)	-18%
Other Current Assets	1,327,575	2,110,078	(782,503)	-37%
Other Noncurrent Assets	2,429,487	2,702,300	(272,813)	-10%
Capital Assets, Net	62,011,932	66,846,582	(4,834,650)	-7%
Total Assets	$ 76,512,664	$ 84,759,161	$ (8,246,497)	-10%
LIABILITIES				
Current Liabilities	$ 2,815,693	$ 2,544,040	$ 271,653	11%
Noncurrent Liabilities	3,293,282	3,175,031	118,251	4%
Deferred Inflow of Resources	1,966,653	2,241,157	(274,504)	-12%
Total Liabilities and Deferred Inflows	8,075,627	7,960,228	115,399	1%
NET POSITION				
Net Investment in Capital Assets	57,662,411	64,555,685	(6,893,274)	-11%
Restricted Net Position	4,688,765	4,429,543	259,222	6%
Unrestricted Net Position	6,085,861	7,813,705	(1,727,844)	-22%
Total Net Position	68,437,037	76,798,933	(8,361,896)	-11%
Total Liabilities and Net Position	$ 76,512,664	$ 84,759,161	$ (8,246,497)	-10%

Analysis of Capital Asset Activity

	2024	As Restated 2023	Net Change	Percent Variance
Land	$ 8,299,144	$ 8,299,144	$ -	0%
Buildings and Leasehold Improvements	208,011,219	206,357,408	1,653,811	1%
Furniture, Equipment, and Machinery	8,651,017	7,741,759	909,258	12%
Construction in Progress	2,169,833	1,099,142	1,070,691	97%
Total Capital Assets	227,131,213	223,497,453	3,633,760	2%
Less: Accumulated Depreciation	(165,119,281)	(156,650,871)	(8,468,410)	5%
Total Capital Assets, Net	$ 62,011,932	$ 66,846,582	$ (4,834,650)	-7%

In fiscal year 2024, the Authority acquired capital assets in the amount of $3,653,900 from outside vendors which in total, were offset by an annual depreciation increase of $8,488,550, yielding a decrease in net capital assets of $4,834,650 and 7%. There was a restatement of capital assets in fiscal year 2024 due to many capital assets being depreciated over incorrect useful lives. See Note 2 for restatement information.

Note 5 summarizes the activity of capital assets.

Analysis of Long-Term Debt

The Authority's long-term debt at December 31, 2023 and 2024 amounted to $2.34 million and $2.29 million, respectively, a decrease of approximately 2%. The decrease was due to annual principal payments.

Analysis of Entity-Wide Revenues

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ended 2024 were as follows:

Section 8 Housing Choice Vouchers (HCV)	$ 45,786,519
Emergency Housing Vouchers	1,051,850
Public and Indian Housing (LIPH)	17,057,866
Public Housing Capital Fund (CFP)	8,368,425
Choice Neighborhood Implementation Grant	859,424
Mainstream Vouchers (MV)	856,912
HOME Investment Partnership Program	226,225
Resident Opportunities and Self-Sufficiency Program (ROSS)	209,647
PIH Family Self-Sufficiency Program	525,853
Lower Income HAP - Section 8 Moderate Rehabilitation	236,893
Component Unit Blended	1,676,192
Business Activities	769,768
COCC	7,312,648
Total Revenues	$ 84,938,222

Total revenues for fiscal year 2023 were $73,466,570 as compared to $84,938,222 of total revenues for fiscal year 2024. The majority of the increase was related to the Authority receiving more funding from HUD for federal programs.

Analysis of Entity-Wide Expenses

	2024	2023	Net Change	Percent Variance
Administrative	$ 12,370,770	$ 11,609,969	$ 760,801	7%
Tenant Services	833,986	710,395	123,591	17%
Utilities	3,144,977	3,400,492	(255,515)	-8%
Maintenance	11,119,601	12,469,204	(1,349,603)	-11%
Protective Services	601,503	717,730	(116,227)	-16%
Insurance and General Expense	3,834,974	2,374,344	1,460,630	62%
Housing Assistance Payments	45,332,800	39,724,615	5,608,185	14%
Depreciation Expense	8,488,550	3,149,000	5,339,550	170%
Total Expenses	$ 85,727,161	$ 74,155,749	$ 11,571,412	16%

Administrative expenditures for fiscal year 2023 were $11,609,969 as compared to $12,370,770 in fiscal year 2024. This represents an increase of $760,801 and 7%. This is primarily due to an increase in employee headcount and the rising prices of operating costs in the current year.

Maintenance expenditures for fiscal year 2024 were $11,119,601 as compared to $12,469,204 in fiscal year 2023, a decrease of $1,349,603 and 11%. This is primarily due to the Authority having less repairs on properties in the current year.

Insurance and General expenditures for fiscal year 2024 were $3,834,974 as compared to $2,374,344 in fiscal year 2023, an increase of $1,460,630 and 62%. This is primarily due to the Authority allowing for and writing off uncollectible accounts receivable through bad debt expense in fiscal year 2024.

Housing assistance payments for fiscal year 2024 were $45,332,800 as compared to $39,724,615 in fiscal year 2023, an increase of $5,608,185 and 14%. This is primarily due to an increase in vouchers issued and an increase in the average HAP payment paid to landlords during fiscal year 2024.

Depreciation expense for fiscal year 2024 was $8,488,550 as compared to $3,149,000 in fiscal year 2023, an increase of $5,339,550 and 170%. This increase is a direct result of the restatement of capital assets in fiscal year 2024 due to capital assets being depreciated using incorrect useful lives. See Note 2 for more information.

Financial Contact

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or request for additional information should be addressed to Ashley Hatheway, Chief Financial Officer of the Housing Authority of the City of Omaha, Nebraska.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2024

ASSETS

CURRENT ASSETS	
Cash - Unrestricted	$ 4,576,930
Cash - Restricted	5,455,878
Tenant Security Deposits	710,862
Accounts Receivables, Net	796,451
Lease Receivable, Current	190,015
Prepaid Expenses	341,109
Total Current Assets	12,071,245
NONCURRENT ASSETS	
Lease Receivable, Noncurrent	2,427,645
Other Assets	1,842
Capital Assets, Net	62,011,932
Total Noncurrent Assets	64,441,419
Total Assets	$ 76,512,664

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION

CURRENT LIABILITIES	
Accounts Payable	$ 916,157
Accrued Expenses	335,257
Tenant Security Deposits	710,862
Unearned Revenue	554,892
Notes Payable, Current	50,727
Other Current Liabilities	95,116
Accrued Compensated Absences, Current	152,682
Total Current Liabilities	2,815,693
NONCURRENT LIABILITIES	
Accrued Compensated Absences, Noncurrent	459,406
Notes Payable, Noncurrent	2,241,053
Other Noncurrent Liabilities	592,823
Total Noncurrent Liabilities	3,293,282
Total Liabilities	6,108,974
DEFERRED INFLOWS OF RESOURCES - CELL TOWER LEASES	1,966,653
NET POSITION	
Net Investment in Capital Assets	57,662,411
Restricted	4,688,765
Unrestricted	6,085,861
Total Net Position	68,437,037
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 76,512,664

See accompanying Notes to Financial Statements.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2024

OPERATING REVENUES	
Tenant Revenue	$ 8,493,516
HUD Operating Grants	63,481,535
Other Government Grants	1,068,083
Other Revenues	1,376,797
Total Operating Revenues	74,419,931
OPERATING EXPENSES	
Administrative	12,370,770
Tenant Services	833,986
Utilities	3,144,977
Ordinary Repairs and Maintenance	11,119,601
Protective Services	601,503
Insurance	1,510,609
General Expenses	2,205,257
Housing Assistance Payments	45,332,800
Casualty Losses - Non Capitalized	119,108
Depreciation	8,488,550
Total Operating Expenses	85,727,161
NET (LOSS) FROM OPERATIONS	(11,307,230)
NONOPERATING REVENUES (EXPENSES)	
Investment Income	251,750
Interest Expense	(72,204)
Gain on Sale of Capital Assets	73,882
Net Nonoperating Revenues	253,428
NET (LOSS) BEFORE CAPITAL GRANTS	(11,053,802)
CAPITAL GRANTS	2,691,906
CHANGE IN NET POSITION	(8,361,896)
Net Position - Beginning of Year, As Previously Reported	41,523,025
Correction of Errors (NOTE 2)	35,275,908
Net Position - Beginning of Year, As Restated	76,798,933
NET POSITION - END OF YEAR	$ 68,437,037

See accompanying Notes to Financial Statements.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES	
Collections from Tenants	$ 6,629,821
HUD Operating Grants Received	63,875,437
Other Income Receipts	2,252,447
Total Receipts	72,757,705
Disbursements:	
Payments to Employees for Wages and Benefits	(14,867,997)
Payments to Suppliers	(14,351,434)
Payments to Landlords	(45,336,364)
Total Disbursements	(74,555,795)
Net Cash Used by Operating Activities	(1,798,090)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Principal Payments on Long-Term Debt	(47,285)
Interest Paid on Long-Term Debt	(72,204)
Proceeds from Capital Grants	2,691,906
Purchase of Capital Assets	(3,653,900)
Proceeds from Sale of Capital Assets	73,882
Lease Receivable	197,410
Net Cash Used by Capital and Related Financing Activities	(810,191)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Received on Leases	251,750
Net Cash Provided by Investing Activities	251,750
NET DECREASE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(2,356,531)
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	13,100,201
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	$ 10,743,670
REPORTED AS:	
Cash - Unrestricted	$ 4,576,930
Cash - Restricted	5,455,878
Tenant Security Deposits	710,862
Total Cash	$ 10,743,670

See accompanying Notes to Financial Statements.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED DECEMBER 31, 2024

RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES	
Operating Loss	$ (11,307,230)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation	8,488,550
(Increase) Decrease in Assets:	
Accounts Receivable - HUD Other Projects	203,594
Accounts Receivable - Other Govt	190,308
Accounts Receivable - Miscellaneous	(71,294)
Accounts Receivable - Tenants	456,995
Prepaid Expenses	(196,200)
Increase (Decrease) in Liabilities:	
Accounts Payable	196,221
Accrued Salaries and Benefits	151,656
Accrued Compensated Absences	(260,398)
Unearned Revenue	(64,326)
Tenant Security Deposits	54,591
Other Current Liabilities	(218,166)
Accrued Liabilities - Other	(3,564)
Noncurrent Liabilities - Other	581,173
Net Cash Used by Operating Activities	$ (1,798,090)

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General Information

The Housing Authority of the City of Omaha, Nebraska (the Authority) is a governmental, public corporation created under federal and state housing laws for the purpose of engaging in the development, acquisition, and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the City of Omaha, Nebraska (the City). The Authority is responsible for operating certain low-rent housing programs in the City under programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a board of seven members who serve five-year terms. The governing board is essentially autonomous but responsible to HUD. An Executive Director is appointed by the Authority's board of commissioners to manage the day-to-day operations of the Authority.

Basis of Accounting/Financial Statement Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* (GASB 34), as amended. GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include management's discussion and analysis as part of the Required Supplemental Information.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting/Financial Statement Presentation (Continued)

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions*, (GASB 33) grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

On January 30, 2008, HUD issued PIH Notice 2008-9 which requires that unused housing assistance payments (HAP) under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported on HUD's Financial Data Schedule (FDS) as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the FDS as unrestricted.

Both administrative fee and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fee and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to $500 on these funds may be retained by the Authority. Amounts in excess of $500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

Funds

The accounts of the Authority are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements. The Authority maintains the following type of proprietary fund:

Enterprise Fund – The Authority's operations are presented as a single enterprise fund. The transactions for each of the programs of the Authority are accounted for in separate funds for internal purposes and grant requirements and combined into one enterprise fund for external financial reporting.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with proprietary funds' principal ongoing operations. The principal operating revenues of the Authority's funds are rent and maintenance charges to residents, operating grants and subsidies from HUD, and administration fees earned.

Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34*, (GASB 61) the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate, tax- exempt organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government. An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.

2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.

3. The primary government is obligated in some manner for the debt of the organization.

Based upon the application of these criteria, this report includes blended component units.

The Authority's blended component units are, although legally separate entities, in substance part of the Authority's operations and so data from these units are combined with data of the primary government and reflected in the Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position, and Statement of Cash Flows. As of December 31, 2024, the Authority's blended component units consisted of the following:

- Housing in Omaha, Inc
- Omaha Crown Limited Partnership I
- Omaha Crown Limited Partnership II
- Strehlow Housing Partners Limited Partnership
- North Omaha Affordable Housing Limited Partnership
- 1613 Farnam Street Limited Liability Company
- 1234 South 13th Street Limited Liability Company
- Securities Building Limited Partnership
- Keystone Crown I, LP

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Description of Programs

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Public and Indian Housing Program

The Public and Indian Housing Program is designed to provide low-cost housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Section 8 Housing Choice Vouchers

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

Public Housing Capital Fund

The purpose of the Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing and improving the central office facilities. Funding for this program is provided by grants from HUD.

Resident Opportunity and Supportive Services Program / Service Coordinators (ROSS)

The purpose of the ROSS Service Coordinator program is to provide funding to hire and maintain Service Coordinators who will assess the needs of residents of conventional Public Housing or Indian housing and coordinate available resources in the community to meet those needs. This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

Business Activities

The Authority owns non-federal housing units and various interests in low income housing tax credit partnerships. Revenues earned from these activities are recorded in the Business Activities fund.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Description of Programs (Continued)

PIH Family Self Sufficiency Program

The purpose of the Family Self-Sufficiency Program is to promote the development of local strategies to coordinate the use of assistance under the Housing Choice Voucher and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

Home Investment Partnership Program

The purpose of the Home Investment Partnership Program is to expand the supply of affordable housing, particularly rental housing, for low and very low income Americans; to strengthen the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing; and to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

Mainstream Vouchers Program

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families whose head of household has a disability. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

Central Office Cost Center

The Central Office Cost Center (COCC) is mandated by HUD to account for "centralized" services and functions necessary to the Authority's operations. Funding for the COCC is in the form of fees charged to other Authority programs and activities as well as to affiliate entities. The fees charged include those specified by HUD as management fees, bookkeeping fees, asset management fees and other fees for service. HUD regulates which and how fees may be charged to HUD programs.

Lower Income Housing Assistance Program - Section 8 Modification Rehabilitation

The purpose of the Lower Income Housing Assistance Program - Section 8 Modification Rehabilitation is to aid low- and very low-income families in obtaining decent, safe, and sanitary rental housing through the provision of housing assistance payments to participating owners on behalf of eligible tenants.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Description of Programs (Continued)

Choice Neighborhood Implementation Grant

The objective of the Choice Neighborhood Implementation Grant is to support the development of comprehensive neighborhood Transformation Plans. The Transformation Plan should integrate effective strategies to implement public and/or assisted housing revitalization, the coordination and design of supportive services, including educational opportunities for children, and neighborhood-level planning to improve a range of neighborhood assets. The Transformation Plan should be created as part of a collaborative planning process that involves neighborhood stakeholders and local governmental entities to build the necessary support to successfully implement the plan.

Emergency Housing Vouchers Program

During the year ended December 31, 2024, the Authority was awarded Emergency Housing Vouchers. These funds are to be used to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Choice Neighborhood Planning Grant

The objective of the Choice Neighborhood Planning grant is to support the development of comprehensive neighborhood revitalization plans which focused on directing resources to address three core goals: Housing, People and Neighborhoods. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan. The Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.

Use of Management Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ significantly from these estimates.

Cash and Cash Equivalents

HUD requires housing authorities to invest excess funds in obligations of the United States, certificates of deposit or any other federally insured investment.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents (Continued)

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with HUD requirements.

Restricted Assets

Certain assets are classified as restricted assets in the accompanying statement of net position when constraints are placed on their use by external parties or law. The assets that are restricted include the following:

Restricted Cash

Restricted cash consists of bank accounts that have been established din order to ensure the availability of funds to pay family self-sufficiency program participants, to repay tenant security deposits, to pay housing assistance payments to landlords and reserve for replacements.

Receivables

Receivables consist of revenues earned during the fiscal year and not yet received. The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed but not received and for amounts unbilled but earned as of year-end. Other receivables consist of tenant receivables, fraud recovery receivables for the housing assistance payments programs, and reimbursement receivables from various parties in the normal course of business.

Rents are due from tenants on the first day of each month. As a result, tenants' accounts receivable balances primarily consist of rents past due and vacated tenants.

Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation. These charges usually consist of retroactive rent and other amounts that may be determined by a formal written agreement or by a court order.

An allowance for doubtful accounts is established to provide for all accounts, which may not be collected in the future for any reason.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

Notes Receivable

The Authority has utilized development funds in accordance with HUD guidelines to assist in the construction and redevelopment of affordable housing developments through the issuance of mortgage notes. When preparing financial statements in accordance with GAAP, management is required to make estimates as to the collectability of such mortgage notes. When estimating collectability, management analyzes the value of the underlying mortgaged property, the property's ability to generate positive cash flow, and current economic trends and conditions. Management utilizes these estimates and judgments in connection with establishing an allowance for uncollectable amounts during an accounting period.

Lease Receivable

Lease receivables are recognized at the net present value of the leased assets at a borrowing rate either explicitly described in the lease agreement or implicitly determined by the Authority.

Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

Buildings	5 to 27.5 Years
Furniture and Equipment	5 to 15 Years
Site Improvements	7 to 27.5 Years

The Authority has established a capitalization threshold of $5,000.

Impairment of Long-Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. For the year ended December 31, 2024, no impairment losses were recognized.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inter-Program Receivables and Payables

Inter-program receivables and payables are all classified as either current assets or current liabilities and are the result of the use of a concentrated account depository as the common paymaster for most of the programs of the Authority. Cash settlements are made monthly. All inter-program balances are reconciled, and inter-program receivables and payables balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes. Detail balances by program are found in the Financial Data Schedule of this report.

Accounts Payable and Accrued Liabilities

The Authority recognizes a liability for goods and services received but not paid for as of year- end. It also recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

Unearned Revenue

The Authority's unearned revenue primarily consists of the prepayment of rent by residents and the receipt of HUD and other grant funding applicable to future periods prior to incurring the corresponding expense.

Accrued Compensated Absences

Compensated absences are those absences for which employees will be paid in accordance with the Authority's Personnel Policy. A liability for compensated absences that are attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event takes place.

Deferred Inflows of Resources

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

Net Position Classifications

Net position is displayed in three components:

Net Investment in Capital Assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted Net Position – Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Unrestricted Net Position – All other resources that do not meet the definition of "restricted" or "net investment in capital assets."

Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded when received and are accounted for as revenue. Other contributions from HUD that are for development and modernization of capital assets are reflected separately in the accompanying financial statements as capital grants. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as non-operating.

Taxes

The Authority is a unit of local government under Nebraska law and is exempt from real estate, sales and income taxes.

Budgets and Budgetary Accounting

The Authority adopts annual, appropriated operating budgets for all its programs received federal expenditure awards and are used as a management tool throughout the accounting cycle. All budgets are prepared on a HUD basis, which differs with accounting principles generally accepted in the United States of America. All appropriations lapse at HUD's program year end or at the end of grant periods.

Regulated Leases

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated by HUD as to rent, unit size, household composition and tenant income. For the year ended December 31, 2024, rental revenue earned by the Authority under the aforementioned leases totaled $8,493,516.

Economic Dependency

The Section 8 Housing Choice Vouchers and Public and Indian Housing programs of the Authority are economically dependent on operating grants and subsidies from HUD. The programs operate at a loss prior to receiving subsidies.

NOTE 2 CORRECTION OF PRIOR PERIOD ERROR

During fiscal year 2024, management of the Authority identified a material error in the calculation of depreciation expense in prior reporting periods. The error resulted in an overstatement of accumulated depreciation and a corresponding understatement of net position totaling $34,538,198. The error was due to a misapplication of estimated useful lives in the capital asset system, which led to incorrect depreciation charges over multiple years. As only the current year is presented in these financial statements, prior period financial statements have not been restated. Instead, the correction has been recorded as an adjustment to the beginning net position for the year ended December 31, 2024. Management has implemented additional internal controls and procedures to ensure the accuracy of depreciation calculations and financial reporting going forward.

The Authority recorded additional corrections of errors for various account balances related to accounts receivables, other liabilities, notes receivables, long-term debt and other assets.

The impact of the corrections are summarized as follows as of December 31, 2024:

	Amount
Beginning Net Position, As Previously Reported	$ 41,523,025
Correction of an Error - Capital Assets	34,538,198
Other Error Corrections	737,710
Beginning Net Position, As Restated	$ 76,798,933

NOTE 3 CASH, CASH EQUIVALENTS, AND RESTRICTED CASH

As of December 31, 2024, the Authority had funds on deposit in checking, savings, and money market accounts. As of December 31, 2024, the carrying amount of the Authority's cash (on deposit) was $10,743,670 and the bank balances were $11,793,437. Cash and cash equivalents consist of the following:

Unrestricted	$ 4,576,930
Tenant Security Deposits	710,862
Restricted	5,455,878
Total Cash, Cash Equivalents, and Restricted Cash	$ 10,743,670

Of the bank balances, $867,755 was covered by federal depository insurance, $8,522,047 was covered by the Nebraska Single-Bank Pooled Collateral Program pursuant to Neb.Rev.Stat. Section 77-2398(2)(b)(ii) and $2,403,635 was not collateralized as of December 31, 2024.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. As of December 31, 2024, the Authority's bank balances of $2,403,635 was exposed to custodial credit risk.

NOTE 4 ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following at December 31, 2024:

Accounts Receivable - Tenants, Net	$	30,668
Accounts Receivable - Other Government		461,005
Accounts Receivable - Miscellaneous, Net		304,778
Net Accounts Receivable	$	796,451

Accounts Receivable - Tenants

Accounts receivable - tenants represents amounts due for tenant rents and other tenant charges. At December 31, 2024, the balance is shown net of an allowance for doubtful accounts of $880,979.

Accounts Receivable - Other Government

Accounts receivable - other government consists of amounts due from other housing authorities for portable tenants in the Section 8 Housing Choice Vouchers program and from other governmental agencies for unreimbursed grant expenditures. Management estimates that these amounts are fully collectible and as such, no allowance for doubtful accounts is recorded.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts owed from managed properties and other miscellaneous sources from normal ongoing operations. At December 31, 2024, the balance is shown net of an allowance for doubtful accounts of $1,969,516.

NOTE 5 RESTRICTED DEPOSITS

Restricted deposits consists of the following as of December 31, 2024:

Restricted for Modernization and Development	$	3,706,905
Operating Reserves		580,863
Section 8 Programs		192,490
Family Self Sufficiency Program Escrows		605,284
Homeownership Escrows		370,336
Tenant Security Deposits		710,862
Total Restricted Deposits	$	6,166,740

Restricted funds for modernization and development in the public housing program are restricted for the revitalization and rehabilitation of public housing units.

Operating reserves represent funds that are restricted to cover operating deficits of various projects.

Section 8 programs represent funds that are restricted for voucher assistance.

Family Self Sufficiency (FSS) program escrows are restricted for use in the Section 8 Housing Choice Vouchers program by FSS program participants.

Homeownership escrows represent funds that are restricted to cover costs associated with homeownership.

Tenant security deposits represent amounts held in escrow on behalf of tenants to cover any unpaid rent or damages to the Authority owned unit.

NOTE 6 CAPITAL ASSETS, NET

The following is a summary of changes in capital assets for the year ended December 31, 2024:

	As Restated January 1, 2024	Additions	Deletions	Transfers	December 31, 2024
Capital Assets, Non-depreciable					
Land	$ 8,299,144	$ -	$ -	$ -	$ 8,299,144
Construction in Progress	1,099,142	1,097,436	-	(26,745)	2,169,833
Total Nondepreciable	9,398,286	1,097,436	-	(26,745)	10,468,977
Capital Assets Being Depreciated:					
Buildings	201,464,688	1,416,852	-	-	202,881,540
Leasehold Improvements	4,892,720	236,959	-	-	5,129,679
Furniture and Equipment	7,741,759	902,653	(20,140)	26,745	8,651,017
Total Depreciable	214,099,167	2,556,464	(20,140)	26,745	216,662,236
Total Capital Assets	223,497,453	3,653,900	(20,140)	-	227,131,213
Less: Accumulated Depreciation	(156,650,871)	(8,488,550)	20,140	-	(165,119,281)
Net Capital Assets	$ 66,846,582	$ (4,834,650)	$ -	$ -	$ 62,011,932

Depreciation expense for the year ended December 31, 2024, amounted to $8,488,550. See Note 2 regarding restatement of prior year capital assets.

NOTE 7 NOTES RECEIVABLE

The Authority has notes receivable (including accrued interest) related to the redevelopment of affordable housing units at December 31, 2024 in the amount of $4,094,362. The notes receivable are shown net of an allowance for uncollectable amounts of $4,094,362 and consist of the following:

Description	Amount
The Authority issued a $3,881,598 loan to Mercy Timbercreek, LLC (the LLC), an affiliated limited liability company, to assist in the development of a low-to-moderate income housing complex known as Timbercreek Apartments. The principal amount and any unpaid accrued interest are payable only from net available cash flows of the LLC, as defined in the repayment agreement, with any outstanding principal and accrued interest due upon maturity. The note is secured by a deed of trust on the property, which is subordinate to a senior mortgage on the property.	$ 3,881,598
The second mortgage notes consist of mortgages due from homeowners. These mortgages do not bear interest and are forgiven over the lives of the loans as long as the homeowners meet the home ownership program requirements. They are secured by the underlying property.	212,764
Total	4,094,362
Less: Allowance for Uncollectible Amounts	(4,094,362)
Total Notes Receivable, Net	$ -

NOTE 8 LEASES RECEIVABLE

Leases receivables represent leases for which the Authority rents space to outside parties. Leases receivable are included in other assets on the statement of net position.

In December 2015, the Authority entered into a lease agreement as a lessor with Omaha Cellular Telephone Company d/b/a Verizon Wireless for the lease of rooftop space on Florence Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for five additional five-year terms. As of December 31, 2024, the value of the lease receivable was $594,314. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $2,373, increasing by 3% each year. For the year ended December 31, 2024, the Authority received principal payments of $7,244 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $514,930. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $24,618 and $23,874, respectively.

NOTE 8 LEASES RECEIVABLE (CONTINUED)

In December 2014, the Authority entered into a lease agreement as a lessor with Omaha Cellular Telephone Company d/b/a Verizon Wireless for the lease of rooftop space on Benson Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for five additional five-year terms. As of December 31, 2024, the value of the lease receivable was $584,363. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $2,373, increasing by 3% each year. For the year ended December 31, 2024, the Authority received principal payments of $9,931 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $493,529. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $24,676 and $23,618, respectively.

On July 7, 2017, the Authority entered into a lease agreement as a lessor with T-Mobile Central, LLC for the lease of rooftop space on Benson Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for one additional five-year term. As of December 31, 2024, the value of the lease receivable was $64,692. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $2,000, increasing by 10% at the beginning of the renewal term. For the year ended December 31, 2024, the Authority received principal payments of $23,304 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $53,329. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $20,643 and $3,096, respectively.

On July 7, 2017, the Authority entered into a lease agreement as a lessor with T-Mobile Central, LLC for the lease of rooftop space on Crown Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for one additional five-year term. As of December 31, 2024, the value of the lease receivable was $64,692. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $2,000, increasing by 10% at the beginning of the renewal term. For the year ended December 31, 2024, the Authority received principal payments of $23,304 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $53,329. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $20,643 and $3,096, respectively.

On July 7, 2017, the Authority entered into a lease agreement as a lessor with Omaha Cellular Telephone Company d/b/a Verizon Wireless for the lease of rooftop space on Pine Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for four additional five-year terms. As of December 31, 2024, the value of the lease receivable was $384,419. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $1,833, increasing by 10% at the beginning of each renewal term. For the year ended December 31, 2024, the Authority received principal payments of $6,482 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $287,236. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $16,336 and $15,508, respectively.

NOTE 8 LEASES RECEIVABLE (CONTINUED)

On April 6, 2005, the Authority entered into a lease agreement as a lessor with OUSCOC of Greater Iowa, Inc. a Pennsylvania corporation, d/b/a US Cellular, Inc. for the lease of rooftop space on Crown Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for four additional five-year terms. As of December 31, 2024, the value of the lease receivable was $153,833. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $1,706 for the first 15 years, increasing to $2,156 for the next five years and finally increasing to $2,604 for the remaining five years. For the year ended December 31, 2024, the Authority received principal payments of $13,768 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $76,493. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $14,343 and $6,700, respectively.

On November 27, 2006, the Authority entered into a lease agreement as a lessor with Sprint Spectrum, LP for the lease of rooftop space on Kay Jay Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for four additional five-year terms. As of December 31, 2024, the value of the lease receivable was $177,243. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $1,700 for the first five years, increasing to $2,040 for the next five years and finally increasing to $2,448 for the remaining 15 years. For the year ended December 31, 2024, the Authority received principal payments of $21,810 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $112,054. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $16,201 and $7,565, respectively.

In August 2002, the Authority entered into a lease agreement as a lessor with USCOC of Greater Iowa, d/b/a US Cellular, Inc. for the lease of rooftop space on Florence Tower. The term of the lease was for 25 years from the commencement date. As of December 31, 2024, the value of the lease receivable was $81,944. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $1,706 for the first 15 years which was increased to $1,806 during year 11, increasing to $2,256 for the next five years and finally increasing to $2,604 for the remaining five years. For the year ended December 31, 2024, the Authority received principal payments of $28,548 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $39,130. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $14,674 and $3,900, respectively.

NOTE 8 LEASES RECEIVABLE (CONTINUED)

In May 2013, the Authority entered into a lease agreement as a lessor with New Cingular Wireless PCS, LLC for the lease of rooftop space on Underwood Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for four additional five-year terms. As of December 31, 2024, the value of the lease receivable was $333,066. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $1,600 increasing 3% every year. For the year ended December 31, 2024, the Authority received principal payments of $12,653 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $223,219. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $16,637 and $13,602, respectively.

In November 2006, the Authority entered into a lease agreement as a lessor with Sprint Spectrum, LP for the lease of rooftop space on Pine Tower. The term of the lease was for five years from the commencement date, with an option to renew the lease for four additional five-year terms. As of December 31, 2024, the value of the lease receivable was $179,094. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of $1,700 for the first five years, increasing by 10% every five years, increasing to $2,040 for the next five years and finally increasing to $2,448 for the remaining 15 years. For the year ended December 31, 2024, the Authority received principal payments of $21,738 on the lease. The implicit interest rate on the lease was 4%. The value of the deferred inflows of resources as of December 31, 2024 was $113,404. For the year ended December 31, 2024, the Authority recognized lease revenue and interest income on the lease in the amounts of $16,201 and $7,638, respectively.

Total Lease Receivable	$ 2,617,660
Less: Current Portion	(190,015)
Lease Receivable, Net of Current Portion	$ 2,427,645

NOTE 9 COMPENSATED ABSENCES

Accrued compensated absences represents the amount of accumulated leave for which employees are entitled to receive payment in accordance with the Authority's Personnel Policy. Employees accrue compensated absences according to the following schedule:

Years of Service	Number of Days
1-4	1 Working Day per Month
5-10	1 1/2 Working Days per Month
11-19	1 2/3 Working Days per Month
20 and Over	2 Working Days per Month

Employees are allowed to carry over 35 days into the subsequent year. Employees accrue sick days at the rate of eight hours per month. Upon termination, employees with 13 to 17 years of service will be paid 25% of sick time to a maximum of 240 hours. At 18 years of service or upon death, employees will be paid 50% of sick time to a maximum of 240 hours.

NOTE 9 COMPENSATED ABSENCES (CONTINUED)

Compensated absences activity for the year ended December 31, 2024 consisted of the following:

Beginning Compensated Absences	$	719,793
Compensated Absences Earned		186,117
Compensated Absences Redeemed		(293,823)
Ending Compensated Absences		612,087
Less: Current Portion		(152,682)
Compensated Absences, Noncurrent	$	459,406

The Authority evaluated compensated absences for GASB 101, *Compensated Absences*, and the impact on the financial statements was immaterial.

NOTE 10 LONG-TERM DEBT

Long-term debt consisted of the following as of December 31, 2024:

Description		Amount
The Authority entered into a CDBG loan with the City of Omaha, in the original principal amount of $102,000. The loan is collateralized by a security interest in 1234 South 13th St. LLC. The loan is noninterest bearing with monthly payments of $238 which began in January 2021. The loan matures in January 2051.	$	102,000
The Authority has entered into a CDBG mortgage note payable with the City of Omaha Planning Department, in the original amount of $400,000. The loan is secured by Omaha Crown Limited Partnership I property and equipment. The loan bears interest 1 1% per annum with monthly payments of $1,287, maturing in December 2047.		400,000
The Authority has entered into a HOME Loan with the City of Omaha, Nebraska, in the original amount of $300,000. The loan is collateralized by a security interest in 1613 Farnam St. LLC and is noninterest bearing. The loan has monthly payments of $833 which began in January 2021 and will mature on December 1, 2050.		300,000

NOTE 10 LONG-TERM DEBT (CONTINUED)

Description (Continued)	Amount
The Authority has entered into a note payable with Access Bank, in the original amount of $1,760,000. The note is secured by an interest in the central office building and bears interest at 4.71% per annum. The note has monthly payments of $10,063, with a balloon payment due at maturity in the amounts of $1,301,425. The note matures on August 2, 2028.	$ 1,489,780
Total	2,291,780
Less: Current Portion	(50,727)
Total Long-Term Debt, Net	$ 2,241,053

Annual debt service for principal over the next five years and in five-year increments thereafter is as follows:

Year Ending December 31,	Principal	Interest	Total
2025	$ 50,727	$ 74,034	$ 124,761
2026	53,203	71,558	124,761
2027	55,800	68,961	124,761
2028	1,330,050	45,921	1,375,971
2029	-	4,000	4,000
2030-2034	-	20,000	20,000
2035-2039	-	20,000	20,000
2040-2044	-	20,000	20,000
2045-2049	400,000	12,000	412,000
2050-2051	402,000	-	402,000
Total	$ 2,291,780	$ 336,474	$ 2,628,254

In 2023, the Authority issued Multifamily Housing Revenue Bonds for Central Park Tower and Burt Street Apartments in an aggregate amount not to exceed $12,000,000. The Authority is not obligated to make any payments on the bonds and all liability lies with the property. The property is not a component unit or entity in the Authority's financial statements.

NOTE 11 OTHER CURRENT AND NONCURRENT LIABILITIES

Other current and non-current liabilities for the year ended December 31, 2024 consist of the following:

	January 1, 2024	Additions	Deletions	December 31, 2024	Due Within One Year
Notes Payable	$ 2,339,065	$ -	$ (47,285)	$ 2,291,780	$ 50,727
Accrued Compensated Absences	719,793	186,117	(293,823)	612,087	152,682
Homeownership Reserves	362,199	-	(362,199)	-	-
FSS Escrows	539,852	52,971	-	592,823	-
Other Liabilities	313,282	-	(313,282)	-	-
Total	$ 4,274,191	$ 239,088	$ (1,016,589)	$ 3,496,690	$ 203,409

NOTE 12 RESTRICTED NET POSITION

Restricted net position consists of the following at December 31, 2024:

Restricted for Modernization and Development	$ 3,706,905
Reserves for Replacement	400,997
Operating Reserves	580,863
Total Restricted Net Position	$ 4,688,765

Restricted funds for modernization in the public housing program are restricted for the revitalization and rehabilitation of public housing units.

Reserves for replacement are restricted for use in the tax credit entities, for modernization of existing public housing units and / or development of new public housing units.

Operating reserves represent funds that are restricted in the case the project or program encounters an operating deficit.

NOTE 13 CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNITS

	Housing in Omaha, Inc.	1234 South 13th Street LLC	Omaha Crown LP I	Omaha Crown LP II
Assets:				
Current Assets	$ 3,230,514	$ 183,533	$ 345,791	$ 168,842
Capital Assets, Net	757,702	721,797	669,088	393,240
Other Noncurrent Assets	2,885,535	1,510	-	1,510
Total Assets	$ 6,873,751	$ 906,840	$ 1,014,879	$ 563,592
Liabilities:				
Current	$ 451,171	$ 350,124	$ 313,143	$ 213,372
Noncurrent	-	575,027	653,731	161,847
Total Liabilities	451,171	925,151	966,874	375,219
Net Position:				
Net Investment in Capital Assets	757,702	129,044	16,102	231,677
Restricted	-	14,092	343	-
Unrestricted	5,664,878	(161,447)	31,560	(43,304)
Total Liabilities and Net Position	$ 6,873,751	$ 906,840	$ 1,014,879	$ 563,592

NOTE 13 CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNITS (CONTINUED)

	Strehlow Housing Partners LP	1613 Farnam Street LLC	Keystone Crown I, LP	North Omaha Affordable Housing LP
Assets:				
Current Assets	$ 374,622	$ 56,080	$ 383,224	$ 632,032
Capital Assets, Net	4,308,582	1,715,359	2,778,061	1,632,500
Other Noncurrent Assets	754	1,510	-	1,088
Total Assets	$ 4,683,958	$ 1,772,949	$ 3,161,285	$ 2,265,620
Liabilities:				
Current	$ 1,715,647	$ 815,163	$ 392,673	$ 265,147
Noncurrent	2,932,284	1,852,245	2,355,422	944,714
Total Liabilities	4,647,930	2,667,408	2,748,095	1,209,861
Net Position:				
Net Investment in Capital Assets	1,419,793	(135,348)	428,060	688,884
Restricted	353,384	758	4,112	303,589
Unrestricted	(1,737,149)	(759,869)	(18,982)	63,286
Total Liabilities and Net Position	$ 4,683,958	$ 1,772,949	$ 3,161,285	$ 2,265,620

	Securities Building LP	Total Blended Component Units
Assets:		
Current Assets	$ 345,588	$ 5,720,226
Capital Assets, Net	-	12,976,329
Other Noncurrent Assets	-	2,891,907
Total Assets	$ 345,588	$ 21,588,462
Liabilities:		
Current	$ 141	$ 4,516,581
Noncurrent	-	9,475,270
Total Liabilities	141	13,991,850
Net Position:		
Net Investment in Capital Assets	-	3,535,914
Restricted	-	676,278
Unrestricted	345,447	3,384,420
Total Liabilities and Net Position	$ 345,588	$ 21,588,462

	Housing in Omaha, Inc.	1234 South 13th Street LLC	Omaha Crown LP I	Omaha Crown LP II
Operating Revenues:				
Tenant Revenue	$ -	$ 94,151	$ 125,958	$ 82,926
Other Revenues	-	47,150	217	75
Total Operating Revenues	-	141,301	126,175	83,001
Operating Expenses:				
Administrative	5,177	30,085	23,587	17,685
Maintenance, Utilities, and Insurance	-	97,463	68,672	44,547
Other Operating Expenses	-	21,154	26,424	8,373
Nonoperating Expenses	64,836	76,592	56,221	45,120
Total Operating Expenses	70,013	225,294	174,904	115,725
Other Income (Expenses)				
Interest Income	-	-	-	-
Gain/loss on sale of capital assets	6,222	-	-	-
Interest Expense	-	-	-	-
Total Other Income (Expenses)	6,222	-	-	-
Net Income (Loss)	$ (63,791)	$ (83,993)	$ (48,729)	$ (32,724)

NOTE 13 CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNITS (CONTINUED)

	Securities Building LP	Total Blended Component Units
Operating Revenues:		
Tenant Revenue	59,391	$ 1,509,731
Other Revenues	-	147,915
Total Operating Revenues	59,391	1,657,646
Operating Expenses:		
Administrative	979	341,541
Maintenance, Utilities, and Insurance	135	1,177,625
Other Operating Expenses	(1,060)	360,052
Nonoperating Expenses	-	1,122,176
Total Operating Expenses	54	3,001,394
Other Income (Expenses)		
Interest Income	-	12,324
Gain/loss on sale of capital assets	-	6,222
Interest Expense	-	-
Total Other Income (Expenses)	-	18,546
Net Income (Loss)	$ 59,337	$ (1,325,202)

NOTE 14 DEFINED CONTRIBUTION PENSION PLAN

The Authority has a governmental 457(b) deferred compensation plan administered by Empower. A 457 (b) deferred compensation plan is a retirement savings plan that allows eligible employees to supplement any existing retirement and pension benefits by saving and investing before-tax dollars through a voluntary salary contribution. Contributions and any earnings on contributions are tax-deferred until money is withdrawn. Distributions are subject to ordinary income tax. The Authority does not contribute to this plan.

The Authority contributes to a 401-a defined contribution plan administered by the Authority. A defined contribution plan provides the opportunity to save for retirement on a tax-advantaged basis. Under a defined contribution plan, the benefits a participant will receive depend solely on the amount contributed to the participant's account, the return earned on investments of those contributions, and forfeitures of other participants' benefits that may be allocated to such participant's account. All regular, full-time, eligible employees, including unionized employees, of the Authority may participate in the pension plan starting four months after date of hire. Employees are required to contribute 5.50% of their compensation and will be vested as follows:

- 1 year employed - 50% vested
- 2 years employed - 60% vested
- 3 years employed - 70% vested
- 4 years employed - 100% vested

During the year, the Authority's required and actual contributions amounted to $1,267,919. Employees' required contributions amounted to $769,828 Employees' voluntary contributions amounted to $498,091.

NOTE 15 RISK MANAGEMENT

The Authority is exposed to various risks related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs, and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

NOTE 16 CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD.

As of December 31, 2024, the Authority estimates that no material liabilities will result from such audits.

In June 2025, the Authority filed a lawsuit against the State of Nebraska challenging the constitutionality of Legislative Bill 840 ("LB 840"), originally passed by the Nebraska Legislature in April 2024. The bill mandates the Authority to cover the cost of court-appointed legal counsel for tenants in eviction proceedings. The Authority is entirely funded through federal sources, all of which bar the use of program funds to pay legal expenses on behalf of tenants. Additionally, the Authority is required to take action against tenants who engage in criminal activities or fail to comply with housing program regulations. The obligations in LB 840 compromise the Authority's ability to uphold these mandates. The Authority sought and received authorization from the U.S. Department of Housing and Urban Development ("HUD") to proceed with litigation and to use program funds to cover legal expenses associated with this action. Eviction actions are presently paused, and a potential litigation expense cannot be reasonably estimated. Management is closely monitoring the case and continues to actively engage with state and federal stakeholders to seek resolution.

AFSCME Local 251 and the Authority are named in a wage petition with the Nebraska Commission of Industrial Relations, filed in late December of 2023. The parties entered into a settlement agreement in April of 2025 to resolve the CIR dispute. The settlement agreement provides for back pay for certain job classifications to January of 2024, a prospective pay freeze for other job classifications, and the elimination of overtime after eight hours per shift for all bargaining unit employees. The Authority is currently calculating the back pay amounts.

NOTE 17 SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority throug(the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissions
Housing Authority of the City of Omaha, Nebraska
Omaha, Nebraska

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Omaha, Nebraska (the Authority) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's financial statements, and have issued our report thereon dated September 29, 2025.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

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

Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the findings identified in our engagement and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the engagement to audit the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Des Moines, Iowa
September 29, 2025

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

Board of Commissions
Housing Authority of the City of Omaha, Nebraska
Omaha, Nebraska

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

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

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

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2024-002, 2024-003, 2024-004 and 2024-005. Our opinion on the major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority’s response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority’s response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Board of Commissioners
Housing Authority of the City of Omaha, Nebraska

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify deficiencies in internal control over compliance that we consider to be significant deficiencies.

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

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2024-002, 2024-003, 2024-004 and 2024-005 to be significant deficiencies.

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

Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Purpose of this Report

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Des Moines, Iowa
September 29, 2025

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2024

Federal Grantor/Program Title	Federal Assistance Listing Number	Federal Expenditures
Department of Housing and Urban Development		
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	$ 45,764,707
Mainstream Vouchers	14.879	856,912
Emergency Housing Vouchers	14.EHV	1,051,850
Total Housing Voucher Cluster		47,673,469
Section 8 Project Based Cluster:		
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	236,893
Total Section 8 Project Based Cluster		236,893
Public and Indian Housing Program	14.850	9,159,154
Public Housing Capital Fund	14.872	8,368,425
Resident Opportunity and Supportive Services	14.870	209,647
Family Self Sufficiency Program	14.896	525,853
Total Department of Housing and Urban Development		66,173,441
Department of Housing and Urban Development - Pass Through		
Passed Through the City of Omaha - Planning Department:		
HOME Investment Partnerships Program	14.239	205,659
Passed Through the City of Omaha:		
Choice Neighborhood Implementation Grant	14.889	859,424
Total Passed Through the City of Omaha		859,424
Total Department of Housing and Urban Development - Pass Through		1,065,083
Total Expenditures of Federal Awards		$ 67,238,524

See accompanying Notes to Schedule of Expenditures of Federal Awards.

NOTE 1 BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal grant activity of Housing Authority of the City of Omaha, Nebraska under programs of the federal government for the year ended December 31, 2024. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of operations of the Housing Authority of the City of Omaha, Nebraska, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Housing Authority of the City of Omaha, Nebraska.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 INDIRECT COST RATE

The Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2024

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
   - Material weakness(es) identified? __x__ yes _____ no
   - Significant deficiency(ies) identified? _____ yes __x__ none reported
3. Noncompliance material to financial statements noted? _____ yes __x__ no

Federal Awards

1. Internal control over major federal programs:
   - Material weakness(es) identified? _____ yes __x__ no
   - Significant deficiency(ies) identified? __x__ yes _____ none reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? __x__ yes _____ no

Identification of Major Federal Programs

Assistance Living Numbers	Name of Federal Program or Cluster
14.871/14.879	Housing Voucher Cluster (Section 8 Housing Choice Vouchers, Emergency Housing Vouchers and Mainstream Vouchers)

Dollar threshold used to distinguish between Type A and Type B programs: $2,017,156

Auditee qualified as low-risk auditee? _____ yes __x__ no

Section II – Financial Statement Findings

2024-001 – Financial Reporting

Type of Finding:

- Material Weakness in Internal Control over Financial Reporting

Condition: The Internal Control-Integrated Framework (COSO Report) requires adequate internal controls over financial reporting to ensure that transactions are properly recorded and accounted for to permit the preparation of reliable financial statements and demonstrate compliance with laws, regulations and other compliance requirements. Internal controls should be in place to provide reasonable assurance that financial statements are prepared in accordance with U.S. GAAP.

2 CFR part 200.303 require that non-Federal entities receiving Federal awards (i.e., auditee management) establish and maintain internal control designed to reasonably ensure compliance with Federal laws, regulations, and program compliance requirements. Internal Control-Integrated Framework, published by the Committee of Sponsoring Organizations of the Treadway Commission, provides a framework for organizations to design, implement, and evaluate control that will facilitate compliance with the requirements of Federal laws, regulations, and program compliance requirements.

There were multiple adjusting journal entries, corrections of errors and prior period adjustments needed to properly state the Authority's financial account balances.

The Authority does not have a policy in place to provide reasonable assurance that the financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP); therefore, the potential exists that a material misstatement of the annual financial statements could occur and not be prevented, or detected and corrected, by the Authority's internal controls.

Criteria or specific requirement: Internal controls should be in place to provide reasonable assurance that financial statements are prepared in accordance with U.S. GAAP.

Effect: The lack of controls in place over the financial reporting function increases the risk of misstatements, fraud, or errors occurring and not being detected and corrected.

Cause: The Authority has not adopted a policy to provide reasonable assurance that the financial statements are prepared in accordance with U.S. GAAP; however, management has reviewed and approved the annual financial statements and related notes, as prepared by the audit firm, and has accepted responsibility for those financial statements.

Repeat Finding: The finding is a repeat of a finding in the immediately prior year. Prior year finding number was 2023-001.

Recommendation: The Authority should evaluate their financial reporting processes and controls, including the expertise of its internal staff, to determine whether additional controls over the preparation of annual financial statements can be implemented to provide reasonable assurance that financial statements are prepared in accordance with U.S. GAAP. The Authority should consider hiring a fee accountant to assist with month and year-end close.

2024-001 – Financial Reporting (Continued)

Views of responsible officials and planned corrective actions: There is no disagreement with this finding. Management will ensure that proper internal controls are in place to prevent significant deficiencies and material weaknesses from occurring.

Section III – Findings and Questioned Costs – Major Federal Programs

2024 – 002 – HVC Eligibility

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Federal Award Identification Number and Year: NE 001; 2024

Award Period: January 1, 2024 – December 31, 2024

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

Criteria or specific requirement: Most PHAs devise their own application forms that are filled out by the PHA staff during an interview with the tenant. The head of the household signs (a) one or more release forms to allow the PHA to obtain information from third parties; (b) a federally prescribed general release form for employment information; and (c) a privacy notice. Under some circumstances, other members of the family are required to sign these forms (24 CFR sections 5.212 and 5.230).

The PHA must do the following:

(1) As a condition of admission or continued occupancy, require the tenant and other family members to provide necessary information, documentation, and releases for the PHA to verify income eligibility (24 CFR sections 5.230, 5.609, and 982.516).
(2) For both family income examinations and reexaminations, obtain and document in the family file third party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent (24 CFR section 982.516).
(3) Determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification in accordance with 24 CFR Part 5 Subpart F (24 CFR section 5.601 et seq.) (24 CFR sections 982.201, 982.515, and 982.516).
(4) Use the Enterprise Income Verification (EIV) system in its entirety to verify tenant employment and income information during mandatory reexaminations of family composition and income in accordance with 24 CFR 5.233; and reduce administrative and subsidy payment errors in accordance with 24 CFR 5.236 and other administrative guidance issued by HUD.
(5) Select tenants from the HCVP waiting list (see III.N.1, "Special Tests and Provisions – Selection from the Waiting List") (24 CFR sections 982.202 through 982.207).
(6) Reexamine family income and composition at least once every 12 months and adjust the tenant rent and housing assistance payment as necessary using the documentation from third party verification (24 CFR section 982.516).

2024 – 002 – HVC Eligibility (Continued)

Condition: Out of 40 tenant files tested for eligibility, 11 tenant files contained errors or were missing required documentation.

Questioned costs: $25,596

Context: During the testing of 40 tenant files for eligibility, the following exceptions were noted:

- 4 instances where there was not any income support in the tenant file or the income listed on the HUD-50058 was different than the income documentation in the tenant file
- 5 instances where the HAP calculation was incorrectly calculated due to incorrect inputs on the HUD-50058
- 5 instances where the recertification of the HUD-50058 was not performed annually
- 1 instance where the Authority was unable to locate the HUD-9886 general release form

Cause: The Authority failed to implement the internal controls designed to ensure compliance with eligibility requirements were met.

Effect: The Authority is not in compliance with federal regulations regarding eligibility requirements determined by HUD. Errors in eligibility could result in incorrect HAP payments.

Repeat Finding: The finding is a repeat of a finding in the immediately prior year. Prior year finding number was 2023-002.

Recommendation: We recommend the Authority:

- Review and revise its eligibility determination procedures to ensure full compliance with HUD regulations.
- Train staff on proper documentation and verification protocols for income, citizenship/immigration status, Social Security numbers, and student eligibility.
- Conduct a file audit to identify and correct any improperly admitted tenants.
- Update its Administrative Plan to reflect accurate eligibility screening procedures.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 003 – HVC PIC Submissions

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Federal Award Identification Number and Year: NE 001; 2024

Award Period: January 1, 2024 – December 31, 2024

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

2024 – 003 – HVC PIC Submissions (Continued)

Criteria or specific requirement: HUD-50058, Family Report (OMB No. 2577-0083) – The PHA is required to submit this form electronically to HUD each time the PHA completes an issuance, admission, annual reexamination, interim reexamination, portability move-in, expiration, or other change of unit for a family. The PHA must also submit the Family Report when a family ends participation in the program or moves out of the PHA's jurisdiction under portability (24 CFR Part 908 and 24 CFR section 982.158).

Condition: Out of 40 HUD-50058's tested for PIC submissions, 14 HUD-50058 PIC uploads contained errors or were not uploaded timely.

Questioned costs: None

Context: During the testing of 40 tenant files for PIC submissions, the following exceptions were noted:
- 1 instance where the HUD-50058 PIC upload could not be located
- 2 instances where the HAP amount on the HUD-50058 in PIC did not match the HAP amount of HUD-50058 tested in the tenant file
- 14 instances where the HUD-50058 was not uploaded into PIC within 90 days of the effective date.

Cause: The Authority failed to implement internal controls designed to ensure accurate HUD-50058 information is submitted into the PIC system within 90 days of effective date.

Effect: The Authority is not in compliance with federal regulations regarding PIC submission requirements determined by HUD.

Repeat Finding: No

Recommendation: We recommend the Authority to designate an individual to ensure accurate HUD-50058 information is inputted into the PIC system timely.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 004 – HVC Reasonable Rent

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Federal Award Identification Number and Year: NE 001; 2024

Award Period: January 1, 2024 – December 31, 2024

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

2024 – 004 – HVC Reasonable Rent (Continued)

Criteria or specific requirement: The PHA's administrative plan must state the method used by the PHA to determine that the rent to owner is reasonable in comparison to rent for other comparable unassisted units. The PHA determination must consider unit attributes such as the location, quality, size, unit type, and age of the unit, and any amenities, housing services, maintenance, and utilities provided by the owner.

The PHA must determine that the rent to the owner is reasonable at the time of initial leasing. Also, the PHA must determine reasonable rent during the term of the contract (a) before any increase in the rent to owner, and (b) at the HAP contract anniversary if there is a 10 percent decrease in the published Fair Market Rent in effect 60 days before the HAP contract anniversary. The PHA must maintain records to document the basis for the determination that rent to owner is a reasonable rent (initially and during the term of the HAP contract) (24 CFR sections 982.4, 982.54(d)(15), 982.158(f)(7), and 982.507).

Condition: Out of 25 tenant files tested for rent reasonableness, 2 tenant files contained exceptions.

Questioned costs: $4,416

Context: During the testing of 25 tenant files for rent reasonableness, there were 2 instances where the contract rent per the HUD-50058 was greater than the approved rent per the rent determination form.

Cause: The Authority failed to implement internal controls designed to ensure the proper reasonable rent is used on the HUD-50058.

Effect: The Authority is not in compliance with federal regulations regarding reasonable rent requirements determined by HUD.

Repeat Finding: No

Recommendation: We recommend the Authority implement controls to ensure reasonable rent requirements are met.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 005 – HVC HQS Inspections

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Federal Award Identification Number and Year: NE 001; 2024

Award Period: January 1, 2024 – December 31, 2024

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

2024 – 005 – HVC HQS Inspections (Continued)

Criteria or specific requirement: The PHA must inspect the unit leased to a family at least annually to determine if the unit meets Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)).

Condition: Out of 40 tenant files tested for annual HQS inspections, 6 tenant files contained exceptions.

Questioned costs: None

Context: During the testing of 40 tenant files for annual HQS inspections, there were 6 instances where the unit was not inspected on an annual basis
Cause: The Authority failed to implement internal controls designed to ensure the units are inspected annually.

Effect: The Authority is not in compliance with federal regulations regarding HQS inspection requirements determined by HUD.

Repeat Finding: No

Recommendation: We recommend the Authority implement controls to ensure that all units are inspected annually. We recommend the Authority hire an outside firm to perform inspections if there is not capacity internally.

Views of responsible officials: There is no disagreement with the audit finding.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Project Total	Capital Fund	Mainstream Vouchers	Choice Neighborhoods Implementation Grants	HOME Investment Partnerships Program	Shelter Plus Care	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Choice Neighborhoods Planning Grants	Business Activities
	CURRENT ASSETS										
111	Cash - Unrestricted	$ 1,174,995	$ 118,330	$ 71,161	$ -	$ 53,100	$ 28,699	$ -	$ -	$ 27,157	$ -
112	Cash - Restricted Moderation/Development	2,973,872	-	-	-	-	-	-	-	-	632,022
113	Cash - Other Restricted	60,016	-	-	-	-	-	-	-	-	-
114	Cash - Tenant Security Deposits	589,529	-	-	-	-	-	-	-	-	11,322
115	Cash - Restricted for Payment of Current Liabilities	370,336	-	-	-	-	-	-	-	-	-
100	Total Cash	5,168,748	118,330	71,161	-	53,100	28,699	-	-	27,157	643,344
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	-
124	Accounts Receivable - Other Government	-	-	-	407,632	53,071	-	-	-	302	-
125	Accounts Receivable - Miscellaneous	126,241	-	6,255	-	33,154	5,129	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	615,571	-	583	-	372	-	-	-	-	1,861
126.1	Allowance for Doubtful Accounts - Tenants	(555,048)	-	(5,239)	-	(16,658)	(3,404)	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	(122,238)	-	-	-	-	-	-	-	-	-
127	Notes, Loans & Mortgages, Current	67,083	-	22,530	-	19,563	6,147	-	-	-	-
128	Fraud Recovery	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, Net Allowance for Doubtful Accounts	131,609	-	24,129	407,632	89,502	7,872	-	-	302	1,861
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	234,669	-	3,198	139,172	-	-	583	-	-	304
144	Interprogram Due From	168,227	-	-	-	-	-	-	2,702	-	327,384
150	Total Current Assets	5,703,253	118,330	98,488	546,804	142,602	36,571	583	2,702	27,459	972,893

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Project Total	Capital Fund	Mainstream Vouchers	Choice Neighborhoods Implementation Grants	HOME Investment Partnerships Program	Shelter Plus Care	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Choice Neighborhoods Planning Grants	Business Activities
	NONCURRENT ASSETS										
	Fixed Assets										
161	Land	6,480,964	-	-	-	-	-	-	-	-	2,548
162	Buildings	169,418,527	-	-	-	-	-	-	-	-	27,882
163	Furniture, Equipment and Machinery - Dwelling	3,170,310	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment and Machinery - Administration	4,159,767	-	-	-	-	-	-	-	-	-
165	Leasehold Improvements	4,164,499	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(143,063,440)	-	-	-	-	-	-	-	-	(12,446)
167	Construction in Progress	2,009,098	-	-	2,684	-	-	-	-	-	120
160	Total Capital Assets, Net of Accumulated Depreciation	46,339,725	-	-	2,684	-	-	-	-	-	18,104
171	Notes, Loans, and Mortgage Receivable - Noncurrent	5,986,674	-	-	-	-	-	-	-	-	-
174	Other Assets	2,427,645	-	-	-	-	-	-	-	-	-
176	Investment in Joint Ventures	-	-	-	-	-	-	-	-	-	-
180	Total Noncurrent Assets	54,754,044	-	-	2,684	-	-	-	-	-	18,104
290	Total Assets	$ 60,457,297	$ 118,330	$ 98,488	$ 549,488	$ 142,602	$ 36,571	$ 583	$ 2,702	$ 27,459	$ 990,997

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Component Unit - Blended Presented	Housing Choice Vouchers	Lower Income Housing Assistance Program Section 8 Moderate	Emergency Housing Voucher	COCC	Subtotal	Elimination	Total
	CURRENT ASSETS								
111	Cash - Unrestricted	$ 516,351	$ 728,520	$ 18,553	$ 396,917	$ 1,443,147	$ 4,576,930	$ -	$ 4,576,930
112	Cash - Restricted Moderation/Development	71,543	-	-	-	29,468	3,706,905	-	3,706,905
113	Cash - Other Restricted	604,735	521,396	68,240	124,250	-	1,378,637	-	1,378,637
114	Cash - Tenant Security Deposits	108,810	-	10	-	1,191	710,862	-	710,862
115	Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	370,336		370,336
100	Total Cash	1,301,439	1,249,916	86,803	521,167	1,473,806	10,743,670	-	10,743,670
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-
124	Accounts Receivable - Other Government	-	-	-	-	-	461,005	-	461,005
125	Accounts Receivable - Miscellaneous	6,091	1,313,386	54,513	29,061	487,700	2,061,530	-	2,061,530
126	Accounts Receivable - Tenants - Dwelling Rents	29,347	247,992	4,797	4,721	6,403	- 911,647	-	911,647
126.1	Allowance for Doubtful Accounts - Tenants	(43,871)	(180,708)	(58,830)	(11,458)	(5,763)	(880,979)	-	(880,979)
126.2	Allowance for Doubtful Accounts - Other	(46,192)	(1,313,386)	-	-	(487,700)	(1,969,516)	-	(1,969,516)
127	Notes, Loans & Mortgages, Current	2,099,700	-	55,482	-	-	2,270,505	(2,057,741)	212,764
128	Fraud Recovery	-	-	-	-	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-	-	-	-
120	Total Receivables, Net Allowance for Doubtful Accounts	2,045,075	67,284	55,962	22,324	640	2,854,192	(2,057,741)	796,451
131	Investments - Unrestricted	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	3,976	1,790	-	-	147,432	531,124	-	531,124
144	Interprogram Due From	2,369,736	630,281	-	406,851	5,634,314	9,539,495	(9,539,495)	-
150	Total Current Assets	5,720,226	1,949,271	142,765	950,342	7,256,192	23,668,481	(11,597,236)	12,071,245

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Component Unit - Blended Presented	Housing Choice Vouchers	Lower Income Housing Assistance Program Section 8 Moderate	Emergency Housing Voucher	COCC	Subtotal	Elimination	Total
	NONCURRENT ASSETS								
	Fixed Assets								
161	Land	1,791,087	14,389	-	-	10,156	8,299,144	-	8,299,144
162	Buildings	29,989,302	328,203	-	-	3,117,626	202,881,540	-	202,881,540
163	Furniture, Equipment and Machinery - Dwelling	496,857	-	-	-	6,572	3,673,739	-	3,673,739
164	Furniture, Equipment and Machinery - Administration	126,356	134,564	-	-	556,591	4,977,278	-	4,977,278
165	Leasehold Improvements	938,734	-	-	-	26,446	5,129,679	-	5,129,679
166	Accumulated Depreciation	(20,462,907)	(381,186)	-	-	(1,199,302)	(165,119,281)	-	(165,119,281)
167	Construction in Progress	96,900	-	-	-	61,031	2,169,833	-	2,169,833
160	Total Capital Assets, Net of Accumulated Depreciation	12,976,329	95,970	-	-	2,579,120	62,011,932	-	62,011,932
171	Notes, Loans, and Mortgage Receivable - Noncurrent	594,000	-	-	-	-	6,580,674	(6,580,674)	-
174	Other Assets	1,842	-	-	-	-	2,429,487	-	2,429,487
176	Investment in Joint Ventures	2,296,065	-	-	-	-	2,296,065	(2,296,065)	-
180	Total Noncurrent Assets	15,868,236	95,970	-	-	2,579,120	73,318,158	(8,876,739)	64,441,419
290	Total Assets	$ 21,588,462	$ 2,045,241	$ 142,765	$ 950,342	$ 9,835,312	$ 96,986,639	$ (20,473,975)	$ 76,512,664

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Project Total	Capital Fund	Mainstream Vouchers	Choice Neighborhoods Implementation Grants	HOME Investment Partnerships Program	Shelter Plus Care	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Choice Neighborhoods Planning Grants	Business Activities
	CURRENT LIABILITIES										
312	Accounts Payable Less than or Equal to 90 Days	481,227	209,909	-	4,890	503	-	233	99	-	65,963
321	Accrued Wage/Payroll Taxes Payable	118,389	-	-	14,849	-	-	7,404	4,403	-	3,862
322	Accrued Compensated Absences - Current Portion	46,768	-	-	3,534	-	-	7,166	1,817	-	-
325	Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	589,529	-	-	-	-	-	-	-	-	11,322
342	Unearned Revenues	246,049	-	-	-	-	-	-	-	-	8,513
343	Current Portion Long-Term Debt - Capital Projects	-	-	-	-	-	-	-	-	-	-
345	Other Current Liabilities	53,941	-	-	-	-	-	-	-	-	5,688
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-
347	Interprogram Due To	2,303,120	-	13,101	945,697	37,628	-	40,722	3,779	27,898	235,243
310	Total Current Liabilities	3,839,023	209,909	13,101	968,970	38,131	-	55,525	10,098	27,898	330,591
	NONCURRENT LIABILITIES										
351	Long-Term Debt, Net of Current - Capital Projects	-	-	-	-	-	-	-	-	-	-
352	Long-Term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	53,227	-	-	-	-	-	-	-	-	-
354	Accrued Compensated Absences - Noncurrent	140,303	-	-	10,602	-	-	21,496	5,449	-	1,368
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	193,530	-	-	10,602	-	-	21,496	5,449	-	1,368
300	Total Liabilities	4,032,553	209,909	13,101	979,572	38,131	-	77,021	15,547	27,898	331,959
400	Deferred Inflow of Resources	1,966,653	-	-	-	-	-	-	-	-	-
	EQUITY/NET POSITION										
508.4	Invested in Capital Assets, Net of Related Debt	46,339,725	-	-	2,684	-	-	-	-	-	18,104
511.4	Restricted	3,350,997	-	-	-	-	-	-	-	-	632,022
512.4	Unrestricted	4,767,369	(91,579)	85,387	(432,768)	104,471	36,571	(76,438)	(12,845)	(439)	8,912
513	Total Equity/Net Position	54,458,091	(91,579)	85,387	(430,084)	104,471	36,571	(76,438)	(12,845)	(439)	659,038
600	Total Liabilities, Deferred Inflow of Resources and Net Position	60,457,297	118,330	98,488	549,488	142,602	36,571	583	2,702	27,459	990,997

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Component Unit - Blended Presented	Housing Choice Vouchers	Lower Income Housing Assistance Program Section 8 Moderate	Emergency Housing Voucher	COCC	Subtotal	Elimination	Total
	CURRENT LIABILITIES								
312	Accounts Payable Less than or Equal to 90 Days	24,879	78,206	-	216	50,032	916,157	-	916,157
321	Accrued Wage/Payroll Taxes Payable	13,148	47,252	-	-	125,950	335,257	-	335,257
322	Accrued Compensated Absences - Current Portion	5,552	23,228	-	-	64,617	152,682	-	152,682
325	Accrued Interest Payable	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	108,810	-	10	-	1,191	710,862	-	710,862
342	Unearned Revenues	43,961	54,932	68,240	124,250	8,947	554,892	-	554,892
343	Current Portion Long-Term Debt - Capital Projects	-	-	-	-	50,727	50,727	-	50,727
345	Other Current Liabilities	30,911	-	-	-	4,576	95,116	-	95,116
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-
347	Interprogram Due To	4,289,320	1,392,236	8,830	-	241,921	9,539,495	(9,539,495)	-
310	Total Current Liabilities	4,516,581	1,595,854	77,080	124,466	547,961	12,355,188	(9,539,495)	2,815,693
	NONCURRENT LIABILITIES								
351	Long-Term Debt, Net of Current - Capital Projects	9,440,415	-	-	-	1,439,053	10,879,468	(8,638,415)	2,241,053
352	Long-Term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	18,200	521,396	-	-	-	592,823	-	592,823
354	Accrued Compensated Absences - Noncurrent	16,655	69,684	-	-	193,849	459,406	-	459,406
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	9,475,270	591,080	-	-	1,632,902	11,931,697	(8,638,415)	3,293,282
300	Total Liabilities	13,991,850	2,186,934	77,080	124,466	2,180,863	24,286,884	(18,177,910)	6,108,974
400	Deferred Inflow of Resources	-	-	-	-	-	1,966,653	-	1,966,653
	EQUITY/NET POSITION								
508.4	Invested in Capital Assets, Net of Related Debt	3,535,914	95,970	-	-	1,089,340	51,081,737	6,580,674	57,662,411
511.4	Restricted	676,278	-	-	-	29,468	4,688,765	-	4,688,765
512.4	Unrestricted	3,384,420	(237,663)	65,685	825,876	6,535,641	14,962,600	(8,876,739)	6,085,861
513	Total Equity/Net Position	7,596,612	(141,693)	65,685	825,876	7,654,449	70,733,102	(2,296,065)	68,437,037
600	Total Liabilities, Deferred Inflow of Resources and Net Position	21,588,462	2,045,241	142,765	950,342	9,835,312	96,986,639	(20,473,975)	76,512,664

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Project Total	Capital Fund	Mainstream Vouchers	Choice Neighborhoods Implementation Grants	HOME Investment Partnerships Program	Shelter Plus Care	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Choice Neighborhoods Planning Grants	Business Activities
	REVENUE										
	Tenant Revenue										
70300	Net Tenant Rental Revenue	6,769,729	-	-	-	-	-	-	-	-	198,738
70400	Tenant Revenue - Other	437,733	-	-	-	-	-	-	-	-	9,030
70500	Total Tenant Revenue	7,207,462	-	-	-	-	-	-	-	-	207,768
70600	HUD PHA Operating Grants	9,159,154	5,676,519	856,912	-	-	-	525,853	209,647	-	-
70610	Capital Grants	-	2,691,906	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-
70800	Other Government Grants	-	-	-	859,424	205,659	-	-	-	-	3,000
71100	Investment Income - Unrestricted	239,045	-	-	-	-	-	-	-	-	7,819
71200	Mortgage Interest Income	5,696	-	-	-	-	-	-	-	-	-
71400	Fraud Recovery	868	-	-	-	-	-	-	-	-	-
71500	Other Revenue	445,024	-	-	-	20,566	-	-	-	-	551,181
71600	Gain/Loss on Sale of Capital Assets	617	-	-	-	-	-	-	-	-	-
72000	Investment - Income - Restricted	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	17,057,866	8,368,425	856,912	859,424	226,225	-	525,853	209,647	-	769,768
	EXPENSES										
	Operating - Administrative										
91100	Administrative Salaries	1,003,610	-	43,622	503,511	-	-	349,890	144,642	-	10,618
91200	Auditing Fees	71,953	-	1,590	146	-	-	49	49	-	14,560
91300	Management Fee	1,421,068	1,460,321	19,762	-	-	-	-	-	-	-
91310	Bookkeeping Fee	190,212	-	10,412	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500	Employee Benefit Contributions - Administrative	348,055	-	17,261	89,758	-	-	111,427	45,177	-	2,403
91600	Office Expenses	1,066,399	185,252	9,552	94,173	741	-	85,190	8,933	-	11,722
91700	Legal Expense	229,316	2,850	-	-	-	-	-	-	-	17,882
91800	Travel	-	-	-	-	-	-	-	-	-	-
91900	Other	95,696	-	-	-	-	-	-	-	-	1,492
91000	Total Operating - Administrative	4,426,309	1,648,423	102,199	687,588	741	-	546,556	198,801	-	58,677
	Tenant Services										
92100	Tenant Services - Salaries	127,324	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	16,597	14,645	-	502,598	-	-	-	-	-	338
92300	Employee Benefit Contributions - Tenant Services	27,930	-	-	-	-	-	286	-	-	-
92400	Tenant Services - Other	2,009,618	-	67	9,000	-	-	-	-	-	57,559
92500	Total Tenant Services	2,181,469	14,645	67	511,598	-	-	286	-	-	57,897

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Project Total	Capital Fund	Mainstream Vouchers	Choice Neighborhoods Implementation Grants	HOME Investment Partnerships Program	Shelter Plus Care	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Choice Neighborhoods Planning Grants	Business Activities
	EXPENSES (CONTINUED)										
	Utilities										
93100	Water	401,077	-	-	-	-	-	-	-	-	6,281
93200	Electricity	1,694,074	-	-	-	-	-	-	-	-	8,308
93300	Gas	339,206	-	-	-	-	-	-	-	-	4,112
93600	Sewer	517,763	-	-	-	-	-	-	-	-	10,903
93800	Other Utilities Expense	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	2,952,120	-	-	-	-	-	-	-	-	29,604
	Ordinary Maintenance and Operations										
94100	Ordinary Maintenance and Operations - Labor	2,728,191	-	7,222	-	-	-	-	-	-	52,083
94200	Ordinary Maintenance and Operations - Materials and Other	924,315	57,763	41	-	-	-	-	-	-	15,449
94300	Ordinary Maintenance and Operations - Contracts	2,399,721	2,697,574	269	3,500	-	-	-	-	-	49,501
94500	Employee Benefit Contributions - Ordinary Maintenance	925,683	-	2,845	5,085	-	-	-	-	-	19,583
94000	Total Ordinary Maintenance and Operations	6,977,910	2,755,337	10,377	8,585	-	-	-	-	-	136,616
95100	Protective Services - Labor	381,944	-	-	-	-	-	-	-	-	3,252
95200	Protective Services - Other Contract Costs	36,604	70,368	-	-	-	-	-	-	-	-
95300	Protective Services - Other	171,159	29,464	-	-	-	-	-	-	-	6,336
95500	Protective Services - Employee Contributions	51	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	589,758	99,832	-	-	-	-	-	-	-	9,588
	Insurance Premiums										
96110	Property Insurance	615,043	-	-	-	-	-	-	-	-	23,038
96120	Liability Insurance	259,308	-	102	-	-	-	-	-	-	4,390
96130	Workers Compensation	95,045	-	956	10,763	-	-	8,316	3,331	-	1,849
96140	All Other Insurance	1,600	-	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	970,996	-	1,058	10,763	-	-	8,316	3,331	-	29,277
	Other General Expenses										
96200	Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210	Compensated Absences	(17,120)	-	-	(2,224)	-	-	(10,468)	(3,416)	-	1,359
96300	Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-
96400	Bad Debt - Tenant Rents	985,505	-	5,239	-	16,658	3,404	-	-	-	16,138
96500	Bad Debt - Mortgages	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	968,385	-	5,239	(2,224)	16,658	3,404	(10,468)	(3,416)	-	17,497

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Project Total	Capital Fund	Mainstream Vouchers	Choice Neighborhoods Implementation Grants	HOME Investment Partnerships Program	Shelter Plus Care	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Choice Neighborhoods Planning Grants	Business Activities
	EXPENSES (CONTINUED)										
	Interest Expense and Amortization Cost										
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and long term)	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-
96700	Total Interest Expense and Amortization Costs	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	19,066,947	4,518,237	118,940	1,216,310	17,399	3,404	544,690	198,716	-	339,156
97000	**EXCESS REVENUE OVER OPERATING EXPENSES**	(2,009,081)	3,850,188	737,972	(356,886)	208,826	(3,404)	(18,837)	10,931	-	430,612
97200	Casualty Losses - Non Capitalized	118,714	-	-	-	-	-	-	-	-	(68)
97300	Housing Assistance Payments	14,921	-	781,473		201,998	-	-	-	-	-
97650	HAP Portability - In	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	7,181,738	-	-	-	-	-	-	-	-	734
97500	Fraud Losses	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	26,382,320	4,518,237	900,413	1,216,310	219,397	3,404	544,690	198,716	-	339,822
	OTHER FINANCING SOURCES (USES)										
10010	Operating Transfers In	256,113	-	-	-	-	-	-	-	-	-
10020	Operating Transfers Out	(305,013)	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	1,500,500	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	(1,500,500)	-	-	-	-	-	-	-	-	-
10093	Transfer from AMP to Program	1,745,013	-	-	-	-	-	-	-	-	-
10094	Transfer from AMP to Program	-	(1,745,013)	-	-	-	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	1,696,113	(1,745,013)	-	-	-	-	-	-	-	-
10000	**EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES**	(7,628,341)	2,105,175	(43,501)	(356,886)	6,828	(3,404)	(18,837)	10,931	-	429,946
	Memo Account Information										
1101	Capital Outlays - Enterprise Funds	-	-	-	-	-	-	-	-	-	-
1102	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-
1103	Equity - Beginning of Year	37,758,331	-	128,825	(61,302)	72,382	34,846	(57,462)	(15,220)	(439)	213,841
1104	Equity Transfers and Prior Period Adjustments	24,328,101	(2,196,754)	63	(11,896)	25,261	5,129	(139)	(8,556)	-	15,251
	NET POSITION - END OF YEAR	54,458,091	(91,579)	85,387	(430,084)	104,471	36,571	(76,438)	(12,845)	(439)	659,038
11190	Unit Months Available	33,789	-	1,184	-	440	-	-	-	-	-
11210	Number of Unit Months Leased	30,899	-	1,138	-	440	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Component Unit - Blended Presented	Housing Choice Vouchers	Lower Income Housing Assistance Program Section 8 Moderate	Emergency Housing Voucher	COCC	Subtotal	Elimination	Total
	REVENUE								
	Tenant Revenue								
70300	Net Tenant Rental Revenue	1,436,549	-	-	-	7,160	8,412,176	(492,230)	7,919,946
70400	Tenant Revenue - Other	73,182	-	-	-	53,625	573,570	-	573,570
70500	Total Tenant Revenue	1,509,731	-	-	-	60,785	8,985,746	(492,230)	8,493,516
70600	HUD PHA Operating Grants	-	45,764,707	236,893	1,051,850	-	63,481,535	-	63,481,535
70610	Capital Grants	-	-	-	-	-	2,691,906	-	2,691,906
70710	Management Fee	-	-	-	-	3,640,686	3,640,686	(3,640,686)	-
70730	Bookkeeping Fee	-	-	-	-	605,180	605,180	(605,180)	-
70740	Front Line Service Fee	-	-	-	-	2,636,915	2,636,915	(2,636,915)	-
70750	Other Fees	-	20,319	-	-	105,423	125,742	(125,742)	-
70800	Other Government Grants	-	-	-	-	-	1,068,083	-	1,068,083
71100	Investment Income - Unrestricted	-	443	-	-	4,443	251,750	-	251,750
71200	Mortgage Interest Income	12,324	-	-	-	-	18,020	-	18,020
71400	Fraud Recovery	113	1,050	-	-	-	2,031	-	2,031
71500	Other Revenue	147,802	-	-	-	192,173	1,356,746	-	1,356,746
71600	Gain/Loss on Sale of Capital Assets	6,222	-	-	-	67,043	73,882	-	73,882
72000	Investment - Income - Restricted	-	-	-	-	-	-	-	-
70000	Total Revenue	1,676,192	45,786,519	236,893	1,051,850	7,312,648	84,938,222	(7,500,753)	77,437,469
	EXPENSES								
	Operating - Administrative								
91100	Administrative Salaries	63,315	1,331,475	11,321	29,235	3,427,529	6,918,768	-	6,918,768
91200	Auditing Fees	4,859	41,419	451	549	17,231	152,856	-	152,856
91300	Management Fee	124,389	576,568	9,385	29,193	-	3,640,686	(3,640,686)	-
91310	Bookkeeping Fee	18,151	362,822	5,372	18,211	-	605,180	(605,180)	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-
91500	Employee Benefit Contributions - Administrative	15,751	509,427	4,518	10,512	1,400,051	2,554,340	-	2,554,340
91600	Office Expenses	84,223	164,713	2,620	5,361	1,156,622	2,875,501	(662,648)	2,212,853
91700	Legal Expense	18,598	-	-	-	153,864	422,510	-	422,510
91800	Travel	-	-	-	-	-	-	-	-
91900	Other	12,255	-	-	-	-	109,443	-	109,443
91000	Total Operating - Administrative	341,541	2,986,424	33,667	93,061	6,155,297	17,279,284	(4,908,514)	12,370,770
	Tenant Services								
92100	Tenant Services - Salaries	-	-	-	-	-	127,324	-	127,324
92200	Relocation Costs	1,949	-	-	7,019	-	543,146	-	543,146
92300	Employee Benefit Contributions - Tenant Services	-	-	-	-	1,980	30,196	-	30,196
92400	Tenant Services - Other	160,444	7,955	15	48	33,299	2,278,005	(2,144,685)	133,320
92500	Total Tenant Services	162,393	7,955	15	7,067	35,279	2,978,671	(2,144,685)	833,986

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Component Unit - Blended Presented	Housing Choice Vouchers	Lower Income Housing Assistance Program Section 8 Moderate	Emergency Housing Voucher	COCC	Subtotal	Elimination	Total
	EXPENSES (CONTINUED)								
	Utilities								
93100	Water	24,647	-	-	-	1,273	433,278	-	433,278
93200	Electricity	43,579	-	-	-	48,419	1,794,380	-	1,794,380
93300	Gas	6,095	-	-	-	-	349,413	-	349,413
93600	Sewer	37,452	-	-	-	1,788	567,906	-	567,906
93800	Other Utilities Expense	-	-	-	-	-	-	-	-
93000	Total Utilities	111,773	-	-	-	51,480	3,144,977	-	3,144,977
	Ordinary Maintenance and Operations								
94100	Ordinary Maintenance and Operations - Labor	330,685	189,511	1,856	4,743	7,263	3,321,554	-	3,321,554
94200	Ordinary Maintenance and Operations - Materials and Other	125,210	706	9	51	2,491	1,126,035	-	1,126,035
94300	Ordinary Maintenance and Operations - Contracts	239,724	7,041	72	133	105,351	5,502,886	-	5,502,886
94500	Employee Benefit Contributions - Ordinary Maintenance	115,700	72,595	734	1,699	25,202	1,169,126	-	1,169,126
94000	Total Ordinary Maintenance and Operations	811,319	269,853	2,671	6,626	140,307	11,119,601	-	11,119,601
							-		-
95100	Protective Services - Labor	62,358	-	-	-	202,531	650,085	(447,554)	202,531
95200	Protective Services - Other Contract Costs	5,137	-	-	-	5,509	117,618	-	117,618
95300	Protective Services - Other	11,258	-	-	-	9,673	227,890	-	227,890
95500	Protective Services - Employee Contributions	-	-	-	-	53,413	53,464	-	53,464
95000	Total Protective Services	78,753	-	-	-	271,126	1,049,057	(447,554)	601,503
	Insurance Premiums								
96110	Property Insurance	195,393	-	-	-	24,177	857,651	-	857,651
96120	Liability Insurance	47,485	10,395	32	68	52,150	373,930	-	373,930
96130	Workers Compensation	11,655	40,902	211	623	105,377	279,028	-	279,028
96140	All Other Insurance	-	-	-	-	(1,600)	-	-	-
96100	Total Insurance Premiums	254,533	51,297	243	691	180,104	1,510,609	-	1,510,609
	Other General Expenses								
96200	Other General Expenses	-	-	-	-	-	-	-	-
96210	Compensated Absences	(12,532)	(27,219)	(6)	36	(36,139)	(107,729)	-	(107,729)
96300	Payments in Lieu of Taxes	-	-	-	-	-	-	-	-
96400	Bad Debt - Tenant Rents	131,438	1,077,580	58,830	11,458	6,610	2,312,860	-	2,312,860
96500	Bad Debt - Mortgages	-	-	-	-	126	126	-	126
96600	Bad Debt - Other	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	118,906	1,050,361	58,824	11,494	(29,403)	2,205,257	-	2,205,257

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL DATA SCHEDULE
YEAR ENDED DECEMBER 31, 2024

Line Item No.	Account Description	Component Unit - Blended Presented	Housing Choice Vouchers	Lower Income Housing Assistance Program Section 8 Moderate	Emergency Housing Voucher	COCC	Subtotal	Elimination	Total
	EXPENSES (CONTINUED)								
	Interest Expense and Amortization Cost								
96710	Interest of Mortgage (or Bons) Payable	-	-	-	-	72,204	72,204	-	72,204
96720	Interest on Notes Payable (Short and	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-
96700	Total Interest Expense and Amortization Costs	-	-	-	-	72,204	72,204	-	72,204
96900	Total Operating Expenses	1,879,218	4,365,890	95,420	118,939	6,876,394	39,359,660	(7,500,753)	31,858,907
97000	**EXCESS REVENUE OVER OPERATING EXPENSES**	(203,026)	41,420,629	141,473	932,911	436,254	45,578,562	-	45,578,562
97100	Casualty Losses - Non Capitalized	462	-	-	-	-	119,108	-	119,108
97300	Housing Assistance Payments	(3,471)	43,101,832	200,087	1,035,960	-	45,332,800	-	45,332,800
97650	HAP Portability - In	-	-	-	-	-	-	-	-
97400	Depreciation Expense	1,125,185	20,496	-	-	160,397	8,488,550	-	8,488,550
97500	Fraud Losses	-	-	-	-	-	-	-	-
90000	Total Expenses	3,001,394	47,488,218	295,507	1,154,899	7,036,791	93,300,118	(7,500,753)	85,799,365
	OTHER FINANCING SOURCES (USES)								
10010	Operating Transfers In	-	-	-	-	48,900	305,013	(305,013)	-
10020	Operating Transfers Out	-	-	-	-	-	(305,013)	305,013	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	1,500,500	(1,500,500)	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	(1,500,500)	1,500,500	-
10093	Transfer from AMP to Program	-	-	-	-	-	1,745,013	(1,745,013)	-
10094	Transfer from AMP to Program	-	-	-	-	-	(1,745,013)	1,745,013	-
10100	Total Other Financing Sources (Uses)	-	-	-	-	48,900	-	-	-
10000	**EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES**	(1,325,202)	(1,701,699)	(58,614)	(103,049)	324,757	(8,361,896)	-	(8,361,896)
	Memo Account Information								
1101	Capital Outlays - Enterprise Funds	-	-	-	-	-	-		-
1102	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-		-
1103	Equity - Beginning of Year	(3,315,362)	1,348,815	27,668	520,284	7,163,883	43,819,090	(2,296,065)	41,523,025
1104	Equity Transfers and Prior Period Adjustments	12,237,176	211,191	96,631	408,641	165,809	35,275,908	-	35,275,908
	NET POSITION - END OF YEAR	7,596,612	(141,693)	65,685	825,876	7,654,449	70,733,102	(2,296,065)	68,437,037
11190	Unit Months Available	-	56,396	328	1,391	94,565	188,093	-	188,093
11210	Number of Unit Months Leased	-	49,458	267	1,271	84,571	168,044	-	168,044

Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

September 26, 2025

U.S. Department of Housing and Urban Development

Housing Authority of the City of Omaha, Nebraska respectfully submits the following corrective action plan for the year ended December 31, 2024.

Audit period: January 1, 2024 – December 31, 2024

The findings from the schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

FINDINGS—FINANCIAL STATEMENT AUDIT

MATERIAL WEAKNESS

2024-001 Financial Reporting

Recommendation: The Authority should evaluate their financial reporting processes and controls, including the expertise of its internal staff, to determine whether additional controls over the preparation of annual financial statements can be implemented to provide reasonable assurance that financial statements are prepared in accordance with U.S. GAAP. The Authority should consider hiring a fee accountant to assist with month and year-end close.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: Auditee will ensure that proper internal controls are in place to prevent significant deficiencies and material weaknesses from occurring.

Name(s) of the contact person(s) responsible for corrective action: Ashley Hatheway, CFO

Planned completion date for corrective action plan: December 31, 2026

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

U.S. Department of Housing and Urban Development

2024-002 Housing Voucher Cluster – Assistance Listing No. 14.871 and 14.879 - Eligibility

Recommendation: We recommend the Authority:

- Review and revise its eligibility determination procedures to ensure full compliance with HUD regulations.
- Train staff on proper documentation and verification protocols for tenant income, assets, expenses and overall eligibility.
- Conduct a file audit to identify and correct any improperly admitted tenants.

- Update its Administrative Plan to reflect accurate eligibility screening procedures.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.
Action taken in response to finding: The Authority will increase oversight in the Section 8 Housing Choice Voucher program to ensure that established internal control policies are being followed. Additional Quality Control personnel have been added in 2025 to review files and confirm calculations. Electronic workflow processes are also being implemented to track regulatory compliance and flag files when not all required processes are completed.
Name(s) of the contact person(s) responsible for corrective action: Philisa Smith, HCV Director
Planned completion date for corrective action plan: December 31, 2026

U.S. Department of Housing and Urban Development

2024-003 Housing Voucher Cluster – Assistance Listing No. 14.871 and 14.879 – PIC Submissions
Recommendation: We recommend the Authority to designate an individual to ensure accurate HUD-50058 information is inputted into the PIC system timely.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.
Action taken in response to finding: The Authority will increase oversight in the Section 8 Housing Choice Voucher program to ensure that established internal control policies are being followed. HUD-50058s are transmitted monthly. Some transmissions have PIC errors while other files that are submitted late due to annual recertification completion. The Authority has plans in place to ensure quality control and resubmission of any errors and to improve timely annual completion and submission.
Name(s) of the contact person(s) responsible for corrective action: Philisa Smith, HCV Director
Planned completion date for corrective action plan: December 31, 2026

U.S. Department of Housing and Urban Development

2024-004 Housing Voucher Cluster – Assistance Listing No. 14.871 and 14.879 – Rent Reasonableness
Recommendation: We recommend the Authority implement controls to ensure reasonable rent requirements are met.
Explanation of disagreement with audit finding: There is no disagreement with the audit finding.
Action taken in response to finding: The Authority will increase oversight in the Section 8 Housing Choice Voucher program to ensure that established internal control policies are being followed. Increased effort with quality control and staff training will be focused in this area to ensure the HUD-50058 and rent determinations match and are clear on the comparable units.
Name(s) of the contact person(s) responsible for corrective action: Philisa Smith, HCV Director
Planned completion date for corrective action plan: December 31, 2026

U.S. Department of Housing and Urban Development

2024-004 Housing Voucher Cluster – Assistance Listing No. 14.871 and 14.879 – Annual HQS Inspections

Recommendation: We recommend the Authority implement controls to ensure that all units are inspected annually. We recommend the Authority hire an outside firm to perform inspections if there is not capacity internally.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The Authority will increase oversight in the Section 8 Housing Choice Voucher program to ensure that established internal control policies are being followed. The Authority has identified an error whereby our data system isn't identifying every unit due for an annual inspection. The Authority is implementing a new procedure to confirm every household due for an annual recertification is also pulling for an annual inspection.

Name(s) of the contact person(s) responsible for corrective action: Philisa Smith, HCV Director

Planned completion date for corrective action plan: December 31, 2026

If the U.S. Department of Housing and Urban Development has questions regarding this plan, please call Ashley Hatheway, CFO at (402) 444-6900.

Omaha Housing Authority
1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

September 26, 2025

U.S. Department of Housing and Urban Development

Housing Authority of the City of Omaha, Nebraska respectfully submits the following summary schedule of prior audit findings for the year ended December 31, 2024.

Audit period: December 31, 2024

The findings from the prior audit's schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the prior year.

FINDINGS—FINANCIAL STATEMENT AUDIT

2023 – 001 Financial Reporting

Condition: There is a reasonable possibility that a misstatement of the Authority's financial statements will not be prevented or detected by the Authority's internal control.

Status: See current year finding 2024-001.

Reason for finding's recurrence: The Authority has added more experienced accountants to review transactions and financial activity prior to posting and closing of the month/year. Many of the previous misstatements were corrections of prior year audit entries where no supporting substantiation could be found. We are confident that with the partnership with our new audit firm, CLA, that we will continue to make our financial close and reporting process more accurate.

Corrective Action: This finding is the result of many years of poor financial oversight and overreliance on auditor recommendations. The Authority continues to reconcile outdated balance sheet accounts. Due to the large, complicated structure of the Authority this process will continue for a couple of years.

FINDINGS— FEDERAL AWARD PROGRAMS AUDITS

2023 – 002 HCV Eligibility

Condition: Based upon inspection of the Authority's files and on discussion with management, there were documents that were unavailable for examination at the time of audit.

Status: See current year finding 2024-002.

Reason for finding's recurrence: The Authority continues to improve internal systems to shift from paper-driven files to electronic systems and to improve staff training and quality control. These efforts have improved and are not yet fully resolved.

Corrective Action: The addition of another quality control personnel in the department can be partially attributed to the ongoing need for training and oversight to ensure all regulations are followed and appropriately documented.

2023 – 003 HVC HQS Enforcement

Condition: Based upon inspection of the Authority's files and on discussion with management, the Authority did not properly abate one (1) out of twenty-five (25) annual failed inspections selected for testing.

Status: This finding was cleared in the current year.

If the U.S. Department of Housing and Urban Development has questions regarding this schedule, please call Ashley Hatheway, CFO at (402) 444-6900.

CliftonLarsonAllen LLP
CLAconnect.com

Board of Commissioners
Housing Authority of the City of Omaha, Nebraska
Omaha, Nebraska

We have audited the financial statements of the business-type activities of the Housing Authority of the City of Omaha, Nebraska (the Authority) as of and for the year ended December 31, 2024, and have issued our report thereon dated September 29, 2025. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, and Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as certain information related to the planned scope and timing of our audit in our statement of work dated February 25, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Housing Authority of the City of Omaha, Nebraska are described in Note 1 to the financial statements.

The Authority changed accounting policies related to Compensated Absences by adopting Statement of Governmental Accounting Standards Board (GASB Statement) No. 101, *Compensated Absences.* The impact of the implementation of this standard was immaterial to the Authority and no entry was recorded.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

- Management's estimate of the allowance for doubtful accounts is based on historical collections, historical loss levels, and an analysis of the collectibility of individual accounts. We evaluated the methods, assumptions, and data used to develop the allowance and related disclosures in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Corrected misstatements

The attached schedule summarizes all misstatements (material and immaterial) detected as a result of audit procedures that were corrected by management.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report.

Management representations

We have requested certain representations from management that are included in the management representation letter dated September 29, 2025.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

- Per discussion with management, there are significant variances that need to be reconciled between prior years financial statements, financial data schedule and the Authority's internal trial balance. This resulted in multiple prior period adjustments that were recorded.

Other audit findings or issues

The following describes findings or issues arising during the audit that are, in our professional judgment, significant and relevant to your oversight of the financial reporting process:

  - Material Weakness over Financial Reporting – there were numerous adjusting journal entries recorded to correctly state the Authority's financial statements. See finding 2024-001.

Required supplementary information

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

Supplementary information in relation to the financial statements as a whole

With respect to the schedule of expenditures of federal awards (SEFA) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the SEFA to determine that the SEFA complies with the requirements of the Uniform Guidance, the method of preparing it has not changed from the prior period or the reasons for such changes, and the SEFA is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the SEFA to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated September 29, 2025.

With respect to the Financial Data Schedules (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated September 29, 2025.

* * *

This communication is intended solely for the information and use of the Board of Commissioners and management of Housing Authority of the City of Omaha, Nebraska and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Des Moines, Iowa
September 29, 2025

SUMMARY OF UNCORRECTED MISSTATEMENTS - AUDIT
Omaha Housing Authority
Business-Type Activities
Year Ended December 31, 2024

Description	Assets	Liabilities and Deferred Inflows of Reources	Net Position	Change in Net Position
Describe all current year misstatements below.	Debits/Credits - Amounts should be entered as debits (positive amounts) or credits (negative amounts). For example, increases to assets as debits, increases to liabilities as credits, decreases to net income as debits, and increases to net income as credits. Collapse this row (to the left) to print for attachment to management representation letter.			
Reconciled cash balances higher than total cash reported in the trial balance. Therefore, cash may be understated.	$ 157,990		$ (157,990)	$ (157,990)
Reconciled FSS Escrow is lower than the TB amount, therefore, FSS escrow may be overstated.	-	86,042	(86,042)	(86,042)
Beginning balance of lease receivable does not agree to prior year audited balance. As such, expenses were overstated in the current year to make these balances agree.	-	-	(72,523)	(72,523)
Variances between OHA's beginning balances for capital asset accounts and prior year audited financial statements were run through the current year.	-	-	(211,213)	(211,213)
Amounts disbursed subsequent to year-end that should've been accrued for in accounts payable.	-	(312,475)	312,475	312,475
Amounts expensed in repairs and maintenance that should have been capitalized	664,718		(664,718)	(664,718)
Entry to book to GASB 101 was not recorded.		(252,223)	252,223	252,223
Subtotals	822,708	(478,656)	(627,788)	(627,788)
Income tax effect (if applicable)				

Net current year misstatements (Iron Curtain Method)	822,708	(478,656)	(627,788)	(627,788)
Effect of prior year uncorrected misstatements on the change in fund balance/net position				
Combined current and prior year misstatements (Rollover Method)	$ 822,708	$ (226,433)	$ (880,011)	$ (880,011)
Financial statement totals	76,512,665	$ (8,369,709)	$ (68,142,956)	8,361,896
Current year misstatement as a % of financial statement totals (Iron Curtain Method)	1%	6%	1%	-8%
Current and prior year misstatement as a % of financial statement totals (Rollover Method)	1%	3%	1%	-11%

OMISSION OF A DISCLOSURE, INCLUDING INADEQUATE OR INCOMPLETE DISCLOSURES, OR UNCORRECTED MISSTATEMENTS OF DISCLOSURES

Guidance

Description	Amount (If Applicable)
GASB 101 Compensated Absense entry was not recorded.	$ (252,223)

Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

September 29, 2025

CliftonLarsonAllen LLP
801 Grand Ave Suite 3900
Des Moines, IA 50309

This representation letter is provided in connection with your audit of the financial statements of Housing Authority of the City of Omaha, Nebraska, which comprise the respective financial position of the business-type activities as of December 31, 2024, and the respective changes in financial position and cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm, to the best of our knowledge and belief, as of September 29, 2025, the following representations made to you during your audit of the financial statements as of and for the year ended December 31, 2024.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated February 25, 2025, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

4. Methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, including those measured at fair value, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.

5. Significant estimates have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Significant estimates are estimates at the financial statement date that could change materially within the next year.

6. Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

7. All events occurring subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.

8. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements for each opinion unit. A list of the uncorrected misstatements is attached to the representation letter. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.

9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.

10. Guarantees, whether written or oral, under which the entity is contingently liable, if any, have been properly recorded or disclosed in accordance with U.S. GAAP.

11. Arrangements with financial institutions involving repurchase, reverse repurchase, or securities lending agreements, compensating balances, or other arrangements involving restrictions on cash balances and line-of-credit or similar arrangements, have been properly recorded or disclosed in the financial statements.

12. The fact that the amount of "uncollateralized" deposits or "uninsured, unregistered securities held by the counterparty, or by its trust department or agent but not in the entity's name" during the period significantly exceeded the amounts in those categories as of the financial statement date was properly disclosed in the financial statements.

13. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the financial statement date, and the carrying amounts of those receivables and related allowances are determined in accordance with U.S. GAAP.

14. Agreements to repurchase assets previously sold have been properly disclosed.

15. We have appropriately identified, recorded, and disclosed all leases, including any material embedded leases contained within other contracts, in accordance with GASB Statement No. 87, *Leases*.

16. We have appropriately disclosed or recognized conduit debt obligations and/or certain arrangements associated with conduit debt obligations in accordance with GASB Statement No. 91, *Conduit Debt Obligations*.

17. We have appropriately identified, recorded, and disclosed all subscription-based information technology arrangements in accordance with GASB Statement No. 96, *Subscription-Based Information Technology Arrangements.*

18. We have properly identified the various types of leave and have recorded a liability for compensated absences in accordance with the requirements of GASB Statement No. 101, *Compensated Absences.*

19. We have appropriately identified and disclosed concentrations or constraints that exist in accordance with the requirements of GASB Statement No. 102, Certain Risk Disclosures.

20. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.

21. Capital assets have been evaluated for impairment as a result of significant and unexpected decline in service utility. Impairment loss and insurance recoveries have been properly recorded.

22. We believe that all material expenditures that have been deferred to future periods will be recoverable.

23. Accounting changes and error corrections are appropriately presented and disclosed in the financial statements.

Information Provided

1. We have provided you with:

    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records (including information obtained from within and outside of the general and subsidiary ledgers), documentation, and other matters.

    b. Additional information that you have requested from us for the purpose of the audit.

    c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

    d. Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.

    e. All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with, or deficiencies in, financial reporting practices.

   f. All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with the provisions of laws, regulations, contracts, and grant agreements.

   g. Access to all audit or relevant monitoring reports, if any, received from funding sources.

2. All transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards.

3. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

4. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:

   a. Management;

   b. Employees who have significant roles in internal control; or

   c. Others when the fraud could have a material effect on the financial statements.

5. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.

6. We have no knowledge of any instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, and grant agreements, or waste or abuse whose effects should be considered when preparing financial statements.

7. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

8. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.

9. We have disclosed to you the identity of all the entity's related parties and all the related party relationships and transactions of which we are aware, including any side agreements.

10. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.

11. We have taken timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or waste or abuse that you have reported to us.

12. We have a process to track the status of audit findings and recommendations.

13. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

14. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.

15. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to Housing Authority of the City of Omaha, Nebraska, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

16. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

17. The entity has complied with all aspects of contractual or grant agreements that would have a material effect on the financial statements in the event of noncompliance.

18. We have complied with all restrictions on resources (including donor restrictions) and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.

19. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

20. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.

21. The financial statements properly classify all funds and activities.

22. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

23. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.

24. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.

25. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

26. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

27. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

28. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly valued and disclosed.

29. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.

30. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

31. We have appropriately disclosed the entity's accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

32. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

33. We acknowledge our responsibility for presenting the Schedule of Expenditures of Federal Awards and Financial Data Schedules (the supplementary information) in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.

1. In regards to the nonattest services (drafting the financial statements, assisting with GASB implementation, providing adjusting journal entries, preparing the DCF and preparing the FDS REAC submission) performed by you, we have:

    a. Made all management judgments and decisions and assumed all management responsibilities.

    b. Designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee the services.

c. Evaluated the adequacy and results of the services performed.

d. Accepted responsibility for the results of the services.

e. Ensured that the entity's data and records are complete and received sufficient information to oversee the services.

2. With respect to federal award programs:

a. We are responsible for understanding and complying with, and have complied with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) including requirements relating to preparation of the schedule of expenditures of federal awards.

b. We acknowledge our responsibility for presenting the schedule of expenditures of federal awards (SEFA) and related notes in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement and presentation of the SEFA have not changed from those used in the prior period (or, if they have changed, the reasons for such change), and we have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the SEFA.

c. If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issued the SEFA and the auditors' report thereon.

d. We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and included in the SEFA expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.

e. We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.

f. We are responsible for establishing and maintaining, and have established and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.

g. We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.

h. We have received no requests from a federal agency to audit one or more specific programs as a major program.

i. We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement*, relating to federal awards and have identified and disclosed to you all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards.

j. We have disclosed to you any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditors' report.

k. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditors' report.

l. Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).

m. We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.

n. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.

o. We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.

p. There are no known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditors' report.

q. We have disclosed to you whether any changes in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies and/or material weaknesses in internal control over compliance, have occurred subsequent to the period covered by the auditors' report.

r. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the basic financial statements have been prepared.

s. The copies of federal program financial reports provided to you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.

t. We have monitored subrecipients, as necessary, to determine that they have expended subawards in compliance with federal statutes, regulations, and the terms and conditions of the subaward and have met the other pass-through entity requirements of the Uniform Guidance.

u. We have issued management decisions for audit findings that relate to federal awards made to subrecipients and such management decisions have been issued within six months of acceptance of the audit report by the Federal Audit Clearinghouse. Additionally, we have followed-up ensuring that the subrecipient has taken timely and appropriate action on all deficiencies detected through audits, on-site reviews, and other means that pertain to the federal award provided to the subrecipient.

v. We have considered the results of subrecipient audits and have made any necessary adjustments to our books and records.

w. We have charged costs to federal awards in accordance with applicable cost principles.

x. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.

y. We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.

z. We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

aa. We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.

bb. We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.

Signature: Joani M. Baker Title: Chief Executive Officer

Signature: Ashley Hatheway Title: Chief Financial Officer

Client: ***B131248 - Omaha Housing Authority***
Engagement: ***AUD24 - Housing Authority of the City of Omaha***
Period Ending: ***12/31/2024***
Trial Balance: ***0900.00 - Trial Balance***
Workpaper: ***0921.00 - Adjusting Journal Entry Report***
Fund Level: ***All***
Index: ***All***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 2		**0925.00**		
PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025: Entry to reconcile CFP cash and equity.				
6cfp19-111-0100	CASH - OPERATING		31,725.00	
6cfp20-111-0100	CASH - OPERATING		87,204.00	
6cfp20-111-1000	CASH - VENDOR PAYMENTS		10,148.00	
6cfp21-111-1000	CASH - VENDOR PAYMENTS		5,820.00	
6cfp21-999-1000	PRIOR PERIOD ADJUSTMENT		2,507.00	
6cfp22-111-1000	CASH - VENDOR PAYMENTS		167,473.00	
6cfp22-943-0100	ELEVATORS - CONTRACTED SERV		17,885.00	
6cfp22-952-0100	SECURITY & MONITORING		22,000.00	
6cfp23-111-1000	CASH - VENDOR PAYMENTS		83,311.00	
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT		44,280.00	
bn-999-1000	PRIOR PERIOD ADJUSTMENT		6,472.00	
ct-999-1000	PRIOR PERIOD ADJUSTMENT		23,917.00	
ev-111-0100	CASH - OPERATING		12,991.00	
ev-999-1000	PRIOR PERIOD ADJUSTMENT		1,093.00	
fl-999-1000	PRIOR PERIOD ADJUSTMENT		286.00	
fl-999-1000	PRIOR PERIOD ADJUSTMENT		754.00	
hl-162-0100	BUILDING IMPROVEMENTS		12,164.00	
jt-512-0040	CONTRA EQUITY		13,800.00	
jt-512-0040	CONTRA EQUITY		64,562.00	
jt-999-1000	PRIOR PERIOD ADJUSTMENT		286.00	
kj-512-0040	CONTRA EQUITY		20.00	
kj-999-1000	PRIOR PERIOD ADJUSTMENT		336.00	
pk-999-1000	PRIOR PERIOD ADJUSTMENT		84.00	
scne-999-1000	PRIOR PERIOD ADJUSTMENT		864.00	
ss-999-1000	PRIOR PERIOD ADJUSTMENT		346.00	
ut-999-1000	PRIOR PERIOD ADJUSTMENT		13,300.00	
6cfp19-111-1000	CASH - VENDOR PAYMENTS			17,905.00
6cfp19-512-0040	CONTRA EQUITY			13,820.00
6cfp20-512-0040	CONTRA EQUITY			52,398.00
6cfp20-999-1000	Prior Period Adjustment			44,954.00
6cfp21-111-0100	CASH - OPERATING			8,327.00
6cfp22-111-0100	CASH - OPERATING			134,533.00
6cfp22-999-1000	PRIOR PERIOD ADJUSTMENT			72,825.00
6cfp23-111-0100	CASH - OPERATING			83,311.00
9kcc-111-0100	CASH - OPERATING			44,280.00
bn-111-0100	CASH - OPERATING			6,472.00
ct-111-0100	CASH - OPERATING			23,917.00
ev-111-0100	CASH - OPERATING			1,093.00
ev-999-1000	PRIOR PERIOD ADJUSTMENT			12,991.00
fl-111-0100	CASH - OPERATING			286.00
fl-111-0100	CASH - OPERATING			754.00
hl-512-0040	CONTRA EQUITY			12,164.00
jt-111-0100	CASH - OPERATING			13,800.00
jt-111-0100	CASH - OPERATING			64,562.00
jt-111-0100	CASH - OPERATING			286.00
kj-111-0100	CASH - OPERATING			20.00
kj-111-0100	CASH - OPERATING			336.00
pk-111-0100	CASH - OPERATING			84.00
scne-111-0100	CASH - OPERATING			864.00
ss-111-0100	CASH - OPERATING			346.00
ut-111-0100	CASH - OPERATING			13,300.00
Total			**623,628.00**	**623,628.00**
Adjusting Journal Entries JE # 3				
Allowance for A/R that is deemed uncollectiable				
4home-964-0000	Bad Debt Expense		335.00	
8ehv-964-0000	Bad Debt Expense		4,249.00	
8hio56-964-0000	Bad Debt Expense		2,282.00	
8mr4-964-0000	Bad Debt Expense		4,317.00	
8mv-964-0000	Bad Debt Expense		525.00	
8portin-964-0000	Bad Debt Expense		3,044.00	
8protcv-964-0000	Bad Debt Expense		2,213.00	
8protect-964-0000	Bad Debt Expense		314.00	
8protfl-964-0000	Bad Debt Expense		3,904.00	
8protkel-964-0000	Bad Debt Expense		369.00	
8sectbv-964-0000	Bad Debt Expense		281.00	
8spentpv-964-0000	Bad Debt Expense		4,273.00	
8stjames-964-0000	Bad Debt Expense		1,762.00	

8vash-964-0000	Bad Debt Expense	1,413.00	
8vo-964-0000	Bad Debt Expense	204,846.00	
9bv-964-0000	BAD DEBT EXPENSE	1,563.00	
9crown1-964-0000	BAD DEBT EXPENSE	1,983.00	
9crown2-964-0000	Bad Debt Expense	336.00	
9ec-964-0000	BAD DEBT EXPENSE	26,766.00	
9far-964-0000	BAD DEBT EXPENSE	1,094.00	
9kcc-126-0100	ALLOWANCE FOR A/R TENANTS	3,408.00	
9noah-964-0000	BAD DEBT EXPENSE	6,375.00	
bn-964-0000	BAD DEBT EXPENSE	30,528.00	
ct-964-0000	BAD DEBT EXPENSE	35,616.00	
ev-964-0000	BAD DEBT EXPENSE	20,328.00	
fl-964-0000	BAD DEBT EXPENSE	31,767.00	
hl-964-0000	BAD DEBT EXPENSE	29,448.00	
jt-964-0000	BAD DEBT EXPENSE	42,901.00	
kj-964-0000	BAD DEBT EXPENSE	17,565.00	
parkvill-964-0000	BAD DEBT EXPENSE	6,065.00	
pk-964-0000	BAD DEBT EXPENSE	9,720.00	
pn-964-0000	Bad Debt Expense	5,549.00	
ps-964-0000	BAD DEBT EXPENSE	62,194.00	
pt-964-0000	BAD DEBT EXPENSE	43,280.00	
scne-964-0000	BAD DEBT EXPENSE	77,722.00	
scnw-964-0000	BAD DEBT EXPENSE	41,130.00	
scse-964-0000	BAD DEBT EXPENSE	19,563.00	
scsw-964-0000	BAD DEBT EXPENSE	7,349.00	
ss-964-0000	BAD DEBT EXPENSE	20,519.00	
ut-964-0000	BAD DEBT EXPENSE	10,833.00	
villas-964-0000	BAD DEBT EXPENSE	673.00	
4home-126-0100	Allowance for A/R		335.00
8ehv-126-0100	Allowance for A/R		4,249.00
8hio56-126-0100	Allowance for A/R		2,282.00
8mr4-126-0100	Allowance for A/R		4,317.00
8mv-126-0100	Allowance for A/R		525.00
8portin-126-0100	Allowance for A/R		3,044.00
8protcv-126-0100	Allowance for A/R		2,213.00
8protect-126-0100	Allowance for A/R		314.00
8protfl-126-0100	Allowance for A/R		3,904.00
8protkel-126-0100	Allowance for A/R		369.00
8sectbv-126-0100	Allowance for A/R		281.00
8spentpv-126-0100	Allowance for A/R		4,273.00
8stjames-126-0100	Allowance for A/R		1,762.00
8vash-126-0100	Allowance for A/R		1,413.00
8vo-126-0100	Allowance for A/R		204,846.00
9bv-126-0100	ALLOWANCE FOR A/R TENANTS		1,563.00
9crown1-126-0100	ALLOWANCE FOR A/R TENANTS		1,983.00
9crown2-126-0100	ALLOWANCE FOR A/R TENANTS		336.00
9ec-126-0100	ALLOWANCE FOR A/R TENANTS		26,766.00
9far-126-0100	ALLOWANCE FOR A/R TENANTS		1,094.00
9kcc-964-0000	BAD DEBT EXPENSE		3,408.00
9noah-126-0100	ALLOWANCE FOR A/R TENANTS		6,375.00
bn-126-0100	ALLOWANCE FOR A/R TENANTS		30,528.00
ct-126-0100	ALLOWANCE FOR A/R TENANTS		35,616.00
ev-126-0100	ALLOWANCE FOR A/R TENANTS		20,328.00
fl-126-0100	ALLOWANCE FOR A/R TENANTS		31,767.00
hl-126-0100	ALLOWANCE FOR A/R TENANTS		29,448.00
jt-126-0100	ALLOWANCE FOR A/R TENANTS		42,901.00
kj-126-0100	ALLOWANCE FOR A/R TENANTS		17,565.00
parkvill-126-0100	ALLOWANCE FOR A/R TENANTS		6,065.00
pk-126-0100	Allowance for A/R		9,720.00
pn-126-0100	Allowance for A/R		5,549.00
ps-126-0100	ALLOWANCE FOR A/R TENANTS		62,194.00
pt-126-0100	ALLOWANCE FOR A/R TENANTS		43,280.00
scne-126-0100	ALLOWANCE FOR A/R TENANTS		77,722.00
scnw-126-0100	ALLOWANCE FOR A/R TENANTS		41,130.00
scse-126-0100	ALLOWANCE FOR A/R TENANTS		19,563.00
scsw-126-0100	ALLOWANCE FOR A/R TENANTS		7,349.00
ss-126-0100	ALLOWANCE FOR A/R TENANTS		20,519.00
ut-126-0100	ALLOWANCE FOR A/R TENANTS		10,833.00
villas-126-0100	ALLOWANCE FOR A/R TENANTS		673.00
4hio-126-0100	Allowance for A/R		
4hio-964-0000	Bad Debt Expense		
sp-126-0100	Allowance for A/R		
sp-964-0000	Bad Debt Expense		
Total		**788,402.00**	**788,402.00**

Adjusting Journal Entries JE # 4 **0926.00**

PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025 following audit procedures: Entry to adjust the HUD A/R Balance and post the prior period adjustment.

6ross20-999-1000	PRIOR PERIOD ADJUSTMENT	70,248.00	
8ehv-122-0000	A/R HUD	235,414.00	
8sec8-999-1000	PRIOR PERIOD ADJUSTMENT	940,600.00	
8vo-122-0000	A/R HUD	777,092.00	

bn-122-0000	A/R HUD		9,228.00	
ct-122-0000	A/R HUD		9,126.00	
ev-122-0000	A/R HUD		7,248.00	
fl-122-0000	A/R HUD		6,952.00	
hl-122-0000	A/R HUD		7,058.00	
jt-122-0000	A/R HUD		13,472.00	
kj-122-0000	A/R HUD		7,712.00	
ps-122-0000	A/R HUD		12,810.00	
pt-122-0000	A/R HUD		8,952.00	
scne-122-0000	A/R HUD		16,365.00	
scnw-122-0000	A/R HUD		7,831.00	
scse-122-0000	A/R HUD		8,804.00	
scsw-122-0000	A/R HUD		5,043.00	
sp-122-0000	A/R HUD		1,596.00	
ss-122-0000	A/R HUD		21,524.00	
ut-122-0000	A/R HUD		6,965.00	
6ross20-122-0000	A/R HUD			70,248.00
8ehv-999-1000	PRIOR PERIOD ADJUSTMENT			235,414.00
8sec8-122-0000	A/R HUD			940,600.00
8vo-999-1000	PRIOR PERIOD ADJUSTMENT			777,092.00
bn-999-1000	PRIOR PERIOD ADJUSTMENT			9,228.00
ct-999-1000	PRIOR PERIOD ADJUSTMENT			9,126.00
ev-999-1000	PRIOR PERIOD ADJUSTMENT			7,248.00
fl-999-1000	PRIOR PERIOD ADJUSTMENT			6,952.00
hl-999-1000	PRIOR PERIOD ADJUSTMENT			7,058.00
jt-999-1000	PRIOR PERIOD ADJUSTMENT			13,472.00
kj-999-1000	PRIOR PERIOD ADJUSTMENT			7,712.00
ps-999-1000	PRIOR PERIOD ADJUSTMENT			12,810.00
pt-999-1000	PRIOR PERIOD ADJUSTMENT			8,952.00
scne-999-1000	PRIOR PERIOD ADJUSTMENT			16,365.00
scnw-999-1000	PRIOR PERIOD ADJUSTMENT			7,831.00
scse-999-1000	PRIOR PERIOD ADJUSTMENT			8,804.00
scsw-999-1000	PRIOR PERIOD ADJUSTMENT			5,043.00
sp-999-1000	PRIOR PERIOD ADJUSTMENT			1,596.00
ss-999-1000	PRIOR PERIOD ADJUSTMENT			21,524.00
ut-999-1000	PRIOR PERIOD ADJUSTMENT			6,965.00
Total			**2,174,040.00**	**2,174,040.00**

Adjusting Journal Entries JE # 6 **0927.00**

PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025 following audit procedures: Entry to remove prepaid lease cost previously written off but not captured in the trial balance.

4comm-999-1000	PRIOR PERIOD ADJUSTMENT		294,000.00	
4comm-174-0200	PREPAID LEASE COSTS			294,000.00
Total			**294,000.00**	**294,000.00**

Adjusting Journal Entries JE # 7 **0928.00**

PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025 following audit procedures: Entry to remove unsupported debt balances.

scnw-352-0000	LONG TERM LIABILITIES - OPERATING		91,379.00	
scse-352-0000	LONG TERM LIABILITIES - OPERATING		184,039.00	
scsw-352-0000	LONG TERM LIABILITIES - OPERATING		48,795.00	
scnw-999-1000	PRIOR PERIOD ADJUSTMENT			91,379.00
scse-999-1000	PRIOR PERIOD ADJUSTMENT			184,039.00
scsw-999-1000	PRIOR PERIOD ADJUSTMENT			48,795.00
Total			**324,213.00**	**324,213.00**

Adjusting Journal Entries JE # 8 **0929.00**

PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025: AJE to reverse all accounts payable entries.

1cocc-312-0000	ACCOUNTS PAYABLE		4,846.00	
4home-312-0000	ACCOUNTS PAYABLE		25,261.00	
4rchc-312-0000	ACCOUNTS PAYABLE		1,256.00	
4shel-312-0000	ACCOUNTS PAYABLE		4,111.00	
6fss22-312-0000	ACCOUNTS PAYABLE		4,426.00	
8mr3-312-0000	ACCOUNTS PAYABLE		11,529.00	
8mr4-312-0000	ACCOUNTS PAYABLE		39,385.00	
8portout-312-0000	ACCOUNTS PAYABLE		65,106.00	
8protcv-312-0000	ACCOUNTS PAYABLE		563.00	
8protect-312-0000	ACCOUNTS PAYABLE		4,789.00	
8protfl-312-0000	ACCOUNTS PAYABLE		190.00	
8protkel-312-0000	ACCOUNTS PAYABLE		1,745.00	
8vash-312-0000	ACCOUNTS PAYABLE		10,461.00	
8vo-312-0000	ACCOUNTS PAYABLE		664,528.00	
9bv-999-1000	PRIOR PERIOD ADJUSTMENT		665.00	
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT		103.00	
9ec-999-1000	PRIOR PERIOD ADJUSTMENT		1,679.00	
9far-999-1000	PRIOR PERIOD ADJUSTMENT		2,711.00	
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT		76.00	
9noah-999-1000	PRIOR PERIOD ADJUSTMENT		39.00	
9sec-999-1000	PRIOR PERIOD ADJUSTMENT		268.00	
bn-999-1000	PRIOR PERIOD ADJUSTMENT		7,411.00	
ct-999-1000	PRIOR PERIOD ADJUSTMENT		8,025.00	
ev-999-1000	PRIOR PERIOD ADJUSTMENT		7,137.00	

fl-999-1000	PRIOR PERIOD ADJUSTMENT	5,886.00	
hl-999-1000	PRIOR PERIOD ADJUSTMENT	5,411.00	
jt-999-1000	PRIOR PERIOD ADJUSTMENT	10,405.00	
kj-999-1000	PRIOR PERIOD ADJUSTMENT	8,041.00	
pn-111-0100	CASH - OPERATING	8,920.00	
ps-312-0000	ACCOUNTS PAYABLE	8,920.00	
ps-999-1000	PRIOR PERIOD ADJUSTMENT	13,286.00	
pt-999-1000	PRIOR PERIOD ADJUSTMENT	759.00	
scne-999-1000	PRIOR PERIOD ADJUSTMENT	3,517.00	
scnw-999-1000	PRIOR PERIOD ADJUSTMENT	5,618.00	
scse-999-1000	PRIOR PERIOD ADJUSTMENT	757.00	
scsw-999-1000	PRIOR PERIOD ADJUSTMENT	20.00	
sp-999-1000	PRIOR PERIOD ADJUSTMENT	4.00	
ss-999-1000	PRIOR PERIOD ADJUSTMENT	84,293.00	
ut-999-1000	PRIOR PERIOD ADJUSTMENT	7,592.00	
villas-312-0000	ACCOUNTS PAYABLE	1,256.00	
1cocc-999-1000	PRIOR PERIOD ADJUSTMENT		4,846.00
4home-999-1000	PRIOR PERIOD ADJUSTMENT		25,261.00
4rchc-999-1000	PRIOR PERIOD ADJUSTMENT		1,256.00
4shel-999-1000	PRIOR PERIOD ADJUSTMENT		4,111.00
6fss22-999-1000	PRIOR PERIOD ADJUSTMENT		4,426.00
8mr3-999-1000	PRIOR PERIOD ADJUSTMENT		11,529.00
8mr4-999-1000	PRIOR PERIOD ADJUSTMENT		39,385.00
8portout-999-1000	PRIOR PERIOD ADJUSTMENT		65,106.00
8protcv-999-1000	PRIOR PERIOD ADJUSTMENT		563.00
8protect-999-1000	PRIOR PERIOD ADJUSTMENT		4,789.00
8protfl-999-1000	PRIOR PERIOD ADJUSTMENT		190.00
8protkel-999-1000	PRIOR PERIOD ADJUSTMENT		1,745.00
8vash-999-1000	PRIOR PERIOD ADJUSTMENT		10,461.00
8vo-999-1000	PRIOR PERIOD ADJUSTMENT		664,528.00
9bv-312-0000	ACCOUNTS PAYABLE		665.00
9crown1-312-0000	ACCOUNTS PAYABLE		103.00
9ec-312-0000	ACCOUNTS PAYABLE		1,679.00
9far-312-0000	ACCOUNTS PAYABLE		2,711.00
9kcc-312-0000	ACCOUNTS PAYABLE		76.00
9noah-312-0000	ACCOUNTS PAYABLE		39.00
9sec-312-0000	ACCOUNTS PAYABLE		268.00
bn-312-0000	ACCOUNTS PAYABLE		7,411.00
ct-312-0000	ACCOUNTS PAYABLE		8,025.00
ev-312-0000	ACCOUNTS PAYABLE		7,137.00
fl-312-0000	ACCOUNTS PAYABLE		5,886.00
hl-312-0000	ACCOUNTS PAYABLE		5,411.00
jt-312-0000	ACCOUNTS PAYABLE		10,405.00
kj-312-0000	ACCOUNTS PAYABLE		8,041.00
pn-312-0000	ACCOUNTS PAYABLE		8,920.00
ps-111-0100	CASH - OPERATING		8,920.00
ps-312-0000	ACCOUNTS PAYABLE		13,286.00
pt-312-0000	ACCOUNTS PAYABLE		759.00
scne-312-0000	ACCOUNTS PAYABLE		3,517.00
scnw-312-0000	ACCOUNTS PAYABLE		5,618.00
scse-312-0000	ACCOUNTS PAYABLE		757.00
scsw-312-0000	ACCOUNTS PAYABLE		20.00
sp-312-0000	ACCOUNTS PAYABLE		4.00
ss-312-0000	ACCOUNTS PAYABLE		84,293.00
ut-312-0000	ACCOUNTS PAYABLE		7,592.00
villas-999-1000	PRIOR PERIOD ADJUSTMENT		1,256.00
Total		**1,030,995.00**	**1,030,995.00**

Adjusting Journal Entries JE # 9 **0930.00**
PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025: AJE to true up prepaid rent.

4hio-126-0000	ACCOUNTS RECEIVABLE TENANTS	3,569.00	
8portin-126-0000	ACCOUNTS RECEIVABLE TENANTS	203.00	
8portin-342-0200	TENANT PREPAID RENT	2,388.00	
8vo-126-0000	ACCOUNTS RECEIVABLE TENANTS	507.00	
9bv-126-0000	ACCOUNTS RECEIVABLE TENANTS	120.00	
9ec-342-0200	TENANT PREPAID RENT	16,128.00	
9far-342-0200	TENANT PREPAID RENT	4,443.00	
9kcc-342-0200	TENANT PREPAID RENT	2,425.00	
9sec-342-0200	TENANT PREPAID RENT	16.00	
ev-126-0000	ACCOUNTS RECEIVABLE TENANTS	531.00	
ps-342-0200	TENANT PREPAID RENT	291.00	
pt-342-0200	TENANT PREPAID RENT	25.00	
scne-126-0000	ACCOUNTS RECEIVABLE TENANTS	1,368.00	
scse-342-0200	TENANT PREPAID RENT	65.00	
scsw-342-0200	TENANT PREPAID RENT	5,493.00	
ss-126-0000	ACCOUNTS RECEIVABLE TENANTS	3,458.00	
villas-342-0200	TENANT PREPAID RENT	4,459.00	
4hio-342-0200	TENANT PREPAID RENT		3,569.00
8portin-126-0000	ACCOUNTS RECEIVABLE TENANTS		2,388.00
8portin-342-0200	TENANT PREPAID RENT		203.00
8vo-342-0200	TENANT PREPAID RENT		507.00

9bv-342-0200	TENANT PREPAID RENT			120.00
9ec-126-0000	ACCOUNTS RECEIVABLE TENANTS			16,128.00
9far-126-0000	ACCOUNTS RECEIVABLE TENANTS			4,443.00
9kcc-126-0000	ACCOUNTS RECEIVABLE TENANTS			2,425.00
9sec-126-0000	ACCOUNTS RECEIVABLE TENANTS			16.00
ev-342-0200	TENANT PREPAID RENT			531.00
ps-126-0000	ACCOUNTS RECEIVABLE TENANTS			291.00
pt-126-0000	ACCOUNTS RECEIVABLE TENANTS			25.00
scne-342-0200	TENANT PREPAID RENT			1,368.00
scse-126-0000	ACCOUNTS RECEIVABLE TENANTS			65.00
scsw-126-0000	ACCOUNTS RECEIVABLE TENANTS			5,493.00
ss-342-0200	TENANT PREPAID RENT			3,458.00
villas-126-0000	ACCOUNTS RECEIVABLE TENANTS			4,459.00
Total			**45,489.00**	**45,489.00**

Adjusting Journal Entries JE # 10 **0931.00**

PBC from Lindsey Anderson and Ashley Hatheway on June 9, 2025: Correction to 2023 Novogradac AJE posted to incorrect accounts receivable and current liabilities accounts.

1cocc-999-1000	PRIOR PERIOD ADJUSTMENT	473,494.00	
1ex-125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	184,834.00	
1fin-125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	51,913.00	
1cocc-123-0000	A/R OTHER GOVERNMENTS		236,747.00
1cocc-345-0000	OTHER CURRENT LIABILITIES		236,747.00
1ex-999-1000	PRIOR PERIOD ADJUSTMENT		184,834.00
1fin-999-1000	PRIOR PERIOD ADJUSTMENT		51,913.00
Total		**710,241.00**	**710,241.00**

Adjusting Journal Entries JE # 11 **1350.06a**

Lease Entry proposed by CLA to adjust TB to match the CLA calculator.

bn-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED	483.00	
bn-999-1000	PRIOR PERIOD ADJUSTMENT	39,731.00	
ct-174-0300	LEASES RECEIVABLE	5,755.00	
ct-999-1000	PRIOR PERIOD ADJUSTMENT	30,813.00	
ev-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED	167,534.00	
fl-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED	1,218.00	
fl-711-0100	INTEREST INCOME - MAIN	58.00	
fl-999-1000	PRIOR PERIOD ADJUSTMENT	38,332.00	
kj-999-1000	PRIOR PERIOD ADJUSTMENT	16,201.00	
pt-174-0300	LEASES RECEIVABLE	30,412.00	
pt-999-1000	PRIOR PERIOD ADJUSTMENT	119,586.00	
ut-174-0300	LEASES RECEIVABLE	1.00	
ut-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED	83.00	
ut-999-1000	PRIOR PERIOD ADJUSTMENT	19,281.00	
bn-715-0000	NON-DWELLING RENTS		40,214.00
ct-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED		2,186.00
ct-711-0100	INTEREST INCOME - MAIN		251.00
ct-715-0000	NON-DWELLING RENTS		34,131.00
ev-174-0300	LEASES RECEIVABLE		125,812.00
ev-715-0000	NON-DWELLING RENTS		20,287.00
ev-999-1000	PRIOR PERIOD ADJUSTMENT		21,435.00
fl-174-0300	LEASES RECEIVABLE		1,398.00
fl-715-0000	NON-DWELLING RENTS		38,210.00
kj-715-0000	NON-DWELLING RENTS		16,201.00
pt-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED		112,898.00
pt-711-0100	INTEREST INCOME - MAIN		1,144.00
pt-715-0000	NON-DWELLING RENTS		35,956.00
ut-715-0000	NON-DWELLING RENTS		19,365.00
Total		**469,488.00**	**469,488.00**

Adjusting Journal Entries JE # 12 **1300.07**

CLA - to adjust for landlord overpayments that are deemed uncollectible.

4home-964-0000	Bad Debt Expense	16,323.00	
4shel-964-0000	Bad Debt Expense	3,404.00	
8ehv-964-0000	Bad Debt Expense	7,209.00	
8mr3-964-0000	Bad Debt Expense	11,529.00	
8mr4-964-0000	Bad Debt Expense	42,984.00	
8mv-964-0000	Bad Debt Expense	4,714.00	
8own-964-0000	Bad Debt Expense	962.00	
8portout-964-0000	Bad Debt Expense	64,689.00	
8protcv-964-0000	Bad Debt Expense	404.00	
8protect-964-0000	Bad Debt Expense	3,760.00	
8stjames-964-0000	Bad Debt Expense	9,100.00	
8vash-964-0000	Bad Debt Expense	8,563.00	
8vo-964-0000	Bad Debt Expense	765,401.00	
4home-126-0100	Allowance for A/R		16,323.00
4shel-126-0100	Allowance for A/R		3,404.00
8ehv-126-0100	Allowance for A/R		7,209.00
8mr3-126-0100	Allowance for A/R		11,529.00
8mr4-126-0100	Allowance for A/R		42,984.00
8mv-126-0100	Allowance for A/R		4,714.00
8own-126-0100	Allowance for A/R		962.00
8portout-126-0100	Allowance for A/R		64,689.00

8protcv-126-0100	Allowance for A/R		404.00
8protect-126-0100	Allowance for A/R		3,760.00
8stjames-126-0100	Allowance for A/R		9,100.00
8vash-126-0100	Allowance for A/R		8,563.00
8vo-126-0100	Allowance for A/R		765,401.00
Total		**939,042.00**	**939,042.00**

Adjusting Journal Entries JE # 13 **0932.00**

PBC from Lindsey Anderson on July 2, 2025 following audit procedures: Entry to adjust the CFP Deferred Revenue and move it to HUD Revenues.

6cfp24-342-0010	Deferred Revenue - HUD Funds	1,083,750.00	
6cfp24-706-0200	REVENUES - HUD CAPITAL - SOFT COSTS		1,083,750.00
Total		**1,083,750.00**	**1,083,750.00**

Adjusting Journal Entries JE # 14 **0933.00**

PBC from Lindsey Anderson on July 7, 2025 following audit procedures: Entry to correct fixed assets.

1cap-999-1000	PRIOR PERIOD ADJUSTMENT	3,758.00	
1cocc-974-0000	DEPRECIATION EXPENSE	732.00	
1cocc-999-1000	PRIOR PERIOD ADJUSTMENT	4,155.00	
1it-999-1000	PRIOR PERIOD ADJUSTMENT	524.00	
1it-999-1000	PRIOR PERIOD ADJUSTMENT	272.00	
2hlb-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	14,012.00	
2hlb-166-2000	ACCUM DEPR - SITE IMPROVE	2,298.00	
2hlb-999-1000	PRIOR PERIOD ADJUSTMENT	2,436.00	
2mk-166-0000	ACCUM DEPR - BUILDINGS	44,605.00	
2mk-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	36,976.00	
2mk-974-0000	DEPRECIATION EXPENSE	11,935.00	
2uw-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	2,291.00	
2uw-999-1000	PRIOR PERIOD ADJUSTMENT	473.00	
4found-999-1000	PRIOR PERIOD ADJUSTMENT	61.00	
4hio-166-0000	ACCUM DEPR - BUILDINGS	253,169.00	
4hio-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	47,617.00	
4hio-974-0000	DEPRECIATION EXPENSE	53,342.00	
6mscgrnt-999-1000	PRIOR PERIOD ADJUSTMENT	1,079.00	
6mscgrnt-999-1000	PRIOR PERIOD ADJUSTMENT	555.00	
8insp-999-1000	PRIOR PERIOD ADJUSTMENT	5,212.00	
9bv-166-0000	ACCUM DEPR - BUILDINGS	521,940.00	
9bv-166-0025	ACCUM DEPR - COMMERCIAL	102,727.00	
9bv-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	14,591.00	
9bv-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	133.00	
9bv-166-2000	ACCUM DEPR - SITE IMPROVE	7,689.00	
9bv-974-0000	DEPRECIATION EXPENSE	67,571.00	
9crown1-166-0000	ACCUM DEPR - BUILDINGS	421,686.00	
9crown1-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	3,612.00	
9crown1-166-2000	ACCUM DEPR - SITE IMPROVE	4,149.00	
9crown1-974-0000	DEPRECIATION EXPENSE	50,027.00	
9crown2-166-0000	ACCUM DEPR - BUILDINGS	229,466.00	
9crown2-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	6,720.00	
9crown2-974-0000	DEPRECIATION EXPENSE	2,193.00	
9ec-166-0000	ACCUM DEPR - BUILDINGS	1,616,974.00	
9ec-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	271,782.00	
9ec-974-0000	DEPRECIATION EXPENSE	155,619.00	
9far-166-0000	ACCUM DEPR - BUILDINGS	1,155,489.00	
9far-166-0025	ACCUM DEPR - COMMERCIAL	9,068.00	
9far-166-0030	ACCUM DEPR - BUILDING ACQUISITION	154,091.00	
9far-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	176,569.00	
9far-974-0000	DEPRECIATION EXPENSE	120,932.00	
9kcc-166-0000	ACCUM DEPR - BUILDINGS	934,756.00	
9kcc-166-0050	ACCUM DEPR - INELIGIBLE BLDG	15,669.00	
9kcc-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	6,374.00	
9kcc-974-0000	DEPRECIATION EXPENSE	3,656.00	
9noah-166-0000	ACCUM DEPR - BUILDINGS	1,023,964.00	
9noah-166-0050	ACCUM DEPR - INELIGIBLE BLDG	9,104.00	
9noah-999-1000	PRIOR PERIOD ADJUSTMENT	3,053.00	
9taxop-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	92,991.00	
9taxop-999-1000	PRIOR PERIOD ADJUSTMENT	15,390.00	
bn-166-0000	ACCUM DEPR - BUILDINGS	1,346,421.00	
bn-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	7.00	
bn-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	538,506.00	
bn-166-2000	ACCUM DEPR - SITE IMPROVE	69,269.00	
bn-974-0000	DEPRECIATION EXPENSE	255,899.00	
ct-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	7.00	
ct-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	784,419.00	
ct-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	156.00	
ct-166-2000	ACCUM DEPR - SITE IMPROVE	60,149.00	
ct-974-0000	DEPRECIATION EXPENSE	113,904.00	
ev-166-0000	ACCUM DEPR - BUILDINGS	525,412.00	
ev-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	176,425.00	
ev-166-2000	ACCUM DEPR - SITE IMPROVE	40,397.00	
ev-974-0000	DEPRECIATION EXPENSE	171,320.00	
fl-166-0000	ACCUM DEPR - BUILDINGS	546,581.00	
fl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	88.00	

fl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	345,769.00	
fl-166-2000	ACCUM DEPR - SITE IMPROVE	65,978.00	
fl-974-0000	DEPRECIATION EXPENSE	184,259.00	
hl-166-0000	ACCUM DEPR - BUILDINGS	509,049.00	
hl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	176,210.00	
hl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	7.00	
hl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	1,025.00	
hl-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	10,244.00	
hl-166-2000	ACCUM DEPR - SITE IMPROVE	14,801.00	
hl-974-0000	DEPRECIATION EXPENSE	442.00	
hl-974-0000	DEPRECIATION EXPENSE	157,018.00	
hl-999-1000	PRIOR PERIOD ADJUSTMENT	1,025.00	
hl-999-1000	PRIOR PERIOD ADJUSTMENT	590.00	
jt-166-0000	ACCUM DEPR - BUILDINGS	1,884,972.00	
jt-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	7.00	
jt-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	416,922.00	
jt-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	21.00	
jt-166-2000	ACCUM DEPR - SITE IMPROVE	5,626.00	
jt-166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	1,935.00	
jt-974-0000	DEPRECIATION EXPENSE	377,172.00	
kj-166-0000	ACCUM DEPR - BUILDINGS	554,171.00	
kj-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	7.00	
kj-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	393,598.00	
kj-166-2000	ACCUM DEPR - SITE IMPROVE	1,423.00	
kj-974-0000	DEPRECIATION EXPENSE	180,959.00	
pk-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	13,877.00	
pk-999-1000	PRIOR PERIOD ADJUSTMENT	4,251.00	
ps-166-0000	ACCUM DEPR - BUILDINGS	973,461.00	
ps-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	7.00	
ps-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	619,872.00	
ps-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	389.00	
ps-166-2000	ACCUM DEPR - SITE IMPROVE	69,330.00	
ps-974-0000	DEPRECIATION EXPENSE	296,919.00	
pt-166-0000	ACCUM DEPR - BUILDINGS	872,819.00	
pt-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	400,396.00	
pt-166-2000	ACCUM DEPR - SITE IMPROVE	63,663.00	
pt-974-0000	DEPRECIATION EXPENSE	256,698.00	
scne-166-0000	ACCUM DEPR - BUILDINGS	1,727,916.00	
scne-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	79.00	
scne-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	683,619.00	
scne-166-2000	ACCUM DEPR - SITE IMPROVE	634.00	
scne-974-0000	DEPRECIATION EXPENSE	592,747.00	
scnw-166-0000	ACCUM DEPR - BUILDINGS	1,712,183.00	
scnw-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	314,832.00	
scnw-166-2000	ACCUM DEPR - SITE IMPROVE	8,182.00	
scnw-974-0000	DEPRECIATION EXPENSE	563,447.00	
scse-166-0000	ACCUM DEPR - BUILDINGS	1,669,515.00	
scse-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	425,613.00	
scse-974-0000	DEPRECIATION EXPENSE	541,506.00	
scsw-166-0000	ACCUM DEPR - BUILDINGS	882,508.00	
scsw-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	183,509.00	
scsw-166-2000	ACCUM DEPR - SITE IMPROVE	7,549.00	
scsw-974-0000	DEPRECIATION EXPENSE	284,517.00	
sp-166-0000	ACCUM DEPR - BUILDINGS	673,122.00	
sp-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	123,696.00	
sp-974-0000	DEPRECIATION EXPENSE	213,064.00	
ss-166-0000	ACCUM DEPR - BUILDINGS	1,986,964.00	
ss-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	501,951.00	
ss-166-2000	ACCUM DEPR - SITE IMPROVE	48,369.00	
ss-974-0000	DEPRECIATION EXPENSE	634,899.00	
ut-166-0000	ACCUM DEPR - BUILDINGS	590,712.00	
ut-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	163,094.00	
ut-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	110.00	
ut-166-2000	ACCUM DEPR - SITE IMPROVE	48,958.00	
ut-974-0000	DEPRECIATION EXPENSE	182,041.00	
villas-999-1000	PRIOR PERIOD ADJUSTMENT	840.00	
1cap-166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT		3,758.00
1cocc-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		634.00
1cocc-166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT		3,389.00
1cocc-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		132.00
1cocc-999-1000	PRIOR PERIOD ADJUSTMENT		732.00
1it-166-2400	ACCUM DEPR - COMPUTER EQUIPMENT		524.00
1it-974-0000	DEPRECIATION EXPENSE		272.00
2hlb-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		12,295.00
2hlb-974-0000	DEPRECIATION EXPENSE		2,436.00
2hlb-999-1000	PRIOR PERIOD ADJUSTMENT		4,015.00
2mk-999-1000	PRIOR PERIOD ADJUSTMENT		81,581.00
2mk-999-1000	PRIOR PERIOD ADJUSTMENT		11,935.00
2uw-974-0000	DEPRECIATION EXPENSE		473.00
2uw-999-1000	PRIOR PERIOD ADJUSTMENT		2,291.00
4found-166-0000	ACCUM DEPR - BUILDINGS		61.00
4hio-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		1,118.00

4hio-166-2000	ACCUM DEPR - SITE IMPROVE	2,462.00
4hio-999-1000	PRIOR PERIOD ADJUSTMENT	297,206.00
4hio-999-1000	PRIOR PERIOD ADJUSTMENT	53,342.00
6mscgrnt-166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	1,079.00
6mscgrnt-974-0000	DEPRECIATION EXPENSE	555.00
8insp-974-0000	DEPRECIATION EXPENSE	5,212.00
9bv-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	11.00
9bv-999-1000	PRIOR PERIOD ADJUSTMENT	647,069.00
9bv-999-1000	PRIOR PERIOD ADJUSTMENT	67,571.00
9crown1-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	179.00
9crown1-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	16.00
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT	429,252.00
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT	50,027.00
9crown2-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	12.00
9crown2-999-1000	PRIOR PERIOD ADJUSTMENT	236,174.00
9crown2-999-1000	PRIOR PERIOD ADJUSTMENT	2,193.00
9ec-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	2,130.00
9ec-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	8,909.00
9ec-999-1000	PRIOR PERIOD ADJUSTMENT	1,877,717.00
9ec-999-1000	PRIOR PERIOD ADJUSTMENT	155,619.00
9far-166-2000	ACCUM DEPR - SITE IMPROVE	197.00
9far-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	2,866.00
9far-999-1000	PRIOR PERIOD ADJUSTMENT	1,492,154.00
9far-999-1000	PRIOR PERIOD ADJUSTMENT	120,932.00
9kcc-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	1,835.00
9kcc-166-2000	ACCUM DEPR - SITE IMPROVE	535.00
9kcc-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	30.00
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT	954,399.00
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT	3,656.00
9noah-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	1,304.00
9noah-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	292.00
9noah-166-2000	ACCUM DEPR - SITE IMPROVE	4,814.00
9noah-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	20.00
9noah-974-0000	DEPRECIATION EXPENSE	3,053.00
9noah-999-1000	PRIOR PERIOD ADJUSTMENT	1,026,638.00
9taxop-974-0000	DEPRECIATION EXPENSE	15,390.00
9taxop-999-1000	PRIOR PERIOD ADJUSTMENT	92,991.00
bn-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	11,179.00
bn-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	39,249.00
bn-999-1000	PRIOR PERIOD ADJUSTMENT	7.00
bn-999-1000	PRIOR PERIOD ADJUSTMENT	1,903,768.00
bn-999-1000	PRIOR PERIOD ADJUSTMENT	255,899.00
ct-166-0000	ACCUM DEPR - BUILDINGS	277,921.00
ct-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	5,985.00
ct-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	47,449.00
ct-999-1000	PRIOR PERIOD ADJUSTMENT	163.00
ct-999-1000	PRIOR PERIOD ADJUSTMENT	513,213.00
ct-999-1000	PRIOR PERIOD ADJUSTMENT	113,904.00
ev-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	2,569.00
ev-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	30,142.00
ev-999-1000	PRIOR PERIOD ADJUSTMENT	709,523.00
ev-999-1000	PRIOR PERIOD ADJUSTMENT	171,320.00
fl-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	973.00
fl-166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	188.00
fl-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	54,455.00
fl-999-1000	PRIOR PERIOD ADJUSTMENT	88.00
fl-999-1000	PRIOR PERIOD ADJUSTMENT	902,712.00
fl-999-1000	PRIOR PERIOD ADJUSTMENT	184,259.00
hl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	1,025.00
hl-166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	1,032.00
hl-166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	3,157.00
hl-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	55,896.00
hl-974-0000	DEPRECIATION EXPENSE	7.00
hl-999-1000	PRIOR PERIOD ADJUSTMENT	651,251.00
hl-999-1000	PRIOR PERIOD ADJUSTMENT	157,018.00
hl-999-1000	PRIOR PERIOD ADJUSTMENT	1,025.00
jt-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	42,045.00
jt-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	63,559.00
jt-999-1000	PRIOR PERIOD ADJUSTMENT	28.00
jt-999-1000	PRIOR PERIOD ADJUSTMENT	2,203,851.00
jt-999-1000	PRIOR PERIOD ADJUSTMENT	377,172.00
kj-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	25,045.00
kj-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	30,074.00
kj-999-1000	PRIOR PERIOD ADJUSTMENT	7.00
kj-999-1000	PRIOR PERIOD ADJUSTMENT	894,073.00
kj-999-1000	PRIOR PERIOD ADJUSTMENT	180,959.00
pk-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	3,163.00
pk-974-0000	DEPRECIATION EXPENSE	4,251.00
pk-999-1000	PRIOR PERIOD ADJUSTMENT	10,714.00
ps-166-1000	ACCUM DEPR - DWELLING EQUIPMENT	6,902.00
ps-166-2600	ACCUM DEPR - SECURITY EQUIPMENT	73,743.00
ps-999-1000	PRIOR PERIOD ADJUSTMENT	396.00

ps-999-1000	PRIOR PERIOD ADJUSTMENT		1,582,018.00
ps-999-1000	PRIOR PERIOD ADJUSTMENT		296,919.00
pt-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		5,078.00
pt-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		41,709.00
pt-999-1000	PRIOR PERIOD ADJUSTMENT		1,290,091.00
pt-999-1000	PRIOR PERIOD ADJUSTMENT		256,698.00
scne-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		27,862.00
scne-166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT		341.00
scne-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		255.00
scne-999-1000	PRIOR PERIOD ADJUSTMENT		79.00
scne-999-1000	PRIOR PERIOD ADJUSTMENT		2,383,711.00
scne-999-1000	PRIOR PERIOD ADJUSTMENT		592,747.00
scnw-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		22,174.00
scnw-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		99.00
scnw-999-1000	PRIOR PERIOD ADJUSTMENT		2,012,924.00
scnw-999-1000	PRIOR PERIOD ADJUSTMENT		563,447.00
scse-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		24,583.00
scse-166-2000	ACCUM DEPR - SITE IMPROVE		930.00
scse-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		136.00
scse-999-1000	PRIOR PERIOD ADJUSTMENT		2,069,479.00
scse-999-1000	PRIOR PERIOD ADJUSTMENT		541,506.00
scsw-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		22,913.00
scsw-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		75.00
scsw-999-1000	PRIOR PERIOD ADJUSTMENT		1,050,578.00
scsw-999-1000	PRIOR PERIOD ADJUSTMENT		284,517.00
sp-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		1,122.00
sp-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		21,037.00
sp-999-1000	PRIOR PERIOD ADJUSTMENT		774,659.00
sp-999-1000	PRIOR PERIOD ADJUSTMENT		213,064.00
ss-166-1000	ACCUM DEPR - DWELLING EQUIPMENT		1,885.00
ss-166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT		17,935.00
ss-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		29,370.00
ss-999-1000	PRIOR PERIOD ADJUSTMENT		2,488,094.00
ss-999-1000	PRIOR PERIOD ADJUSTMENT		634,899.00
ut-166-2600	ACCUM DEPR - SECURITY EQUIPMENT		31,814.00
ut-999-1000	PRIOR PERIOD ADJUSTMENT		771,060.00
ut-999-1000	PRIOR PERIOD ADJUSTMENT		182,041.00
villas-166-0030	ACCUM DEPR - BUILDING ACQUISITION		840.00
Total		**35,933,535.00**	**35,933,535.00**

Adjusting Journal Entries JE # 15 **0934.00**

PBC from Ashley Hatheway on July 2, 2025 following audit procedures. Entry to adjust the debt and accrued interest balances.

1cocc-999-1000	PRIOR PERIOD ADJUSTMENT	9,869.00	
9bv-325-0001	ACCRUED INTEREST BRIDGE	81,566.00	
9bv-325-0002	ACCRUED INTEREST HIO	122,961.00	
9bv-351-0013	EC, NOAH, Bayview, Farnam Loans	108,120.00	
9bv-999-1000	PRIOR PERIOD ADJUSTMENT	2,856.00	
9crown1-325-0001	ACCRUED INTEREST BRIDGE	2,716.00	
9crown1-325-0002	ACCRUED INTEREST HIO	313,434.00	
9crown1-351-0007	ACCRUED INTEREST LONG TERM	4,000.00	
9crown1-351-0009	ACCR INT L-T CDBG LOAN	64,373.00	
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT	79,817.00	
9crown2-325-0001	ACCRUED INTEREST BRIDGE	145,518.00	
9crown2-325-0002	ACCRUED INTEREST HIO	16,350.00	
9ec-325-0002	ACCRUED INTEREST HIO	1,845,024.00	
9ec-351-0013	EC, NOAH, Bayview, Farnam Loans	77,659.00	
9ec-351-0102	MORTGAGE-HIO	755,569.00	
9ec-351-0202	MORTGAGE-OHA # 2	229,949.00	
9ec-999-1000	PRIOR PERIOD ADJUSTMENT	985,518.00	
9far-325-0001	ACCRUED INTEREST BRIDGE	598,638.00	
9far-351-0013	EC, NOAH, Bayview, Farnam Loans	378,255.00	
9far-999-1000	PRIOR PERIOD ADJUSTMENT	427,153.00	
9kcc-325-0002	ACCRUED INTEREST HIO	2,029,526.00	
9kcc-351-0002	LOAN PAYABLE OHA	30,308.00	
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT	30,309.00	
9noah-325-0002	ACCRUED INTEREST HIO	92,155.00	
9noah-325-0003	ACCRUED INTEREST OTHER	690,100.00	
9noah-351-0013	EC, NOAH, Bayview, Farnam Loans	3,719.00	
9noah-999-1000	PRIOR PERIOD ADJUSTMENT	4,781.00	
9sec-999-1000	PRIOR PERIOD ADJUSTMENT	211,549.00	
1cocc-351-0002	LOAN PAYABLE OHA		9,869.00
9bv-325-0002	ACCRUED INTEREST HIO		108,120.00
9bv-351-0002	LOAN PAYABLE OHA		2,856.00
9bv-999-1000	PRIOR PERIOD ADJUSTMENT		81,566.00
9bv-999-1000	PRIOR PERIOD ADJUSTMENT		122,961.00
9crown1-351-0002	LOAN PAYABLE OHA		79,817.00
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT		2,716.00
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT		313,434.00
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT		4,000.00
9crown1-999-1000	PRIOR PERIOD ADJUSTMENT		64,373.00
9crown2-999-1000	PRIOR PERIOD ADJUSTMENT		145,518.00

9crown2-999-1000	PRIOR PERIOD ADJUSTMENT			16,350.00
9ec-325-0002	ACCRUED INTEREST HIO			77,659.00
9ec-351-0002	LOAN PAYABLE OHA			985,518.00
9ec-999-1000	PRIOR PERIOD ADJUSTMENT			1,845,024.00
9ec-999-1000	PRIOR PERIOD ADJUSTMENT			755,569.00
9ec-999-1000	PRIOR PERIOD ADJUSTMENT			229,949.00
9far-325-0002	ACCRUED INTEREST HIO			378,255.00
9far-325-0002	ACCRUED INTEREST HIO			427,153.00
9far-999-1000	PRIOR PERIOD ADJUSTMENT			598,638.00
9kcc-325-0001	ACCRUED INTEREST BRIDGE			30,309.00
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT			2,029,526.00
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT			30,308.00
9noah-325-0002	ACCRUED INTEREST HIO			3,719.00
9noah-351-0002	LOAN PAYABLE OHA			4,781.00
9noah-999-1000	PRIOR PERIOD ADJUSTMENT			92,155.00
9noah-999-1000	PRIOR PERIOD ADJUSTMENT			690,100.00
9sec-325-0002	ACCRUED INTEREST HIO			211,549.00
Total			**9,341,792.00**	**9,341,792.00**

Adjusting Journal Entries JE # 16 **0936.00**

PBC from Ashley Hatheway on July 28, 2025 following audit procedures. Entry to correct 2021 and 2023 Novogradac AJEs posted to incorrect accounts.

9far-174-0000	A/R P-NOTES - LONG TERM		665,630.00	
9far-999-1000	PRIOR PERIOD ADJUSTMENT			665,630.00
Total			**665,630.00**	**665,630.00**

Adjusting Journal Entries JE # 17 **0935.00**

PBC from Ashley Hatheway on August 6, 2025 following audit procedures. Entry to write off and adjust accrued interest to match loans.

9far-999-1000	PRIOR PERIOD ADJUSTMENT		332,815.00	
9taxop-999-1000	PRIOR PERIOD ADJUSTMENT		1,895.00	
9taxop-999-1000	PRIOR PERIOD ADJUSTMENT		753,673.00	
9taxop-999-1000	PRIOR PERIOD ADJUSTMENT		567,753.00	
phtaxcr-171-0200	N/R BAYVIEW		2,856.00	
phtaxcr-171-0203	N/R CROWN I		11,444.00	
phtaxcr-171-0205	N/R NOAH		4,781.00	
phtaxcr-999-1000	PRIOR PERIOD ADJUSTMENT		4,811,438.00	
9far-129-0100	ACCRUED INTEREST RECEIVABLE			332,815.00
9taxop-127-0200	A/R BAYVIEW			108,120.00
9taxop-127-0201	A/R FARNAM			378,255.00
9taxop-127-0206	A/R STREHLOW			77,659.00
9taxop-127-0207	A/R NOAH			3,719.00
9taxop-129-0100	ACCRUED INTEREST RECEIVABLE			1,895.00
9taxop-171-0206	N/R STREHLOW			753,673.00
phtaxcr-129-0100	ACCRUED INTEREST RECEIVABLE			4,811,438.00
phtaxcr-999-1000	PRIOR PERIOD ADJUSTMENT			19,081.00
Total			**6,486,655.00**	**6,486,655.00**

Adjusting Journal Entries JE # 20 **0936.00**

PBC Entry from Lindsey Anderson, Finance Manager, from July 2, 2025, to adjust TB to match unaudited FDS.

4home-125-0000	A/R OTHER		32,651.00	
4shel-125-0000	A/R OTHER		5,129.00	
8ehv-125-0000	A/R OTHER		28,845.00	
8mr4-125-0000	A/R OTHER		42,984.00	
8mr4-999-1000	PRIOR PERIOD ADJUSTMENT		639.00	
8mv-125-0000	A/R OTHER		6,255.00	
8mv-125-0000	A/R OTHER		3,198.00	
8mv-312-0200	A/P OTHER		3,198.00	
bn-111-0100	CASH - OPERATING		285,500.00	
ev-111-0100	CASH - OPERATING		171,000.00	
fl-111-0100	CASH - OPERATING		189,000.00	
hl-111-0100	CASH - OPERATING		170,000.00	
jt-126-0000	ACCOUNTS RECEIVABLE TENANTS		1,547.00	
jt-127-0100	P-NOTES OUTSTANDING		1,547.00	
jt-703-0000	DWELLING RENTS		1,547.00	
jt-704-0700	FRAUD RECOVERY REVENUE		1,547.00	
kj-111-0100	CASH - OPERATING		72,000.00	
ps-111-0100	CASH - OPERATING		474,000.00	
ps-126-0000	ACCOUNTS RECEIVABLE TENANTS		1,547.00	
ps-127-0100	P-NOTES OUTSTANDING		1,547.00	
ps-127-0120	ALLOWANCE FOR P-NOTES		799.00	
ps-703-0000	DWELLING RENTS		1,547.00	
ps-704-0700	FRAUD RECOVERY REVENUE		1,547.00	
pt-999-0020	Interproject Excess Cash Transfer Out		40,000.00	
sckc-312-0000	ACCOUNTS PAYABLE		230.00	
sckc-706-0000	REVENUES-HUD SUBSIDY		11.00	
sckc-999-0110	OPERATING TRANSFER - OUT		126,200.00	
scmo-706-0000	REVENUES-HUD SUBSIDY		4.00	
scmo-999-0110	OPERATING TRANSFER - OUT		129,913.00	
scne-111-0100	CASH - OPERATING		139,000.00	
scnw-111-0100	CASH - OPERATING		123,235.00	
scnw-111-1000	CASH - VENDOR PAYMENTS		16.00	

scnw-126-0000	ACCOUNTS RECEIVABLE TENANTS	893.00	
scnw-127-0120	ALLOWANCE FOR P-NOTES	2,264.00	
scnw-142-0100	PREPAID SOFTWARE EXP	33.00	
scnw-999-0020	Interproject Excess Cash Transfer Out	260,500.00	
scse-111-0100	CASH - OPERATING	129,898.00	
scse-111-0200	CASH - PAYROLL	3.00	
scse-111-1000	CASH - VENDOR PAYMENTS	5.00	
scse-142-0100	PREPAID SOFTWARE EXP	11.00	
sp-999-0020	Interproject Excess Cash Transfer Out	895,000.00	
ss-999-0020	Interproject Excess Cash Transfer Out	305,000.00	
4home-312-0000	ACCOUNTS PAYABLE		32,651.00
4shel-312-0000	ACCOUNTS PAYABLE		5,129.00
8ehv-312-0000	ACCOUNTS PAYABLE		28,845.00
8mr4-312-0000	ACCOUNTS PAYABLE		42,984.00
8mr4-341-0000	TENANT SECURITY DEPOSIT		639.00
8mv-125-0000	A/R OTHER		3,198.00
8mv-312-0000	ACCOUNTS PAYABLE		6,255.00
8mv-312-0200	A/P OTHER		3,198.00
bn-999-0010	Interproject Excess Cash Transfer In		285,500.00
ev-999-0010	Interproject Excess Cash Transfer In		171,000.00
fl-999-0010	Interproject Excess Cash Transfer In		189,000.00
hl-999-0010	Interproject Excess Cash Transfer In		170,000.00
jt-126-0000	ACCOUNTS RECEIVABLE TENANTS		1,547.00
jt-127-0100	P-NOTES OUTSTANDING		1,547.00
jt-703-0000	DWELLING RENTS		1,547.00
jt-704-0700	FRAUD RECOVERY REVENUE		1,547.00
kj-999-0010	Interproject Excess Cash Transfer In		72,000.00
ps-126-0000	ACCOUNTS RECEIVABLE TENANTS		1,547.00
ps-127-0100	P-NOTES OUTSTANDING		1,547.00
ps-703-0000	DWELLING RENTS		1,547.00
ps-704-0700	FRAUD RECOVERY REVENUE		1,547.00
ps-999-0010	Interproject Excess Cash Transfer In		474,000.00
ps-999-1000	PRIOR PERIOD ADJUSTMENT		799.00
pt-111-0100	CASH - OPERATING		40,000.00
sckc-111-0100	CASH - OPERATING		123,235.00
sckc-111-1000	CASH - VENDOR PAYMENTS		16.00
sckc-126-0000	ACCOUNTS RECEIVABLE TENANTS		893.00
sckc-127-0120	ALLOWANCE FOR P-NOTES		2,264.00
sckc-142-0100	PREPAID SOFTWARE EXP		33.00
scmo-111-0100	CASH - OPERATING		129,898.00
scmo-111-0200	CASH - PAYROLL		3.00
scmo-111-1000	CASH - VENDOR PAYMENTS		5.00
scmo-142-0100	PREPAID SOFTWARE EXP		11.00
scne-999-0010	Interproject Excess Cash Transfer In		139,000.00
scnw-111-0100	CASH - OPERATING		260,500.00
scnw-312-0000	ACCOUNTS PAYABLE		230.00
scnw-706-0000	REVENUES-HUD SUBSIDY		11.00
scnw-999-0100	OPERATING TRANSFER - IN		126,200.00
scse-706-0000	REVENUES-HUD SUBSIDY		4.00
scse-999-0100	OPERATING TRANSFER - IN		129,913.00
sp-111-0100	CASH - OPERATING		895,000.00
ss-111-0100	CASH - OPERATING		305,000.00
sckc-111-0200	CASH - PAYROLL		
scnw-111-0200	CASH - PAYROLL		
Total		**3,649,790.00**	**3,649,790.00**

Adjusting Journal Entries JE # 21 **0937.00**

PBC Entry from Lindsey Anderson, Finance Manager, on 8/22/25 to reclass overpayments to landlords to accounts receivable from accounts payable.

4home-125-0000	A/R OTHER	33,154.00	
4home-312-0000	ACCOUNTS PAYABLE	32,651.00	
4shel-125-0000	A/R OTHER	5,129.00	
4shel-312-0000	ACCOUNTS PAYABLE	5,129.00	
8ehv-125-0000	A/R OTHER	29,061.00	
8ehv-312-0000	ACCOUNTS PAYABLE	28,845.00	
8mr3-125-0000	A/R OTHER	11,529.00	
8mr4-125-0000	A/R OTHER	42,984.00	
8mr4-312-0000	ACCOUNTS PAYABLE	42,984.00	
8mv-125-0000	A/R OTHER	6,255.00	
8mv-312-0200	A/P OTHER	6,255.00	
8own-125-0000	A/R OTHER	962.00	
8portout-125-0000	A/R OTHER	109,202.00	
8protcv-125-0000	A/R OTHER	404.00	
8protect-125-0000	A/R OTHER	3,760.00	
8stjames-125-0000	A/R OTHER	9,100.00	
8vash-125-0000	A/R OTHER	9,303.00	
8vo-125-0000	A/R OTHER	822,008.00	
4home-125-0000	A/R OTHER		32,651.00
4home-312-0000	ACCOUNTS PAYABLE		33,154.00
4shel-125-0000	A/R OTHER		5,129.00
4shel-312-0000	ACCOUNTS PAYABLE		5,129.00
8ehv-125-0000	A/R OTHER		28,845.00

8ehv-312-0000	ACCOUNTS PAYABLE			29,061.00
8mr3-312-0000	ACCOUNTS PAYABLE			11,529.00
8mr4-125-0000	A/R OTHER			42,984.00
8mr4-312-0000	ACCOUNTS PAYABLE			42,984.00
8mv-125-0000	A/R OTHER			6,255.00
8mv-312-0000	ACCOUNTS PAYABLE			6,255.00
8own-312-0000	ACCOUNTS PAYABLE			962.00
8portout-312-0000	ACCOUNTS PAYABLE			109,202.00
8protcv-312-0000	ACCOUNTS PAYABLE			404.00
8protect-312-0000	ACCOUNTS PAYABLE			3,760.00
8stjames-312-0000	ACCOUNTS PAYABLE			9,100.00
8vash-312-0000	ACCOUNTS PAYABLE			9,303.00
8vo-312-0000	ACCOUNTS PAYABLE			822,008.00
Total			**1,198,715.00**	**1,198,715.00**

Adjusting Journal Entries JE # 24 — **3000.02/6000.01**
To roll equity and zero out interprogram

1cocc-512-0000	RETAINED EARNINGS		1,617,160.00	
4hio-512-0000	RETAINED EARNINGS		228,295.00	
4home-512-0000	RETAINED EARNINGS		1.00	
4shel-512-0000	RETAINED EARNINGS		1,018.00	
6cnis-512-0000	RETAINED EARNINGS		1,842.00	
6fss22-999-1000	PRIOR PERIOD ADJUSTMENT		4,565.00	
6ross20-512-0000	RETAINED EARNINGS		69,050.00	
8ehv-512-0000	RETAINED EARNINGS		173,278.00	
8mr4-512-0000	RETAINED EARNINGS		46,281.00	
8mvadmin-512-0000	RETAINED EARNINGS		2.00	
8sec8-999-1000	PRIOR PERIOD ADJUSTMENT		383,065.00	
9bv-512-0000	RETAINED EARNINGS		14,638.00	
9crown1-512-0000	RETAINED EARNINGS		82.00	
9crown2-916-0700	TELEPHONE		1.00	
9ec-512-0000	RETAINED EARNINGS		5,344.00	
9far-512-0000	RETAINED EARNINGS		275,636.00	
9kcc-512-0000	RETAINED EARNINGS		9,191.00	
9noah-512-0000	RETAINED EARNINGS		7,646.00	
9sec-512-0000	RETAINED EARNINGS		211,389.00	
villas-512-0000	RETAINED EARNINGS		7,466.00	
1cocc-347-1000	INTER-FUND DUE TO {COCC}			1,146,646.00
1cocc-999-1000	PRIOR PERIOD ADJUSTMENT			470,514.00
4hio-999-1000	PRIOR PERIOD ADJUSTMENT			228,295.00
4home-916-1015	MISCELLANEOUS EXPENSE			1.00
4shel-999-1000	PRIOR PERIOD ADJUSTMENT			1,018.00
6cnis-916-1002	OFFICE SUPPLIES			1,842.00
6fss22-512-0000	RETAINED EARNINGS			4,565.00
6ross20-999-1000	PRIOR PERIOD ADJUSTMENT			69,050.00
8ehv-999-1000	PRIOR PERIOD ADJUSTMENT			173,278.00
8mr4-999-1000	PRIOR PERIOD ADJUSTMENT			46,281.00
8mvadmin-911-0000	ADMIN SALARIES			2.00
8sec8-512-0000	RETAINED EARNINGS			383,065.00
9bv-999-1000	PRIOR PERIOD ADJUSTMENT			14,638.00
9crown1-911-0000	ADMIN SALARIES			82.00
9crown2-512-0000	RETAINED EARNINGS			1.00
9ec-999-1000	PRIOR PERIOD ADJUSTMENT			5,344.00
9far-999-1000	PRIOR PERIOD ADJUSTMENT			275,636.00
9kcc-999-1000	PRIOR PERIOD ADJUSTMENT			9,191.00
9noah-999-1000	PRIOR PERIOD ADJUSTMENT			7,646.00
9sec-999-1000	PRIOR PERIOD ADJUSTMENT			211,389.00
villas-999-1000	PRIOR PERIOD ADJUSTMENT			7,466.00
Total			**3,055,950.00**	**3,055,950.00**
	Total Adjusting Journal Entries		**68,815,355.00**	**68,815,355.00**
	Total All Journal Entries		**68,815,355.00**	**68,815,355.00**

Client: ***B131248 - Omaha Housing Authority***
Engagement: ***AUD24 - Housing Authority of the City of Omaha***
Period Ending: ***12/31/2024***
Trial Balance: ***0900.00 - Trial Balance***
Workpaper: ***0922.00 - Reclassification Journal Entry Report***
Fund Level: ***All***
Index: ***All***

Account	Description	W/P Ref	Debit	Credit
Reclassifying Journal Entries				
Reclassifying Journal Entries JE # 1		**4000.04**		
Entry to reclasssify deferred revenue as deferred inflow of resources related to GASB87. Non-PBC enty. Completed by Michael Robinson on 5/16/2025.				
bn-342-0000	DEFERRED REVENUE		545,284.00	
ct-342-0000	DEFERRED REVENUE		129,853.00	
ev-342-0000	DEFERRED REVENUE		110,200.00	
fl-342-0000	DEFERRED REVENUE		555,278.00	
kj-342-0000	DEFERRED REVENUE		112,054.00	
pt-342-0000	DEFERRED REVENUE		344,918.00	
ut-342-0000	DEFERRED REVENUE		223,300.00	
bn-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			545,284.00
ct-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			129,853.00
ev-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			110,200.00
fl-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			555,278.00
kj-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			112,054.00
pt-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			344,918.00
ut-400-0000	DEFERRED INFLOW OF RESOURCES - CLA ADDED			223,300.00
Total			**2,020,887.00**	**2,020,887.00**
Reclassifying Journal Entries JE # 5		**2100.02**		
To reclassify security deposit restrictions on cash to adequately cover the liability amount reported.				
4comm-111-0100	CASH - OPERATING		633.00	
4hio-114-0000	Tenant security deposits		311.00	
8mr4-114-000	Restricted Cash - Security Deposits		10.00	
9bv-111-0100	CASH - OPERATING		37.00	
9crown1-111-0100	CASH - OPERATING		182.00	
9ec-114-0000	CASH - SECURITY DEPOSIT		5,062.00	
9far-114-0000	CASH - SECURITY DEPOSIT		1,990.00	
9noah-111-0100	CASH - OPERATING		1,042.00	
9sec-111-0100	CASH - OPERATING		599.00	
bn-114-0000	CASH - SECURITY DEPOSIT		97.00	
ct-114-0000	CASH - SECURITY DEPOSIT		931.00	
ev-114-0000	CASH - SECURITY DEPOSIT		1,981.00	
fl-114-0000	CASH - SECURITY DEPOSIT		672.00	
hl-114-0000	CASH - SECURITY DEPOSIT		1,392.00	
jt-114-0000	CASH - SECURITY DEPOSIT		2,586.00	
kj-114-0000	CASH - SECURITY DEPOSIT		4,173.00	
parkvill-114-0000	CASH - SECURITY DEPOSIT		543.00	
pn-114-000	Cash - Security Deposit		4,455.00	
ps-114-0000	CASH - SECURITY DEPOSIT		632.00	
pt-114-0000	CASH - SECURITY DEPOSIT		1,159.00	
scne-114-0000	CASH - SECURITY DEPOSIT		5,584.00	
scnw-114-0000	CASH - SECURITY DEPOSIT		241.00	
scse-114-0000	CASH - SECURITY DEPOSIT		1,138.00	
scsw-114-0000	CASH - SECURITY DEPOSIT		205.00	
sp-114-000	Tenant Security Deposit		790.00	
ss-114-0000	CASH - SECURITY DEPOSIT		6,828.00	
ut-114-0000	CASH - SECURITY DEPOSIT		2,046.00	
4comm-341-0100	DEPOSIT REFUND ACCOUNT			633.00
4hio-111-0100	CASH - OPERATING			311.00
8mr4-111-0100	CASH - OPERATING			10.00
9bv-114-0000	CASH - SECURITY DEPOSIT			37.00
9crown1-114-0000	CASH - SECURITY DEPOSIT			182.00
9ec-111-0100	CASH - OPERATING			5,062.00
9far-111-0100	CASH - OPERATING			1,990.00
9noah-114-0000	CASH - SECURITY DEPOSIT			1,042.00
9sec-114-0000	Tenant Security Deposits			599.00
bn-111-0100	CASH - OPERATING			97.00
ct-111-0100	CASH - OPERATING			931.00
ev-111-0100	CASH - OPERATING			1,981.00
fl-111-0100	CASH - OPERATING			672.00
hl-111-0100	CASH - OPERATING			1,392.00
jt-111-0100	CASH - OPERATING			2,586.00
kj-111-0100	CASH - OPERATING			4,173.00
parkvill-111-0100	CASH - OPERATING			543.00
pn-111-0100	CASH - OPERATING			4,455.00
ps-111-0100	CASH - OPERATING			632.00
pt-111-0100	CASH - OPERATING			1,159.00
scne-111-0100	CASH - OPERATING			5,584.00
scnw-111-0100	CASH - OPERATING			241.00
scse-111-0100	CASH - OPERATING			1,138.00

scsw-111-0100	CASH - OPERATING			205.00
sp-111-0100	CASH - OPERATING			790.00
ss-111-0100	CASH - OPERATING			6,828.00
ut-111-0100	CASH - OPERATING			2,046.00
pn-111-0100	CASH - OPERATING			
ps-111-0100	CASH - OPERATING			
Total			**45,319.00**	**45,319.00**
Reclassifying Journal Entries JE # 18		**6000.02**		
To ensure operating transfers net to 0.				
1tntrpf-924-0230	RESIDENT FUND - MEETING EXPENSES		1.00	
1tntrpf-999-0100	OPERATING TRANSFER - IN			1.00
Total			**1.00**	**1.00**
Reclassifying Journal Entries JE # 19		**6000**		
To move COCC Mgmt Fee BLI 1410 between COCC and CFP to Mgmt Fee Line vs. Transfers				
1cocc-999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN		1,460,321.00	
6cfp23-913-0000	MANAGEMENT FEE		717,321.00	
6cfp24-913-0000	MANAGEMENT FEE		743,000.00	
1cocc-707-0010	MANAGEMENT FEE			1,460,321.00
6cfp23-999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT			717,321.00
6cfp24-999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT			743,000.00
Total			**2,920,642.00**	**2,920,642.00**
Reclassifying Journal Entries JE # 25		**6000.02**		
To zero out transfers				
6cfp24-943-2300	Fire Safety - Contracted Services		112,987.00	
phtaxcr-916-1015	MISCELLANEOUS EXPENSE		492,230.00	
6cfp24-999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT			112,987.00
phtaxcr-999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT			492,230.00
Total			**605,217.00**	**605,217.00**
Reclassifying Journal Entries JE # 26		**3000.02**		
To reclass cash as a result of restricted net position calculations.				
8mr4admn-113-0100	CASH RESTRICTED		68,240.00	
8vo-111-0100	CASH - OPERATING		72,987.00	
8mr4admn-111-0100	CASH - OPERATING			68,240.00
8vo-113-0000	CASH - FSS ESCROW			72,987.00
8ehv-111-0100	CASH - OPERATING			
Total			**141,227.00**	**141,227.00**
Reclassifying Journal Entries JE # 27		**3000.02**		
To reclass negative cash program wide				
4rchc-111-0100	CASH - OPERATING		59,453.00	
8ehvadm-113-0100	Cash - Other Restricted		124,250.00	
4rchc-112-0000	CASH - RESTRICTED			59,453.00
8ehvadm-111-0100	CASH - OPERATING			124,250.00
Total			**183,703.00**	**183,703.00**
	Total Reclassifying Journal Entries		**5,916,996.00**	**5,916,996.00**
	Total All Journal Entries		**5,916,996.00**	**5,916,996.00**

Housing Authority of the City of Omaha

Audit Exit Presentation

Year ended December 31, 2024

Agenda

- Audit scope and process
- Audit opinions and communications
- Upcoming GASB Pronouncements

Audit Scope

Report on the Authority's financial statements

Required governance communications letter

Internal control/ management letter

Report on internal control over compliance with major program requirements (federal awards) - Housing Voucher Cluster

Report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards*

Financial Data Schedule REAC Submission

Data Collection Form (DCF)

Audit Process

RISK-BASED APPROACH

Internal controls	Management Override of Controls Revenue recognition
Significant estimates	Related Party Transactions
Risk Assessment	Cash Capital Assets

AUDIT OPINIONS

Financial statements

Financial statement audit opinion is **unmodified**.

Federal awards

Federal awards audit opinion is **unmodified**.

AUDIT RESULTS

Financial statements

Material weakness over financial reporting (AJEs and PPAs).

Federal awards

No material weaknesses noted.

Significant deficiencies:

1. Eligibility
2. PIC Submissions
3. Rent Reasonableness
4. Annual HQS Inspections

Governance Communications

Overall

- Auditors Responsibility under General Accepted Auditing Standards (GAAS) / Government Auditing Standards (GAS)
- Management takes responsibility over financial statements
- Accounting policies are outlined in Note 1 to the financial statements
- GASB 101 implemented in 2024
- Accounting policies deemed appropriate

Difficulties

- No difficulties encountered in performing the audit

Estimates

- An area of focus under a risk-based audit approach
- Allowance for doubtful accounts
- Compensated Absences
- Depreciation (PPA)
- Estimates determined by management based on their knowledge and experience
- Estimates were deemed reasonable and no management bias indicated
- Estimate uncertainty is disclosed in the financial statements

Other

- Multiple entries made to properly state OHA balances:
  - Prior Period Adjustments
  - Audit Adjustments
  - Uncorrected Misstatements

GASB Standards

GASB 101 Compensated Absences

Effective date
December 31, 2024

Updated framework

- Revaluate leave policies
- Liability must include any accumulated leave that is unused or used but unpaid
- Footnote disclosures will be enhanced

Examples include

- Sick leave not paid at termination
- Parental leave
- Military leave and jury duty that has commenced

CLA can help by evaluating the standard related to compensated absences and assisting with or evaluating financial statement disclosures

GASB 102 Certain Risk Disclosures

CLA can help by assisting with or evaluating financial statement disclosure updates

Effective date
June 30, 2025

Increased footnote disclosures surrounding risk:

- Limitations on raising revenues
- Concentrations related to tax revenue or vendors
- Debt or mandated spending — especially unfunded mandates
- Impact of major employer leaving the community
- Collective bargaining agreements

GASB 103 Financial Reporting Model Improvements

CLA can help by assisting with or evaluating financial statement presentation and disclosure updates

Effective date
June 30, 2026

Impacts financial statement presentation

Updated disclosure guidance for:

- MD&A consistency
- Clearer definition of unusual or infrequent items
- Presentation of proprietary fund statements
- Major component unit information
- Budgetary comparison information

GASB 104 – Disclosure of Certain Capital Assets

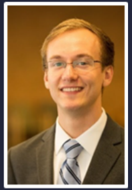
Effective date
June 30, 2026

Will clarify how capital assets are disclosed in financials:

- Capital assets held for sale and related pledged debt
- Leased assets
- Subscription assets
- Right to Use PPP assets
- Other intangible assets

CLA can help by
assisting with or evaluating financial statement disclosure updates

Gaby Miller, CPA
Principal
571-227-9527 |
Gaby.Miller@claconnect.com



Thomas Putman, CPA
Manager
410-308-8024 |
Thomas.Putman@claconnect.com

Alexander Hartwick
Associate
410-308-8080 |
Alexander.Hartwick@claconnect.com

CLAconnect.com

CPAs | CONSULTANTS | WEALTH ADVISORS

Questions and Feedback

We appreciate the opportunity to serve you and welcome any feedback relative to our performance and to the engagement.

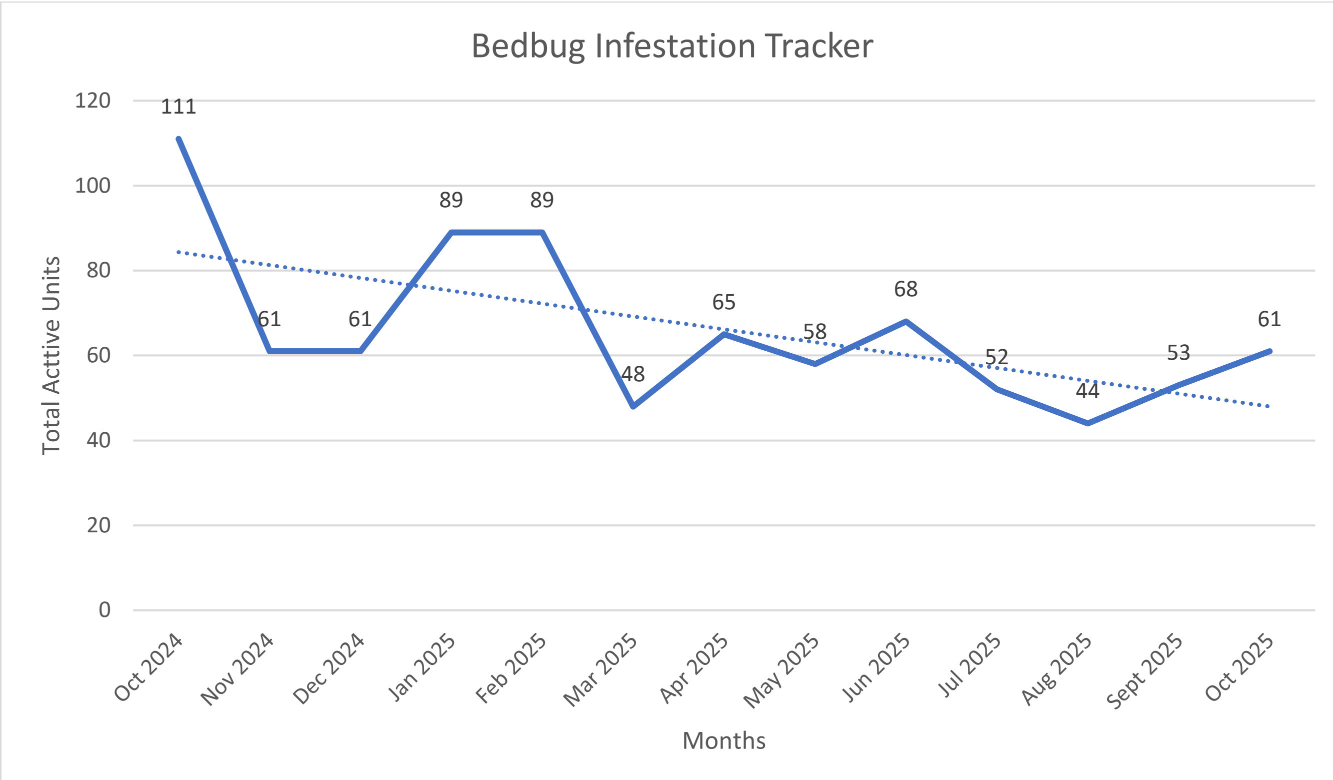
The information herein has been provided by CliftonLarsonAllen LLP for general information purposes only. The presentation and related materials, if any, do not implicate any client, advisory, fiduciary, or professional relationship between you and CliftonLarsonAllen LLP and neither CliftonLarsonAllen LLP nor any other person or entity is, in connection with the presentation and/or materials, engaged in rendering auditing, accounting, tax, legal, medical, investment, advisory, consulting, or any other professional service or advice. Neither the presentation nor the materials, if any, should be considered a substitute for your independent investigation and your sound technical business judgment. You or your entity, if applicable, should consult with a professional advisor familiar with your particular factual situation for advice or service concerning any specific matters.

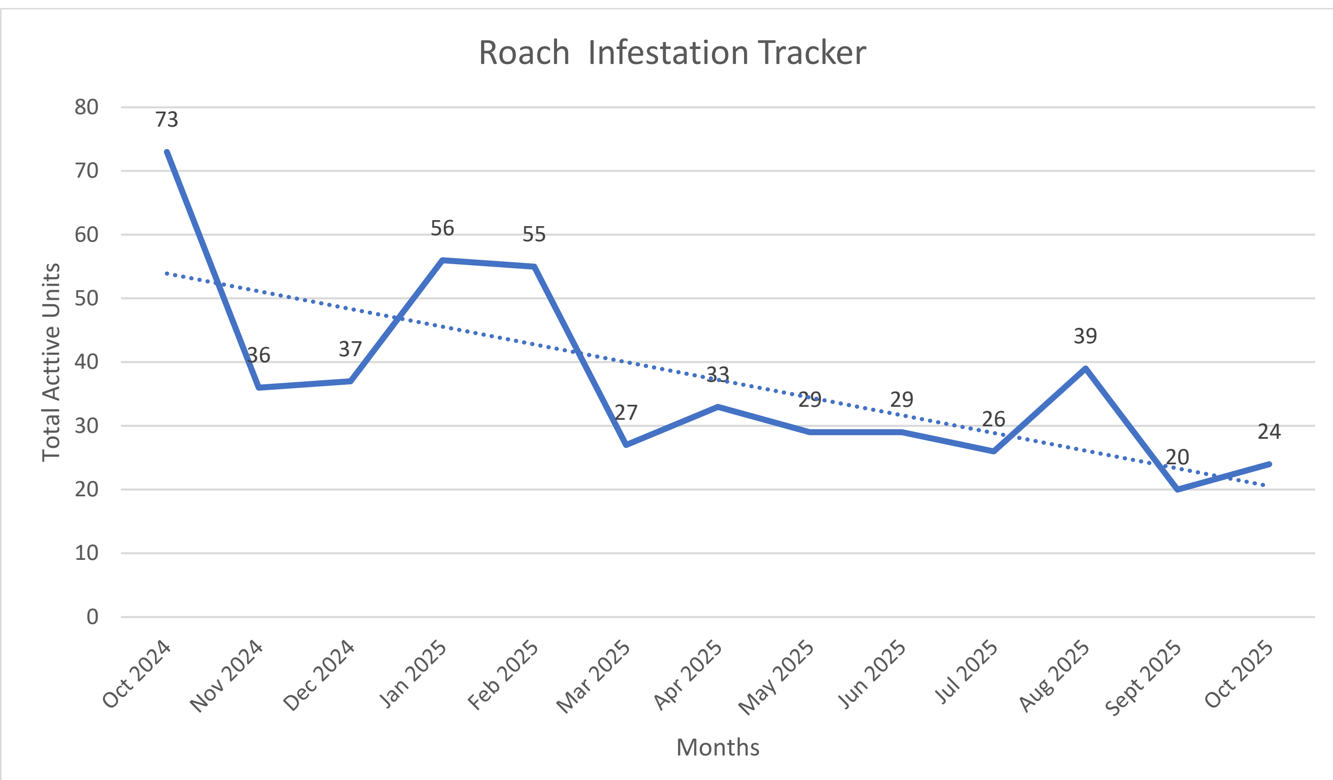
CliftonLarsonAllen LLP is not licensed to practice law, nor does it practice law. The presentation and materials, if any, are for general guidance purposes and not a substitute for compliance obligations. The presentation and/or materials may not be applicable to, or suitable for, your specific circumstances or needs, and may require consultation with counsel, consultants, or advisors if any action is to be contemplated. You should contact your CliftonLarsonAllen LLP or other professional prior to taking any action based upon the information in the presentation or materials provided. CliftonLarsonAllen LLP assumes no obligation to inform you of any changes in laws or other factors that could affect the information contained herein.

5. REPORT OF THE CHIEF EXECUTIVE OFFICER

Pest Control Report - October 2025

OHA Towers - Total Units 1406





6. ACTION ITEMS

6.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

6.1.1. Minutes of Previous Regular Board Meeting (October 2, 2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Highland Tower | 2500 B Street | Omaha, NE 68110
October 2, 2025 | 8:30 a.m.

STAFF PRESENT: Joanie Balk, Ashley Hatheway, Susan Gilroy, Brian Hansen, Latina Jackson, Sal Issaka, Shannon Mahnke, Angela Finke, Michelle Therkildsen, Philisa Smith

The meeting was called to order at 8:33 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:
Joel Dougherty, Vice Chair
Jennifer Taylor
Abdi Hussein
Tony Veland

Commissioner Absent:
Keenya Barnes-Heyward
David Levy, Chair
Christine Johnson

3. PUBLIC COMMENTS:
Vice Chair Dougherty questioned if there were any public comments. Francine from Jackson Tower spoke of her concern for unauthorized individuals gaining access to her tower. Ryan from Gretna discussed LB840 obligations. Vice Chair Dougherty thanked Ryan and Francine for their time.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER
Ms. Balk noted that the audit was submitted, and a presentation to the committee and full board can be expected next month.

5. ACTION ITEMS
5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
5.1.1. Minutes of Previous Regular Board Meeting (September 4, 2025)
5.1.2. Finance/Procurement/Operations Committee Resolutions
5.1.2.1. Resolution 2025-91 OHA Past Due Write Offs
5.1.2.2. Resolution 2025-92 A&E Services for Site Drainage, Contact Extension
5.1.2.3. Resolution 2025-93 Residential HVAC, Contract Renewal
5.1.2.4. Resolution 2025-94 Legal Services, Contract Renewal
5.1.2.5. Resolution 2025-95 Snow Removal, Contract Renewal
5.1.2.6. Resolution 2025-96 Electronic Communications and Social Media Policy
5.1.3. Development/External Affairs/Public Relations Committee Resolutions
5.1.3.1. Resolution 2025-98 Annual Plan for 2026 & Five Year Plan for 2026-2030
5.1.3.2. Resolution 2025-99 Central at Columbus Park Bond Issuance
5.1.3.3. Resolution 2025-100 Admin Plan Changes-Flat Rent Phasing

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve the Consent Agenda.
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

5.2. ADDITIONAL AGENDA ITEMS FOR CONSIDERATION

5.2.1. Resolution 2025-97 Immigrations and Customs Enforcement Policy

Ms. Mahnke explained that this resolution is to approve OHA's Immigration and Customs Enforcement policy, which outlines protocol on how to respond to Immigrations and Customs Enforcement (ICE) visits. OHA's Immigration and Customs Enforcement policy defines types of notices, prohibited actions, and interaction guidelines. Ms. Mahnke stressed that this policy is to protect tenants and their information to the greatest extent possible.

MOTION by Commissioner Taylor, seconded by Commissioner Dougherty, to approve Resolution 2025-97 Immigrations and Customs Enforcement Policy
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

5.2.2. Resolution 2025-101 Admin Plan Changes-Exception for Repayment Agreement Balances

Mr. Hansen explained that currently, OHA's policy states that public housing tenants with a repayment agreement would not be eligible for Section 8 assistance, because they have a debt with OHA. Under this policy change proposed here, these residents would not be denied eligibility if they have an existing repayment agreement with OHA, provided the resident is current in all payments required under the repayment agreement.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2025-101 Admin Plan Changes-Exception for Repayment Agreement Balances
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

5.2.3. Resolution 2025-102 HAI Commercial Property & Liability Policy Extension

Mr. Hansen explained this resolution is to extend OHA's policy with the Housing Authority Insurance Group (HAIG) for commercial property insurance covering all OHA properties. Staff also recommend that the Board of Commissioners approve its policy extension with HAIG for commercial liability insurance covering all the OHA properties. This extension will move the expiration to April 2026.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve Resolution 2025-102 HAI Commercial Property & Liability Policy Extension.

Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

5.2.4. Resolution 2025-103 Employee Benefits Renewal for CY 2026

Ms. Jackson explained this resolution is for the renewal of OHA's group health insurance for OHA employees and other employee benefits policies. Ms. Jackson noted that this resolution authorizes the renewal of the current fully funded plan with a 7% increase, or a change from a fully funded plan to a Medical Expense Reimbursement Plan (MERP) with NonStop Health with a renewal cost of equal to or less than the fully funded plan for the 2026 year.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2025-103 Employee Benefits Renewal for CY 2026

Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

5.2.5. Resolution 2025-104 Authorization of Settlement Agreement, Select Contracting v. OHA

Mr. Hansen stated this resolution is regarding pending litigation and should be considered after the board has a chance to discuss in executive session.

Vice Chair Dougherty questioned if there were any department reports or discussion items of note.

Ms. Balk discussed the government shutdown and impacts to the both the public housing program and the section 8 (HCV) programs. Staff and board alike discussed communications to tenants regarding the shutdown.

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **River City Housing Connections**
- **Compliance**
  Ms. Gilroy highlighted her team's 99.5% completion rate for recertifications.
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**
- **Quality Improvement**

7. NEW BUSINESS:
There was no new business.

Vice Chair Dougherty noted the necessity of an executive session for legal matters.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to move into executive session at 9:03 a.m.
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to move out of executive session at 9:27 a.m.
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve Resolution 2025-104 Authorization of Settlement Agreement, Select Contracting v. OHA
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

9. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Veland to adjourn the meeting at 9:31 a.m.
Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Hussein – Aye

6.1.2. Minutes of Previous Special Board Meeting (October 22, 2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
October 22, 2025 | 7:00 a.m.

STAFF PRESENT: Joanie Balk, Brian Hansen, Michelle Therkildsen

The meeting was called to order at 7:26 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
Jennifer Taylor
Tony Veland

Commissioner Absent:
Abdi Hussein
Keenya Barnes-Heyward
Christine Johnson

3. PUBLIC COMMENTS:
Chair Levy questioned if there were any public comments. Ryan from Gretna discussed LB840 obligations regarding contact information. Chair Levy thanked Ryan for his time.

4. ACTION ITEMS

4.1. Resolution 2025-105 Authorize CEO to Execute Closing of 3030 Upland Parkway
Mr. Hansen explained this resolution is to authorize Ms. Balk to execute closing documents for 3030 Upland Parkway.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-105 Authorize CEO to Execute Closing of 3030 Upland Parkway
Motion passed. Aye-4, Nay-0
Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Levy – Aye

Chair Levy asked if an executive session was needed. Mr. Hansen stated executive session is needed for legal matters.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to move into executive session at 7:33 a.m.

Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Levy – Aye

5. EXECUTIVE SESSION:

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to move out of executive session at 7:42 a.m.

Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Levy – Aye

6. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Veland to adjourn the meeting at 7:43 a.m.

Motion passed. Aye-4, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Levy – Aye

6.1.3. Finance/Procurement/Operations Committee Resolutions

6.1.3.1. Resolution 2025-106 OHA Past Due Write-Offs

		Write Offs as of 10/27/2025							
Property/Past Resident	Late Fees	Legal Fees	Maintenance Charges	Cleaning	NSF Fee	Rent	Grand Total	Reason for moveout	Charges explanation over $1200.00
Benson Tower			**$ 580.00**			**$ 422.00**	**$ 1,002.00**		
t0082761						**$ 25.00**	**$ 25.00**		
2025						$ 25.00	$ 25.00		
t0086695			**$ 580.00**			**$ 397.00**	**$ 977.00**		
2025			$ 580.00			$ 397.00	$ 977.00		
Evans Tower						**$ 37.00**	**$ 37.00**		
xt002684						**$ 37.00**	**$ 37.00**		
2011						$ 37.00	$ 37.00		
Highland Tower	**$ 105.00**	**$ 779.00**	**$ 13,922.50**			**$ 2,385.00**	**$ 17,191.50**		
t0060252	**$ 35.00**	**$ 600.00**	**$ 10,167.50**			**$ 1,397.00**	**$ 12,199.50**	Evict-30 day lease violation	Eviction Hoarding Issue, Damages include needing replacement of Cabinets, counter tops, all appliances, shower, tub, toilet, floors
2025	$ 35.00	$ 600.00	$ 10,167.50			$ 1,397.00	$ 12,199.50		
t0063913			**$ 190.00**			**$ 92.00**	**$ 282.00**		
2025			$ 190.00			$ 92.00	$ 282.00		
t0066342	**$ 35.00**	**$ 179.00**	**$ 3,545.00**			**$ 160.00**	**$ 3,919.00**	Evict-30 day lease violation	Eviction due to Housekeeping, 2 months rent, Cleaning, personal Property Removal, floor replacement, stove replacement
2025	$ 35.00	$ 179.00	$ 3,545.00			$ 160.00	$ 3,919.00		
x0074737	**$ 35.00**		**$ 20.00**			**$ 736.00**	**$ 791.00**		
2025	$ 35.00		$ 20.00			$ 736.00	$ 791.00		
Jackson Tower	**$ 595.00**		**$ 1,743.00**	**$ 210.00**		**$ 3,479.00**	**$ 6,027.00**		
t0066495	**$ 285.00**		**$ 570.00**			**$ 1,350.00**	**$ 2,205.00**	Death	8 months rent, personal property removal, cleaning
2025	$ 285.00		$ 570.00			$ 1,350.00	$ 2,205.00		
t0074777	**$ 240.00**		**$ 360.00**	**$ 210.00**		**$ 1,635.00**	**$ 2,445.00**	Tenant Requested	2 months rent,personal property removal,cleaning
2025	$ 240.00		$ 360.00	$ 210.00		$ 1,635.00	$ 2,445.00		
t0082381	**$ 70.00**		**$ 570.00**			**$ 494.00**	**$ 1,134.00**		
2025	$ 70.00		$ 570.00			$ 494.00	$ 1,134.00		
t0093753			**$ 243.00**				**$ 243.00**		
2025			$ 243.00				$ 243.00		
KayJay Tower	**$ 165.00**		**$ 720.00**		**$25.00**	**$ 2,303.00**	**$ 3,213.00**		
t0064532	**$ 70.00**		**$ 360.00**			**$ 1,512.00**	**$ 1,942.00**	Death	
2025	$ 70.00		$ 360.00			$ 1,512.00	$ 1,942.00		
t0078657	**$ 95.00**		**$ 360.00**		**$25.00**	**$ 791.00**	**$ 1,271.00**	Death	
2025	$ 95.00		$ 360.00		$25.00	$ 791.00	$ 1,271.00		
Park South Tower	**$ 1,000.00**		**$ 18,695.00**	**$ 165.00**		**$ 2,467.00**	**$ 22,327.00**		
t0039151			**$ 500.00**				**$ 500.00**		
2025			$ 500.00				$ 500.00		
t0054529	**$ 490.00**		**$ 17,885.00**	**$ 165.00**		**$ 772.00**	**$ 19,312.00**	Tenant Requested	Damages include needing replacement of Cabinets, countertops, all appliances, drywall repairs, painting, shower, tub, toilet, and floors
2025	$ 490.00		$ 17,885.00	$ 165.00		$ 772.00	$ 19,312.00		
t0070266	**$ 510.00**		**$ 310.00**			**$ 1,695.00**	**$ 2,515.00**	Reason Unknown	15 months rent, personal property removal,cleaning
2025	$ 510.00		$ 310.00			$ 1,695.00	$ 2,515.00		
Pine Tower	**$ 1,710.00**		**$ 2,489.00**		**$25.00**	**$ 3,328.00**	**$ 7,552.00**		

t0075357	**$ 615.00**		**$ 240.00**			**$ 1,050.00**	**$ 1,905.00**	Reason Unknown	18 months rent,personal property removal, cleaning
2025	$ 615.00		$ 240.00			$ 1,050.00	$ 1,905.00		
t0078201	**$ 68.00**		**$ 395.00**			**$ 52.00**	**$ 515.00**		
2025	$ 68.00		$ 395.00			$ 52.00	$ 515.00		
t0078433			**$ 819.00**				**$ 819.00**		
2025			$ 819.00				$ 819.00		
t0081548	**$ 35.00**		**$ 200.00**			**$ 604.00**	**$ 839.00**		
2025	$ 35.00		$ 200.00			$ 604.00	$ 839.00		
t0084296	**$ 642.00**		**$ 200.00**		**$25.00**	**$ 977.00**	**$ 1,844.00**	Moved-No Notice	18 months rent,personal property removal, cleaning
2025	$ 642.00		$ 200.00		$25.00	$ 977.00	$ 1,844.00		
t0086385	**$ 315.00**		**$ 395.00**			**$ 642.00**	**$ 1,352.00**	Moved-No Notice	12 months rent, personal property removal, cleaning
2025	$ 315.00		$ 395.00			$ 642.00	$ 1,352.00		
x0061915	**$ 35.00**		**$ 240.00**			**$ 3.00**	**$ 278.00**		
2025	$ 35.00		$ 240.00			$ 3.00	$ 278.00		
Scattered Site North East	**$ 280.00**		**$ 1,120.00**			**$ 7,174.00**	**$ 8,574.00**		
t0064009	**$ 140.00**		**$ 490.00**			**$ 5,084.00**	**$ 5,714.00**	Moved-No Notice	5 months rent, personal property remocal, cleaning
2025	$ 140.00		$ 490.00			$ 5,084.00	$ 5,714.00		
t0078533	**$ 140.00**		**$ 630.00**			**$ 2,090.00**	**$ 2,860.00**	Moved-No Notice	4 months rent, personal property removal,cleaning
2025	$ 140.00		$ 630.00			$ 2,090.00	$ 2,860.00		
Scattered Site North West			**$ 1,341.16**				**$ 1,341.16**		
q0077254			**$ 748.16**				**$ 748.16**		
2025			$ 748.16				$ 748.16		
t0001256			**$ 593.00**				**$ 593.00**		
2025			$ 593.00				$ 593.00		
Scattered Site South East	**$ 175.00**		**$ 2,515.00**			**$ 5,655.00**	**$ 8,345.00**		
t0000721	**$ 35.00**					**$ 409.00**	**$ 444.00**		
2025	$ 35.00					$ 409.00	$ 444.00		
t0036744	**$ 140.00**		**$ 2,515.00**			**$ 5,246.00**	**$ 7,901.00**	Reason Unknown	6 months rent, personal property removal, yard clean up, cleaning
2025	$ 140.00		$ 2,515.00			$ 5,246.00	$ 7,901.00		
Scattered Site South West			**$ 2,100.20**			**$ 692.00**	**$ 2,792.20**		
x0024647			**$ 2,100.20**			**$ 692.00**	**$ 2,792.20**	Tenant Requested	1 months rent, garage door replacement, lawn clean up, cleaning, and personal property removal
2025			$ 2,100.20			$ 692.00	$ 2,792.20		
Southside Terrace Homes	**$ 450.00**		**$ 1,253.00**	**$ 19.50**		**$ 2,409.00**	**$ 4,131.50**		
q0052086				**$ 19.50**			**$ 19.50**		
2025				$ 19.50			$ 19.50		
q0057955			**$ 102.00**				**$ 102.00**		
2025			$ 102.00				$ 102.00		
q0071035	**$ 415.00**		**$ 745.00**			**$ 690.00**	**$ 1,850.00**	Moved-No Notice	13 months rent, personal property removal
2025	$ 415.00		$ 745.00			$ 690.00	$ 1,850.00		
q0075725			**$ 126.00**				**$ 126.00**		
2025			$ 126.00				$ 126.00		
q0076480			**$ 140.00**			**$ 1,195.00**	**$ 1,335.00**	Moved to Section 8	1 months rent,personal property removal
2025			$ 140.00			$ 1,195.00	$ 1,335.00		
t0070623						**$ 344.00**	**$ 344.00**		
2025						$ 344.00	$ 344.00		
x0074521	**$ 35.00**		**$ 140.00**			**$ 180.00**	**$ 355.00**		
2025	$ 35.00		$ 140.00			$ 180.00	$ 355.00		
Underwood Tower				**$ 550.00**		**$ 747.00**	**$ 1,297.00**		
t0036998				**$ 410.00**		**$ 339.00**	**$ 749.00**		
2025				$ 410.00		$ 339.00	$ 749.00		
t0044511						**$ 356.00**	**$ 356.00**		
2025						$ 356.00	$ 356.00		
t0080579				**$ 140.00**		**$ 52.00**	**$ 192.00**		
2025				$ 140.00		$ 52.00	$ 192.00		
Villass			**$ 658.19**				**$ 658.19**		
t0095563			**$ 658.19**				**$ 658.19**		
2025			$ 658.19				$ 658.19		
Grand Total	**$ 4,480.00**	**$ 779.00**	**$ 47,137.05**	**$ 944.50**	**$50.00**	**$ 31,098.00**	**$ 84,488.55**		

RESOLUTION NO. 2025-106

AUTHORIZATION TO CHARGE OFF

VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of October 27, 2025, 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 $84,488.55 which represents 41 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.

____
David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 on November 13, 2025

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.1.3.2. Resolution 2025-107 Procurement Policy Updates

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: November 13th, 2025
Re: Recommendation for approval of Procurement Policy

RECOMMENDED ACTION:
The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve OHA's Procurement Policy for agency use.

EXPLANATION:
OHA's Procurement Policy was last updated in 2017. The proposed revision comprehensively updates and clarifies OHA's purchasing practices, including price thresholds, formal and informal solicitation procedures, contract management, regulatory compliance, and ethical standards for staff and contractors. The Policy has been reviewed by OHA's Legal Department.

This Procurement Policy is based primarily on HUD's Procurement Handbook (7460.8, Revision 2), including the model PHA policy document appended thereto. Additional sources were consulted, including:

- Code of Federal Regulations (CFR), especially 2 CFR 200
- Federal Acquisition Regulation (FAR)
- Other Federal regulations, such as those of the Department of Labor
- Procurement policies of other PHA's
- Other relevant OHA policies, such as those governing credit card usage and inventory management

While the proposed Procurement Policy codifies and formalizes many existing practices, there are few changes that have significant practical effect. Two of these are:

- Increase of the Micro-Purchase threshold from $2,000 to $5,000
- Inclusion of broad language addressing and authorizing "e-procurement" practices

Other key thresholds, including Board approval/notification above $50,000, and Small Purchase limit of $100,000, remain unchanged.

Procurement actions below the Micro-Purchase threshold are subject to simplified procedures related to supplier competition, determination of price-reasonableness, and formality of communication and documentation. Federal regulations allow a Micro-Purchase threshold of up to $10,000. The recommended increase to $5,000 is a practical change in response to significant inflation in recent years; a higher Micro-Purchase threshold will result in more efficient use of OHA staff time, and faster and more flexible responses to urgent maintenance needs.

SUMMARY:
The proposed revised Procurement Policy:

- Provides needed updates and clarifications in response to recent changes in OHA's operating environment
- Supports transparency, efficiency, and regulatory compliance
- Supports increased competition and cost savings for OHA
- Is informed by agency values

SPONSOR(S): Charles Karl, Capital Improvements Director
Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

Omaha Housing Authority

1823 Harney St.

Omaha, NE 68102

PROCUREMENT POLICY

Adopted by OHA Board of Commissioners

Resolution #: ________________________________

Date of Adoption: ________________________________

Effective Date: ________________________________

PART 1: INTRODUCTION

This Procurement Policy complies with the Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD); with Federal regulations including 24 CFR 85.36 and 2 CFR 200; with HUD Procurement Handbook 7460.8, Rev 2; and with applicable state and local laws. In the event of any conflict with the above sources, those shall have precedence.

The purpose of this policy is to ensure that, in the execution of all procurement activities, Omaha Housing Authority (hereinafter "OHA"):

- Complies with all applicable laws and regulations
- Maintains high standards of quality, consistency, transparency, and integrity
- Ensures that goods and services are procured in an efficient and cost-effective manner
- Promotes competition among prospective suppliers
- Provides fair and equitable treatment of persons and firms involved in OHA's purchasing
- Makes decisions informed by agency values

PART 2: GENERAL PROVISIONS

A. <u>Application</u>

This policy applies to all of OHA's procurement activities, regardless of the source of funds, except as noted under "exclusions," below. However, nothing in this Policy shall prevent the OHA from complying with the terms and conditions of any grant, contract, gift or bequest that is otherwise consistent with the law. When both HUD and non-Federal grant funds are used for a project, the work to be accomplished with the funds should be separately identified prior to procurement so that appropriate requirements can be applied, if necessary. If it is not possible to separate the funds, HUD procurement regulations shall be applied to the total project. If funds and work can be separated and work can be completed by a new contract, then regulations applicable to the source of funding may be followed.

B. <u>Definition</u>

The term "procurement," as used in this policy, includes the procuring, purchasing, leasing, or renting of: (1) goods, supplies, equipment, and materials; (2) construction and maintenance services; (3) professional consulting services, including legal, architectural, and technical services; (4) social services, and; (5) all other services.

C. <u>Exclusions</u>

This Policy does not govern the following:

- Administrative fees earned under the Section 8 voucher program
- Award of vouchers under the Section 8 program
- Execution of landlord Housing Assistance Payments contracts under that program
- Non-program income, e.g. fee-for-service revenue under 24 CFR Part 990.

- Purchases using funds not subject to Federal requirements (though such purchases may still be subject to State or local procurement requirements).

D. Administrative Authority and Delegation

Although the Chief Executive Officer (CEO) is responsible for ensuring that OHA's procurements comply with this Policy, the CEO may delegate all procurement authority to a Contracting Officer (hereinafter "CO") as is necessary and appropriate to conduct of OHA business.

It is the responsibility of CO (the CEO or CEO's delegee) to:

- Use sound judgment in accomplishing the procurement activities of OHA;
- Seek the greatest overall benefit and best value for OHA in the structure and execution of procurement activities
- Ensure that procurement actions comply with all applicable Federal, State and local laws and rules, and with this Procurement Policy
- Engage in an annual planning process to ensure economical and efficient purchasing
- Review this Procurement Policy at least annually make recommendations for needed changes
- Develop operational procedures and documents to implement this Procurement Policy, and a system of sanctions for violations of the ethical standards described herein
- Ensure that bidders and contractors receive fair, impartial, and equitable treatment
- Verify that the procurement actions are fully and clearly documented, including:
    - Independent Cost Estimate (ICE)
    - Scope detailing the appropriate products, specifications, standards, services, and deliverables
    - Method of procurement
    - Contract type
    - Rationale for evaluating/selecting offers
    - Establishment of price reasonableness
- In sealed bid situations, award contracts to the responsive and responsible bidder offering the lowest price
- In competitive proposal situations, award contracts to the offeror whose proposal offers the greatest value to OHA, considering price and technical factors, as specified in the solicitation
- Ensure that sufficient unencumbered funds are available to cover the anticipated cost before a contract award or modification
- Ensure that work is inspected and approved prior to payment, and payment is made promptly for approved work

Each purchase action or obligation (e.g. new contract, modification, interagency agreement, purchase order, etc.) that obligates OHA to pay a contractor or vendor must be signed or otherwise duly authorized by an individual to whom OHA has expressly granted the authority to make such an obligation. If not duly authorized, OHA employees must not bind OHA by making any implied contract, such as by making a promise or stating intent to purchase, either orally or in writing.

OHA may be liable for, or bound by, the acts of an OHA employee, if such person (who is not a CO) appears to be an offeror to have been given authority by OHA. Therefore, all actions that could be misinterpreted as committing OHA to purchase should be qualified with a statement such as, "*This request for price quotation is not an offer to buy and should not be assumed as such*."

E. Changes in Laws and Regulations

In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with this policy, automatically supersede this policy.

F. Public Access to Procurement Information

Most procurement information that is not proprietary is a matter of public record and shall be available to the public in accordance with the Nebraska Freedom of Information Act.

G. Board Approval of Procurement Actions

The following actions require the approval of OHA's Board of Commissioners:

- Execution, renewal, or modification of a contract
- A purchase in the amount of $50,000 or greater
- A significant change to this Procurement Policy

NOTE: Purchases of $50,000 or more under an existing Board-approved contract do not require separate approval, but do require timely notification to the Board, such as by inclusion in monthly procurement activity reporting.

H. Methods of Payment

The requirements set forth in this Procurement Policy, and in applicable laws and procedures, apply regardless of method of payment for a purchase. Purchasers should obtain the proper number or competing price quotes or bids and document this information appropriately.

- Most OHA purchases are paid for after delivery of goods and services based on an approved purchase order that was issued to the contractor. The issuance of a PO by OHA, and its acceptance by the contractor (either through performance or written acknowledgement) constitutes a contract, if there is no existing contract between OHA and the contractor. Proper procurement practices should be documented in the form of notes and attachments to the purchase order, and/or as part of the contract file in the case of any existing contract. Required information includes:
    - Pricing, broken down into an appropriate level of detail, such as by item, address, or specific service
    - Scope of work/service, including by reference to the corresponding solicitation
    - Evidence of competitive procurement, except in the case of a Micro-Purchase
    - Determination of price-reasonableness
    - Reference to or incorporation of any contract clauses required by HUD
- Some OHA employees are issued agency credit cards (also known as "P-cards"). OHA will adopt reasonable safeguards against misuse of credit cards, including spending limits and reconciliation procedures. Credit card purchases must follow the same procurement

procedures as other methods of payment. Notes or documentation of proper procurement can be added to and uploaded with the receipts submitted as part of the monthly card statement reconciliation. See OHA's "Company Credit Card Use Agreement" for additional information and requirements.

- OHA does not authorize the use of petty cash. In extraordinary circumstances, and subject to supervisor approval, OHA employees may be reimbursed via internal check request for agency business purchases made with the employee's own funds.

I. Disposition of Surplus Property

Personal property (i.e. non-real property) no longer necessary for OHA's operations shall be transferred, sold, or disposed of in accordance with applicable Federal, State, and local laws and regulations. See OHA's "Inventory Management Policy" for additional information and requirements.

J. Procurement Planning and Analysis

Planning is essential to the proper management of procurement processes. OHA will periodically review past actions, as well as projected needs to identify areas for improvement with regard to the goals outlined in Part 1 of this Procurement Policy, including:

- Reducing OHA's administrative costs
- Vendor outreach strategies and procedures, including hosting vendor training and orientation events
- Vendor retention and dispute resolution
- Optimal type and quantity of vendor contracts based on the purchase frequency of certain goods and services
- Increasing competition and competitive pricing among OHA contractor
- Structuring, consolidating, or separating procurement actions to achieve better outcomes and adhere to OHA's values
- Ensuring continuity of contracts
- Development of standardized specifications to facilitate efficiency across agency operations
- Ongoing training and policy clarification for OHA employees
- Quality control procedures of department-specific procurement activities
- Properly documenting all activities

OHA shall periodically complete a Physical Needs Assessment (PNA) of all real property to establish agency modernization needs and priorities.

OHA shall procure an Energy Audit (EA) conducted by a certified and/or licensed professional at least every five years, in accordance with HUD requirements. The EA will be used to establish OHA's need to reduce energy cost. OHA supports the energy conservation equipment and practices regulations, including those set forth in 24 CFR 965.306, that require original or replacement equipment purchases to meet minimum efficiency requirements.

OHA will use the PNA, EA, and other information about property condition, along with projections about funding availability and development priorities, to plan procurement activities.

K. Contract Administration

OHA shall maintain a system of contract administration in order to:

- Monitor contract expiration dates and spend amounts
- Monitor contractor compliance and performance
- Produce periodic reporting on major projects and purchases, and on OHA procurement activities in general

OHA shall maintain records sufficient to detail the significant history of each procurement action. The level of documentation should be commensurate with the scope, complexity, and cost of each procurement. These records shall include, but shall not necessarily be limited to, the following:

- Rationale for the method of procurement (if not self-evident);
- Rationale of contract pricing arrangement (also if not self-evident);
- Reason for accepting or rejecting the bids or offers;
- Basis for the contract price (as prescribed in this handbook);
- A copy of the contract documents awarded, issued, signed, or electronically authorized in a e-procurement system by the CO;
- Basis for contract modifications; and
- Related contract administration actions.

Records shall be retained in a safe and secure location, and available for review by authorized parties for the period required by Federal regulations or the Nebraska Secretary of State's Record Retention and Disposal Schedules, whichever is longer.

OHA staff shall develop a program of outreach to prospective contractors to ensure sufficient competition and aid in wider distribution of available contracts.

PART 3: ETHICS IN PUBLIC CONTRACTING

OHA has established this code of conduct regarding procurement activities, and shall implement a system of quality control and sanctions for violations. This code of conduct is consistent with applicable laws and regulations.

A. Conflict of Interest

No employee, officer, Board member, or agent of OHA shall participate, directly or indirectly, in the selection, award, or administration of any contract if a conflict of interest, whether actual or perceived, exists. A conflict of interest exists when one of the persons listed below has a financial, personal, familial, or other type of relationship or interest in a firm competing for an award, or under contract with OHA:

- An employee, officer, Board member, or agent involved in making the award;
- A relative of any person in item #1 (including parent, grandparent, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, spouse, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister);
- The romantic or domestic partner of any person in item #1;
- A member of, of affiliated with an organization which employs or is negotiating to employ, or has an arrangement concerning prospective employment of any of the above

Actual, potential, or perceived conflicts of interest must be disclosed to appropriate OHA management personnel as soon as possible.

B. Gratuities and Kickbacks

No officer, employee, Board member, or agent of OHA shall ask for or accept gratuity, favor, service, property, or other consideration of more than $10 in value from any current or potential contractor, subcontractor, or agent thereof, unless approved by OHA's Contracting Officer or CEO. Anything of value offered or received by OHA staff from a contractor must be reported to the CO as soon as possible.

C. Confidential Information

OHA employees shall not:

- Share confidential information with contractors or potential contractors, including any information that could compromise the integrity or competitive nature of a procurement action
- Use confidential information for actual or anticipated personal benefit

D. Prohibition Against Contingent Fees

Contractors wanting to do business with the FHA must not hire a person to solicit or secure a contract for a commission, percentage, brokerage, or contingent fee, except for a bona fide agency for government contracting. The terms "bona fide agency" and "contingent fee" are defined in Federal Acquisition Regulation (FAR) 3.401.

E. Other Prohibited Practices

The following practices are also prohibited:

- Artificial division of contract or project requirements or (known as "bid splitting), whether in terms of quantity or complexity, in order to constitute a Micro- or Small Purchase, thereby avoiding more formal requirements associated with a higher procurement threshold. (NOTE: Some division of projects may be permitted if reasonably necessary to comply with Assistance to Small, Other Businesses and Section 3 of this policy.)
- Involvement of prospective contractors in the development of solicitation requirements in such a way that gives that contractor an undue competitive advantage over other prospective contractors in the solicitation process. (NOTE: OHA may consult with a current contractor regarding technical requirements of a theoretical future project without violating

this policy, but every effort should be made to limit the contractor's knowledge of or influence over the design of any subsequent scope or solicitation.)

PART 4: PURCHASING METHODS

Based upon determination that goods or services will be purchased directly by OHA, the procurement methods shall be chosen based on the nature and anticipated dollar value of the total requirement.

A. Electronic Procurement

OHA may conduct procurement actions on an appropriate online or electronic procurement ("e-procurement") platform.

For the purposes of this Procurement Policy, communications in the form of electronic mail or e-procurement notification shall have the same effect as a physical or hard copy written communication. Files and documentation, including bids, proposals, evaluations, communications, specifications, etc. may be stored digitally in an e-procurement platform in lieu of storage in a physical file.

OHA may adapt traditional procurement methods and practices to accommodate e-procurement technology, provided that the adapted practice fulfills the requirement of applicable laws and regulations.

B. Micro-Purchase Procedures

A Micro-Purchase is any purchase under $5,000. Micro-purchases shall only require one quote, provided that quote is reasonable. Quotes may be solicited and received through any reasonable method. When feasible, Micro-Purchases should be distributed among qualified sources.

C. Small Purchase Procedures

OHA's Small Purchase threshold is $100,000. A Small Purchase is any purchase greater than the Micro-Purchase limit of $5,000, but less than the Small Purchase threshold of $100,000.

Under Small Purchase procedures, OHA shall obtain a reasonable number of quotes (preferably three); quotes may be solicited and received through any reasonable method. OHA shall select the qualified vendor that provides the best overall value. If award is to be made for reasons other than lowest price, documentation shall be provided in the contract file. When feasible, Small Purchases should be distributed among qualified sources.

D. Sealed Bidding Procedures

Sealed Bidding shall be used for all contracts that exceed the Small Purchase threshold and that are not competitive proposals or non-competitive proposals, as those terms are defined in this document. Under Sealed Bidding procedures, OHA publicly solicits bids and awards a firm, fixed-price contract (lump sum or unit price) to the responsive and responsible bidder whose bid, conforming with all the material terms and conditions of the Invitation for Bids (IFB), is the lowest in price. Sealed Bidding is the preferred method for procuring construction, supply, and non-complex service contracts that are expected to exceed $100,000.

OHA shall use Sealed Bidding if all of the following conditions are present:

- A complete, adequate, and realistic statement of work, specification, or purchase description is available;
- Two or more responsible bidders are willing and able to compete effectively for the work;
- The contract can be awarded based on a firm, fixed price;
- The selection of the successful bidder can be made principally on the basis of lowest price

An IFB is issued which includes the specifications and all contractual terms and conditions applicable to the procurement, and a statement that award will be made to the lowest responsible and responsive bidder whose bid meets the requirements of the solicitation. The IFB must state the time, place, and method for bid submission and public bid opening. All bids received will be date and time-stamped and remain unopened in a secure place until the public bid opening. A bidder may withdraw the bid at any time prior to the bid opening.

Bids shall be opened publicly. All bids received shall be recorded on an abstract (tabulation) of bids, and then made available for public inspection. If equal low bids are received from responsible bidders, selection shall be made by drawing lots or other similar random method. The method for doing this shall be stated in the IFB. If only one responsive bid is received from a responsible bidder, award shall not be made unless the price can be determined to be reasonable, based on a cost or price analysis.

Correction or withdrawal of bids may be permitted, where appropriate, before bid opening by written or notice to the CO received prior to the bid opening. After bid opening, corrections in bids may be permitted only if the bidder can show by clear and convincing evidence that a mistake of a nonjudgmental character was made, the nature of the mistake, and the bid price actually intended. A low bidder alleging a nonjudgmental mistake may be permitted to withdraw its bid if the mistake is clearly evident on the face of the bid document but the intended bid is unclear or the bidder submits convincing evidence that a mistake was made. All decisions to allow correction or withdrawal of a bid shall be supported by a written determination signed by the CO. After bid opening, changes in bid prices or other provisions of bids prejudicial to the interest of OHA or fair competition shall not be permitted.

E. <u>Competitive Proposal Procedures</u>

Unlike Sealed Bidding, the Competitive Proposal method permits the following:

- Consideration of technical factors other than price;
- Discussion with offerors concerning offers submitted;
- Negotiation of contract price or estimated cost, and other contract terms and conditions;
- Revision of proposals before the final contractor selection;
- Withdrawal of an offer at any time up until the point of award.

Award is normally made on the basis of the proposal that represents the best overall value to OHA considering price and other factors, such as technical expertise, relevant experience, quality of proposed staffing, financial stability, staffing and other resources, etc.

Competitive Proposal may be used when conditions are not appropriate for Sealed Bidding. Competitive Proposal is the preferred method for procuring professional services that will exceed the Small Purchase threshold.

Other than Architectural and Engineering services, competitive proposals shall be solicited through the issuance of a Request for Proposal (RFP). The RFP shall clearly identify the importance and relative value of each of the evaluation factors, including price. A mechanism for fairly and thoroughly evaluating the technical and price proposals shall be established before the solicitation is issued. Proposals shall be handled so as to prevent disclosure of the number of offerors, identity of the offerors, and the contents of their proposals until after award. OHA may assign price a specific weight in the evaluation criteria or may consider price in conjunction with technical factors; in either case, the method for evaluating price shall be established in the RFP.

The proposals shall be evaluated only on the criteria stated in the RFP. Where not apparent from the evaluation criteria, OHA shall establish an evaluation plan for each RFP. Generally, all RFPs shall be evaluated by an appropriately appointed evaluation committee. The evaluation committee shall be required to sign conflict of interest and non-disclosure statements. An evaluation report, summarizing the results of the evaluation, shall be prepared prior to award of a contract.

Negotiations shall be conducted with all offerors who submit a proposal determined to have a reasonable chance of being selected for award, unless it is determined that negotiations are not needed with any of the offerors. This determination is based on the relative score of the proposals as they are evaluated and rated in accordance with the technical and price factors specified in the RFP. These offerors shall be treated fairly and equally with respect to any opportunity for negotiation and revision of their proposals. No offeror shall be given any information about any other offeror's proposal, and no offeror shall be assisted in bringing its proposal up to the level of any other proposal.

A common deadline shall be established for receipt of proposal revisions based on negotiations. Negotiations are exchanges (in either Competitive Proposal or Sole Source situations) between the PHA and offerors that are undertaken with the intent of allowing offerors to revise their proposal. These negotiations may include bargaining. Bargaining includes persuasion, alteration of assumptions and positions, give-and-take, and may apply to price, schedule, technical requirements, type of contract or other terms of a proposed contract.

When negotiations are conducted in a competitive acquisition, they take place after establishment of the competitive range and are called discussions. Discussions are tailored to each offeror's proposal, and shall be conducted by the CO with each offeror within the competitive range. The primary object of discussions is to maximize OHA's ability to obtain best value, based on the requirements and the evaluation factors set forth in the solicitation. The CO shall indicate to, or discuss with, each offeror still being considered for award, significant weaknesses, deficiencies, and other aspects of its proposal (such as cost, price, technical approach, past performance, and terms and conditions) that could, in the opinion of the CO, be altered or explained to enhance materially the proposer's potential for award.

The scope and extent of discussions are a matter of the CO 's judgment. The CO may inform an offeror that OHA considers its price to be too high or too low, and reveal the results of the analysis supporting that conclusion. It is also permissible to indicate to all offerors the cost or price that the price analysis, market research, and other reviews have identified as reasonable. "Auctioning" (revealing one offeror's price in an attempt to get another offeror to lower their price) is prohibited.

After evaluation of the revised proposals, if any, the contract shall be awarded to the responsible firm whose technical approach to the project, qualifications, price and/or any other factors considered, are most advantageous to OHA, provided that the price is within the maximum total amount budgeted for the specific property or activity.

F. Noncompetitive Proposal Procedures

Procurement by Noncompetitive Proposal (also known as "Sole-Source") may be used only when the award of a contract is not feasible using Small Purchase procedures, Sealed Bidding, Competitive Proposals,or Cooperative Purchasing; or, and if one of the following applies:

- The item is available only from a single source, based on a good faith review of existing sources;
- An emergency exists that seriously threatens the public health, welfare, or safety, or endangers property, or would otherwise cause serious injury to the FHA, as may arise by reason of a flood, earthquake, epidemic, riot, equipment failure, or similar event. In such cases, there must be an immediate and serious need for supplies, services, or construction such that the need cannot be met through any of the other procurement methods, and the emergency procurement shall be limited to those supplies, services, or construction necessary simply to meet the emergency;
- HUD authorizes the use of Noncompetitive Proposal; or
- After solicitation of a number of sources, competition is determined inadequate

Any procurement based on Noncompetitive Proposal shall be supported by written justification for the selection of this method. The justification shall be approved in writing by the CO. Poor planning or lack of planning is not justification for emergency or sole-source procurements. The justification, to be included in the procurement file, should include the following information:

- Description of the requirement;
- History of prior purchases and their nature (competitive vs. noncompetitive);
- The specific exception in 24 CFR 85.36 which applies;
- Statement as to the unique circumstances that require award by noncompetitive proposals;
- Description of the efforts made to find competitive sources (advertisement in trade journals or local publications, phone calls to local suppliers, issuance of a written solicitation, etc.);
- Statement as to efforts that will be taken in the future to promote competition for the requirement;
- Signature by the CO 's supervisor (or someone above the level of the CO); and
- A determination of price-reasonableness based on the process described in this Policy

G. Architectural and Engineering Services

OHA must contract for Architectural and Engineering (A&E) services using a Qualifications-Based Selection (QBS) procedure subsequent to a Request for Qualifications (RFQ). Sealed bidding shall not be used for A&E solicitations. Under QBS procedures, competitors' qualifications submitted in response to an RRQ are evaluated, and the most qualified competitor is selected on a project-specific basis, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor under this method. QBS procedures shall not be used to purchase other types of services, though architectural/engineering firms may be potential sources.

H. Legal Services

Legal services contracts are subject to the requirements set forth in 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," in particular, 2 CFR Part 200.435, which contains cost principles that OHA will use to determine the allowability of costs incurred under Federal grants. See also HUD Litigation Handbook 1530.1 REV-5 for more information.

OHA may use any of the purchasing methods previously described to procure legal services, but are expected to choose the method of procurement that is reasonable based on the facts surrounding the particular situation, including the anticipated cost of the services.

Competitive Proposal is the generally preferred method when procuring professional services because it allows for the consideration of technical quality or other factors (in addition to hourly rates) for securing services estimated. Either a fixed-price or cost-reimbursement type of contract may be awarded. If this method is used, the conditions in 2 CFR Part 200.320(d) must be followed. Small Purchase procedures may be used; Noncompetitive Proposal is not recommended

I. Cooperative Purchasing/Intergovernmental Agreements

OHA may enter into State and/or local cooperative or intergovernmental agreements to purchase or use common supplies, equipment, or services. The decision to use an interagency agreement instead of conducting a direct procurement shall be based on economy and efficiency.

If used, the interagency agreement shall stipulate who is authorized to purchase on behalf of the participating parties and shall specify inspection, acceptance, termination, payment, and other relevant terms and conditions. OHA may use Federal or State excess and surplus property instead of purchasing new equipment and property if it is feasible and will result in a reduction of project costs. The goods and services obtained under a cooperative purchasing agreement must have been procured in accordance with applicable regulations, including 24 CFR 85.36**.**

J. Scope of Work/Services and Specifications

In connection with any procurement action, OHA shall provide a sufficiently detailed description of the project scope, specifications, and required deliverables in order to encourage comparable and competitive responses from a variety of sources.

When feasible, and in balance with project cost and efficiency, OHA should consider modifying the structure of solicitations in order to obtain more economical results and encourage distribution of awarded work among a variety of small contractors. Such modifications may include:

- Awarding work on the basis of lots, making it possible for multiple respondents to be awarded
- Conducting separate solicitations for different trades or specialties, instead of one large project suitable for a general contractor

Geographic restrictions should be avoided unless otherwise mandated or encouraged by applicable law, although A&E procurements may include location as a selection factor if adequate competition is available.

When appropriate, OHA shall perform a cost-benefit analysis to determine the most economical form of purchase. For example, whether to lease or purchase equipment, whether to commit to a longer contract period in exchange for a lower price, etc.

Specifications and requirements should be based primarily on function, performance, and desired outcomes, and should not be unnecessarily restrictive or duplicative. Rather than requiring a specific brand or source for materials and equipment, OHA should provide the minimum essential characteristics and standards to which the item must conform to satisfy its intended use. OHA reserves the right to determine if materials or equipment identified in a bid or proposal meet these standards.

The appropriate wage determination and labor standards provisions shall be included, as applicable, in solicitations and contracts.

PART 5: FORMAL SOLICITATIONS

Sealed Bidding and Competitive Proposal are considered formal solicitations, and are subject to stricter procedural and administrative requirements that other purchasing methods.

A. <u>Public Advertisement</u>

IFB and RFP opportunities shall be publicly advertised at least 30 days prior to the solicitation deadline. OHA shall use a method or combination of methods that allow for meaningful competition. Appropriate advertising media include, but are not limited to, one or more of the following:

- In a general circulation publication, such as a newspaper (in which case advertisements should run at twice, one week apart)
- In relevant trade or industry publications
- On an e-procurement platform
- On OHA's official agency website

Announcements shall include the following:

- The solicitation number

- The method of bid or proposal submission, including e-procurement registration instructions, if applicable
- The deadline for responses
- A brief description of the opportunity

Solicitations must generally be open for 30 days; however, in extraordinary circumstances the CEO can approve a shorter period.

B. Cancellation of Solicitations

An IFB, RFP, or other solicitation may be cancelled before responses are due for the following reasons:

- The supplies, services or construction is no longer required;
- The funds are no longer available;
- Proposed amendments to the solicitation are of such magnitude that a new solicitation would be best; or
- Other similar reasons

A solicitation may be cancelled and all bids or proposals that have already been received may be rejected for the following reasons:

- The supplies or services (including construction) are no longer required;
- Ambiguous or otherwise inadequate specifications were part of the solicitation;
- All factors of significance to OHA were not considered;
- Prices exceed available funds, and it would not be appropriate to adjust quantities to come within available funds;
- There is reason to believe that bids or proposals may not have been independently determined in open competition, may have been collusive, or may have been submitted in bad faith; or
- For good cause of a similar nature when it is in the best interest of OHA

The reasons for cancellation shall be documented in the procurement file and the reasons for cancellation and/or rejection shall be provided upon request. A notice of cancellation shall be sent to all respondents and, if appropriate, shall explain that they will be given an opportunity to compete on any future procurement of similar items.

If all otherwise acceptable bids received in response to an IFB are at unreasonable prices, an analysis should be conducted to see if there is a problem with either the specifications or with OHA's cost estimate. If both are determined adequate, and if only one bid is received and the price is unreasonable, the CO may either:

- Cancel the procurement and re-solicit using an RFP; or
- Complete the procurement by using the competitive proposal method. The CO must determine, in writing, that such action is appropriate, must inform all bidders of the FHA's intent to negotiate, and must give each bidder a reasonable opportunity to negotiate.

If there is a problem with the specifications, OHA should cancel the solicitation, revise the specifications, and resolicit using using an IFB.

SECTION 6: REASONABLENESS OF PRICE AND COST

A. Determining Price-Reasonableness
Prior to executing contract or making a purchase, OHA shall determine that the purchase price is reasonable in accordance with the following instructions. In competitive procurements, the force of competition is usually adequate to allow a price-reasonableness determination based simply on a comparison of the offered prices.

B. Independent Cost Estimate
For all purchases above the Micro-Purchase threshold, OHA shall prepare an Independent Cost Estimate (ICE) prior to solicitation. The level of detail shall be commensurate with the cost and complexity of the good or services being purchased. The ICE should be used to inform the method of solicitation, and OHA should always compare offers received with the ICE.

C. Micro Purchases
No formal cost or price analysis is required. Rather, the execution of a contract by the CO or other approved person (through a issuance of a Purchase Order or other means) shall serve as determination that the price obtained is reasonable, which may be based on prior experience or other factors.

D. Small Purchases
A comparison with other competing offers shall generally be sufficient determination of the reasonableness of price, and no further analysis is required. If sufficient offers are not obtained to establish reasonableness through price competition, the CO shall document price reasonableness through other means, such as similar prior purchases, catalog prices, the CO ’s personal knowledge at the time of purchase, comparison to the ICE, or any other reasonable basis.

E. Purchases Greater than $100,000
For purchases above the Small Purchase limit made using Sealed Bidding, Competitive Proposals, Sole-Source, or other method, the presence of adequate competition should generally be sufficient to establish price reasonableness.

When adequate competition does not exist, or when OHA cannot otherwise reasonably determine price reasonableness, OHA must conduct a cost analysis to ensure that the price paid is reasonable. A cost analysis is an evaluation of the separate elements that make up a supplier’s total price to determine if they are allowable, necessary, and reasonable.

F. Contract Modifications
Price-reasonableness must also be reevaluated when a modification of the contract and/or issuance of a change order results in a total price in excess of a purchase threshold that applied during the initial procurement action. For example, if a project procured as a Small Purchase expands in scope to exceed $100,000, an updated price analysis must be completed.

SECTION 7: CONTRACTOR DUTIES AND QUALIFICATIONS

A. Contractor Responsibility

OHA shall not award any contract until the prospective contractor (i.e. the successful offeror) has been determined to be responsible. A responsible offeror must:

- Have adequate financial resources to perform the contract, or the ability to obtain them;
- Be able to comply with the required or proposed delivery or performance schedule, taking into consideration all the bidder's/offeror's existing commercial and governmental business commitments;
- Have a satisfactory performance record;
- Have a satisfactory record of integrity and business ethics;
- Have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them;
- Have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them; and,
- Otherwise be qualified and eligible to receive an award under applicable laws and regulations, including not be suspended, debarred or under a HUD-imposed Limited Denial of Participation.
- If a prospective contractor is found to be non-responsible, a written determination of non-responsibility shall be included in the official contract file, and the prospective contractor shall be advised of the reasons for the determination.

B. Suspension and Debarment

Contracts shall not be awarded to debarred, suspended, or ineligible contractors. Contractors may be suspended, debarred, or determined to be ineligible by HUD in accordance with HUD regulations (24 CFR Part 24) or by other Federal agencies, including the Department of Labor for violation of labor regulations, when necessary to protect housing authorities in their business dealings.

C. Bonding Requirements

The standards under this section apply to construction contracts that exceed $100,000. There are no bonding requirements for Small Purchases or Competitive Proposals. OHA reserves the right to require bonding in other circumstances; however, non-construction contracts should generally not require bonds.

- **Bid Bonds**: for construction solicitations exceeding $100,000, each bidder shall be required to submit a bid guarantee from equivalent to 5% of the bid price
- **Performance/Payment Bonds:** for construction contracts exceeding $100,000, the successful bidder shall furnish an assurance of completion. This assurance may be any one of the following:
  - A performance and payment bond in a penal sum of 100% of the contract price;
  - Separate performance and payment bonds, each for at least 50 % of the contract price;
  - A 20 % cash escrow; or
  - A 25 % irrevocable letter of credit

Bid, performance, and payment bonds must be obtained from guarantee or surety companies acceptable to the U. S. Government and authorized to do business in the State where the bond is issued. See U. S. Treasury Circular Number 570 for a list of companies approved to issue bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business.

SECTION 8: CONTRACTS

A. Funding Availability
Before initiating any contract or contract modification, OHA shall make a reasonable determination that sufficient funds are available to cover the anticipated cost.

B. Contract Types
OHA may use any type of contract which is appropriate to the procurement and which will promote the best interests of the agency, with the exception of "cost -plus-a-percentage-of-cost" and "percentage-of-construction-cost" contracts, which are prohibited.

For cost reimbursement contracts, OHA must include a written determination as to why no other contract type is suitable. Furthermore, the contract must include a ceiling price that the contractor exceeds at its own risk.

C. Contract Clauses
All solicitations and contracts shall include the clauses and provisions necessary to define the rights and responsibilities of both parties.

Contracts and solicitations above the Small Purchase threshold shall include the appropriate clauses and provisions required by HUD, including those outlined in HUD forms 5369, 5369-A, 5369-B, 5369, 5370, 5370-C, and 51915-A. Contracts and solicitations of less than $100,000 shall include at a minimum the HUD-required provisions contained in table 5.1 of the HUD Procurement Handbook 7460.8, Revision 2. These forms contain a variety of mandatory clauses and provisions, including those related to Section 3 of the HUD Act of 1968, the Davis-Bacon Act

The required HUD provisions can be incorporated into the contract by reference, by attaching the printed HUD form(s), or by inclusion of the required language in other OHA documents, including the contract.

Language related to contract options for additional quantities or performance periods may be included in contracts, subject to the following conditions:

- The option is contained in the solicitation;
- The option is a unilateral right of the Authority;
- The contract states a limit on the additional quantities and the overall term of the contract;
- The options are evaluated as part of the initial competition;
- The contract states the period within which the options may be exercised;

- The options may be exercised only at the price specified in or reasonably determinable from the contract; and
- The options may be exercised only if determined to be more advantageous to FHA than conducting a new procurement

SECTION 9: APPEALS, DISPUTES, AND REMEDIES

A. <u>Contractor Protests</u>
Any actual or prospective contractor may protest the solicitation or award of a contract for serious violations of the principles of this Policy. Any protest against a solicitation must be received before the due date for the receipt of bids or proposals, and any protest against the award of a contract must be received within ten (10) calendar days after the contract receives notice of the contract award, or the protest will not be considered. Contractor claims shall be governed by the appropriate clause in HUD form 5370.

It is OHA's policy to attempt to resolve all solicitation and contract disputes informally and without litigation. Disputes will not be referred to HUD unless all administrative remedies have been exhausted. When appropriate, a mediator may be used to help resolve differences. If the facts presented in a claim so warrant, and at the CO's discretion, a procurement or contract award may be suspended pending resolution of the protest.

B. <u>Informal Appeals Procedure</u>
OHA shall adopt an informal bid protest/appeal procedure for solicitations and contracts under the Small Purchase threshold. Under these procedures, the offeror or contractor may request to meet with the CO to address any concerns.

C. <u>Formal Appeals Procedure</u>
All claims by a contractor relating to a solicitation or contract of more than $100,000 shall be submitted in writing to the CO. The contractor may also request a conference to discuss the claim. The CO shall issue a written decision on the matter, and shall inform the contractor of the right to appeal the CO's decision to the next higher level of authority at OHA, generally the CEO.

All bid protests shall be in writing, submitted to the CO who shall issue a written decision on the matter. At the CO's discretion, procurement may be suspended pending resolution of the protest if the facts presented so warrant.

SECTION 10: SMALL AND DISADVANTAGED BUSINESSES

A. <u>Required Efforts</u>

Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, all feasible efforts shall be made to ensure that small businesses, Minority Business Enterprises (MBE), Women's Business Enterprises (WBE), and other individuals or firms located in or owned in substantial part by persons residing in OHA's area of operations

Such efforts shall include, but shall not be limited to:

- Including such firms, when qualified, on solicitation mailing lists
- Encouraging participation through direct solicitation of bids or proposals whenever they are potential sources
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms
- Establishing delivery schedules, where the requirement permits, which encourage participation by such firms
- Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce
- Including in contracts, to the greatest extent feasible, a clause requiring contractors, to direct training and employment to lower income residents of the project area, and to award subcontracts for work in connection with the project to business concerns which provide opportunities to low-income residents, as described in 24 CFR Part 135 (so-called Section 3 businesses)
- Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed above

B. <u>Goals</u>

Goals shall be established periodically for participation by small businesses, MBE's, WBE's, labor surplus area businesses, and Section 3 business concerns in FHA prime contracts and subcontracting opportunities. OHA may encourage and track participation by other demographic groups, e.g. businesses owned by OHA residents, Veteran-owned businesses, etc.

C. <u>Definitions</u>

- A small business is defined as a business that is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of operation. See 13 CFR Part 121 should be used to determine business size.

- Minority Business Enterprise is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly-owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, Asian Indian Americans, and Hasidic Jewish Americans.
- A Women's Business Enterprise is defined as a business that is at least 51% owned by a woman or women who are U.S. citizens and who control and operate the business.

- A “Section 3 business concern” is as defined under 24 CFR Part 135.
- A labor surplus area business is defined as a business which, together with its immediate subcontractors, will incur more than 50% of the cost of performing the contract in an area of concentrated unemployment or underemployment, as defined by the DOL in 20 CFR Part 654, Subpart A, and in the list of labor surplus areas published by the Employment and Training Administration.

SECTION 11: SELF-CERTIFICATION

Omaha Housing Authority self-certifies that this Procurement Policy, and the OHA procurement system, complies with all applicable Federal regulations and as such, that OHA is exempt from prior HUD review and approval of individual procurement actions.

RESOLUTION NO. 2025 - 107
APPROVE PROCUREMENT POLICY

WHEREAS, OHA has established a Procurement Policy that guides OHA's purchasing practices, price thresholds, formal and informal solicitation, procedures, contract management, regulatory compliance, and ethical standards for staff and contractors, among other matters;

WHEREAS, OHA's Procurement Policy was last updated in 2017;

WHEREAS, staff recommends that the Board of Commissioners approve the revised OHA Procurement Policy;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the revised OHA Procurement Policy.

____
David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13, 2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.1.3.3. Resolution 2025-108 Jackson Tower Plumbing Stack Contract Renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: November 6th, 2025
Re: Recommendation for Contract Extension

RECOMMENDED ACTION:
OHA staff recommends the OHA Board of Commissioners approve the following action regarding contract 24-JSTACK-96 (Tower Plumbing Stack Replacement) with Elkhorn West Construction Inc.

- Extension of the contract term by six months

EXPLANATION:
The initial contract term began on 12/16/2024 for a 12-month term with two additional six-month renewals available. This project is complex with many moving parts, and an extension is needed to finish. There is no change in the contract amount.

PROCUREMENT METHOD:	Invitation for Bid
SOURCE OF FUNDS:	2024 Capital Funds Formula Grant
SPONSOR(S):	Charles Karl, Capital Improvements Director Sarah Nothhorn, Director of Property Management Operations
RECOMMENDED BY:	Joanie Balk, CEO

RESOLUTION NO. 2025 - 108
EXTEND CONTRACT FOR JACKSON TOWER PLUMBING STACKS REPLACEMENT

WHEREAS, in November 2024, the Board approved a contract with Elkhorn West Construction, Inc. to provide Jackson Tower plumbing stack replacement services, which contract was effective beginning December 12, 2024;

WHEREAS, the contract permits two six-month extensions;

WHEREAS, staff recommends extension of the contract for a six-month period to complete the work;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a six-month extension of the contract with Elkhorn West Construction, Inc. to provide Jackson Tower plumbing stack replacement services.

____
David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13, 2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.1.3.4. Resolution 2025-109 Inteconnex Contract

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: November 13th, 2025
Re: Recommendation for Contract Approval

RECOMMENDED ACTION:
The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve a contract with Inteconnex for security technology services for an amount not to exceed $250,000. This contract would be for an initial term of 12 months with the option to renew for up to four additional 12-month terms.

EXPLANATION:
OHA facilities feature a range of electronic security devices, including video surveillance and access controls. Inteconnex has installed and serviced most of this infrastructure for several years. Under the proposed contract, Inteconnex can complete additional planned installation projects, and continue to provide routine maintenance, upgrade, and repairs services.

METHOD OF PROCUREMENT:
Cooperative Agreement Addendum for TIPS contract# 240101 (Technology Solutions, Products, and Services)

PROJECT COST:
The contract amount will not exceed $250,000.

DIVERSE-OWNED BUSINESS:	N/A
PROCUREMENT METHOD:	Cooperative Agreement
SOURCE OF FUNDS:	Capital Grant and Operating Funds
SPONSOR(S):	Gabby Henka, IT Projects and Vendor Coordinator Charles Karl, Capital Improvements Director
RECOMMENDED BY:	Joanie Balk, CEO

RESOLUTION NO. 2025 - 109
CONTRACT WITH INTECONNEX

WHEREAS, the Housing Authority of the City of Omaha ("OHA") wishes to engage a vendor to provide security camera surveillance related services;

WHEREAS, OHA may contract with Inteconnex through Cooperative Agreement Addendum for TIPS (The Interlocal Purchasing System) contract 240101;

WHEREAS, staff recommends that OHA enter into a contract with Inteconnex for a twelve-month term, with an option to renew for an additional twelve months, with a total contract amount not to exceed $250,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes OHA to contract with Inteconnex to provide security camera surveillance related services for a twelve-month contract term, with an option to renew for an additional twelve months, with a total contract amount not to exceed $250,000.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13,2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.1.3.5. Resolution 2025-110 Custodial Services, Contract Renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: November 13th , 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the following actions regarding contract 21-CUSTOD-85 (Custodial Services) with two contractors: Gazellas Bright LLC and Just Clean.

- Extension of contract term by six months
- Increase of contract amount by $300,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	$575,000	$575,000	4	11/21/2022
Renewal 1	$600,000	$1,175,000	3	11/21/2023
Renewal 2	$600,000	$1,175,000	2	11/21/2024
Renewal 3	$600,000	$2,375,000	1	11/21/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 4	$300,000	$2,675,000	0	5/21/2026

PROJECT COST:

Company Name	Expended as of 9/25/2025
Gazellas Bright LLC	$97,150
Just Clean	$2,094,074
TOTAL	**$2,191,224**

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets

SPONSOR(S): Charles Karl, Capital Improvements Director
Sarah Notthorn, Director of Property Management Operations

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 110
RENEWAL OF CUSTODIAL SERVICES CONTRACTS

WHEREAS, the Housing Authority of the City of Omaha ("OHA") currently has contracts with a pool of vendors to provide custodial services, including Gazellas Bright and Just Clean;

WHEREAS, the contracts were procured in 2021 for a one-year term with an option for renew for four additional one-year terms;

WHEREAS, the current contracts will expire in November 2025, and staff recommends renewal of the contracts with both firms, Gazellas Bright and Just Clean, for an additional six-month term;

WHEREAS, the previous cumulative amount of the contracts was $2,375,000, and staff recommends increasing the funding by an additional $300,000, for a total cumulative contract amount of $2,675,000, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a six-month renewal of the contracts with Gazellas Bright and Just Clean, to provide custodial services, with an increase in the contract amounts of $300,000 jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a six-month renewal of the contracts with Gazellas Bright and Just Clean, to provide custodial services, with an increase in the contract amounts of $300,000 jointly and severally.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13,2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.2. ADDITIONAL ITEMS FOR CONSIDERATION

6.2.1. Resolution 2025-111 Pine Tower Closing

HOUSING AUTHORITY OF THE CITY OF OMAHA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS

PINE TOWER

RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF OMAHA TO EXECUTE ANY AND ALL DOCUMENTS OR TAKE ANY OTHER ACTION THAT IS NECESSARY OR APPROPRIATE TO: (1) FACILITATE THE REDEVELOPMENT OF THE PINE TOWER; (2) PROVIDE FINANCING TO PINE TOWER, LLC FOR THE PROJECT; AND (3) CAUSE THE HOUSING AUTHORITY OF THE CITY OF OMAHA TO EXECUTE ANY SUCH FURTHER DOCUMENTATION FOR THE PROJECT.

RESOLUTION NO. 2025- [____]

WHEREAS, the Housing Authority of the City of Omaha ("**OHA**") is a body corporate and politic organized under the laws of the State of Nebraska, and is undertaking a rehabilitation of a one hundred forty-three (143) unit multifamily apartment building in Omaha, Nebraska known as Pine Tower (the "**Project**") pursuant to the U.S. Department of Housing and Urban Development's ("**HUD**") Rental Assistance Demonstration ("**RAD**") Program; and

WHEREAS, OHA has deemed it advisable to work in conjunction with Brinshore Development, L.L.C. (the "**Developer**") and Pine Tower, LLC (the "**Owner**") to redevelop the Project pursuant to that Master Development Agreement between OHA and Developer dated June 5, 20225, as amended; and

WHEREAS, OHA is the fee interest owner of the underlying real property of the Project (the "**Property**"); and

WHEREAS, OHA has applied for, and the U.S. Department of Housing and Urban Development ("**HUD**") has conditionally approved, the conversion of the existing public housing units to Section 8 Project-Based Voucher ("**PBV**") under HUD's RAD program. The conversion will occur pursuant to a RAD Conversion Commitment expected to be made between HUD, OHA, and the Owner ("**RCC**"), a RAD Use Agreement, a Section 8 PBV Housing Assistance Payment Contract ("**HAP Contract**"), as well as various collateral documents (collectively, the "**RAD Documents**"); and

WHEREAS, OHA will lease the Project and property thereunder to the Owner, pursuant to a ground lease agreement ("**Ground Lease**") for the sum of $8,760,000 ("**Rent**"). The Rent will be financed through a seller note payable to OHA in the amount of $8,760,000 (the "**Seller Financing**"); and

WHEREAS, to facilitate the rehabilitation of the Project, OHA will loan to the Owner approximately $1,850,000 in Capital Funds, which loan will be evidenced by a promissory note and secured by a Capital Funds Leasehold Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing ("**Capital Funds Loan**", together with Seller Financing, "**OHA Loans**"); and

WHEREAS, the Owner has secured additional financing for the development of the Project, including, but not limited to, proceeds from the tax-exempt bonds, equity from the sale of low income housing tax credits, and construction/permanent financing from private lenders, and the Nebraska Department of Economic Development (collectively with the Seller Financing, the "**Project Financing**");

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Omaha have determined that it is in the best interest of OHA to undertake the Project and the transactions provided herein.

NOW, THEREFORE, BE IT RESOLVED THAT: The Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes and approves:

1. That Joanie Balk, the Chief Executive Officer of OHA, is hereby authorized, empowered and directed to enter the (i) Ground Lease, (ii) documents evidencing the OHA Loans, and (iii) RAD Documents, and any additional or ancillary documents, instruments, certifications, guarantees, and agreements required thereunder and to take such further actions to carry out the forgoing transactions and as may be necessary in connection with the closing of the Project or related thereto;

2. That Joanie Balk, the Chief Executive Officer of OHA, is authorized, empowered, and directed to negotiate and execute any and all necessary documents, agreements, and/or certifications necessary to complete and close with all financing partners with respect to the Project; and

3. That to the extent any of the actions authorized by this Resolution have already been taken, such actions are hereby ratified and confirmed as the valid actions of the OHA, effective as of the date such actions were taken.

Member	Yes	No	Abstain	Absent

Executed this __th day of November, 2025.

CERTIFICATION OF RESOLUTION

I, __________, do hereby certify that this Resolution No. _________ was approved by the Board of Commissioners at a duly held and authorized meeting of the Board, that I am the person authorized to sign this certification, consistent with the State law and By-laws of the Board of Commissioners, and that the statements contained herein are a true and accurate account of the Board's action.

______________________________ ____
Date

STATE OF NEBRASKA

United States of America, } ss.
State of Nebraska }

Secretary of State
State Capitol
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the State of Nebraska, do hereby certify that

PINE TOWER-RC HOUSING, LLC

was duly formed under the laws of Nebraska on October 9, 2025;

all fees, taxes, and penalties due under the Nebraska Uniform Limited Liability Company Act or other law to the Secretary of State have been paid;

the Company's most recent biennial report required by section 21-125 has been filed by the Secretary of State;

the Secretary of State has not administratively dissolved the company;

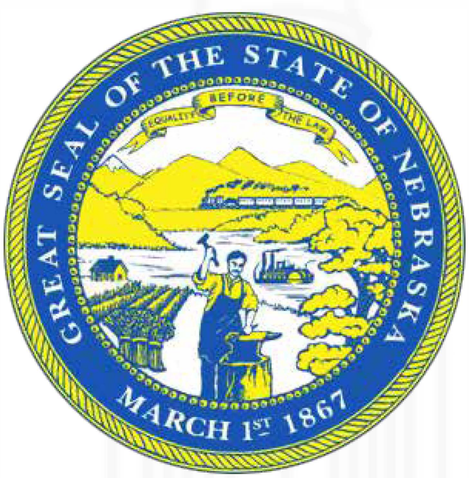
the Company has not delivered to the Secretary of State for filing a Statement of Dissolution;

a Statement of Termination has not been filed by the Secretary of State.

This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's financial condition or business activities and practices.

In Testimony Whereof,

I have hereunto set my hand and affixed the Great Seal of the State of Nebraska on this date of



October 30, 2025

Secretary of State

Verification ID 995a662 has been assigned to this document. Go to ne.gov/go/validate to validate authenticity for up to 12 months.

6.2.2. Resolution 2025-112 Bond Inducement, Pine Tower

RESOLUTION NO. 25-___

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OMAHA (THE "AUTHORITY") AUTHORIZING THE ISSUANCE AND DELIVERY BY THE AUTHORITY OF ITS MULTIFAMILY HOUSING REVENUE NOTE (PINE TOWER APARTMENTS PROJECT) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $18,200,000 (THE "NOTE") TO FINANCE A PORTION OF THE COSTS OF THE ACQUISITION, REHABILITATION, DEVELOPMENT AND EQUIPPING OF A MULTIFAMILY HOUSING APARTMENT DEVELOPMENT LOCATED IN OMAHA, NEBRASKA AND TO FUND CERTAIN COSTS ASSOCIATED WITH THE DELIVERY OF THE NOTE; SPECIFYING THAT THE NOTE IS NOT A DEBT OF THE CITY OF OMAHA OR THE STATE OF NEBRASKA; APPROVING AND AUTHORIZING THE EXECUTION OF THE FUNDING LOAN AGREEMENT WITH RESPECT TO THE NOTE, A BORROWER LOAN AGREEMENT, A TAX REGULATORY AGREEMENT AND OTHER RELATED DOCUMENTS; MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH REFERENCE TO THE NOTE; AUTHORIZING THE DELIVERY OF THE NOTE TO COMMUNITY HOUSING INVESTMENT PARTNERS II, LP; PROVIDING FOR REPEAL OF ANY INCONSISTENT PRIOR RESOLUTIONS OF THE AUTHORITY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS RESOLUTION.

WHEREAS, the Authority has been created as a public body, corporate and politic, designated a political subdivision of the State of Nebraska (the "State") pursuant to Nebraska Revised Statutes Section 71-1572, et seq. (the "Act"), exercising necessary and essential governmental functions for the purposes stated in the Act; and

WHEREAS, the Authority is authorized by the Act to enter into, execute and perform contracts, instruments and agreements of every kind and description within or without its area of operation except where otherwise expressly provided in furtherance of the purposes of the Act and in connection with the exercise of any of its powers and to issue bonds and other debt instruments for any purpose permitted under the Act; and

WHEREAS, for the purposes set forth in the Act, it has been deemed appropriate and necessary that the Authority issue and deliver its Multifamily Housing Revenue Note (Pine Tower Apartments Project) Series 2025 in the aggregate principal amount not to exceed $18,200,000 pursuant to the terms and provisions of a Funding Loan Agreement (the "Funding Loan Agreement") by and among the Authority, as governmental lender, Community Housing Investment Partners II, LP, a Delaware limited partnership, as the funding lender, or other designee of R4 Capital Funding LLC (the "Funding Lender") and UMB Bank, National Association, as fiscal agent, or such other fiscal agent named therein (the "Fiscal Agent"); and

WHEREAS, the Authority desires to loan the proceeds of the Note to Pine Tower, LLC, a Nebraska limited liability company (the "Borrower") pursuant to the terms and provisions of a Borrower Loan Agreement (the "Borrower Loan Agreement") by and between the Authority and the Borrower for the purpose of financing the acquisition, rehabilitation, development and equipping of a multifamily rental housing development known as Pine Tower, a 143-unit rental housing project located at 1500 Pine Street in Omaha, Douglas County, Nebraska (the "Project") to be owned by the Borrower; and

WHEREAS, the Note will be secured by a leasehold deed of trust executed by the Borrower for the benefit of the Authority (the "Deed of Trust") to be filed of record with respect to the Project; and

WHEREAS, in connection with the delivery of the Note the Authority desires to authorize the execution of the Funding Loan Agreement, the Borrower Loan Agreement, a Tax Regulatory Agreement, and all other documents which are reasonably necessary to carry out the intentions hereof; and

WHEREAS, the Authority hereby determines that it is in the Authority's best interest to delegate to its Chair (the "Chair") or in his absence, the Vice-Chair (the "Vice-Chair") certain of the specific powers enumerated in the Act as more specifically provided in this Resolution; and

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

1. Words used in the foregoing recitals shall have the same meanings when used in the body of this resolution.

2. The Authority has determined that the issuance and delivery of the Note and loaning the proceeds thereof to the Borrower will promote the public purposes of providing, and continuing to provide, adequate housing facilities for persons of eligible income within the jurisdiction of the Authority and in compliance with the provisions of the Act.

3. For the purpose of making a loan to the Borrower to pay the costs of the Project and all or part of the costs of issuing and delivering the Note, there is hereby authorized to be issued and delivered the Note in an aggregate principal amount not to exceed $18,200,000 to be designated the "Housing Authority of the City of Omaha Multifamily Housing Revenue Note (Pine Tower Apartments Project) Series 2025. The Note shall (a) bear such dates and interest rates, (b) mature and be payable as to principal or redemption price and interest at such place and in such form, (c) carry such registration privileges, (d) be subject to prepayment, (e) be executed, (f) be in such form, and (g) contain such other terms, covenants and conditions as shall be set forth in the Funding Loan Agreement.

The Note shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair and attested by the Chief Executive Officer of the Authority, who are authorized to execute, seal, attest and deliver the Note on behalf of the Authority. The Fiscal Agent shall manually authenticate the Note and the seal of the Authority shall be impressed or imprinted on the Note.

THE NOTE IS A SPECIAL, LIMITED OBLIGATION OF THE AUTHORITY. PAYMENT OF THE PRINCIPAL OF AND PREMIUM, IF ANY, AN INTEREST ON THE NOTE IS A VALID CLAIM ONLY AS AGAINST THE FUNDS PLEDGED THEREFOR UNDER THE FUNDING LOAN AGREEMENT, IS NOT A DEBT OR AN INDEBTEDNESS OR A GENERAL OBLIGATION OF THE AUTHORITY, THE CITY OF OMAHA (THE "CITY"), DOUGLAS COUNTY (THE "COUNTY"), THE STATE OF NEBRASKA (THE "STATE") OR ANY PUBLIC AGENCY THEREOF OR A LOAN OF THE FAITH OR CREDIT OR THE TAXING POWER (IF ANY) OF ANY OF THEM WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISIONS NOR SHALL THE NOTE BE CONSTRUED TO CREATE ANY MORAL OBLIGATION ON THE PART OF THE AUTHORITY, THE CITY, THE COUNTY, THE STATE, OR ANY PUBLIC AGENCY THEREOF.

4. The Chair, Vice-Chair, or Chief Executive Officer of the Authority or their assigned designees are each separately and individually hereby authorized, empowered and directed to approve, execute, acknowledge and deliver the Note, the Funding Loan Agreement, the Borrower Loan Agreement and the Tax Regulatory Agreement (collectively, the "Note Documents"), including counterparts thereof, in the name and on behalf of the Authority. Each Note Document shall be in substantially the form now before this meeting and hereby approved, subject to such changes therein as shall be approved by the officers of the Authority executing the same, such execution thereof to constitute conclusive evidence of the Authority's approval of any and all changes or revisions therein from the form of the Note Documents now before this meeting. From and after the execution and delivery of the Note Documents by the Authority, the officers, agents and employees of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Note Documents.

5. The Chair, Vice-Chair, or Chief Executive Officer of the Authority or their assigned designees are each severally hereby authorized to execute and deliver for an on behalf of the Authority any and all additional certificates, documents and other papers and to perform all other acts as the party signing may deem necessary or appropriate to implement and carry out the purposes and intent of this resolution, including the recitals hereto. The Chair, Vice-Chair or Chief Executive Officer of the Authority are each severally hereby authorized to determine, in conjunction with authorized representatives of the Borrower: (a) the date of the Note Documents, (b) the aggregate principal amount of the Note to be issued and delivered, not to exceed $18,200,000, and the maturity thereof, (c) the interest rate to be carried on the Note or the manner of determining such interest rates, (d) the prepayment provisions applicate to the Note, and (e) the purchase price of the Note, which shall not be less than 99%.

6. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions.

7. All prior actions taken by the Authority, the Chair or the Vice-Chair to carry out the intent and purpose of this Resolution are hereby ratified.

8. That all prior resolutions or portions thereof of the Authority which are inconsistent with the contents hereof are hereby repealed.

9. That this Resolution shall become effective immediately upon its passage and approval.

Adopted and approved this 13th day of November, 2025, at a regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha.

By:___________________________________
Chair

ATTEST:

____
Vice-Chair

Pine Tower Renovation

BRINSHORE

Project Summary

The 143-unit Pine Tower ("Pine") renovation is the first LIHTC renovation for the combined Brinshore Development, LLC ("Brinshore") and Omaha Housing Authority ("OHA"), building on the success of two successful choice neighborhood implementation grants, and numerous Omaha new construction developments.

Context

Pine is located very near downtown (less than one mile south) and directly adjacent to the "Little Bohemia" area of Omaha with its walkable coffee shops, breweries, restaurants, and shops. It is less than a mile from a large clinic (Nebraska Medicine Old Market Health Center) and has two major Hospitals within three miles (VA and University of Nebraska). Some notable community educational anchors are Pine Elementary School and All Saints Catholic School (both approximately a half mile away). Creighton University is easily accessible north of downtown and under two miles away.

Unit/Income Mix

All 143 affordable units will be income-restricted and range from 40% to 60% Area Median Income ("AMI").

Unit Type	Count	Approx. Monthly Rent ($)
1 Bedroom	143	$776-1,100
Total	143	

Developer Background

The Pine renovation is a collaboration between Brinshore and the OHA.

Design and Amenities

The development will be thoroughly renovated with new flooring; energy efficient lighting and appliances; new kitchens and bathrooms; focusing on quality of life upgrades for residents. The grounds of Pine will be refreshed with new landscaping.

Development Team

The project will be designed by Alley Poyner Macchietto Architects. OHA will partner with a third-party property management company. An integrated design process will be employed as additional members of the consultant team are selected.

Financing

The LIHTC project will be financed with a mix of 4% Federal Low Income Housing Tax Credit Equity, construction and permanent loans, and deferred developer fees.

6.2.3. Resolution 2025-113 Sprint Lease Amendment for Highland Tower

SECOND AMENDMENT TO SITE LEASE AGREEMENT

This Second Amendment to Site Lease Agreement (the "**Second Amendment**") is effective as of the last signature below (the "**Effective Date**"), by and between Housing Authority of the City of Omaha, a governmental subdivision ("**Landlord**"), and Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P. ("**Tenant**") (each a "**Party**", or collectively, the "**Parties**").

Landlord and Tenant (or their predecessors-in-interest) entered into that certain Site Lease Agreement dated November 27, 2006, including that certain First Amendment to Site Lease Agreement dated June 9, 2014 (including all amendments, collectively, the "**Lease**") regarding the leased premises ("**Premises**") located at 4500 S. 25th Street, Omaha, NE 68107 (the "**Property**").

For good and valuable consideration, Landlord and Tenant agree as follows:

1. At the expiration of the Lease, the term of the Lease will automatically be extended for two (2) additional and successive five (5) year terms (each a "**Renewal Term**"), unless either party elects not to renew by providing the other party at least six (6) months' notice prior to the expiration of the then current Renewal Term.

2. Upon the expiration of the final Renewal Term, Tenant shall have the right to continue to occupy the Premises and the Term shall automatically extend for successive one (1) year periods (each, and "**Extended Period**"). Landlord may elect not to renew by providing notice to Tenant at least six (6) months prior to the expiration of the then current Extended Period. Tenant may terminate any Extended Period at any time by delivery of notice to Landlord.

3. At the commencement of the first Renewal Term provided for in this Second Amendment, Tenant shall pay Landlord Three Thousand and No/100 Dollars ($3,000.00) per month as Rent, partial calendar month to be prorated in advance, by the fifth (5th) day of each calendar month. Effective November 27, 2036, the Rent will escalate by 10% and on the first day of each subsequent Renewal Term. The Rent for each Extended Period shall be increased by 2% of the Rent for the immediately preceding year. Tenant shall pay Landlord any outstanding Rent due as of the Effective Date within sixty (60) days of the Effective Date. Where duplicate Rent would occur, a credit shall be taken by Tenant for any prepayment of duplicate Rent by Tenant.

4. Upon the Effective Date of the Second Amendment, in addition to any rights set forth in the Lease Tenant and its employees, representatives and agents will have access to the Premises, at no additional charge, during regular business hours, Monday through Friday, 8:00 AM to 4:30 PM. In the event of an emergency, where Tenant requires access outside of regular business hours, Tenant will be able to call Landlord's after-hours maintenance line to obtain access. In the event Landlord provides Tenant with an access card or key to the Premises, Tenant will reimburse Landlord for any lost or stolen access cards or keys that were provided to Tenant.

5. Landlord consents to allow Tenant to complete upgrades and additions of the Antenna Facilities on the Premises for no additional consideration, in compliance with required permits.

6. Notwithstanding anything to the contrary in the Lease and as of the Effective Date of the Second Amendment, Tenant may terminate the Lease, upon ninety (90) days prior written notice to Landlord, without further liability, for any or no reason. Any prepaid Rent for any time period after the termination date shall be refunded to Tenant within thirty (30) days of termination.

7. Tenant shall have the right to assign, or otherwise transfer the Lease, upon approval from Landlord and HUD, which will not be unreasonably withheld, conditioned or delayed; provided however, that Tenant may assign or otherwise transfer this Lease without Landlord's or HUD's approval to any parent, affiliate or subsidiary of Tenant, any party that merges or consolidates with Tenant or its parent, or any party that purchases a majority of Tenant's assets or ownership interests in the FCC market in which the Property is located. Tenant shall be relieved of all liabilities and obligations and Landlord shall look solely to the assignee, or transferee for performance under the Lease. Tenant shall have the right to sublease the Lease without the need for Landlord's consent.

8. Landlord shall only have the right to assign and transfer this Lease pursuant to a sale or transfer of ownership of the Property. Upon Tenant's receipt of written verification of a sale or transfer of the Property, (a) Landlord shall be relieved of all liabilities and obligations and (b) Tenant shall look solely to the new owner for performance under this Lease. Landlord shall not attempt to assign or otherwise transfer this Lease separate from a sale or transfer of ownership of the Property.

9. All notices, requests, demands and other communications shall be in writing and shall be deemed to have been delivered upon receipt or refusal to accept delivery, and are effective only when deposited into the U.S. certified mail, return receipt requested, or when sent via a nationally recognized courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Tenant:	If to Landlord:
T-Mobile USA, Inc. 12920 SE 38th Street Bellevue, WA 98006 Attn: Lease Compliance/ OM70XC010/ON01218A	Omaha Housing Authority 1823 Harney Street Omaha, NE 68102

10. Tenant and Landlord will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property without additional payment or consideration.

11. Any charges payable under the Lease other than Rent shall be billed by Landlord to Tenant within twelve (12) months from the date in which the charges were incurred or due; otherwise, the same shall be deemed time-barred and be forever waived and released by Landlord.

12. To the extent that any terms and/or language in this Second Amendment and/or the Lease is in conflict with the requirements of the United States Housing Agency Act of 1937, as amended, Federal regulations, and the Annual Contributions Contract ("ACC") between the Landlord and U.S. Department of Housing and Urban Development ("Federal public housing requirements"), such Federal public housing requirements shall control and govern in such instances of conflict.

13. It is acknowledged and agreed that the Landlord has no authority to provide guarantees, indemnifications, rights of set off, or other pledges involving the assets of any Public Housing Project (as the term "Project" is defined in the ACC between Landlord and HUD (the "Public Housing Project") or other assets of the Landlord, including any Housing Choice Voucher ("HCV") related assets of the Landlord.

Accordingly, except as approved by HUD in writing, it is acknowledged that there is no legal right of recourse against: (1) any Public Housing Project of Landlord; (2) any operating receipts (as the term "operating receipts" is defined in ACC), HCV receipts or Capital Funds of Landlord; (3) any public housing operating reserve of Landlord reflected in Landlord's annual operrating budget and required under the ACC, or (4) any other asset of the Landlord related to the United States Housing Act of 1937. Should any assets of the Landlord be identified at a later date as meeting the criteria set forth above, any guarantees, indemnifications, rights of set off, or other pledges involving those assets will be deemed null, void, and unenforceable.

14. This Second Amendment is subject and subordinate to the ACC between Landlord and HUD and the DOT held by HUD on the Property and Premises.

15. Except as expressly set forth in this Second Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this Second Amendment conflicts with the terms of the Lease, the terms and provisions of this Second Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this Second Amendment.

16. This Second Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this Second Amendment will legally bind the Parties to the same extent as originals.

17. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Second Amendment. Landlord represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of Second Amendment. If Landlord is represented by any property manager, broker or any other leasing agent ("Agent"), then (a) Landlord is solely is responsible for all commission, fees or other payment to Agent and (b) Landlord shall not impose any fees on Tenant to compensate or reimburse Landlord for the use of Agent, including any such commissions, fees or other payments arising from negotiating or entering into this Second Amendment or any future amendment.

18. This Second Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this Second Amendment as of the Effective Date.

Landlord:

Housing Authority of the City of Omaha, a governmental subdivision

By: ________________________________

Print Name: ________________________________

Title: ________________________________

Date: ________________________________

Tenant:

Sprint Spectrum Realty Company, LLC, a Delaware limited liability company

By: ________________________________

Print Name: ________________________________

Title: ________________________________

Date: ________________________________

REAL ESTATE LEGAL
T-MOBILE

RESOLUTION NO. 2025 -
SPRINT LEASE AMENDMENT FOR SPACE AT HIGHLAND TOWER

WHEREAS, the Housing Authority of the City of Omaha (OHA) and Sprint Spectrum (Sprint) previously entered into a lease agreement for use of roof space at Highland Tower for the operation of cellular equipment;

WHEREAS, Sprint and OHA wish to enter into a second amendment of the original lease agreement for Highland Tower to extend the term of the lease and further define the rental amount;

WHEREAS, Sprint and OHA have agreed to two additional five-year lease terms with rights to end the lease with six months notice and a rental amount of $3,000 dollars per month with a 10% escalation beginning in November 2036; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve the Second Amendment to the lease agreement between Sprint and OHA for rooftop space at Highland Tower;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the Second Amendment of the lease agreement between Sprint and OHA for rooftop space at Highland Tower.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13, 2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.2.4. Resolution 2025-114 Maintenance Facility Renovation Contract

Memorandum

To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: November 13th, 2025

Re: Recommendation for Contract – Maintenance Facility Renovation

RECOMMENDED ACTION:

Omaha Housing Authority ("OHA") staff recommends the OHA Board of Commissioners approve the following:

- A contract for $450,000 with **HHERS, LLC** to provide renovation services for OHA's maintenance facility located at 4402 N 21st St. in Omaha. This contract would be for an initial term of 6 months, with the option to renew for two additional six -month terms.
- At OHA's discretion, an increase in the contract amount of up to 10% ($45,000) without additional Board of Commissioners approval.

NOTE: This project is contingent upon HUD's approval of the conversion of the maintenance facility to public housing, the environmental review of the project, and other regulatory requirements. No contract will be executed until these conditions are satisfied.

EXPLANATION:

In response to changing logistical and staffing needs, and after due consideration of various options, OHA has elected to make improvements to its primary existing maintenance shop located in north Omaha. Schemmer completed A&E planning for the renovation, which will include: mechanical repairs and upgrades; reconfiguration of interior office, meeting, and storage areas to make the most efficient use of space; addition of staff facilities including showers and locker/changing areas; upgrades to safety and security equipment; and addition of a range of secure storage options for sensitive equipment and materials. This project is for interior improvements. Exterior and site improvements will be addressed in a separate, future procurement process, which will likely include repairs funded by insurance settlement proceeds.

METHOD OF PROCUREMENT:

Since the project cost estimate exceeded the Simplified Acquisition Threshold of $100,000, OHA conducted an Invitation for Bid (IFB) based on the scope of work developed by Schemmer. The IFB was publicly advertised and open for more than 30 days. OHA staff also performed outreach to qualified vendors. Three firms submitted bids:

HHERS, LLC	Elkhorn West, Inc.	Meco-Henne, Inc.
$450,000	**$627, 500**	**$685,000**

PROJECT COST: This contract will not exceed $495,000

DBE/MBE/WBE Section 3 Status: 100% MBE

SOURCE OF FUNDS: 2025 CFP Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Director
Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 114
CONTRACT WITH HHERS, LLC FOR MAINTENANCE SHOP RENOVATIONS

WHEREAS, the Housing Authority of the City of Omaha ("OHA") will require additional maintenance shop space, and staff has determined to renovate its space at 4402 N. 21st Street;

WHEREAS, OHA seeks contracted services for interior renovations and improvements;

WHEREAS, OHA issued a Invitation for Bids for this work and received 3 bids, with the lowest bid submitted by HHERS, LLC;

WHEREAS, staff recommends that the Board approve a contract with HHERS, LLC for interior renovations and improvements of OHA's maintenance shop at 4402 N. 21st Street, for a contract term of six months, with an option to renew for an additional six months, and for a contract amount of $450,000 with authorization for staff to increase the contract amount by up to 10% without additional Board approval; and

WHEREAS, this project is contingent upon HUD approval and addition of this property to OHA's public housing inventory, as well as environmental review requirements and other regulatory requirements, and no contract will be executed until these requirements are satisfied;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with HHERS, LLC for interior renovations and improvements of OHA's maintenance shop at 4402 N. 21st Street, for a contract term of six months, with an option to renew for an additional six months, and for a contract amount of $450,000 with authorization for staff to increase the contract amount by up to 10% without additional Board approval, contingent upon HUD and regulatory requirements stated herein.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13,2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

6.2.5. Resolution 2025-115 Cancel Jan 2026, Move Feb & Mar 2026 Board Meetings

RESOLUTION NO. 2025 – 115
BOARD MEETING DATES FOR JANUARY, FEBRUARY, & MARCH 2026

WHEREAS, the OHA Bylaws require that the Board of Commissioners meet for a regular monthly meeting on the first Thursday of the month, unless a majority of the Commissioners determine that the meeting be moved to a different date and/or time.

WHEREAS, the regular January meeting is scheduled for January 1, 2026, and it has been determined that such meeting shall be cancelled;

WHEREAS, the regular February meeting is scheduled for February 5, 2026, and it has been determined that such meeting shall be held on January 29, 2026;

WHEREAS, the regular March meeting is scheduled for March 5, 2026, and it has been determined that such meeting shall be held on February 26, 2026;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha, by vote of the majority of the Commissioners, hereby determines that the January 2026 meeting of the Board of Commissioners shall be cancelled; the February 2026 meeting shall be held on January 29, 2026 at 8:30 a.m.; and the March 2026 meeting shall be held on February 26, 2026 at 8:30 a.m.

____
David Levy, Chairperson
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 November 13, 2025.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

7. DEPARTMENT REPORTS AND DISCUSSION ITEMS

7.1. Housing Choice Voucher Program

Memorandum

To: Board of Commissioners

From: Philisa Smith HCV Director

Date: November 6, 2025

Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers

Utilization 2025	Allocation	Jul	Aug	Sep	Current Mo % Leased
All Other Vouchers	5475	3573	3570	3555	64%
Emergency Vouchers	142	85	82	82	57%
Fair Share Vouchers	24	17	17	17	70%
HA Owned Vouchers	27	26	27	27	100%
Home Ownership Vouchers	64	61	63	64	100%
Incremental Vouchers	20	1	1	1	5%
Mainstream Vouchers	115	89	88	89	77%
Portable Vouchers	96	100	102	96	100%
Project Based Vouchers	275	265	274	275	100%
Tenant Protection Vouchers	253	233	233	253	100%
VASH Vouchers	157	146	146	144	91%
VASH Vouchers (PBV)	26	26	26	26	100%
Total Vouchers	6674	4622	4622	4629	69%

Other Housing

Utilization 2025	Allocation	Issued	Jul	Aug	Sep	Current Mo % Leased
HOME TBRA	30	6	16	16	16	53%
Mod Rehab	11	0	9	9	9	81%

HUD Delinquency Rate			SEMAP	Jul	Aug	Sep
			95%	95.03%	94.17%	95.12%

Memorandum

To: Board of Commissioners

From: Philisa Smith HCV Director

Date: November 6, 2025

Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2025

HQS/NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386	245	195	207	254			
Section 8 Fail	179	204	159	152	233	202	212	188	174			
Section 8 Follow ups	221	179	261	193	208	188	229	261	238			
Quality Control Pass	6	10	6	7	9	7	5	7	6			
Quality Control Fail	1	2	2	3	2	1	4	1	4			
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18			
Monthly Total S8 Inspections Conducted	**702**	**574**	**654**	**583**	**866**	**667**	**647**	**690**	**694**	**0**	**0**	**0**

2025 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67	77	59	53	79	58	74			

5/19/2025 Weather Extension Results					May							
Pass					17							
Fail					14							

* included in monthly totals

Memorandum

To: Board of Commissioners

From: Philisa Smith HCV Director

Date: November 6, 2025

Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annuals Due Monthly	Annuals Incomplete
1	336	0
2	338	0
3	326	0
4	376	0
5	337	2
6	332	1
7	323	6
8	307	24
9	360	81
10	392	100
11	379	192
12	377	251
Totals	4183	657

Memorandum

To: Board of Commissioners

From: Philisa Smith HCV Director

Date: November 6, 2025

Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2025

WAITLIST SUMMARY

The HCV (Housing Choice Voucher) waitlist department is finalizing processing of portability, mainstream, Southside relocation, and the 2021 waitlist.

A briefing was scheduled for October 1, 2025. This completes the 2021 waitlist.

As of now, the HCV waitlist for 2023 has 1,426 applicants.

Currently, the mainstream has a total of 102 leases.

The HUD two-year tool has projected a shortfall for 2025 and 2026. It is advised that no vouchers be issued from the 2023 waitlist, the mainstream waitlist, or the absorption of port-ins. HUD will provide further guidance regarding the shortfall.

7.2. Asset Management (Public Housing)

OHA Property Management Report
September 30, 2025

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	Units Leased	Units Vacated	Mo Net Change	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	MASS Points (of 25)
Towers	Florence Tower	106	5	6	94.3%	↓	0	1	-1	$ 34,957	$ 28,662	0.85	1.22	↑	$ (18,152)	$ (12,618)	$ (5,534)	14
	Benson Tower	143	13	9	93.7%	↑	6	2	4	$ 60,975	$ 30,072	2.04	2.03	↓	$ (67,342)	$ (17,037)	$ (50,305)	10
	Jackson Tower	207	20	10	95.1%	↑	8	2	6	$ 63,552	$ 37,907	1.43	1.68	↑	$ (84,656)	$ (25,189)	$ (59,467)	10
	Park South Tower	221	11	9	96.4%	↑	3	0	3	$ 64,262	$ 55,887	1.10	1.15	↑	$ (82,188)	$ (38,728)	$ (43,460)	18
	Highland Tower	106	11	9	91.5%	↑	0	0	0	$ 81,771	$ 28,529	2.09	2.87	↑	$ (52,073)	$ (15,322)	$ (36,751)	4
	Pine Tower	143	15	11	91.7%	↑	0	0	0	$ 40,101	$ 32,267	1.75	1.24	↓	$ (73,534)	$ (7,099)	$ (66,435)	3
Elderly	Evans Tower	110	4	2	98.2%	↑	3	1	2	$ 29,064	$ 31,910	1.03	0.91	↓	$ (43,843)	$ (18,768)	$ (25,075)	22
	Crown Tower	149	3	3	97.9%	–	4	3	1	$ 39,274	$ 40,574	0.98	0.97	↓	$ (71,765)	$ (46,585)	$ (25,180)	18
	Underwood Tower	104	2	1	99.0%	↑	3	1	2	$ 7,171	$ 32,599	0.21	0.22	↑	$ (49,250)	$ (14,879)	$ (34,371)	21
	Kay Jay Tower	117	4	6	94.5%	↓	0	2	-2	$ 17,491	$ 37,647	0.56	0.46	↓	$ (30,357)	$ (10,028)	$ (20,329)	14
Multi Family	Southside	357	0	0	100.0%	–	0	9	-9	$ 25,573	$ 20,466	1.16	1.25	↑	$ (91,468)	$ (64,939)	$ (26,529)	20
	Park Villa	24	2	2	91.7%	–	0	0	0	$ 5,217	$ 4,211	0.74	1.24	↑	$ (10,683)	$ (7,526)	$ (3,157)	6
	Chambers Court	32	5	5	84.4%	–	0	0	0	$ 1,279	$ 35,240	0.03	0.04	↑	$ (76,703)	$ (11,559)	$ (65,144)	6
	Farnam	20	2	2	90.0%	–	1	0	1	$ 6,540	$ 15,932	1.11	0.41	↓	$ (8,625)	$ (6,789)	$ (1,836)	NA
	Bayview	12	3	3	100.0%	–	0	0	0	$ 1,842	$ 1,102	0.49	1.67	↑	$ (7,720)	$ (2,807)	$ (4,913)	22
Single Family Homes/ Duplexes	Scat-Site North East	225	6	3	99.6%	↑	4	1	3	$ 70,160	$ 80,675	0.71	0.87	↑	$ (98,103)	$ 51,403	$ (149,506)	22
	N. Omaha Afford Hor	24	0	0	100.0%	–	0	0	0	$ 3,774	$ 9,630	0.42	0.39	↓	$ (16,731)	$ (3,590)	$ (13,590)	NA
	Crown I	16	1	1	93.8%	–	0	0	0	$ 381	$ 5,939	-0.38	0.06	↑	$ (4,529)	$ 1,682	$ (6,211)	NA
	Crown II	12	0	0	100.0%	–	0	0	0	$ (6,099)	$ 2,675	-2.18	-2.27	↓	$ (2,991)	$ (1,685)	$ (1,306)	NA
	Scat-Site South East	137	4	4	97.0%	–	2	3	-1	$ 14,543	$ 43,039	0.55	0.34	↓	$ (99,848)	$ 3,952	$ (103,800)	18
	Scat-Site North West	115	1	1	99.1%	–	1	1	0	$ 43,184	$ 55,222	0.89	0.78	↓	$ (53,817)	$ 15,220	$ (69,037)	21
	Keystone Crown Cre	37	0	0	100.0%	–	0	0	0	$ 2,983	$ 14,392	0.02	0.21	↑	$ (17,129)	$ (16,255)	$ (904)	NA
	Scat-Site South Wes	75	0	0	100.0%	–	0	0	0	$ 8,759	$ 36,492	0.08	0.24	↑	$ (32,854)	$ 9,430	$ (42,284)	21
Total		2492	112	87	96.5%	↑	35	26	9	$ 616,754	$ 681,069	0.62	0.76	↑	$ (1,094,361)	$ (239,716)	$ (855,124)	15.00

MARKET RATE HOUSING

Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	Units Leased	Units Vacated	Mo Net Change	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance
	The Villas	18	9	9	100.0%	–				$ (3,551)	$ 17,286	-0.18	-0.21	↓	$ (2,938)	$ 3,046	$ (5,984)
	North Villa	14	4	3	78.6%	–											

AFFORDABLE HOUSING

Development			Occupancy							Tenant Accounts Receivable					Net Operating Income		
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	Units Leased	Units Vacated	Mo Net Change	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance
Multi	Chambers Court	38	4	7	81.6%	↓	0	1	-1								
	Farnam	10	0	0	100.0%	–	0	0	0								
Total		48	4	7	85.4%	↓	0	1	-1								

OHA Board Report Summary

Public Housing – September 2025 Board Summary

PHAS (Public Housing Assessment System)

During the reporting period, our MASS score increased from 14.56 to 15.00. While the score appears slightly lower due to pending exemptions, this improvement reflects continued progress toward our broader goal of achieving 20 points overall.

The current limitation in score performance is primarily due to Pine, KayJay, and Florence Towers no longer being rented, which continues to affect occupancy metrics. Exemption requests for these properties have been submitted to HUD and are awaiting review. Due to the HUD office closure, approvals remain in limbo. Once finalized, we anticipate a corresponding increase in MASS scores for these sites, positively impacting our overall assessment outcomes.

Public Housing:

Occupancy increased to 96.5% during the reporting period, even with the dip caused by the vacant units at Pine, KayJay, and Florence Towers. This improvement demonstrates strong leasing efforts, faster unit turnarounds, and coordinated teamwork across property management and maintenance.

Although HUD's review delays continue to slow some processes, staff have made significant progress in preparing and re-leasing units, including those requiring extensive cleaning and repair following housekeeping-related evictions.

We are supporting Pine Tower residents in preparing for the transition from Public Housing to RAD PBV. As part of this effort, 21 residents, from floors 12 and 13, are being temporarily relocated to ensure these floors are vacant at closing. This enables Brinshore to begin redevelopment while ensuring a smooth, well-managed transition for residents.

Affordable and Market-Rate Housing:

Affordable Housing: The overall occupancy rate is 91.4%. Farnam is at 100% occupancy, while Chambers is at 81.6%, with several units currently unleased. The lower rate at Chambers continues to bring down overall affordable housing occupancy. Staff are focused on leasing vacant units and improving occupancy across all sites, particularly at Chambers, while HUD approvals for exempted vacant units remain pending.

Market Rate Housing: Occupancy has increased to 91.3%, with three vacancies remaining at North Side Villas. Staff continue targeted leasing efforts to fill these units and strengthen overall market-rate portfolio performance.

Maintenance & Inspection Update

The Scattered Site maintenance team has been fully focused on preparing units for Project-Based Voucher (PBV) conversion. Phase 1A, consisting of the first 25 units, has completed inspections. A few remaining repairs—primarily drywall issues from previously unreported resident damage—are being addressed promptly. With these repairs underway, staff anticipate that the majority of units will be ready for PBV transition by November 1, 2025. The team continues to ensure all units meet HUD readiness and compliance standards.

Additionally, we have been notified that the REAC Real Estate Assessment Center (REAC) inspection for Scattered Site Northeast is scheduled for November.

To: OHA Board of Commissioners

Date: November 13, 2025

Re: Public Safety Report – October 2025

Reporting Period	September 23-October 26, 2025

Property	Reports	Dispatches	Police Collaborations	Ban and Bars
Kay Jay	120	4	0	7
Chambers	228	5	3	1
Benson	162	3	1	1
Jackson	229	25	4	4
Pine	193	9	3	3
Misc	161	2	0	0
Evans	238	2	0	0
Farnam	163	2	3	2
Crown	55	5	3	2
Park	281	22	0	5
Bayview	1	2	0	0
Florence	104	5	0	0
Southside	358	8	0	0
Highland	20	4	0	0
Totals:	2313	98	17	25

Reporting notes:

- Due to escalation of criminal activity, mobile cameras with remote monitoring were deployed to Southside (2), Chambers (1) and Park (1)
- Two residents at Southside called Signal directly and expressed their gratitude for the mobile cameras, stating there is less foot traffic.
- Security cameras continue to be monitored 24/7 at Signal location
- Signal and OHA staff meet regularly and shift location priority based on activity
- Signal Field Operations Director will begin attending CAC meetings regularly starting in December
- Signal officers will be present for Board meetings for security purposes starting in November

7.3. Housing in Omaha, Inc.

7.4. River City Housing Connections

7.5. Compliance

Memorandum

To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: November 13, 2025

Re: Compliance Department Update- August 2025

Intake Department

During August there were 207 applications submitted through the on-line portal. 43 of the applications met the criteria for one-bedroom senior households for designated senior towers. A total of 56 applications were approved in August with 47 for one bedroom, 5 for two bedrooms, 4 for three bedrooms and 0 for four bedrooms.

In addition to the 164 applications not eligible to apply, there were an additional 255 applicants who were withdrawn during the full application process for no response, failed background checks, applicant requests, over income and unit refusals.

Intake Manager and Leasing Coordinator are meeting regularly to review availability of units to ensure applicants are ready for vacancies. Contacting families on waiting lists for interest in openings at other properties that are not public housing.

Reexaminations

HUD's monthly Reexamination Delinquency Report for August increased from 84.61% to 99.50%. Staff continued their focus and efforts, and we finished September with a score 99.65%. The Compliance teams continue to review practices so that they can continue to be successful in completing the required annuals each month and keep our scores in the high 90s if not at 100%. The interim completion rate is at 92.6% for the interims reported through August 2025. We are looking at our current procedures to improve our completion percentage for interims also.

We continue to train our new staff as they conduct our in-person appointments, and we have our last new hire to start at the beginning of November.

Process Improvements

During the month of August, Nicole worked with staff from Section 8, Public Housing Intake, Property Management and Legal with these projects and initiatives:

Conducted Section 8 Grievance hearings, completed the application screening implementation, Yardi upgrade and NSPIRE conversion. Set up for PBV/RAD conversion is in process.

Training was provided to staff in Section 8, PH Intake and Property Management for Yardi upgrades for lease ups. Section 8 Grievance Process training with Property Management staff and Payment Manager with staff from Finance. Nicole took continued learning course in LEAN.

There were 9 cases submitted to Yardi. There were 145 requests from staff for assistance:

Percentage of Requests by department:

Capital Improvements	1.38%
Compliance	11.03%
Executive	5.52%
Finance	11.26%
Family Self Sufficiency	0%
HR	10.34%
Inspections	2.76%
IT	1.38%
Intensive Services	2.07%
Legal	1.38%
Maintenance	2.76%
PH Intake	3.68%
Procurement	0%
Property Management	17.93%
Public Safety	0%
Section 8	18.62%
Section 8 Intake	9.89%

Memorandum

To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: November 13, 2025

Re: Intake Approved Applications August 2025

Intake Department
Month of August 2025

New Public Housing Applications	207
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	2

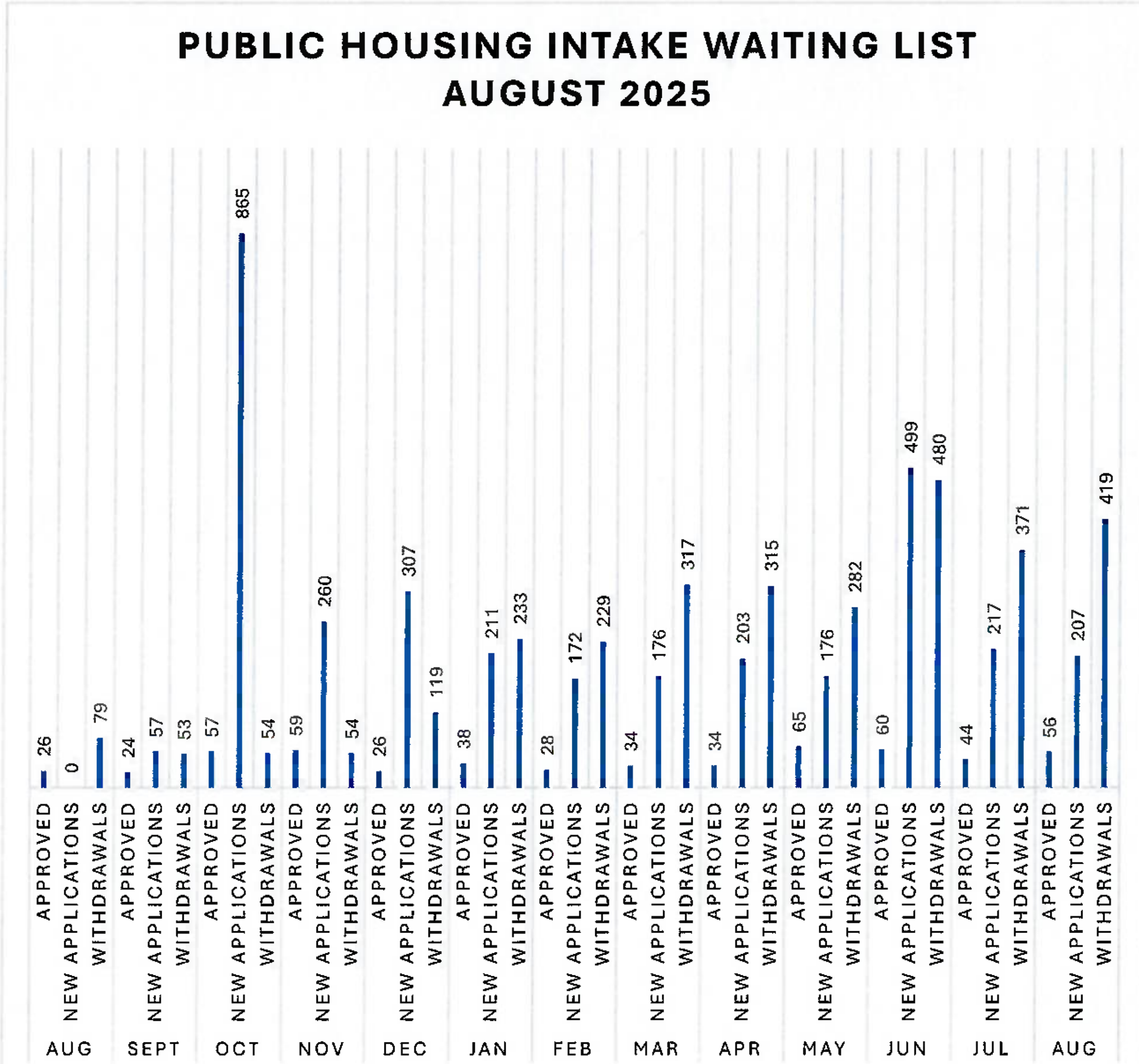
Approved Public Housing Applications	56
Approved Applications for Villas	0
Approved Applications for Farnam Apartments Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
	47	5	4	0

Villas Applications Approved	Two	Three
North Villas	0	0

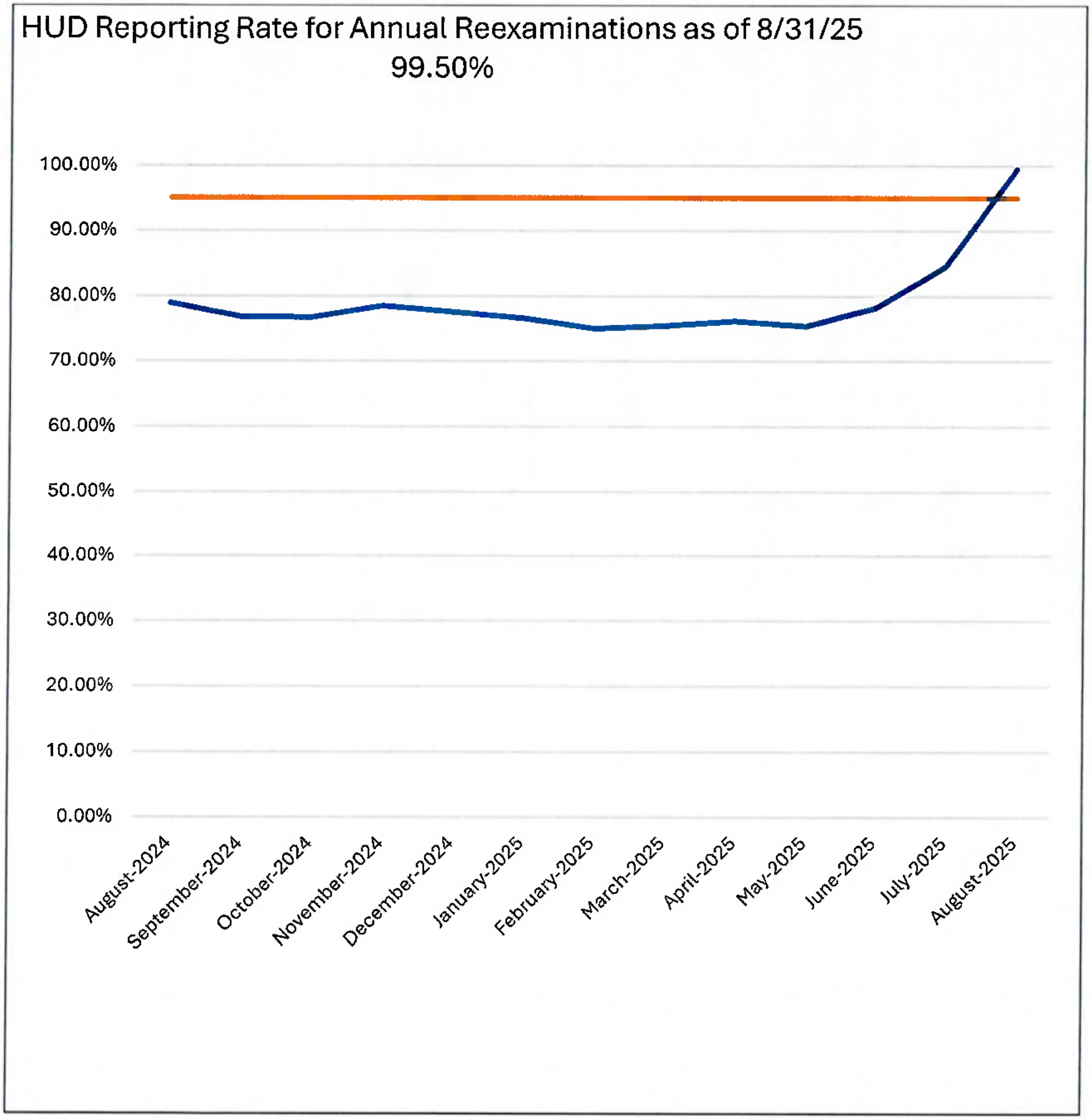
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three
	0	0

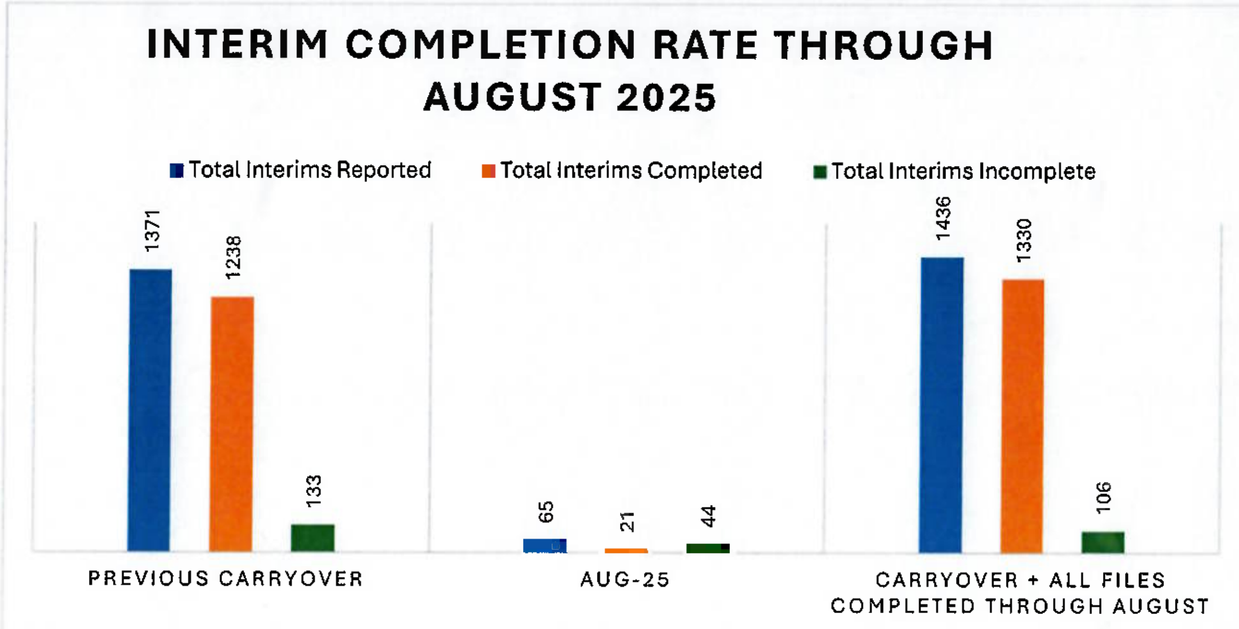
Applications Withdrawn from PH Wait List	419	
No Response During Full Application Process	223	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	164	
Failed Background Check	12	
Applicant Request	12	
Refused offer	6	
Over Income	2	



PUBLIC HOUSING INTAKE WAITING LIST
AUGUST 2025
26
0
79
24
57
53
57
865
54
59
260
54
26
307
119
38
211
233
28
172
229
34
176
317
34
203
315
65
176
282
60
499
480
44
217
371
56
207
419
APPROVED
NEW APPLICATIONS
WITHDRAWALS
AUG
SEPT
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG


HUD Goal
Actual


HUD Reporting Rate for Annual Reexaminations as of 8/31/25
99.50%
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
August-2024
September-2024
October-2024
November-2024
December-2024
January-2025
February-2025
March-2025
April-2025
May-2025
June-2025
July-2025
August-2025



This report reflects all of the interms reported and completed throught the end of August 2025. 65 residents reported new changes during the month of August. Housing Compliance Staff worked to complete the new and outstanding interims during this time period. Overall, staff processed a total 92 interim files.

Interims completed through August represent 92.6% completion rate.

7.6. Financials

Memorandum

To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: October 17, 2025
Re: Finance Report

AGENCY BALANCE SHEET

September 2025:

Overall **Cash** position decreased **$982,335** YTD.

- Public Housing & capital funds had a decrease of **$1,908,590**
- HIO: had a decrease of **$463,834**
- Section 8 Programs: had an increase of **$759,723**
- Central Office: had a decrease of **$20,783**
- River City Housing Connections: had an increase of **$845,758**

Accounts Receivable had a decrease of **$296,290** YTD

- Operating A/R had a decrease of **$296,171**
- A/R Inter-property had a decrease of **$18,201**
- Tenant Receivables had a decrease of **$94,193**
- A/R Promissory Notes had an increase of **$112,275**

Prepaid Assets had an increase of **$361,830** YTD

Total Assets decreased **$2,630,032** YTD

Total Liabilities increased **$240,190** YTD, all due to increases in current liabilities.

Current Liabilities increased **$496,327** YTD

- Accounts Payable decreased **$487,055**
- Accrued Wages decreased **$329,662**
- *Other Current Liabilities increased **$887,140** (contract retainage)*
- Inter-fund Payables increased **$481,182**

Memorandum

To:	Board of Commissioners
From:	Ashley Hatheway, CFO
Date:	October 17, 2025
Re:	Finance Report

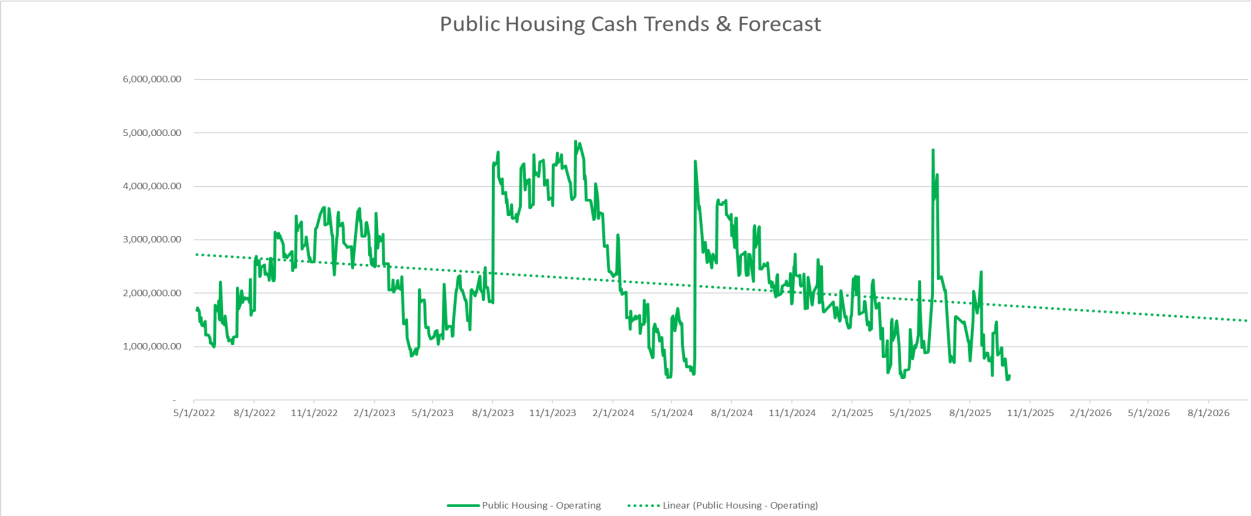
AGENCY INCOME STATEMENT

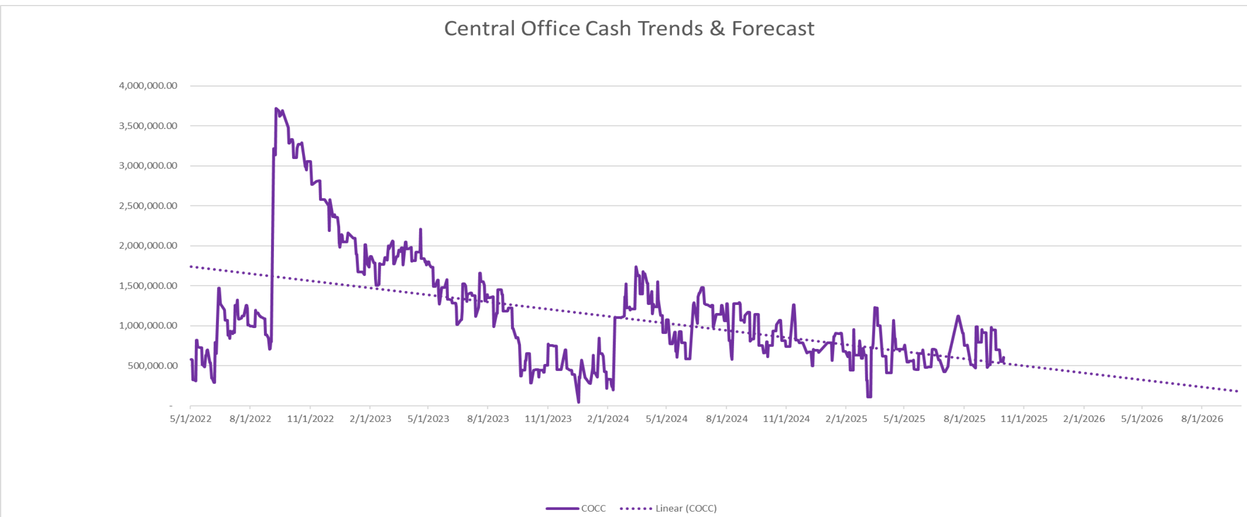
Total Revenue is $8.6M more than PYTD revenue. Revenue is better to budget by $10.5M YTD.

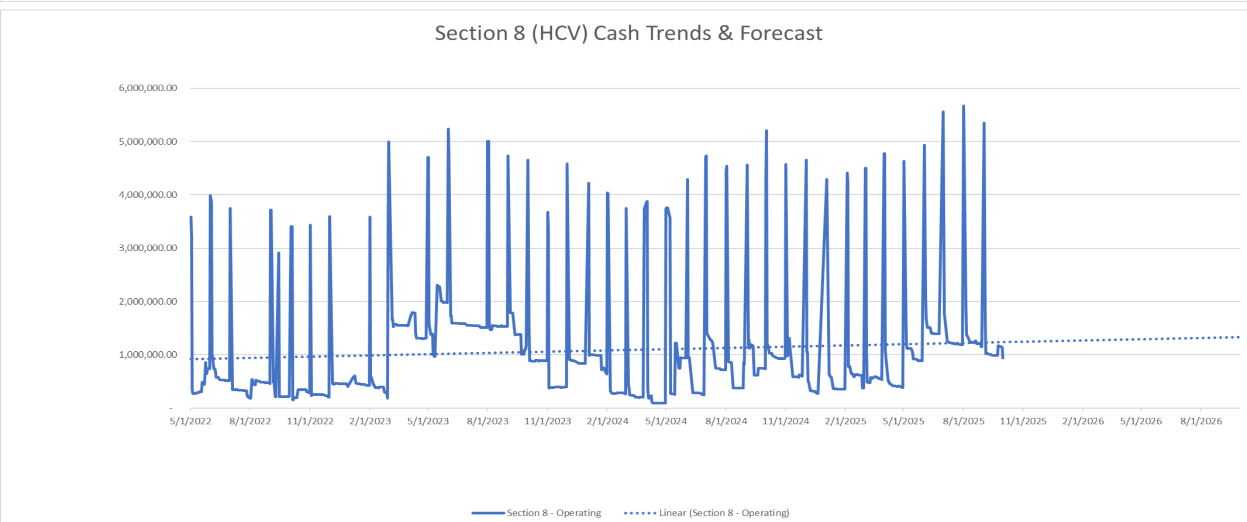
Total Operating Expenses are $2.3M higher than PYTD, worse to budget by $2.7M.

HAP Expenses (Section 8/HCV) are $3.4M more than PYTD, worse to budget by $3.9M.

Adjusted Net Operating Income (ANOI) was $3,934,912 compared to budget ANOI of $20,797 and PY ANOI of $502,421.


Public Housing Cash Trends & Forecast
6,000,000.00
5,000,000.00
4,000,000.00
3,000,000.00
2,000,000.00
1,000,000.00
-
5/1/2022
8/1/2022
11/1/2022
2/1/2023
5/1/2023
8/1/2023
11/1/2023
2/1/2024
5/1/2024
8/1/2024
11/1/2024
2/1/2025
5/1/2025
8/1/2025
11/1/2025
2/1/2026
5/1/2026
8/1/2026
Public Housing - Operating
Linear (Public Housing - Operating)


Central Office Cash Trends & Forecast
4,000,000.00
3,500,000.00
3,000,000.00
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
5/1/2022
8/1/2022
11/1/2022
2/1/2023
5/1/2023
8/1/2023
11/1/2023
2/1/2024
5/1/2024
8/1/2024
11/1/2024
2/1/2025
5/1/2025
8/1/2025
11/1/2025
2/1/2026
5/1/2026
8/1/2026
COCC
Linear (COCC)


Section 8 (HCV) Cash Trends & Forecast
6,000,000.00
5,000,000.00
4,000,000.00
3,000,000.00
2,000,000.00
1,000,000.00
-
5/1/2022
8/1/2022
11/1/2022
2/1/2023
5/1/2023
8/1/2023
11/1/2023
2/1/2024
5/1/2024
8/1/2024
11/1/2024
2/1/2025
5/1/2025
8/1/2025
11/1/2025
2/1/2026
5/1/2026
8/1/2026
Section 8 - Operating
Linear (Section 8 - Operating)

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

	September 30, 2025	September 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	9,759,834	9,624,667	135,167	10,742,169	-982,335
OTHER ACCOUNTS RECEIVABLE	-342,138	-54,810	-287,328	-45,967	-296,171
A/R INTER-PROPERTY	1,176,504	1,082,254	94,250	1,194,705	-18,201
A/R - TENANT	-27,408	-71,332	43,923	66,785	-94,193
A/R PROMISSORY NOTES	2,677,743	2,690,083	-12,340	2,565,468	112,275
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID ASSETS	679,862	739,570	-59,708	318,003	361,860
INTER-FUND DUE FROM	2,901,935	2,966,899	-64,964	2,483,026	418,909
TOTAL CURRENT ASSETS	17,013,854	17,164,855	-151,001	17,511,711	-497,857
FIXED ASSETS	59,879,758	60,480,117	-600,358	62,011,933	-2,132,175
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	75,295,177	75,895,535	-600,358	77,427,352	-2,132,175
TOTAL ASSETS	92,309,031	93,060,390	-751,359	94,939,063	-2,630,032
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-537,891	-461,961	-75,930	-50,835	-487,055
A/P OTHER	-677	-3,198	2,521	0	-677
ACCRUED FEES	1,136,038	1,041,788	94,250	1,154,239	-18,201
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,602	6,075	-473	335,264	-329,662
TENANT SECURITY DEPOSIT	687,280	682,492	4,788	709,270	-21,990
UNEARNED REVENUE	538,623	560,534	-21,911	554,889	-16,266
CURRENT PORTION OF DEBT	52,583	52,750	-167	50,727	1,857
OTHER CURRENT LIABILITIES	976,564	976,564	0	89,425	887,140
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,808,039	1,873,003	-64,964	1,326,857	481,182
TOTAL CURRENT LIABILITIES	4,716,162	4,778,049	-61,887	4,219,835	496,327
LONG TERM DEBT	10,840,847	10,845,217	-4,370	10,880,466	-39,619
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	628,528	622,022	6,507	592,823	35,705
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,385,161	15,383,025	2,136	15,641,298	-256,137
TOTAL LIABILITIES	20,101,323	20,161,073	-59,750	19,861,133	240,190
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	38,618,468	39,310,077	-691,609	41,488,690	-2,870,221
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,183,721	70,875,330	-691,609	73,053,942	-2,870,221
TOTAL LIABILITIES AND EQUITY	92,309,031	93,060,390	-751,359	94,939,063	-2,630,032

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

	September 30, 2025	September 1, 2025	Net Change	January 1, 2025	YTD Net Change
TOTAL OF ALL	**0**	**0**	**0**	**0**	**0**

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2025

Book = Accrual ; Tree = ysi_bs

	September 30, 2025	September 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	3,419,163	4,079,614	-660,451	4,667,869	-1,248,706
CASH - PAYROLL	101,059	100,456	603	91,117	9,942
CASH - OTHER	44,846	44,812	33	44,563	283
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	-63,290	-252,501	189,211	-126,803	63,513
CASH - RESTRICTED	4,085,528	3,501,900	583,628	3,656,098	429,430
CASH - RESTRICTED MODERNIZATION AND DEV	39,006	38,974	32	38,716	291
REPLACEMENT RESERVE	14,184	14,157	26	71,543	-57,359
CASH - FSS ESCROW	627,745	623,668	4,076	623,733	4,012
CASH - FSS FORFEITURES	86,827	72,977	13,851	54,538	32,289
OPERATING RESERVE	61,533	61,441	92	274,954	-213,421
OHA HUD OPERATING RESERVE	308,231	307,471	759	305,908	2,322
CASH - SECURITY DEPOSIT	661,329	658,391	2,938	669,038	-7,708
HOMEOWNERSHIP FUNDS	373,673	373,305	368	370,336	3,337
CASH AND CASH EQUIVALENTS	**9,759,834**	**9,624,667**	**135,167**	**10,742,169**	**-982,335**
A/R HUD	0	248,350	-248,350	0	0
A/R OTHER GOVERNMENTS	290,148	335,482	-45,334	461,004	-170,856
A/R OTHER	-700	-700	0	120,862	-121,562
A/R EMPLOYEE	112	284	-172	0	112
A/R NON DWELLING RENT	21,565	15,036	6,529	25,430	-3,865
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
OTHER ACCOUNTS RECEIVABLE	**-342,138**	**-54,810**	**-287,328**	**-45,967**	**-296,171**
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	233,576	228,854	4,722	224,229	9,346
INTER-PROPERTY {9KCC}	111,324	105,885	5,438	102,153	9,171
INTER-PROPERTY {9NOAH}	67,832	66,398	1,434	63,774	4,058
INTER-PROPERTY {9FAR}	131,799	133,520	-1,722	126,480	5,318
INTER-PROPERTY {9BV}	35,133	34,748	385	33,036	2,097
INTER-PROPERTY {9CR1}	52,704	49,416	3,288	48,588	4,116
INTER-PROPERTY {9CR2}	34,103	32,407	1,696	31,908	2,195
INTER-PROPERTY {VILLAS}	58,740	63,725	-4,986	56,276	2,464
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	-436,045	-665,223
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	392,150	308,156	83,994	366,242	25,908
A/R INTER-PROPERTY	**1,176,504**	**1,082,254**	**94,250**	**1,194,705**	**-18,201**
ACCOUNTS RECEIVABLE TENANTS	817,088	773,165	43,923	911,281	-94,193
ALLOWANCE FOR A/R TENANTS	-844,497	-844,497	0	-844,497	0
A/R - TENANT	**-27,408**	**-71,332**	**43,923**	**66,785**	**-94,193**
P-NOTES OUTSTANDING	683,435	695,775	-12,340	571,160	112,275
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	0
A/R BAYVIEW	279,741	279,741	0	279,741	0
A/R FARNAM	997,626	997,626	0	997,626	0
A/R STREHLOW	734,788	734,788	0	734,788	0
A/R NOAH	45,582	45,582	0	45,582	0
A/R PROMISSORY NOTES	**2,677,743**	**2,690,083**	**-12,340**	**2,565,468**	**112,275**
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	**187,523**	**187,523**	**0**	**187,523**	**0**
PREPAID INSURANCE	73,610	167,177	-93,567	25,815	47,796
PREPAID SOFTWARE EXP	235,272	267,642	-32,371	167,313	67,958
PREPAID MED FSA SEC 125	1,852	5,297	-3,445	6,239	-4,387
PREPAID CREDIT CARDS	79,559	84,885	-5,326	-18,947	98,507
PREPAID OTHER	289,569	214,569	75,000	137,583	151,986

PREPAID ASSETS	**679,862**	**739,570**	**-59,708**	**318,003**	**361,860**
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	833,527	833,527	0	451,048	382,479
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	449,768	453,721	-3,954	222,633	227,135
INTER-FUND DUE FROM {9KCC}	60,821	63,300	-2,479	57,515	3,306
INTER-FUND DUE FROM {9NOAH}	114,356	115,964	-1,608	117,991	-3,634
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	115,424	117,300	-1,876	23,938	91,486
INTER-FUND DUE FROM {9BV}	41,883	42,486	-603	5,541	36,341
INTER-FUND DUE FROM {9CR1}	9,207	10,212	-1,005	11,230	-2,023
INTER-FUND DUE FROM {9CR2}	8,682	9,486	-804	10,630	-1,949
INTER-FUND DUE FROM {VILLAS}	4,718	4,718	0	9,891	-5,173
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,635	-154,635	0	-150,325	-4,310
INTER-FUND DUE FROM {HCV MV}	-14,917	-14,917	0	-14,564	-353
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	1,953	1,953	0	5,345	-3,393
INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	15,905	142,506	-126,602	281,930	-266,025
INTER-FUND DUE FROM {ROSS GRANT}	79,452	60,008	19,444	-79,042	158,494
INTER-FUND DUE FROM {FSS GRANT}	-115,466	-115,466	0	-79,454	-36,012
INTER-FUND DUE FROM {CNI GRANT}	883,491	826,911	56,580	562,504	320,987
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	834,001	836,058	-2,057	1,006,055	-172,054
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	**2,901,935**	**2,966,899**	**-64,964**	**2,483,026**	**418,909**
TOTAL CURRENT ASSETS	**17,013,854**	**17,164,855**	**-151,001**	**17,511,711**	**-497,857**
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	157,859,647	158,131,147	-271,500	158,131,147	-271,500
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	43,966,407	43,962,085	4,323	43,804,578	161,829
CONTRACT WORK IN PROCESS	3,395,657	3,395,657	0	161,894	3,233,763
WIP - PREDEVELOPMENT	1,586,184	1,586,184	0	1,272,432	313,752
WIP - INS PROCEEDS/REPAIRS	878,319	878,319	0	735,508	142,811
DWELLING EQUIPMENT	4,284,881	4,194,081	90,800	3,673,740	611,142
SITE IMPROVEMENTS	5,162,951	5,162,951	0	5,129,677	33,274
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	365,170	0
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,517,504	2,517,504	0	2,587,934	-70,429
SECURITY EQUIPMENT	1,355,125	1,355,125	0	1,183,024	172,101
ACCUM DEPR - BUILDINGS	-133,023,203	-133,054,762	31,559	-128,894,379	-4,128,824
ACCUM DEPR - COMMERCIAL	-273,939	-272,727	-1,212	-263,030	-10,909
ACCUM DEPR - BUILDING ACQUISITION	-309,022	-307,658	-1,364	-296,749	-12,273
ACCUM DEPR - INELIGIBLE BLDG	-58,038	-57,771	-267	-55,635	-2,403
ACCUM DEPR - BUILDING IMPROVEMENTS	-27,529,388	-27,404,199	-125,188	-26,142,047	-1,387,341
ACCUM DEPR - DWELLING EQUIPMENT	-2,740,662	-2,448,697	-291,966	-2,097,117	-643,545
ACCUM DEPR - SITE IMPROVE	-3,059,448	-3,040,396	-19,053	-2,889,560	-169,888
ACCUM DEPR - OFFICE EQUIPMENT	-236,706	-236,416	-290	-234,099	-2,607
ACCUM DEPR - MAINTENANCE EQUIPMENT	-301,285	-300,222	-1,063	-291,719	-9,566
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,559	-527,559	0	-527,559	0
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,280,522	-2,271,463	-9,059	-2,268,712	-11,809
ACCUM DEPR - SECURITY EQUIPMENT	-1,163,419	-1,157,339	-6,079	-1,083,665	-79,753
FIXED ASSETS	**59,879,758**	**60,480,117**	**-600,358**	**62,011,933**	**-2,132,175**
N/R BAYVIEW	314,012	314,012	0	314,012	0
N/R FARNAM	853,080	853,080	0	853,080	0
N/R CROWN I	652,986	652,986	0	652,986	0
N/R CROWN II	161,563	161,563	0	161,563	0

N/R NOAH	898,034	898,034	0	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	**7,383,675**	**7,383,675**	**0**	**7,383,675**	**0**
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	**2,390,435**	**2,390,435**	**0**	**2,390,435**	**0**
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	**71,655**	**71,655**	**0**	**71,655**	**0**
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	**4,346,570**	**4,346,570**	**0**	**4,346,570**	**0**
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
LEASES RECEIVABLE	**2,430,137**	**2,430,137**	**0**	**2,430,137**	**0**
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	**-4,416,383**	**-4,416,383**	**0**	**-4,416,383**	**0**
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	**913,265**	**913,265**	**0**	**913,265**	**0**
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	**2,296,065**	**2,296,065**	**0**	**2,296,065**	**0**
TOTAL NON-CURRENT ASSETS	**75,295,177**	**75,895,535**	**-600,358**	**77,427,352**	**-2,132,175**
TOTAL ASSETS	**92,309,031**	**93,060,390**	**-751,359**	**94,939,063**	**-2,630,032**
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-537,891	-461,961	-75,930	-50,835	-487,055
ACCOUNTS PAYABLE	**-537,891**	**-461,961**	**-75,930**	**-50,835**	**-487,055**
A/P OTHER	-677	-3,198	2,521	0	-677
A/P OTHER	**-677**	**-3,198**	**2,521**	**0**	**-677**
ACCRUED MGMT & BKKPING FEE	202,668	63,421	139,247	146,296	56,372
ACCRUED FRONT-LINE FEES	933,371	978,367	-44,997	1,007,944	-74,573
ACCRUED FEES	**1,136,038**	**1,041,788**	**94,250**	**1,154,239**	**-18,201**
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	5	5	0	5	0
OTHER WITHHOLDING	-100	-100	0	0	-100
DEFERRED COMPENSATION WITHHOLDING	-3,097	-3,097	0	-3,097	0
ACCRUED PAYROLL	0	0	0	301,732	-301,732
ACCRUED PAYROLL TAXES	-247	-247	0	27,549	-27,796
EE INS DEDUCTIONS	9,042	9,515	-473	9,075	-33
ACCR WAGES & WITHHOLDINGS	**5,602**	**6,075**	**-473**	**335,264**	**-329,662**
TENANT SECURITY DEPOSIT	634,331	629,643	4,688	663,805	-29,474
PET DEPOSIT	9,430	9,330	100	6,730	2,700
DEPOSIT REFUND ACCOUNT	43,519	43,519	0	38,735	4,784
TENANT SECURITY DEPOSIT	**687,280**	**682,492**	**4,788**	**709,270**	**-21,990**
DEFERRED REVENUE	0	0	0	0	0
Deferred Revenue - HUD Funds	246,687	246,687	0	246,687	0
TENANT PREPAID RENT	285,296	306,408	-21,111	298,878	-13,582
NO UNIT HOLDING ACCT	6,640	7,440	-800	9,324	-2,684
UNEARNED REVENUE	**538,623**	**560,534**	**-21,911**	**554,889**	**-16,266**

MORTGAGE PAYABLE - CURRENT	52,583	52,750	-167	50,727	1,857
CURRENT PORTION OF DEBT	**52,583**	**52,750**	**-167**	**50,727**	**1,857**
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	953,458	953,458	0	66,319	887,140
OTHER CURRENT LIABILITIES	**976,564**	**976,564**	**0**	**89,425**	**887,140**
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	**50,000**	**50,000**	**0**	**50,000**	**0**
INTER-FUND DUE TO {COCC}	260,298	379,230	-118,932	479,829	-219,531
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	66,541	66,541	0	30,583	35,958
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	19,877	47,754
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	173,462	161,600
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	11,651	0
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,214	0
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	4,390	8,104
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	2,903	11,089
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV ADM}	191,643	194,255	-2,613	610,815	-419,172
INTER-FUND DUE TO {PUB HSG}	29,271	29,271	0	8,667	20,603
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	6,426	5,204
INTER-FUND DUE TO {FSS GRANT}	39,357	39,357	0	11,626	27,731
INTER-FUND DUE TO {EHV}	914	914	0	914	0
INTER-FUND DUE TO {6SCDEV18}	678,562	621,981	56,580	0	678,562
INTER-FUND DUE TO	**1,808,039**	**1,873,003**	**-64,964**	**1,326,857**	**481,182**
TOTAL CURRENT LIABILITIES	**4,716,162**	**4,778,049**	**-61,887**	**4,219,835**	**496,327**
MORTGAGE PAYABLE	1,399,434	1,403,804	-4,370	1,439,053	-39,619
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	5,977,676	5,977,676	0	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0	310,000	0
LONG TERM DEBT	**10,840,847**	**10,845,217**	**-4,370**	**10,880,466**	**-39,619**
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	**0**	**0**	**0**	**0**	**0**
FSS ESCROW	628,528	622,022	6,507	592,823	35,705
FSS ESCROW	**628,528**	**622,022**	**6,507**	**592,823**	**35,705**
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	**913,264**	**913,264**	**0**	**913,264**	**0**
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
COMP ABSENCES-LONG TERM	**612,087**	**612,087**	**0**	**864,310**	**-252,223**
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	**2,390,435**	**2,390,435**	**0**	**2,390,435**	**0**
TOTAL NON-CURRENT LIABILITIES	**15,385,161**	**15,383,025**	**2,136**	**15,641,298**	**-256,137**
TOTAL LIABILITIES	**20,101,323**	**20,161,073**	**-59,750**	**19,861,133**	**240,190**
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
DEFERRED INFLOW OF RESOURCES	**2,023,987**	**2,023,987**	**0**	**2,023,987**	**0**
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0

NET INVEST IN CAPITAL ASSETS	**27,758,697**	**27,758,697**	**0**	**27,758,697**	**0**
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	**-5,591,846**	**-5,591,846**	**0**	**-5,591,846**	**0**
RETAINED EARNINGS	38,618,468	39,310,077	-691,609	41,488,690	-2,870,221
RETAINED EARNINGS	**38,618,468**	**39,310,077**	**-691,609**	**41,488,690**	**-2,870,221**
CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	**7,898,802**	**7,898,802**	**0**	**7,898,802**	**0**
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	**1,499,600**	**1,499,600**	**0**	**1,499,600**	**0**
TOTAL EQUITY	**70,183,721**	**70,875,330**	**-691,609**	**73,053,942**	**-2,870,221**
TOTAL LIABILITIES AND EQUITY	**92,309,031**	**93,060,390**	**-751,359**	**94,939,063**	**-2,630,032**
TOTAL OF ALL	**0**	**0**	**0**	**0**	**0**

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES	7,225,347	6,368,666	856,681	6,459,528	765,819	67,858,725	57,317,995	10,540,730	59,273,322	8,585,404
EXPENSES	7,916,956	6,614,991	-1,301,966	6,740,016	-1,176,940	70,728,947	59,534,917	-11,194,030	60,480,642	-10,248,305
TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	-1	0	1	584,367	584,368
NET OPERATING INCOME (LOSS)	-691,609	-246,325	-445,284	-280,488	-411,121	-2,870,221	-2,216,922	-653,299	-1,791,687	-1,078,534
ADJUSTED NET OPERATING INCOME (LO	8,158	2,310	5,848	-33,159	41,317	3,934,912	20,797	3,914,115	502,421	3,432,491

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	612,891	581,232	31,658	624,469	-11,579	5,527,919	5,231,090	296,829	5,720,796	-192,877
DWELLING RENTS SUBSIDY	32,923	28,030	4,893	26,758	6,165	326,001	252,272	73,729	327,167	-1,166
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
TPA - DAMAGE	0	0	0	0	0	0	0	0	-50	50
LATE FEES	25,685	16,916	8,769	16,335	9,350	151,301	152,243	-942	150,476	825
LATE FEES {P-NOTES}	1,490	78	1,412	0	1,490	15,635	698	14,937	550	15,085
LEGAL FEES	0	4,151	-4,151	4,367	-4,367	105,898	37,360	68,538	35,741	70,157
MAINTENANCE FEES	28,426	17,511	10,915	23,249	5,177	298,216	157,598	140,618	166,974	131,241
OTHER TENANT REVENUE	2,389	4,231	-1,842	6,463	-4,073	69,665	38,082	31,583	41,748	27,917
FRAUD RECOVERY REVENUE	0	235	-235	0	0	1,975	2,117	-142	1,458	517
TOTAL TENANT REVENUES	**703,804**	**652,385**	**51,420**	**701,641**	**2,163**	**6,494,109**	**5,871,461**	**622,649**	**6,444,860**	**49,249**
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	665,393	697,284	-31,892	754,649	-89,256	5,978,180	6,275,560	-297,380	7,056,895	-1,078,715
HOUSING ASST PAYMENTS	3,898,960	3,608,624	290,336	3,533,148	365,812	36,976,503	32,477,612	4,498,891	32,370,393	4,606,110
ONGOING ADMIN FEES EARNED	514,865	292,372	222,493	289,940	224,925	3,064,026	2,631,345	432,681	2,731,190	332,836
REVENUES - HUD CAPITAL - HARD COSTS	117,167	0	117,167	165,239	-48,072	3,453,863	0	3,453,863	1,799,486	1,654,377
REVENUES - HUD CAPITAL - SOFT COSTS	110,949	281,491	-170,542	425,779	-314,829	4,455,028	2,533,422	1,921,606	2,969,193	1,485,836
TOTAL HUD GRANTS AND SUBSIDY	**5,307,334**	**4,879,771**	**427,563**	**5,168,754**	**138,580**	**53,927,601**	**43,917,939**	**10,009,661**	**46,927,157**	**7,000,444**
TOTAL FEE REVENUE										
MANAGEMENT FEE	173,990	176,765	-2,775	181,804	-7,814	1,633,254	1,590,882	42,372	1,643,901	-10,647
BOOKKEEPING FEE	47,040	47,701	-661	51,128	-4,088	427,605	429,306	-1,701	453,240	-25,635
FRONT LINE SERVICE FEE	175,859	227,244	-51,385	190,377	-14,519	1,768,851	2,045,197	-276,346	1,811,466	-42,616
FRONT LINE SERVICE FEE {IT}	6,938	6,892	46	6,495	442	65,024	62,027	2,997	81,587	-16,564
OTHER FEES FOR SERVICE	3,582	5,240	-1,658	2,657	925	15,638	47,158	-31,520	14,484	1,154
TOTAL FEE REVENUE	**407,408**	**463,841**	**-56,433**	**432,461**	**-25,053**	**3,910,371**	**4,174,570**	**-264,199**	**4,004,678**	**-94,307**
OTHER GOV'T GRANTS/DONATIONS	38,977	246,315	-207,338	65,747	-26,770	886,285	2,216,835	-1,330,550	669,129	217,156
TOTAL OTHER GOV'T GRANTS DONATIONS	**38,977**	**246,315**	**-207,338**	**65,747**	**-26,770**	**886,285**	**2,216,835**	**-1,330,550**	**669,129**	**217,156**
INVESTMENT INCOME										
INTEREST INCOME - MAIN	4,014	2,990	1,025	3,007	1,007	26,448	26,907	-458	26,375	73
TOTAL INTEREST INCOME - MAIN	**4,014**	**2,990**	**1,025**	**3,007**	**1,007**	**26,448**	**26,907**	**-458**	**26,375**	**73**
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	80,892	68,559	108,043	41,408
TOTAL NON-CASH INT INCOME {HIO}	**0**	**8,988**	**-8,988**	**0**	**0**	**149,451**	**80,892**	**68,559**	**108,043**	**41,408**
INTEREST INCOME - RESTRICTED FUNDS	1,278	1,257	21	1,199	79	8,785	11,317	-2,532	10,991	-2,205
INT INCOME - RESTRICT FUNDS	**1,278**	**1,257**	**21**	**1,199**	**79**	**8,785**	**11,317**	**-2,532**	**10,991**	**-2,205**
OTHER INCOME										
NON-DWELLING RENTS	35,889	37,563	-1,674	33,813	2,077	324,030	338,069	-14,039	119,768	204,262
MISCELLANEOUS INCOME	100	146	-46	100	0	1,368	1,313	55	1,283	85
COMMISION INCOME	7,036	6,058	978	4,496	2,540	51,855	54,520	-2,665	51,436	420
ADMINISTRATIVE FEES	800	1,802	-1,003	1,719	-919	11,783	16,220	-4,437	15,753	-3,971
DONATIONS - GENERAL	590	2	588	236	354	6,897	21	6,876	254	6,643
DONATIONS - SCHOLARSHIPS	0	0	0	0	0	6,000	0	6,000	0	6,000
MISCELLANEOUS GRANT REVENUE	10,000	7,000	3,000	37,100	-27,100	40,000	63,000	-23,000	67,400	-27,400
DEVELOPERS FEES	0	60,548	-60,548	0	0	994,823	544,932	449,891	544,932	449,891
GAIN/LOSS ON SALE OF FIXED ASSET	691,488	0	691,488	0	691,488	749,126	0	749,126	67,042	682,084
INSURANCE PROCEEDS	16,628	0	16,628	9,256	7,372	269,794	0	269,794	214,221	55,573
TOTAL OTHER INCOME	**762,531**	**113,119**	**649,412**	**86,719**	**675,812**	**2,455,675**	**1,018,075**	**1,437,600**	**1,082,089**	**1,373,586**
TOTAL REVENUES	**7,225,347**	**6,368,666**	**856,681**	**6,459,528**	**765,819**	**67,858,725**	**57,317,995**	**10,540,730**	**59,273,322**	**8,585,404**
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	561,610	606,344	44,735	550,479	-11,131	5,185,322	5,457,100	271,778	4,807,881	-377,441
ADMIN CASUAL LABOR	4,319	32,119	27,799	0	-4,319	194,299	289,067	94,768	20,750	-173,549
ALLOC ADMIN SALARIES	-17,787	0	17,787	-9,407	8,381	-165,976	0	165,976	-138,645	27,331
TOTAL ADMIN SALARIES	**548,141**	**638,463**	**90,322**	**541,072**	**-7,070**	**5,213,645**	**5,746,168**	**532,522**	**4,689,986**	**-523,659**
AUDIT EXPENSE	22,575	9,504	-13,071	20,625	-1,950	150,824	85,535	-65,290	85,230	-65,594
MANAGEMENT FEE	173,990	176,765	2,775	181,804	7,814	1,633,254	1,590,882	-42,372	1,643,901	10,647
BOOKKEEPING FEE	47,040	47,701	661	51,128	4,088	427,605	429,306	1,701	453,240	25,635
NIFA MONITORING FEE	0	592	592	0	0	4,020	5,324	1,304	4,020	0
TOTAL ADMINISTRATIVE FEE	**243,605**	**234,561**	**-9,044**	**253,556**	**9,952**	**2,215,703**	**2,111,046**	**-104,657**	**2,186,391**	**-29,312**
COMPENSATED ABSENCE EXPENSE	0	0	0	0	0	-252,223	0	252,223	0	252,223
TOTAL COMPENSATED ABSENCE	**0**	**0**	**0**	**0**	**0**	**-252,223**	**0**	**252,223**	**0**	**252,223**
ADMIN EMPLOYEE BENEFITS	86,811	5,293	-81,518	6,103	-80,708	137,630	47,634	-89,996	51,687	-85,943
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	122,894	131,926	9,032	126,462	3,568	1,201,130	1,187,336	-13,794	1,103,734	-97,396
ER PENSION - ADMIN	22,699	33,349	10,650	19,298	-3,401	224,379	300,140	75,762	123,726	-100,653
ER TAXES-ADMIN	40,858	46,385	5,527	39,611	-1,247	393,240	417,468	24,227	620,501	227,260
TOTAL ADMIN EMPLOYEE BENEFITS	**273,262**	**216,953**	**-56,308**	**191,474**	**-81,788**	**1,956,380**	**1,952,579**	**-3,801**	**1,899,648**	**-56,732**
LEGAL SERVICES - OUTSIDE	42,784	12,683	-30,102	1,354	-41,430	218,130	114,144	-103,986	109,459	-108,671
TRAINING/CONFERENCE	19,198	7,187	-12,012	9,338	-9,861	58,495	64,681	6,186	88,322	29,827
BOARD MEETING/RETREAT	0	0	0	0	0	0	2	2	0	0
STAFF MEETING/RETREAT	845	378	-467	425	-420	3,370	3,405	35	3,126	-244
TRAVEL	8,319	2,399	-5,921	18,239	9,920	23,202	21,587	-1,615	34,540	11,338
MILEAGE	620	727	107	892	272	4,763	6,543	1,780	6,461	1,698
ADMIN VEHICLE - FUEL	104	45	-59	0	-104	10,548	407	-10,142	343	-10,206
ADMIN VEHICLE - MTCE & REPAIR	0	269	269	0	0	2,381	2,422	41	2,131	-249
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	76	76	63	63
PUBLICATIONS	12	148	136	239	227	570	1,336	766	1,295	725
MEMBERSHIPS	7,195	2,503	-4,692	6,785	-410	19,921	22,529	2,608	16,965	-2,956
PAYROLL PROCESSING FEE	5,838	5,311	-527	5,392	-446	44,290	47,799	3,509	48,439	4,149
TELEPHONE	2,666	14,402	11,736	21,849	19,183	96,455	129,620	33,165	146,228	49,773
SAFETY EXPENSE	0	0	0	21	21	0	0	0	991	991
SAFETY EQUIPMENT/SUPPLIES	117	1,434	1,316	3,557	3,439	9,757	12,904	3,147	18,927	9,169
SAFETY TRAINING	0	17	17	0	0	0	155	155	117	117
LEGAL SERVICES - INTERNAL	17,787	16,862	-926	9,407	-8,381	165,976	151,755	-14,221	138,721	-27,255
ALLOC INTERNAL LEGAL EXP	0	3,375	3,375	4,367	4,367	42,663	30,377	-12,286	32,559	-10,104
PRINTER SUPPLIES AND EXP	3,545	1,968	-1,576	1,689	-1,856	23,563	17,716	-5,847	16,917	-6,646
SOFTWARE EXP	33,339	18,267	-15,072	67,184	33,845	335,530	164,402	-171,128	204,971	-130,560

FORMS AND PRINTING	0	0	0	3,005	3,005	0	0	0	3,005	3,005
OFFICE EXPENSE	6,384	906	-5,478	776	-5,608	22,973	8,152	-14,821	7,540	-15,433
OFFICE FURNISHINGS	6,578	703	-5,876	0	-6,578	18,905	6,324	-12,581	17,855	-1,050
POSTAGE	8,612	6,170	-2,442	6,650	-1,962	66,359	55,532	-10,827	56,734	-9,625
OFFICE SUPPLIES	6,948	4,844	-2,104	2,395	-4,552	52,194	43,597	-8,597	44,790	-7,404
OFFICE EQUIPMENT LEASES	5,488	3,835	-1,653	3,790	-1,698	34,742	34,514	-228	33,258	-1,484
COMPUTER EQUIPMENT	2,558	6,564	4,006	4,160	1,602	94,322	59,080	-35,242	68,067	-26,255
NETWORK COMMUNICATION	4,156	6,279	2,123	9,306	5,150	61,477	56,507	-4,970	61,627	151
ADVERTISING /NEWSPAPER ADS	0	163	163	143	143	1,644	1,469	-175	1,294	-349
CABLE TV	321	433	112	1,536	1,215	2,799	3,893	1,094	6,011	3,213
EMPLOYEE HIRING & ADMIN EXP	2,093	3,409	1,316	526	-1,567	91,190	30,681	-60,509	29,399	-61,791
CONSULTING	5,409	12,239	6,830	8,051	2,642	61,943	110,147	48,204	329,885	267,942
BANK FEE	4,536	1,217	-3,319	847	-3,689	36,741	10,954	-25,787	9,636	-27,105
SECT 8 PORT OUT ADMIN FEES	3,482	0	-3,482	2,188	-1,294	25,504	0	-25,504	20,760	-4,744
LATE FEES	12	6,345	6,334	35	23	2,287	57,109	54,822	58,670	56,383
MISCELLANEOUS EXPENSE	0	324	324	18,111	18,111	-22,121	2,919	25,040	19,668	41,789
FEES - PERMITS	481	349	-132	0	-481	604	3,140	2,536	2,371	1,767
PROPERTY TAX	8	2,802	2,794	0	-8	20,359	25,217	4,859	19,368	-990
RENTAL EXPENSE	9,106	2,309	-6,797	2,178	-6,928	28,316	20,780	-7,535	28,081	-234
IT SUPPORT - CONTR SERV	19,943	18,601	-1,342	1,000	-18,943	179,903	167,409	-12,493	149,218	-30,685
PROFESSIONAL FEES	0	122	122	0	0	998	1,100	102	1,100	102
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	449	449	381	381
DEVELOPER'S FEE	0	0	0	0	0	10	0	-10	0	-10
TOTAL OTHER ADMIN EXPENSES	**228,485**	**165,648**	**-62,837**	**215,435**	**-13,050**	**1,840,760**	**1,490,835**	**-349,925**	**1,839,294**	**-1,466**
FEE FOR SERVICE	6,938	6,892	-46	6,495	-442	65,024	62,027	-2,997	81,587	16,564
TENANT RESTITUTION	150	0	-150	0	-150	30,525	0	-30,525	0	-30,525
TOTAL FEE FOR SERVICE	**7,088**	**6,892**	**-196**	**6,495**	**-592**	**95,549**	**62,027**	**-33,522**	**81,587**	**-13,961**
TOTAL ADMINISTRATIVE EXPENSES	**1,300,580**	**1,262,517**	**-38,063**	**1,208,032**	**-92,548**	**11,069,814**	**11,362,655**	**292,841**	**10,696,906**	**-372,907**
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	39,070	41,665	2,595	38,417	-653
RESIDENT SERVICE CASUAL LABOR	6,625	0	-6,625	6,675	50	59,825	0	-59,825	58,450	-1,375
TOTAL RESIDENT SERV SALARIES	**10,898**	**4,629**	**-6,269**	**10,824**	**-74**	**98,895**	**41,665**	**-57,230**	**96,867**	**-2,028**
RELOCATION EXPENSES	40,696	75,966	35,270	137,942	97,246	472,542	683,697	211,155	389,960	-82,582
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	9,295	9,295	7,019	7,019
RELOCATION - MOVING EXPENSE	1,126	378	-748	249	-877	6,218	3,399	-2,819	5,666	-553
RELOCATION - MISCELLANEOUS	0	0	0	0	0	7,089	0	-7,089	0	-7,089
TOTAL RELOCATION EXPENSE	**41,822**	**77,377**	**35,555**	**138,190**	**96,369**	**485,850**	**696,392**	**210,542**	**402,645**	**-83,205**
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	2,132	241	17,016	17,817	801	16,661	-355
ER PENSION - RES SERV	201	255	54	173	-27	1,950	2,292	341	1,176	-774
ER TAXES-RES SERV	290	354	64	282	-8	2,823	3,187	364	4,714	1,890
TOTAL RESIDENT SERV EMP BENEFITS	**2,381**	**2,588**	**207**	**2,587**	**206**	**21,790**	**23,296**	**1,507**	**22,552**	**762**
YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	6,000	6,333	333	4,782	-1,218
TOTAL YOUTH ACTIVITIES	**0**	**704**	**704**	**0**	**0**	**8,440**	**6,333**	**-2,107**	**4,782**	**-3,658**
RESIDENT SERVICES EXPENSE	544	7,823	7,279	391	-153	8,079	70,410	62,331	380	-7,699
RESIDENT SERVICES EVENTS & ACTIVITIES	129	1,510	1,381	4,961	4,833	9,362	13,589	4,226	17,954	8,591
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	3,332	7,316	3,984	5,298	1,966	25,216	65,848	40,632	32,792	7,576
RESIDENT FUND - MEETING EXPENSES	285	600	314	775	490	3,770	5,396	1,626	5,327	1,557
RESIDENT FUND - OTHER	0	2,936	2,936	0	0	1,945	26,420	24,475	6,451	4,506
TOTAL RESIDENT FUND	**4,291**	**20,185**	**15,894**	**11,426**	**7,135**	**48,372**	**181,662**	**133,290**	**62,773**	**14,401**
FRONT LINE SERVICE FEE	176,668	182,918	6,250	157,491	-19,176	1,533,313	1,646,258	112,945	1,501,637	-31,676
TOTAL FEE FOR SERVICE	**176,668**	**182,918**	**6,250**	**157,491**	**-19,176**	**1,533,313**	**1,646,258**	**112,945**	**1,501,637**	**-31,676**
TOTAL OTHER RESIDENT SERVICES	**236,059**	**288,401**	**52,341**	**320,518**	**84,459**	**2,196,660**	**2,595,605**	**398,945**	**2,091,256**	**-105,404**
TOTAL RESIDENT SERVICE EXPENSES	**236,059**	**288,401**	**52,341**	**320,518**	**84,459**	**2,196,660**	**2,595,605**	**398,945**	**2,091,256**	**-105,404**
UTILITY EXPENSES										
UTILITY - WATER	33,774	35,559	1,785	35,016	1,242	265,570	320,029	54,459	355,842	90,272
UTILITY - ELECTRIC	122,381	136,431	14,051	141,272	18,892	1,377,324	1,227,883	-149,440	1,355,220	-22,104
UTILITY - GAS	7,900	23,507	15,607	5,314	-2,587	298,282	211,561	-86,721	212,862	-85,420
UTILITY - SEWER	40,567	47,406	6,839	41,711	1,144	359,581	426,656	67,075	458,930	99,349
TOTAL UTILITY EXPENSES	**204,622**	**242,903**	**38,281**	**223,313**	**18,691**	**2,300,757**	**2,186,130**	**-114,627**	**2,382,854**	**82,097**
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	244,821	238,059	-6,762	243,467	-1,354	2,356,429	2,142,532	-213,898	2,164,231	-192,198
MAINTENANCE CASUAL LABOR	0	0	0	3,414	3,414	1,250	0	-1,250	211,552	210,302
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-45	-45
TOTAL MAINTENANCE SALARIES	**244,821**	**238,059**	**-6,762**	**246,881**	**2,061**	**2,357,679**	**2,142,532**	**-215,147**	**2,375,739**	**18,059**
MAINTENANCE MATERIALS	**4,972**	**0**	**-4,972**	**0**	**-4,972**	**5,629**	**0**	**-5,629**	**0**	**-5,629**
APPLIANCES	26,479	20,340	-6,140	7,608	-18,871	176,149	183,056	6,907	187,136	10,987
DWELLING EQUIPMENT	0	99	99	0	0	1,451	895	-557	675	-776
PAINT	9,661	6,414	-3,247	5,846	-3,814	77,083	57,725	-19,358	62,062	-15,021
CLEANING SUPPLIES	6,383	2,569	-3,814	1,633	-4,749	25,224	23,117	-2,107	23,067	-2,157
HVAC MATERIALS	10,004	2,906	-7,098	1,706	-8,299	172,985	26,158	-146,827	28,574	-144,411
LANDSCAPING MATERIALS	0	76	76	0	0	515	683	168	1,031	517
PLUMBING MATERIALS	16,842	14,757	-2,085	8,006	-8,836	188,089	132,815	-55,274	128,128	-59,961
ELECTRICAL MATERIALS	1,527	6,408	4,881	1,993	466	48,582	57,669	9,087	51,518	2,937
GASOLINE USAGE FOR MAINT VEHICLES	6,540	3,489	-3,051	2,941	-3,599	27,570	31,401	3,831	38,317	10,747
MAINTENANCE VEHICLE - LICENSE	53	0	-53	0	-53	53	0	-53	0	-53
PEST CONTROL SUPPLIES	1,409	2,642	1,233	1,725	315	21,165	23,778	2,613	24,670	3,505
MAINTENANCE TOOLS	3,314	1,665	-1,649	137	-3,177	17,892	14,987	-2,905	14,057	-3,835
MAINTENANCE MATERIALS	41,707	32,870	-8,837	13,270	-28,436	395,665	295,829	-99,836	306,720	-88,945
MAINTENANCE EQUIPMENT	0	400	400	80	80	1,082	3,604	2,522	3,084	2,002
EARLY PAY DISCOUNT	-4,064	-2,587	1,477	0	4,064	-10,228	-23,279	-13,051	-17,590	-7,362
TOTAL MAINTENANCE MATERIALS	**124,827**	**92,049**	**-32,779**	**44,945**	**-79,882**	**1,148,905**	**828,437**	**-320,468**	**851,450**	**-297,455**
ELEVATORS - CONTRACTED SERV	453	9,993	9,540	10,641	10,188	85,116	89,934	4,818	98,490	13,374
HVAC - CONTRACTED SERV	39,982	18,580	-21,403	42,268	2,286	384,557	167,217	-217,340	271,253	-113,304
LAWNS - CONTRACTED SERV	20,195	9,971	-10,224	25,620	5,425	228,250	89,737	-138,513	144,491	-83,759
MATS/UNIFORMS - CONTRACTED SVCE	2,455	483	-1,973	468	-1,987	9,171	4,344	-4,827	7,186	-1,985
PEST CONTROL - CONTRACTED SERV	5,379	1,548	-3,832	540	-4,839	41,307	13,928	-27,380	13,882	-27,426
SNOW REMOVAL - CONTRACTED SERV	0	8,273	8,273	0	0	90,159	74,457	-15,702	59,828	-30,332
TRASH - CONTRACTED SERV	13,145	30,831	17,686	10,730	-2,415	119,951	277,475	157,524	288,092	168,141
LANDFILL FEES - CONTRACTED SERV	376	152	-224	0	-376	3,811	1,372	-2,439	1,369	-2,442
CLEANING - CONTRACTED SERV	49,035	55,772	6,737	41,780	-7,255	526,625	501,950	-24,674	463,798	-62,826
PAINTING - CONTRACTED SERV	25,007	19,130	-5,877	2,197	-22,810	157,352	172,171	14,819	175,311	17,959
ARBORIST - CONTRACTED SERV	19,150	4,609	-14,541	2,200	-16,950	87,159	41,480	-45,679	66,645	-20,514
FLOORING REPL - CONTRACTED SERV	52,608	34,561	-18,047	22,242	-30,366	419,017	311,049	-107,968	385,337	-33,680
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	197	197	11,700	13,998	2,298	19,267	7,567

CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,807	3,201	1,394	5,495	3,688
ELECTRICAL - CONTRACTED SERV	10,840	12,929	2,088	1,975	-8,866	114,797	116,357	1,560	150,684	35,887
LANDSCAPE - CONTRACTED SERV	0	4,574	4,574	0	0	33,585	41,168	7,583	32,095	-1,490
PLUMBING - CONTRACTED SERV	12,833	36,648	23,815	3,750	-9,083	181,210	329,835	148,625	200,124	18,914
ROOF REPAIRS - CONTRACTED SERV	1,595	22	-1,573	0	-1,595	25,701	199	-25,503	33,344	7,643
EXTERIOR REPAIRS - CONTRACTED SERV	2,700	113	-2,587	0	-2,700	33,537	1,020	-32,518	21,092	-12,446
VEHICLE MAINTENANCE & REPAIR	6,416	4,390	-2,026	3,042	-3,374	63,465	39,512	-23,954	39,809	-23,657
MAINTENANCE EQUIPMENT REPAIR	0	608	608	524	524	11,009	5,471	-5,538	6,829	-4,180
WINDOWS/DOORS REPL - CONTRACTED SERV	18,737	7,739	-10,998	663	-18,074	159,304	69,653	-89,651	172,514	13,210
VACANT TURNOVER - CONTRACTED SERV	0	427	427	0	0	6,451	3,844	-2,607	24,796	18,344
VACANCY REDUCTION - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,700	1,700
INSPECTIONS - CONTRACTED SERV	1,205	1,468	263	420	-785	69,526	13,216	-56,310	15,893	-53,633
INTERIOR REPAIRS - CONTRACTED SERV	34,530	6,519	-28,011	27,742	-6,788	598,774	58,671	-540,104	405,022	-193,753
FIRE SAFETY - CONTRACTED SERVICES	42,064	19,166	-22,898	34,560	-7,504	294,844	172,494	-122,350	243,104	-51,739
OTHER - OUTSIDE MAINT	0	0	0	0	0	8,113	0	-8,113	0	-8,113
HAZMAT - CONTRACTED SERV	25,541	483	-25,058	138,263	112,722	207,920	4,349	-203,572	446,229	238,308
RADON - CONTRACTED SERV	5,100	0	-5,100	0	-5,100	11,840	0	-11,840	9,355	-2,485
DWELLING/MECHANICAL UPGRADES - CONTR SERV	0	143	143	0	0	398	1,290	892	974	577
ALLOC INSPECTIONS EXPENSE	3,582	1,292	-2,290	2,657	-925	15,638	11,630	-4,008	14,484	-1,154
TOTAL MAINT SERVICES AND CONTRACTS	**392,929**	**292,336**	**-100,593**	**372,480**	**-20,449**	**4,002,097**	**2,631,021**	**-1,371,076**	**3,818,490**	**-183,607**
MAINTENANCE EMPLOYEE BENEFITS	-74	75	149	-106	-33	1,417	679	-739	9	-1,408
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	63,547	62,150	-1,397	50,178	-13,369	569,248	559,350	-9,898	549,067	-20,181
ER PENSION - MAINT	10,486	13,093	2,607	8,285	-2,201	104,455	117,839	13,384	54,992	-49,464
ER TAXES - MAINT	17,605	18,212	606	17,822	217	178,796	163,904	-14,892	296,441	117,645
TOTAL MAINT EMPLOYEE BENEFITS	**91,564**	**93,530**	**1,966**	**76,178**	**-15,386**	**853,916**	**841,772**	**-12,145**	**900,490**	**46,573**
TOTAL MAINTENANCE EXPENSES	**854,142**	**715,973**	**-138,168**	**740,485**	**-113,656**	**8,362,597**	**6,443,761**	**-1,918,836**	**7,946,168**	**-416,430**
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	351	25,366	25,015	18,300	17,948	138,127	228,297	90,170	126,523	-11,603
TOTAL PROTECTIVE SERV SALARIES	**351**	**25,366**	**25,015**	**18,300**	**17,948**	**138,127**	**228,297**	**90,170**	**126,523**	**-11,603**
FRONT LINE SERVICE FEES	-809	44,327	45,135	32,886	33,695	235,538	398,939	163,401	309,829	74,291
TOTAL FEE FOR SERVICE	**-809**	**44,327**	**45,135**	**32,886**	**33,695**	**235,538**	**398,939**	**163,401**	**309,829**	**74,291**
GUARDS - CONTRACTED SECURITY	172,379	42	-172,337	4,800	-167,579	295,415	380	-295,035	14,344	-281,071
SECURITY & MONITORING	250	3,311	3,061	2,964	2,714	28,775	29,798	1,023	32,637	3,862
SECURITY - CONTRACTED SERV	50,769	919	-49,850	4,960	-45,809	241,918	8,271	-233,647	17,377	-224,541
SECURITY EQUIPMENT & MATERIALS	8,351	8,339	-12	3,820	-4,531	370,814	75,053	-295,761	103,632	-267,183
TOTAL SECURITY EXPENSE	**231,750**	**12,611**	**-219,138**	**16,544**	**-215,206**	**936,922**	**113,502**	**-823,420**	**167,990**	**-768,932**
ER MEDICAL/DENTAL INS - SECURITY	0	2,685	2,685	883	883	3,691	24,163	20,472	18,956	15,265
ER PENSION - SECURITY	0	1,395	1,395	552	552	5,730	12,556	6,827	2,738	-2,992
ER TAXES - SECURITY	30	1,941	1,910	1,464	1,434	11,546	17,465	5,918	20,641	9,095
TOTAL SECURITY EMPLOYEE BENEFITS	**30**	**6,020**	**5,990**	**2,899**	**2,869**	**20,967**	**54,184**	**33,217**	**42,335**	**21,368**
TOTAL PROTECT SERVICE EXPENSES	**231,322**	**88,325**	**-142,997**	**70,629**	**-160,694**	**1,331,554**	**794,923**	**-536,631**	**646,677**	**-684,877**
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	23,264	12,658	-10,605	6,119	-17,145	294,515	113,924	-180,591	113,375	-181,140
INSURANCE - PROPERTY	79,195	38,119	-41,076	0	-79,195	712,755	343,071	-369,684	333,460	-379,295
INSURANCE - WORKERS COMP	17,002	21,648	4,646	22,721	5,719	188,292	194,835	6,543	196,935	8,644
TOTAL INSURANCE EXP	**119,460**	**72,426**	**-47,035**	**28,839**	**-90,621**	**1,195,562**	**651,830**	**-543,731**	**643,771**	**-551,791**
BAD DEBT EXPENSE	70,212	46,809	-23,403	40,034	-30,178	658,608	421,283	-237,325	438,767	-219,841
TOTAL BAD DEBT EXPENSE	**70,212**	**46,809**	**-23,403**	**40,034**	**-30,178**	**658,608**	**421,283**	**-237,325**	**438,767**	**-219,841**
CLOSING COSTS	0	19	19	0	0	0	167	167	126	126
MORTGAGE INTEREST	5,526	5,854	328	6,305	779	52,808	52,688	-121	54,562	1,754
TOTAL LOAN INTEREST	**5,526**	**5,854**	**328**	**6,305**	**779**	**52,808**	**52,688**	**-121**	**54,562**	**1,754**
TOTAL GENERAL EXPENSES	**195,199**	**125,108**	**-70,091**	**75,179**	**-120,020**	**1,906,978**	**1,125,968**	**-781,010**	**1,137,226**	**-769,752**
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	0	0	0	0	0	5,001	0	-5,001	0	-5,001
CASUALTY LOSS PROCEEDS	0	0	0	0	0	0	0	0	68	-68
NET CASUALTY LOSS	**0**	**0**	**0**	**0**	**0**	**5,001**	**0**	**-5,001**	**-68**	**-5,069**
TOTAL OTHER EXPENSES	**0**	**0**	**0**	**0**	**0**	**5,001**	**0**	**-5,001**	**-68**	**-5,069**
TOTAL OPERATING EXPENSES	**3,021,924**	**2,723,227**	**-298,698**	**2,638,156**	**-383,768**	**27,173,360**	**24,509,041**	**-2,664,319**	**24,901,019**	**-2,272,341**
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,934,469	3,435,727	-498,742	3,630,824	-303,645	34,727,743	30,921,546	-3,806,197	31,395,162	-3,332,581
HAP EXPENSE - PORTABLE	82,899	44,191	-38,708	45,120	-37,779	678,982	397,721	-281,261	395,498	-283,484
UTILITY REIMBURSEMENT	136,607	163,210	26,603	178,587	41,980	1,302,440	1,468,889	166,449	1,494,855	192,415
TOTAL HAP EXPENSES	**4,153,975**	**3,643,128**	**-510,847**	**3,854,531**	**-299,444**	**36,709,165**	**32,788,156**	**-3,921,009**	**33,285,515**	**-3,423,650**
DEPRECIATION EXPENSE	699,767	248,635	-451,132	247,329	-452,438	6,805,133	2,237,719	-4,567,413	2,294,108	-4,511,025
ORGANIZATIONAL COSTS	41,289	0	-41,289	0	-41,289	41,289	0	-41,289	0	-41,289
TOTAL DEPR & AMORT EXPENSE	**741,056**	**248,635**	**-492,421**	**247,329**	**-493,727**	**6,846,422**	**2,237,719**	**-4,608,703**	**2,294,108**	**-4,552,314**
TOTAL NON-OPERATING EXPENSES	**4,895,032**	**3,891,764**	**-1,003,268**	**4,101,860**	**-793,172**	**43,555,587**	**35,025,875**	**-8,529,711**	**35,579,623**	**-7,975,964**
TOTAL EXPENSES	**7,916,956**	**6,614,991**	**-1,301,966**	**6,740,016**	**-1,176,940**	**70,728,947**	**59,534,917**	**-11,194,030**	**60,480,642**	**-10,248,305**
TRANSFERS BET PROGRAMS & PROJECTS - IN	31,482	252,534	-221,053	809	30,673	2,925,735	2,272,810	652,925	3,742,481	-816,746
TRANSFERS BET PROGRAMS & PROJECTS - OUT	31,482	252,534	221,053	809	-30,673	2,925,735	2,272,810	-652,925	3,742,481	816,746
OPERATING TRANSFER - IN	0	0	0	0	0	0	0	0	24,614	-24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	0	0	0	24,614	24,614
TOTAL TRANSFERS	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	-1	0	1	584,367	584,368
TOTAL PRIOR PERIOD ADJUSTMENT	**0**	**0**	**0**	**0**	**0**	**-1**	**0**	**1**	**584,367**	**584,368**
NET OPERATING INCOME (LOSS)	**-691,609**	**-246,325**	**-445,284**	**-280,488**	**-411,121**	**-2,870,221**	**-2,216,922**	**-653,299**	**-1,791,687**	**-1,078,534**
ADJUSTED NET OPERATING INCOME (LOSS)	**8,158**	**2,310**	**5,848**	**-33,159**	**41,317**	**3,934,912**	**20,797**	**3,914,115**	**502,421**	**3,432,491**

Property = 7pubhsg 7cap

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	601,173	566,226	34,948	609,401	-8,227	5,511,125	5,096,033	415,092	5,525,789	-14,664
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	893,509	968,273	-74,764	1,345,666	-452,157	13,887,072	8,714,456	5,172,615	11,825,574	2,061,498
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,926	2,456	-530	2,078	-152	14,968	22,105	-7,137	20,921	-5,953
TOTAL NON-CASH INT INCOME {HIO}	0	8,392	-8,392	0	0	143,710	75,525	68,185	103,548	40,162
INT INCOME - RESTRICT FUNDS	400	503	-102	478	-78	3,628	4,524	-896	4,387	-759
OTHER INCOME										
TOTAL OTHER INCOME	733,658	31,965	701,693	35,386	698,273	1,236,250	287,686	948,564	178,592	1,057,658
TOTAL REVENUES	2,230,667	1,577,814	652,852	1,993,008	237,658	20,796,753	14,200,329	6,596,424	17,658,811	3,137,942
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	320,196	327,738	7,542	395,867	75,671	2,897,658	2,949,641	51,983	2,800,412	-97,246
RESIDENT SERVICE EXPENSES	180,779	178,844	-1,935	160,558	-20,220	1,581,824	1,609,595	27,771	1,530,621	-51,203
UTILITY EXPENSES	183,660	230,573	46,913	205,559	21,900	2,099,867	2,075,153	-24,714	2,230,803	130,936
MAINTENANCE EXPENSES	744,654	616,434	-128,220	655,716	-88,938	7,210,445	5,547,906	-1,662,539	6,953,575	-256,870
PROTECT SERVICE EXPENSES	184,576	50,302	-134,275	39,386	-145,191	940,846	452,714	-488,132	410,222	-530,624
GENERAL EXPENSES	155,440	78,263	-77,177	50,474	-104,966	1,412,979	704,363	-708,616	656,217	-756,762
TOTAL OPERATING EXPENSES	1,769,304	1,482,153	-287,152	1,507,560	-261,744	16,143,619	13,339,373	-2,804,246	14,581,850	-1,561,769
NON-OPERATING EXPENSES										
HAP EXPENSES	17,624	14,737	-2,887	19,312	1,688	141,863	132,633	-9,230	137,631	-4,232
DEPR & AMORT EXPENSE	633,459	183,117	-450,342	175,732	-457,727	5,880,488	1,648,050	-4,232,438	1,637,709	-4,242,779
TOTAL NON-OPERATING EXPENSES	651,083	197,854	-453,229	195,044	-456,039	6,022,351	1,780,683	-4,241,668	1,775,340	-4,247,011
TOTAL EXPENSES	2,420,387	1,680,006	-740,381	1,702,604	-717,783	22,165,970	15,120,056	-7,045,915	16,357,190	-5,808,781
TOTAL TRANSFERS	31,482	103,730	72,248	809	-30,673	1,170,206	933,566	-236,641	1,997,467	827,261
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-221,202	-205,921	-15,281	289,595	-510,797	-2,539,423	-1,853,292	-686,131	-1,280,213	-1,259,210
ADJUSTED NET OPERATING INCOME (LOSS)	412,257	-22,804	435,061	465,327	-53,070	3,341,065	-205,242	3,546,307	357,496	2,983,569

Sec 8 HCV - After FMR 2016 (7fdshcv)

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	110	-110	0	0	150	993	-843	1,680	-1,530
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,244,666	3,710,716	533,950	3,726,119	518,547	38,596,929	33,396,441	5,200,488	33,564,686	5,032,243
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	3,582	5,240	-1,658	2,657	925	15,638	47,158	-31,520	14,484	1,154
TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	0	0	0	442	-442
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	4,248,248	3,716,066	532,182	3,728,776	519,472	38,612,717	33,444,593	5,168,124	33,581,292	5,031,425
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	254,596	257,880	3,284	247,952	-6,644	2,276,133	2,320,917	44,784	2,218,039	-58,094
RESIDENT SERVICE EXPENSES	0	451	451	-6	-6	2,222	4,061	1,840	3,140	918
MAINTENANCE EXPENSES	24,837	34,117	9,281	17,738	-7,099	218,422	307,057	88,636	203,883	-14,539
GENERAL EXPENSES	2,368	3,564	1,196	3,652	1,284	31,921	32,078	157	34,314	2,393
TOTAL OPERATING EXPENSES	281,801	296,013	14,212	269,335	-12,466	2,528,698	2,664,113	135,415	2,459,376	-69,322
NON-OPERATING EXPENSES										
HAP EXPENSES	3,956,699	3,440,989	-515,710	3,647,723	-308,976	35,031,945	30,968,900	-4,063,045	31,423,092	-3,608,853
DEPR & AMORT EXPENSE	995	1,293	298	1,293	298	8,951	11,633	2,682	11,633	2,682
TOTAL NON-OPERATING EXPENSES	3,957,694	3,442,281	-515,413	3,649,016	-308,678	35,040,896	30,980,533	-4,060,363	31,434,725	-3,606,171
TOTAL EXPENSES	4,239,495	3,738,294	-501,201	3,918,350	-321,144	37,569,594	33,644,646	-3,924,948	33,894,100	-3,675,494
NET OPERATING INCOME (LOSS)	8,753	-22,228	30,982	-189,574	198,328	1,043,123	-200,054	1,243,177	-312,808	1,355,931
ADJUSTED NET OPERATING INCOME (LO:	9,748	-20,935	30,683	-188,281	198,029	1,052,074	-188,421	1,240,495	-301,175	1,353,249

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	3,584	-3,584	4,367	-4,367	41,767	32,253	9,514	39,301	2,466
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	403,826	458,601	-54,775	429,804	-25,978	3,894,733	4,127,412	-232,679	3,990,194	-95,461
TOTAL OTHER GOV'T GRANTS DONATIONS	0	168,274	-168,274	0	0	457,198	1,514,463	-1,057,265	0	457,198
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	33	34	-1	33	0	283	307	-24	297	-14
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	5,367	374	4,053	1,688
OTHER INCOME										
TOTAL OTHER INCOME	10,079	7,051	3,028	37,100	-27,021	43,575	63,457	-19,882	235,023	-191,448
TOTAL REVENUES	413,939	638,140	-224,201	471,305	-57,366	4,443,298	5,743,259	-1,299,961	4,268,868	174,429
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	616,969	586,145	-30,824	515,179	-101,790	4,890,214	5,275,307	385,093	4,664,820	-225,393
RESIDENT SERVICE EXPENSES	41,478	90,798	49,319	141,062	99,584	457,392	817,181	359,789	390,701	-66,691
UTILITY EXPENSES	4,644	4,577	-67	4,119	-525	46,707	41,191	-5,515	39,693	-7,014
MAINTENANCE EXPENSES	4,530	7,824	3,294	11,266	6,736	96,524	70,416	-26,108	114,265	17,741
PROTECT SERVICE EXPENSES	2,995	32,711	29,715	23,404	20,408	172,488	294,396	121,908	181,020	8,533
GENERAL EXPENSES	19,389	18,218	-1,171	18,616	-773	206,687	163,963	-42,725	169,496	-37,192
TOTAL OPERATING EXPENSES	690,006	740,273	50,266	713,646	23,640	5,870,011	6,662,453	792,443	5,559,994	-310,016
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,687	14,030	1,344	13,478	791	111,289	126,273	14,984	125,166	13,877
TOTAL NON-OPERATING EXPENSES	12,687	14,030	1,344	13,478	791	111,289	126,273	14,984	125,166	13,877
TOTAL EXPENSES	702,693	754,303	51,610	727,124	24,431	5,981,300	6,788,727	807,427	5,685,160	-296,139
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	-753,864	-570,000	183,864	-1,460,320	-706,456
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	0	0
NET OPERATING INCOME (LOSS)	-288,754	-52,830	-235,925	-255,820	-32,935	-784,138	-475,468	-308,670	44,029	-828,166
ADJUSTED NET OPERATING INCOME (LOSS)	-276,067	-38,800	-237,267	-242,342	-33,725	-672,849	-349,195	-323,654	169,195	-842,044

HIO, Inc. (7hioinc)

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	102,631	82,465	20,166	87,873	14,758	941,067	742,182	198,886	878,090	62,977
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	94,526	-94,526	0	0
INT INCOME - RESTRICT FUNDS	878	755	123	721	157	5,158	6,793	-1,635	6,604	-1,446
OTHER INCOME										
TOTAL OTHER INCOME	17,404	11,751	5,653	12,279	5,126	156,347	105,759	50,588	107,535	48,812
TOTAL REVENUES	120,913	105,473	15,440	100,873	20,040	1,102,572	949,260	153,312	992,229	110,343
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	26,746	24,559	-2,187	-54,985	-81,731	240,601	221,034	-19,568	259,400	18,799
RESIDENT SERVICE EXPENSES	13,673	13,412	-261	13,650	-23	136,557	120,712	-15,844	125,096	-11,460
UTILITY EXPENSES	16,318	7,754	-8,565	13,635	-2,683	154,183	69,785	-84,398	112,358	-41,825
MAINTENANCE EXPENSES	79,042	57,463	-21,580	54,240	-24,802	827,887	517,164	-310,722	658,795	-169,091
PROTECT SERVICE EXPENSES	43,750	5,313	-38,438	7,839	-35,911	218,220	47,813	-170,407	55,434	-162,786
GENERAL EXPENSES	16,607	23,996	7,389	1,285	-15,322	242,658	215,964	-26,694	267,521	24,864
OTHER EXPENSES	0	0	0	0	0	5,001	0	-5,001	-68	-5,069
TOTAL OPERATING EXPENSES	196,138	132,497	-63,641	35,665	-160,473	1,825,106	1,192,472	-632,634	1,478,537	-346,569
NON-OPERATING EXPENSES										
HAP EXPENSES	4,915	3,932	-983	4,272	-643	50,140	35,387	-14,753	37,202	-12,938
DEPR & AMORT EXPENSE	93,855	50,135	-43,721	56,766	-37,090	845,143	451,213	-393,930	519,050	-326,093
TOTAL NON-OPERATING EXPENSES	98,770	54,067	-44,704	61,038	-37,733	895,283	486,600	-408,683	556,252	-339,031
TOTAL EXPENSES	294,908	186,564	-108,345	96,702	-198,206	2,720,389	1,679,072	-1,041,317	2,034,789	-685,600
TOTAL TRANSFERS	-31,482	-40,396	-8,914	-809	30,673	-416,342	-363,566	52,777	-537,147	-120,805
NET OPERATING INCOME (LOSS)	-142,514	-40,694	-101,819	4,980	-147,493	-1,201,475	-366,247	-835,228	-505,413	-696,062
ADJUSTED NET OPERATING INCOME (LO	-48,659	9,441	-58,100	61,746	-110,405	-356,332	84,966	-441,298	13,637	-369,969

Public Housing (7pubhsg)

Budget Comparison

Period = Sep 2025

Book = Accrual ; Tree = ysi_is

	September 2025	Budget	Variance	September 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	601,173	566,226	34,948	609,401	-8,227	5,511,125	5,096,033	415,092	5,525,789	-14,664
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	665,393	686,782	-21,389	754,649	-89,256	5,978,180	6,181,034	-202,854	7,056,895	-1,078,715
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,926	2,456	-530	2,078	-152	14,968	22,105	-7,137	20,921	-5,953
TOTAL NON-CASH INT INCOME {HIO	0	8,392	-8,392	0	0	143,710	75,525	68,185	103,548	40,162
INT INCOME - RESTRICT FUNDS	400	503	-102	478	-78	3,628	4,524	-896	4,387	-759
OTHER INCOME										
TOTAL OTHER INCOME	733,658	31,965	701,693	35,386	698,273	1,236,250	287,686	948,564	178,592	1,057,658
TOTAL REVENUES	2,002,551	1,296,323	706,228	1,401,991	600,560	12,887,861	11,666,907	1,220,954	12,890,132	-2,271
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	319,098	327,738	8,640	392,110	73,011	2,865,318	2,949,641	84,323	2,739,659	-125,659
RESIDENT SERVICE EXPENSES	180,334	178,844	-1,490	160,558	-19,775	1,577,619	1,609,595	31,976	1,514,456	-63,164
UTILITY EXPENSES	183,660	230,573	46,913	205,559	21,900	2,099,867	2,075,153	-24,714	2,230,803	130,936
MAINTENANCE EXPENSES	623,896	556,609	-67,286	450,239	-173,656	5,519,509	5,009,484	-510,025	5,187,000	-332,509
PROTECT SERVICE EXPENSES	184,576	50,302	-134,275	29,626	-154,951	868,786	452,714	-416,071	357,490	-511,296
GENERAL EXPENSES	155,440	78,263	-77,177	50,474	-104,966	1,412,979	704,363	-708,616	656,217	-756,762
TOTAL OPERATING EXPENSES	1,647,004	1,422,328	-224,676	1,288,566	-358,438	14,344,078	12,800,951	-1,543,127	12,685,625	-1,658,453
NON-OPERATING EXPENSES										
HAP EXPENSES	17,624	14,737	-2,887	19,312	1,688	141,863	132,633	-9,230	137,631	-4,232
DEPR & AMORT EXPENSE	633,459	183,117	-450,342	175,732	-457,727	5,880,488	1,648,050	-4,232,438	1,637,709	-4,242,779
TOTAL NON-OPERATING EXPENSES	651,083	197,854	-453,229	195,044	-456,039	6,022,351	1,780,683	-4,241,668	1,775,340	-4,247,011
TOTAL EXPENSES	2,298,087	1,620,182	-677,905	1,483,611	-814,476	20,366,429	14,581,634	-5,784,796	14,460,965	-5,905,464
TOTAL TRANSFERS	31,482	-117,937	-149,419	809	-30,673	-1,468,319	-1,061,434	406,884	-1,320,853	147,466
TOTAL PRIOR PERIOD ADJUSTMEN	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-327,018	-205,921	-121,096	-82,429	-244,589	-6,010,249	-1,853,292	-4,156,957	-834,346	-5,175,902
ADJUSTED NET OPERATING INCOME (L(	306,441	-22,804	329,245	93,303	213,138	-129,761	-205,242	75,481	803,363	-933,124

7.7. Development

7.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – November 2025

GENERAL UPDATES

- Public hearing and CAC presentation for the 2026-2030 Capital Improvements Plan are both scheduled for December 2024; the plan is expected to be before the Board at the December meeting
- In spite of the government shutdown, OHA appears still to be able to access Capital Grants through HUD's eLOCCS accounting system; the Caps team continues to plan and execute routine projects. Some projects that require more involvement from HUD staff will be delayed.

Capital Funds Project Status update as of 10/26/2025

Project	Comments
COMPLETED	
Annex renovation A&E	Completed October 2025
Park South boiler rebuild	Completed October 2025
IN PROGRESS	
Park South Tower window replacements	Estimated completion November 2025
Key management system	Estimated completion November 2025
Site drainage A&E	Estimated completion November 2025
Crown unit renovation	Estimated completion November 2025
Jackson thermostat replacements	Estimated completion November 2025
Kay Jay Tower shower replacements	Estimated completion March 2025
Jackson unit renovation	Estimated completion Q1 2026
Jackson Tower plumbing stack replacements	Estimated completion mid-2026
IN DEVELOPMENT	
Annex reconfiguration / renovation	Solicitation in progress
Alamo lead paint remediation	Developing scope for November 2025 solicitation
Physical needs assessment / energy audit	Developing scope for November 2025 solicitation
Crown Tower waterproofing	QBS for A&E vendor will take place in November 2025
Multifamily exterior repairs	Developing scope for January 2025 solicitation

Capital Funds Grant Status Update as of 10/26/2025

ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	$ Expended	% Expended	$ Obligated	% Obligated	Status
2022	Formula	$7,114,398	5/12/2022	5/11/2024	5/11/2026	$7,115,288	99.66%	$7,139,851	100.00%	Expended, final reconciliation in progress
2022	JT At Risk	$2,145,000	2/8/2023	1/29/2025	1/29/2027	$1,050,278	48.96%	$2,145,000	100.00%	Obligation complete, expending
2023	Formula	$7,173,205	2/17/2023	2/16/2025	2/16/2027	$5,739,671	79.76%	$7,195,791	100.00%	Obligation complete, expending
2024	Formula	$7,433,097	5/6/2024	5/6/2026	5/6/2028	$5,987,375	80.55%	$6,856,559	92.24%	Obligation in progress
2025	Formula	$7,538,645	5/13/2025	5/12/2027	5/12/2029	$2,640,034	34.75%	$2,643,478	34.80%	Obligation in progress

INACTIVE 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	$660,000	100.00%	$660,000	100.00%	Closeout in progress
2020	Formula	$6,017,802	3/26/2020	3/25/2024	3/25/2026	$6,017,802	100.00%	$6,017,802	100.00%	Closeout in progress
2021	Formula	$5,831,495	2/23/2021	2/22/2023	2/22/2025	$5,831,495	100.00%	$5,831,495	100.00%	Closeout in progress
2021	Safety & Security	$247,000	9/1/2021	9/9/2022	9/9/2023	$146,530	59.32%	$146,530	59.32%	Closeout in progress

Procurement Monthly Report – November 2025

GENERAL UPDATES

- An updated OHA Procurement Policy is before the Committee/Board in November
- Annex Renovation pre-bid conferences with contractors completed, with excellent attendance
- Procurement Team is meeting with cooperative purchasing and contracting organizations to expand OHA's ability to "piggy-back" on existing government contracting
- Some solicitation timelines may be extended due to the government shutdown

FORMAL SOLICTATION ACTIVITY			
Project	**Type**	**Status**	**Anticipated Board Month**
Maintenance Shop	IFB	In Progress	December
Tenant Moving Services	RFP	In Development	February

CONTRACT ACTIVITY			
Contract Purpose	**Vendor**	**Action**	**Diverse-Owned Business**
Custodial	Multiple (x2)	Renewal	100% MBE (x2)
Tower Stack Replacement	Elkhorn West Construction	Renewal	N/A
Video Security	Inteconnex	New Contract	N/A

OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATION)			
Project	**Vendor**	**Amount**	**Contract #**
JT Radiator Valve Replacement	Hayes	$57,600	22-CHVAC-13

7.9. Human Resources

Memorandum

To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: October 24, 2025

Re: Staffing Report Summary September 18, 2025 – October 24, 2025

Total Open Positions 8

Position(s)	Number of Positions Open	Department	Status
Senior Administrative Assistant	1	Compliance	Interviewing
Inspection Clerk	1	Inspections	Interviewing
Maintenance Repairer	2	Property Management	Interviewing
Administrative Assistant-Housing Operations	1	Property Management	Checking references
PBV Program Manager	1	HCV	On Hold
Housing Specialist	2	HCV	Interviewing

Total New Hires 6

Title	Number of Positions Filled	Department/Location
HR Generalist	1	HR
Administrative Assistant – PH Intake	1	Public Housing Intake
Maintenance Manager	1	Property Management
Housing Compliance Specialist	2	Compliance
Senior Accountant	1	Finance

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 0

Name	Old Title	New Title	Department	Date

Type of Termination	Number of Employees
Involuntary	1
Voluntary	1

Current Monthly Turnover Rate
1.16%

Annual Turnover Rate (11/2024 – 10/2025)
36.54%

7.10. Family and Community Services

Synergy of Services = Self-Sufficiency

- **Outreach**
- **Academic Achievement**
- **Transportation**
- **Elderly and Disabled Services**
- **Resident Education and Employment**
- **Family Self-Sufficiency**
- **Homeownership**
- **Grants**

Family and Community Services Department

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 older people to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payment 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	132
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	24
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	21
New Enrollment (Case Management)	15
Number of New Community Partnerships	9
Number of Cultural/Recreational Activities (Soccer Training)	16
Referral to FSS/HOP	14
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	17

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.

Board Report

Family and Community Services Department

Purpose: To provide case management services to residents living within Omaha Housing Authority communities, focusing on strengthening families and promoting self-sufficiency through supportive services and referrals to community partners.

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	155
New Enrollments	6
TANF Recipients	0
Face-to-Face Contact Visit	60
Virtual Contact Visit	12
Phone Visit	21
ROSS Employment Goals	2
Job Placement	6
Employed Full-Time	31
Employed Part-Time	10
Employment Referrals	12
Education Goals	0
Education Goals Met	153 MCC/UNO
Education Referrals	50
College Enrollment	0
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	4

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)	15
Job Readiness Training/Referral and Job Fair	Over 200
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	195

Family and Community Services Department

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 facilitated by the Program Coordinating Committee (PCC), residents acquire 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-160 PH-32
TANF Recipients (Welfare to Work)	HCV-4 PH-3
Recommendation for Graduation	HCV-2 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-14 PH-4
Employment/Job Training/Referrals (YTD)	128
Post-Secondary Education (YTD)	HCV-33 PH-6
Employed full-time (YTD)	HCV-121 PH-23
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	70
Asset Development (Escrows)	**HCV-$521,751.00** **PH-$55,641.00** **Total-$577,393.00**
Life Skills	70
Service Coordination (PCC)	18
In-Person/Zoom/Phone Meetings	46
FSS Forfeiture: The Final Rule (24 CFR § 984.305(f)(2)) requires that forfeited Family Self-Sufficiency (FSS) escrow funds be used by the Public Housing Agency (PHA) or owner for the benefit of FSS participants in good standing, instead of being returned to the Housing Assistance Payments (HAP) or Operating Fund. Forfeited funds can be used for eligible activities, including transportation, childcare, training, employment preparation, and other FSS-related expenses, as well as training for FSS coordinators. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	**$86,389.00**

Family and Community Services Department

How do We Impact OHA and the Community?

ACHIEVEMENTS:

- *Two tenants were approved for a home mortgage loan this month.*
- *J. Jones closed her home through Access Bank on September 5, 2025*
- *S. Carr closed on a home through Habitat on September 12, 2025*
- *D. Holmes closed on her home through US Bank on September 30, 2025*
- *ROSS and FSS Grant announcements came out.*
- *Enrolled 4 new PH FSS participants and 14 HCV participants.*
- *Family Metrics Updates: Over 150 family metric reports were updated to reflect current household information, employment status, and progress toward individual goals. These updates help ensure accurate data tracking and provide a clearer picture of participant outcomes.*
- *Employer Engagement and Follow-Ups: Coordinators conducted follow-ups with employers to verify participant employment; over 60 employers were contacted to join the seasonal job fair or to get information about whether they were hiring.*
- *Staff devoted significant effort to collaborating with college students and their families to collect accurate enrollment information, ensuring that all students residing in housing were properly accounted for and considered for available scholarships. This process included one-on-one meetings, consultations with university representatives, and personalized support to address any questions or concerns that emerged. Upon completion of these meetings, the coordinator compiled and shared the findings with designated staff at the University of Nebraska at Omaha and Metropolitan Community College. This collaborative effort not only strengthened inter-institutional communication but also provided valuable insights into the needs and status of the 150+ students served.*
- *Partnership with Operation Hope to reestablish a partnership. Operation HOPE provides expert financial coaching to help you enhance your financial literacy, set realistic goals, and create a plan for achieving economic success.*
- *Staff met with Heartland Workforce Solutions about their CRED program. The program provides financial assistance and supportive services to eligible individuals pursuing employment, training, or certification goals. Our residents may be able to utilize CRED funds if they qualify and complete the required orientation through Heartland Workforce Solutions (HWS). These funds can help cover expenses such as tuition, certification fees, transportation, uniforms, and other job-related costs.*
- *Staff met with Fulton Homes about their Healthcare Readiness Program, which supports individuals pursuing careers in the healthcare field through classes that lead to CNA, CMA, and CPR certifications. Our residents must sign up through Heartland Workforce Solutions (HWS) and complete the HWS orientation to access this program. At this time, the application process is temporarily closed due to high demand and limited availability.*
- *Q3 PCC Meeting - September 18, 2025-More than 20 partners, including resident representatives, joined the Q3 Collective Impact Coalition meeting, hosted by our partners at Habitat for Humanity. The session focused on collaboration, resource sharing, and building stronger pathways to stability for OHA residents. Guest speakers from the UNO School of Criminology and Criminal Justice shared insights from Omaha's first-ever Poverty Elimination Plan, highlighting the power of data-driven, community-centered strategies to reduce barriers for families. Partners engaged in a robust discussion and shared*

valuable resources, emphasizing the importance of clear communication and stronger referral networks in shaping client-centered solutions.

Service Coordination Conference & Mental Health First Aid Training

- FSS staff attended the Service Coordination Conference, where they completed Mental Health First Aider (MHFA) Training. This evidence-based program is designed to help participants recognize and respond to signs of mental health challenges in others. Similar to physical first aid, MHFA prepares individuals to provide initial support to someone experiencing emotional distress or a mental health crisis until professional help is available.

As part of the training, staff developed key skills to:

1. Identify early warning signs and risk factors associated with mental health conditions.
2. Engage individuals in supportive, non-judgmental conversations.
3. Apply the MHFA action plan in both everyday and crises.
4. Offer reassurance and connect individuals to appropriate resources and professional care.
5. This training directly supports their roles as Family Self-Sufficiency Coordinators, enhancing their capacity to support families holistically. With these added skills, they are better equipped to identify when mental health support may be needed and respond effectively and compassionately.
6. Also learned ways to build creative partnerships, like with Amazon, to offer more enriching programs to residents.

- *We continue to have a successful collaboration with the BSR team in August, focusing on identifying residents' employment needs and connecting them with current hiring agencies. This partnership has strengthened our ability to provide targeted support and resources to help residents access meaningful job opportunities.*
- *Coordinators continue to follow up with students, including both high school and college participants, to gather insight into their current academic progress and overall support needs. These follow-ups provided valuable insights into the challenges students are facing and identified opportunities for additional guidance, resources, and referrals. Direct engagement also helped strengthen relationships and ensured that students remained connected and supported as they transitioned through different stages of their educational and career paths.*
- *Coordinators continue to conduct in-person and virtual meetings with families to collect necessary signatures on required documents. These included consent forms, updated release forms, and verification documents related to program participation. The response from families was positive, with many appreciating the initiative-taking outreach. Over 80 families were assisted in getting the required documents.*
- *We are actively expanding partnerships with workforce development agencies and vocational training centers to enhance and broaden access to skill-building opportunities.*
- *Charles Drew continues to assist with mental health counseling at our Highland tower. This month, they deployed the mobile unit to Jackson Tower for basic health testing.*
- *Creighton University REACH program-OHA continues to partner with Creighton University to assist and help empower residents to be more active in their communities. Five community health workers from*

Family and Community Services Department

Benson, Jackson, Park North, Evans, and South Side Development attended classes at the Simple Foundation to learn more about food and nutrition.

- *University of Nebraska Medical Center- Currently partnering with the Housing Authority to conduct Freedom from Smoke classes at Crown and Benson Towers. Conducted a workshop with 15 tenants at Benson Tower. This will be a continued partnership, with more scheduled events planned for the upcoming months.*
- *Currently, 25 OHA tenants are still enrolled in either Career Forward or Spring classes at MCC. This partnership strengthens our relationship with MCC, helping pipeline FSS participants and OHA residents access career-centered educational opportunities. The program allows participants to earn college credit toward their chosen degree while receiving an hourly stipend for classroom time. Additional support includes an MCC-assigned coach, scholarship opportunities, and other benefits.*
- *Coordinators continue collaborating with HWS to enhance OHA tenant services by offering employment opportunities and job training, including interview skills workshops, resume development, and career exploration.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue to provide free on-site screenings for blood pressure, prostate screening, body mass index (BMI), pre-diabetes, blood glucose, cholesterol, and other health indicators.*
- *Catholic Charities continues to visit the Towers to host bingo, assist residents with food pantries, and provide rides to medical appointments. (Served over 50 tenants this month)*
- *Youth involvement remains a top priority for our organization. This month, we actively promote scholarship opportunities for 81 OHA high school students pursuing higher education.*
- *Family Self-Sufficiency coordinators continue to develop strategies to connect participating families with public and private resources, increase earned income, and promote financial independence.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug and housekeeping issues in the towers. (16 tenants were referred)*
- *Partnered with United Healthcare to provide educational workshops on health disparities throughout OHA towers. (Hosted seminars and resource fairs, serving 47 tenants.)*
- *Archwell Community Health Care hosted Lunch and Learn events at the OHA Towers this month, with over 29 tenants participating.*
- *GOCA/ENCAP continues to serve all our senior residents with commodities at all eleven OHA Towers. With Crown Tower being the most significant population served, ENCAP averages about 15 residents at each location, totaling 61. These numbers change monthly because of new seniors qualifying for benefits and others leaving the program.*
- *The OHA/TSF soccer program reached its highest participation level in history, with over 700 kids engaged in year-round programming. Training is on Mondays, Wednesdays, Thursdays, and Saturdays.*
- *Continued support for 214 OHA/TSF college students across multiple universities, ensuring access to the Scott Foundation Scholarship, which commits over $300,000 annually.*
- *Strengthened the Simple Foundation partnership for the 2025–26 school year and summer, providing after-school Learning PODs with educational, technological, social, emotional, and mental health support and securing opportunities for resident youth, including after-school and summer programs and paid internships. Working on Best Buy Teen Tech Site.*
- *OHA staff continues to bridge communication barriers regarding CNI and CNP with Sudanese, Somali, and Bantu populations. (12 tenants were served this month.)*

Family and Community Services Department

- *Conducted over 28 home visits for Southside residents and scattered sites to assess needs and provide direct support.*
- *Strengthened partnerships with community organizations to expand resources for OHA residents. (Met with 9 Community Organizations this month)*

National NAHRO conference

The NAHRO National Conference is the organization's premier national event, bringing together housing professionals from across the country for training, policy updates, and strategic networking. This year's conference, held in Phoenix, provided timely insights into Project-Based Vouchers (PBVs), public-private partnerships, and creative financing strategies that closely align with our agency's development goals.

Key Takeaways:

- *Understanding the PBV Process.*
  Sessions offered a detailed look at how to secure and manage Project-Based Vouchers, including eligibility criteria, compliance requirements, application timelines, and HUD expectations.
- *Evaluating Developer Partnerships*
  Best practices were shared on assessing developers to ensure alignment with agency priorities, financial capacity, and long-term community goals.
- *Negotiating Favorable Terms*
  Attendees explored strategies for structuring contracts and agreements that balance risk, protect public resources, and ensure positive outcomes for housing authorities.
- *Using PBVs to Maximize Community Impact*
  PBVs can play a key role in supporting community revitalization, economic development, and mixed-income integration beyond simply subsidizing housing.
- *Managing Partnerships with Developers*
  Guidance was provided on maintaining transparent, accountable relationships throughout the development process to ensure successful outcomes.
- *Navigating the Push for LIHTC with Less HUD Involvement*
  Many developers are increasingly relying on Low-Income Housing Tax Credits (LIHTC), especially:
  9% credits, which are competitive but offer deeper subsidies.
  4% credits: more accessible but requiring complex financing layers.
  PBVs are a critical tool for stabilizing income streams and making these deals financially viable.
- *Leveraging Section 18 Disposition Funds*
  Proceeds from Section 18 property dispositions can be used with greater flexibility than RAD funds. They can be layered with PBVs, LIHTC, or other local sources to support development or preservation initiatives.
- *Goodwill continues their Beginner computer classes at OHA towers on September 3rd, 10th, 17th, and 24th, with 10 tenants participating.*
- *Integrity First Home health care services- Provides professional healthcare services to OHA towers and coordinates a luncheon and learn event on August 13th, with over 20 tenants participating. at home.*

- *Utilizing Local Funding Tools such as General Obligation Bonds*
  General Obligation (GO) Bonds issued by municipalities can help finance land, infrastructure, or gap funding needs, particularly when combined with PBVs.
- *Maximizing Long-Term Impact of PBV Developments*
  PBVs should be used strategically, not just to fill financing gaps, but to advance broader community objectives such as mobility, revitalization, and equitable growth.
  Strengthening Public-Private Collaboration
  Sessions emphasized the importance of transparent, well-managed partnerships with developers, local governments, and community stakeholders.
- *Ensuring Internal Capacity*
  Agencies must be initiative-taking in building internal readiness, including staffing, systems, and compliance oversight, to manage PBV projects and seize funding opportunities successfully.

Key Questions for Planning PBV Developments

- *Who are we planning to house?*
  Define the target population, such as extremely low-income families, seniors, people with disabilities, or workforce households.
- *What can they afford?*
  Assess realistic rent levels based on local incomes and market conditions.
- *How do we define "affordable housing" locally?*
  Determine whether to use HUD's 30 percent of income benchmark or adapt based on local needs.
- *What are the actual financial needs of the project?*
  Evaluate the full budget, including acquisition, development, operations, and long-term maintenance, and explore how to combine PBVs, tax credits, Section 18 proceeds, and local sources such as GO Bonds.

- ***Industry Networking and Program Innovation***

While attending the conference, I had the opportunity to meet with colleagues from other housing agencies to exchange ideas and learn about emerging practices in the field. These conversations provided valuable insights into how different agencies are approaching community engagement, resident services, and program development. One standout idea was the formation of a Youth Advisory Board, which some agencies have implemented to engage younger residents better and incorporate their voices into program planning and decision-making. This approach empowers youth to take an active role in shaping their communities, fosters leadership development, and helps agencies design services that are more responsive to the needs of younger residents.

This concept presents a potential opportunity for our agency to explore similar youth engagement strategies that align with our mission and resident service goals.

- ***Crisis Communication in Public Housing: Lessons from the Parkview Tower Fire***

This session told the story of how the New Albany Housing Authority (NAHA) navigated one of its toughest moments —the Parkview Tower fire —through clear, timely, and compassionate communication. The panel described how NAHA used multiple channels to reach residents, coordinate with emergency partners, and keep *the community informed at every step. The discussion reinforced that trust is built before a crisis begins, through transparency and preparation.*

For the Omaha Housing Authority (OHA), a key takeaway is the importance of having a well-defined emergency communication plan with multilingual alerts, a resident phone tree, and pre-scripted messaging as well as a designated PR contact to speak on behalf of the agency.
This would ensure that during a crisis, residents receive accurate, reassuring updates and OHA maintains the public's confidence.
Regular walk-throughs with local FD are highly recommended to ensure rescue teams are familiar with building layouts, key access points, and any keyed entries/exits.

Power Partnerships: PHAs & Local HFAs Collaborating for Greater Impact

- *This session highlighted how collaboration between housing finance agencies (HFAs) and public housing authorities (PHAs) can expand resources and opportunities. Virginia Housing and the Colorado Housing and Finance Authority (CHFA) have shared successful partnerships (such as Virginia's $46 million Public Housing Revitalization Grants and CHFA's Rent Reporting for Credit program), which helped tenants raise their credit scores by an average of 62 points. These examples showed how PHAs and HFAs can pair financial tools with local trust to make a lasting impact.*

- *For OHA, the takeaway is clear: deepening collaboration with the Nebraska Investment Finance Authority (NIFA) could unlock flexible funding for capital projects, introduce credit-building initiatives for residents, and strengthen staff development, advancing both resident success and agency sustainability in Omaha. The Resident Services team currently partners with NIFA to support clients through homeownership.*

- ***What Now: Avoiding Post-RAD Pitfalls***

Experts from Du & Associates and several housing authorities walked through the everyday challenges agencies face after a transformation into RAD, from maintaining Reserve for Replacement accounts to keeping up with compliance reviews and reporting requirements. The discussion focused on building clear internal systems, training staff, and using technology to stay organized. The message was straightforward: RAD success depends on structure and accountability.

- *For OHA, creating a post-RAD checklist and designating a compliance lead or consultant would help the agency stay ahead of HUD requirements, protect funding, and give residents greater confidence in OHA's long-term management and stewardship.*

Raising Voices of Residents Through Resident Leadership

- *This powerful session centered on residents who have become leaders within their housing communities. Moderated by Commissioner Renee Smith, the discussion featured resident board members from Michigan, Georgia, Wisconsin, and California who spoke about how lived experience can* *shape better housing policy and build trust. They emphasized that real leadership starts with listening and that resident involvement brings balance, empathy, and accountability to agency decisions.*

- *For OHA, this points to be a meaningful opportunity. Continuing to uplift structured resident leadership councils while offering leadership training to prepare residents for advisory roles.*
- *Building these partnerships could make OHA's programs more responsive, inclusive, and connected to the people they serve.*
- *Remember: "Nothing about us without us."*

From Crisis to Community: Adaptive, People-Centered Housing Strategies for Disaster Resilience and Recovery

- *Presented by NAHRO's International Research and Global Exchange Committee, this session explored global and Indigenous approaches to disaster resilience that put people first. Speakers shared lessons from Mozambique, Indonesia, and recent U.S. disasters, showing how community-led planning, local materials, and initiative-taking design can strengthen recovery and sustainability. They also noted that only a handful of states include housing in their disaster recovery plans, leaving PHAs underrepresented in preparedness discussions.*
- *For OHA, the takeaway is to take a seat at that table by developing a disaster readiness plan, engaging residents in resilience committees, and incorporating climate-smart design features into renovations.*
- *These steps would help OHA protect residents, reduce vulnerability, and build stronger, more adaptable neighborhoods across Omaha.*

Upcoming Events:

Various training sessions, career fairs, outreach programs, and continued recruitment for FSS and ROSS SC programs, among others.

- *Ross SC and FSS Grant*
- *UNMC- Freedom from smoking*
- *Always at Home- Halloween Party/Pumpkin Paint event*
- *Omaha Sister Cities Association 60th Year Anniversary.*
- *Two Tenants' Homeownership is closing.*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*
- *CAC monthly meeting*
- *UNMC- Freedom from Smoking Workshop*
- *Charles Drew Flu Shots Mobile Unit.*
- *Momentum Career Empowerment at MCC.*
- *Period Product Drive-TBD*
- *PHA Leadership Training.*
- *HCV Tenant Association meeting*
- *Nebraska College Tour (UNO, UNL, UNL, WSC, and MCC)*
- *UNO-DASH and Scholarship meeting.*

Family and Community Services Department

- *Charles Drew Community Health Center Flu shots tour*
- *Methodist College students' Mobile clinic*
- *Heartland Workforce Solution meetings*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meetings*

7.11. Legal

Memorandum

To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: November 13, 2025

Re: Legal Matters

TORT CLAIMS PENDING PER PSTCA

Chaunci Calloway	Tort	08/13/24	Notice of intent to sue		
Jon Traudt	Tort	04/10/25 11/05/25	Notice Notice		
Bell et al	Tort	05/22/25	Notice		

LITIGATION

OHA v State of NE 25-5460		06/27/25 09/16/25 10/17/25 11/03/25	Complaint filed Hearing motion to dismiss Court dismisses without prejudice OHA files Amended Complaint	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24	P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHA	Class action Bedbugs etc	01/06/25 03/25/25 08/14/25 09/12/25 10/08/25	P Complaint filed P amended Complaint filed Hearing OHA motion to dismiss Case dismissed without prejudice Ps filed appeal	NE Court of Apeals	PENDING
Select Contracting v OHA	Contract	08/18/23 11/12/23 11/05/25	P Complaint filed OHA answer filed Case settled and dismissed	Douglas County District Court	RESOLVED
Cribbs v. OHA	Negligence	12/29/23 04/25/24 11/03/25 08/25/25	P Complaint filed OHA answer filed Projected trial date Court approves continuance	Douglas County District Court	PENDING
OHA v Lide	Eviction rent & Counter claims	04/24/24 05/24/24 08/05/25	Eviction action filed D answer & counterclaims Settlement approved by court	Douglas County County Court	RESOLVED
Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25	Summons & Complaint served OHA answer filed Trial on or before 12/01/2026	Douglas County District Court	PENDING
OHA v Winters	Eviction	06/23/25 07/02/25 10/31/25	Default judgment for OHA T filed appeal Judgment affirmed	Douglas County District Court	RESOLVED
Solomon v. OHA	Small Claims	06/30/25 08/08/25	Small claim filed Dismissed with prejudice default	Douglas County County Court	RESOLVED
Thompson v. OHA	Small Claims	09/08/25 12/18/25	Small claim action filed Hearing	Douglas County SCCounty Court	PENDING

HASANI LEE & RELATED CASES

Hasani Lee et al 24-0039		01/02/24 P Complaint filed 03/15/24 Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 P Complaint filed 12/12/24 Dismissed without prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24 P Complaint filed 11/29/24 OHA motion summary judgment 12/10/24 P motion summary judgment 01/21/25 Hearing on motions 10/30/25 Summary judgment for OHA	Douglas County District Court	RESOLVED
Hasani Lee et al 24-3481		05/03/24 P Complaint filed 02/24/25 P multiple motions filed 03/26/25 Hearing on P's summary judgment 05/16/25 OHA motion summary judgment 07/09/25 Hearing on OHA motion 10/30/25 Summary judgment for OHA	Douglas County District Court	RESOLVED
Hasani Lee et al 25-4085		05/30/25 Service of complaint 06/27/25 OHA motion to dismiss Various P filings throughout 08/26/25 Hearing on OHA motion 09/22/25 Case dismissed by court	Douglas County District Court	RESOLVED
Hasani Lee et al 25-6860		08/04/25 Notice of tort claim 08/07/25 Withdrawal of tort claim 08/14/25 Complaint filed in court 08/28/25 Amended complaint filed 09/17/25 OHA removes case to federal court 09/24/25 OHA motion to dismiss Various filings by Ps	Douglas County District Court US District Court-Nebraska	PENDING
Hasani Lee v OHA		06/03/24 Complaint filed No service on OHA 04/02/25 Case dismissed by court	US District Court-Nebraska	RESOLVED
Toni Wiggins v OHA		06/03/24 Complaint filed No service on OHA 04/02/25 Case dismissed by court	US District Court-Nebraska	RESOLVED

DISCRIMINATION CLAIMS

Diaz v. OHA	Discrimination	10/17/24 Notice of charge 03/16/25 OHA response submitted 08/15/25 NEOC finds no reasonable cause	NEOC	RESOLVED
Powell v. OHA	Discrimination	06/30/25 Notice of charge 07/29/25 OHA response submitted	OHRRD	PENDING
Early v. OHA	Employment discrimination	09/13/24 Notice of charge 11/18/24 OHA Response filed 04/24/25 Amended charge served 06/02/25 Response to amended charge 07/18/25 NEOC finds no reasonable cause	NEOC	RESOLVED
Cobb v. OHA	Employment discrimination	11/12/24 Notice of charge 02/19/25 OHA response submitted 08/06/25 NEOC finds no reasonable cause	NEOC	RESOLVED
Davis v. OHA	Employment discrimination	04/21/25 Charge served 07/12/25 OHA response submitted	NEOC	PENDING

SEPTEMBER 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0
Criminal/HSW	0	0	0	0	0	0	0
09/25 Totals	0	0	0	0	0	0	0
08/25 Totals	0	0	0	0	0	0	0
07/25 Totals	0	0	0	0	0	0	0
06/25 Totals	36	57	8	22	2	0	125
05/25 Totals	7	3	2	1	0	1	14
04/25 Totals	10	6	0	2	0	0	19
03/25 Totals	0	3	7	0	1	0	11
02/25 Totals	1	7	3	0	2	0	13
01/25 Totals	7	14	2	5	0	0	28
12/24 Totals	3	9	1	0	0	0	13
11/24 Totals	5	10	2	0	0	0	17
10/24 Totals	9	9	5	8	0	0	31
09/24 Totals	10	4	1	3	0	0	18
08/24 Totals	5	0	1	0	0	0	6
07/24 Totals	3	6	2	12	0	0	23
06/24 Totals	0	0	0	0	0	0	0
05/24 Totals	12	9	2	18	1	1	43
04/24 Totals	4	1	1	2	0	0	8
03/24 Totals	1	3	1	1	0	0	6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	52	51	17	44	1	1	166

7.12. Quality Improvement

Memorandum

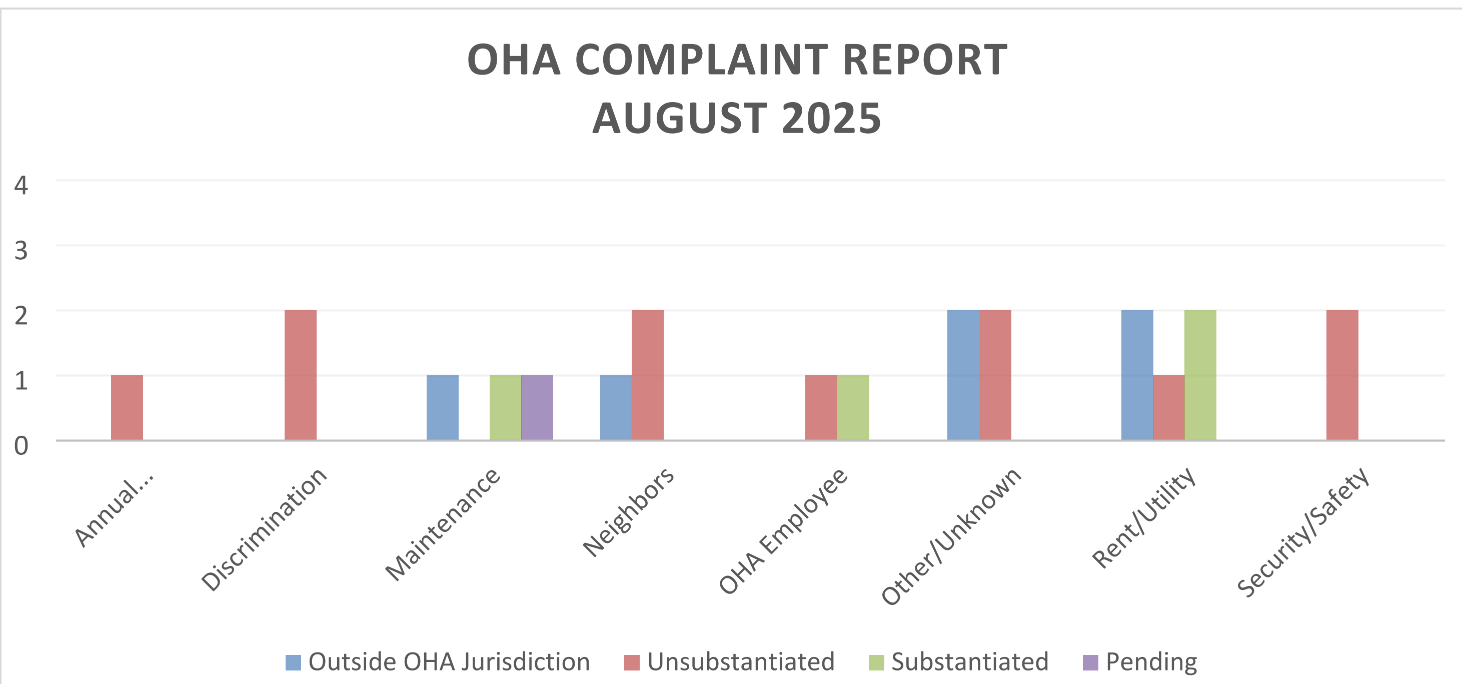
To: OHA Board of Commissioners

Date: November 13, 2025

Re: Complaint Report - October 2025

Reporting Period	October 1-31, 2025
Total Complaints this Period	22
Number of Complaints Substantiated	4 (14%)
Average Resolution Time	11.4 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review/Report Change	0	1	0	0	1
Discrimination	0	2	0	0	2
Maintenance	1	0	1	1	3
Neighbors	1	2	0	0	3
OHA Employee	0	1	1	0	2
Other/Unknown	2	2	0	0	4
Rent/Utility	2	1	2	0	5
Security/Safety	0	2	0	0	2
TOTAL	**6**	**11**	**4**	**1**	**22**



Memorandum

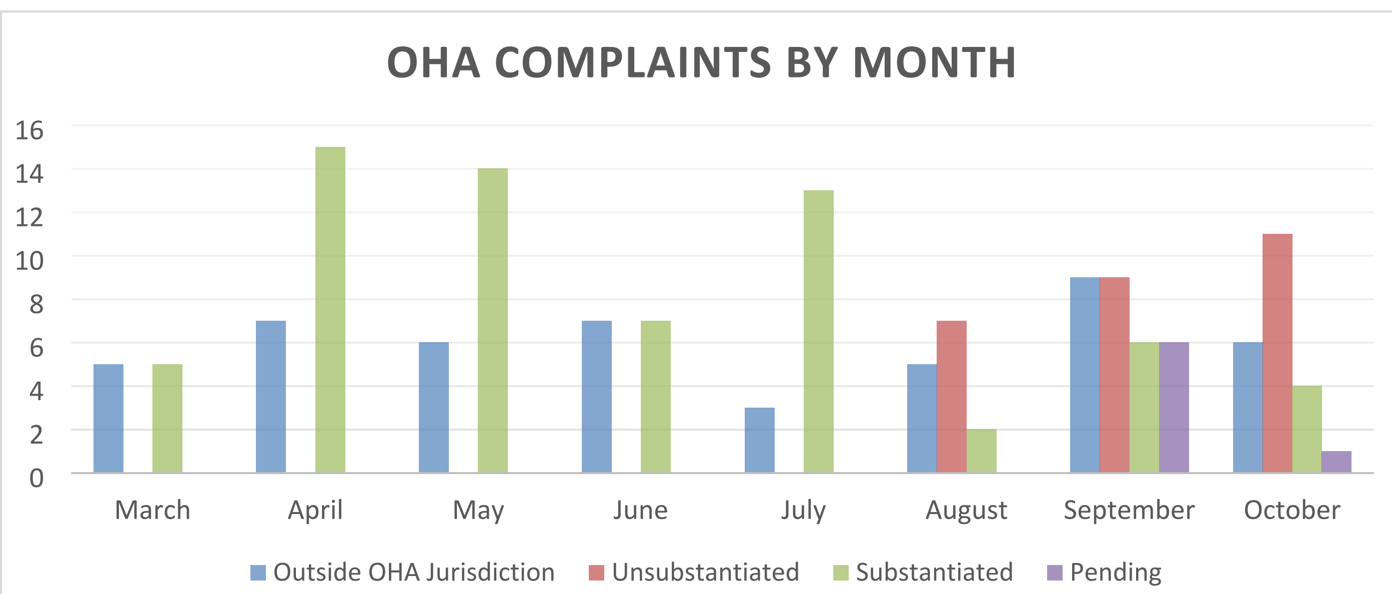
To: OHA Board of Commissioners

Date: November 13, 2025

Re: Complaint Report - 2025

Reporting Period	2025
Total Complaints Received this Period	148
Number of Complaints Substantiated	66 (44.6%)
Average Resolution Time	4.8 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review/Report Change	0	2	3	0	5
Discrimination	0	2	4	0	6
Grievance	0	0	1	0	1
Legal	1	3	4	0	8
Maintenance	11	3	11	1	26
Neighbors	6	5	17	0	28
OHA Employee	0	2	8	0	10
Other/Unknown	11	5	4	0	20
Pest	6	0	2	0	8
Rent/Utility	5	7	10	0	22
Security/Safety	8	4	2	0	14
TOTAL	**48**	**33**	**66**	**1**	**148**



8. NEW BUSINESS

9. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS

10. ADJOURNMENT