OHA Regular Meeting of the Board of Commissioners
Thursday, May 7, 2026 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
    - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
        - 5.1.1. Minutes of Previous Regular Board Meeting
        - 5.1.2. Finance/Procurement/Operations Committee Resolutions
            - 5.1.2.1. Resolution 2026-22 Custodial Contract

Memorandum

To: The Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: May 7th, 2026

Re: Recommendation for Contract – Custodial Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve contracts with Just Clean, Cleansin Cleaning, Superior Contractors LLC, DNR Cleaning Company, and Gazellas Bright for residential and commercial custodial services in an amount not to exceed $850,000, jointly and severally. These contracts would be for a term of twelve months, with OHA reserving the right to renew for four additional twelve-month terms with Board of Commissioners approval.

EXPLANATION:

OHA currently outsources most routine common area cleaning for its public housing properties and Central Office. In keeping with its mission, and for practical operational reasons, OHA prefers to have custodial work divided among multiple, smaller firms.

METHOD OF PROCUREMENT:

OHA invited qualified firms to present proposals for custodial services. The Request for Proposal (RFP) was publicly advertised in accordance with HUD procurement guidelines, and OHA staff performed extensive outreach to current and prospective vendors.

Eight firms submitted proposals. A committee of OHA staff evaluated and scored them according to the RFP criteria. Firms were rated on technical factors (50 of 100 points) and price (50 of 100 points); price scoring was done on a property-specific basis. (See score summary on the next page.)

One firm was disqualified due to improper document submission; five firms scored in the competitive range (at least 70 of 100 possible points). The Evaluation Committee recommended awarding contracts to all competitive firms. Award of custodial work will be based on property-specific pricing, vendor capacity, and other operational factors.

PROJECT COST:	These contracts will not exceed $850,000 (jointly and severally)	
DBE/MBE/WBE Section 3 Status:	Just Clean	100% MBE
	Cleansin Cleaning	100% MBE, 100% WBE
	DNR	100% WBE
	Superior	100% MBE
	Gazellas Bright	100% MBE, 100% WBE
SOURCE OF FUNDS:	Property operating budgets; Central Office Cost Center (COCC)	
SPONSOR(S):	Sarah Nothhorn, Director of Property Management	
RECOMMENDED BY:	Joanie Balk, CEO	

Location	*Technical / Price Combined Scores By Location*						
	Just Clean	Cleansin	Superior	DNR	GS Elite	Gazellas	Future
Benson Tower	76	88		62	48	66	44
Crown Tower	76	84	60	61	45	65	41
Evans Tower	76	68	60	60	42	63	42
Florence Tower	76	78	61	61	45	66	42
Highland Tower	76	62	53	48	35	58	38
Jackson Tower	76	84		59	46	66	
Kay Jay Tower	76	78	59	60	42	63	42
Park North Tower	76	75		58	44	65	42
Park South Tower	76	73		57	42	63	41
Underwood Tower	76	62	53	48	43	63	37
Farnam Building	76	56	59	49		63	39
Cherry Tree Apartments		58	92	60	60	73	41
Alamo Apartments		58	92	59	63	70	40
Central Office	53	66	74	79		80	

5.1.2.2. Resolution 2026-23 Jackson Tower Plumbing Stack, Contract Renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 7th, 2026
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 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 is a large-scale and complex project that requires extensive tenant relocation, multiple trade specialties, and dependence on municipal building inspection scheduling. There is no change in the contract amount.

PROCUREMENT METHOD: Invitation for Bid - Extension

SOURCE OF FUNDS: 2022 Capital Funds ARTS Grant
2023 Capital Funds Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Director
Sarah Nothhorn, Director of Property Management Operations

RECOMMENDED BY: Joanie Balk, CEO

5.1.2.3. Resolution 2026-24 Plumbing Services Contract

Memorandum

To: The Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: May 7th, 2026

Re: Recommendation for Contract – Plumbing Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve contracts with Eyman Plumbing, Heating & Air and Helm Mechanical for residential and commercial plumbing services in an amount not to exceed $500,000, jointly and severally. These contracts would be for a term of twelve months, with OHA reserving the right to renew for four additional twelve-month terms with Board of Commissioners approval.

EXPLANATION:

OHA does a high volume of plumbing repairs and replacements. While some plumbing work is completed by OHA staff, more complex jobs, or those requiring licensing or specialized equipment, must be outsourced. This will be an Indefinite Delivery, Indefinite Quantity (IDIQ) Contract that establishes a pool of available plumbing vendors. Electrical projects will be awarded by purchase order based on vendor pricing, availability, and other factors.

METHOD OF PROCUREMENT:

OHA invited qualified organizations to present proposals for plumbing services. The Request for Proposals (RFP) was publicly advertised in accordance with HUD procurement guidelines, and OHA staff performed outreach with current and prospective vendors.

OHA received four proposals for plumbing services. A committee of OHA staff evaluated and scored them according to the RFP criteria. Two of the firms scored in the competitive range. The Evaluation Committee recommended awarding contracts to both competitive firms.

Firm	Technical Factors (0-50 Points)	Pricing Factors (0-50 Points)	Total Score
Eyman Plumbing	50	30	80
Helm Mechanical	49	42	91

PROJECT COST: These contracts will not exceed $500,000, jointly and severally

SOURCE OF FUNDS: Property operating budgets; Capital Funds

SPONSOR(S): Sarah Nothhorn, Director of Property Management

RECOMMENDED BY: Joanie Balk, CEO

5.1.2.4. Resolution 2026-25 Flooring Services Contract

Memorandum

To: The Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: May 7th, 2026

Re: Recommendation for Contract – Flooring Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve contracts with Homestead Flooring and Artisent for residential and commercial flooring services in an amount not to exceed $600,000, jointly and severally. These contracts would be for a term of twelve months, with OHA reserving the right to renew for four additional twelve-month terms with Board of Commissioners approval.

EXPLANATION:

OHA does a high volume of flooring replacement, primarily in connection with unit modernization activities. This will be an Indefinite Delivery, Indefinite Quantity (IDIQ) Contract that will establish a pool of available flooring vendors. Flooring projects will be awarded by purchase order based on vendor pricing, availability, and other factors.

METHOD OF PROCUREMENT:

OHA invited qualified organizations to present proposals for Flooring Services. The Request for Proposals (RFP) was publicly advertised in accordance with HUD procurement guidelines, and OHA staff performed outreach to current and prospective vendors

Seven firms submitted proposals. A committee of OHA staff evaluated and scored them according to the RFP criteria. Firms were rated on technical factors (50 of 100 points) and price (50 of 100 points). Two firms scored in the competitive range (at least 70 of 100 possible points). The Evaluation Committee recommended awarding contracts to both competitive firms.

Flooring Services	Technical Factors (0-50 Points)	Pricing Factors (0-50 Points)	Total Score
Homestead	38	50	88
Artisent	45	37	82

PROJECT COST: These contracts will not exceed $600,000, jointly and severally

SOURCE OF FUNDS: Property operating budgets; Capital Funds

SPONSOR(S): Sarah Nothhorn, Director of Property Management

RECOMMENDED BY: Joanie Balk, CEO

5.1.2.5. Resolution 2026-26 Inspection Services, Contract Renewal & Increase

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 7th, 2026
Re: Recommendation for Contract Renewal and Increase – Inspection Services

RECOMMENDED ACTION:
OHA staff recommends the OHA Board of Commissioners approve the following action regarding contract 22-UPCS-33 (inspection services) with US Inspection Group Inc:

- Extension of the contract term for an additional 12 months
- Increase of the contract amount by $36,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Initial Term	$36,000	$36,000	4	5/16/2023
Renewal 1	$36,000	$72,000	3	5/16/2024
Renewal 2	$10,000	$82,000	2	5/16/2025
Renewal 3	$20,000	$102,000	1	5/16/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Renewal	$36,000	$138,000	0	5/16/2027

PROJECT COST:

Company Name	Expended as of 4/24/2026
US inspection Group Inc	$97,665

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property operating budgets

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

RECOMMENDED BY: Joanie Balk, CEO

5.1.2.6. Resolution 2026-27 Scattered Site Window Replacement Contract

Memorandum

To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: May 7th, 2026

Re: Recommendation for Contract – Scattered Site Window Replacements

RECOMMENDED ACTION:
Omaha Housing Authority ("OHA") staff recommends the OHA Board of Commissioners approve the following:

- A contract for $83,526 with TCI General Contracting to provide window replacement services for OHA's Scattered Site locations. This contract would be for an initial term of six months, with the option to renew for two additional six-month terms.
- At OHA's discretion, an increase of up to 10% of the contract amount without additional Board of Commissioners' approval.

EXPLANATION:
Maintenance staff identified several single-family homes with windows that have exceeded their useful life and/or do not operate properly. OHA received quotes to replace the windows at eight single family home locations.

METHOD OF PROCUREMENT
Since the project cost estimates did not exceed the Simplified Acquisition Threshold of $100,000, OHA used Small Purchase procurement procedures, and received quotes from three qualified firms, with TCI General Contracting submitting the lowest quote. This will be a Firm Fixed Price (FFP) contract.

HHERS, LLC	Future Construction	TCI General Contracting
$84,003	$207,548	$83,526

PROJECT COST: This contract will not exceed $91,878

DBE/MBE/WBE Section 3 Status: TCI General Contracting – 100% MBE

SOURCE OF FUNDS: 2025 CFP Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Director
Sarah Nothhorn,

RECOMMENDED BY: Joanie Balk, CEO

5.1.2.7. Resolution 2026-28 Electrical Services Contract

Memorandum

To: The Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: May 7th, 2026

Re: Recommendation for Contract – Electrical Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve contracts with Davids Electric, Muth Electric, and Omaha Electric for residential and commercial electrical services in an amount not to exceed $150,000, jointly and severally. These contracts would be for a term of twelve months, with OHA reserving the right to renew for four additional twelve-month terms with Board of Commissioners approval.

EXPLANATION:

OHA often needs electrical work, which must be outsourced due to the specialized skills and licensing required. This will be an Indefinite Delivery, Indefinite Quantity (IDIQ) Contract that establishes a pool of available electrical vendors. Electrical projects will be awarded by purchase order based on vendor pricing, availability, and other factors.

METHOD OF PROCUREMENT:

OHA invited qualified firms to present proposals for electrical services. The Request for Proposal (RFP) was publicly advertised in accordance with HUD procurement guidelines, and OHA staff performed outreach to current and prospective vendors.

Four firms submitted proposals. A committee of OHA staff evaluated and scored them according to the RFP criteria. Firms were rated on technical factors (50 of 100 points) and price (50 of 100 points). Three firms scored in the competitive range (at least 70 of 100 possible points). The Evaluation Committee recommended awarding contracts to all competitive firms.

Firm	Technical Factors (0-50 Points)	Pricing Factors (0-50 Points)	Total Score
Davids Electrical	47	50	97
Muth Electrical	50	43	93
Omaha Electrical	50	38	88

PROJECT COST: These contracts will not exceed $150,000, jointly and severally

SOURCE OF FUNDS: Property Operating Budgets; Capital Funds

SPONSOR(S): Sarah Nothhorn, Director of Property Management

RECOMMENDED BY: Joanie Balk, CEO

5.1.2.8. Resolution 2026-29 Alamo Exterior Contract

Memorandum

To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: May 7th, 2026

Re: Recommendation for Contract - Alamo Exterior (Revised)

RECOMMENDED ACTION:
Omaha Housing Authority ("OHA") staff recommends the OHA Board of Commissioners approve the following:

- A contract for $125,000 with JEM Restoration Services Inc. to provide exterior repair services for OHA's Alamo Apartments located at 118 North 36th 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.
- A contract for $110,000 with HHERS LLC to replace fire escapes and concrete for OHA's Alamo Apartments located at 118 North 36th 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 to one or both contracts of up to 10% of the contract amount without additional Board of Commissioners' approval.

EXPLANATION:
OHA contracted with Alley Poyner Macchietto Architecture to complete A&E planning for exterior and site renovations at Alamo Apartments, a public housing multifamily property. OHA used the architect's completed specifications to conduct a formal solicitation for the work. This project is divided into two lots: Lot 1 includes masonry and exterior repairs; Lot 2 includes replacement of existing fire escapes and concrete structures.

The Board of Commissioners approved a previous version of this recommendation. Subsequently, HHERS notified OHA that their bid had been incorrectly calculated. While allowing a bidder to modify their bid after solicitation closing is unusual, HUD procurement guidelines permit OHA to accept the modified bid with sufficient justification. OHA's General Counsel reviewed this decision.

METHOD OF PROCUREMENT
Since the project cost estimates exceeded the Simplified Acquisition Threshold of $100,000, OHA conducted an Invitation for Bid (IFB 260206) which was publicly advertised and open for more than 30 days. OHA staff also performed outreach to qualified vendors. Six firms submitted bids:

	HHERS, LLC	Elkhorn West, Inc.	JEM Restoration Inc	Mid-Continental Restoration	Giant Rocks Construction	Fisher Building
Lot 1	$155,000	$592,222	$124,378	$203,180	$482,172	$329,000
Lot 2	$110,000	$251,860	$186,353	No Bid	$156,749	$303,950

PROJECT COST: These contracts will not exceed $257,816

DBE/MBE/WBE Section 3 Status: HHERS LLC - 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

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 7, 2026

Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2026

VOUCHER UTILIZATION SUMMARY

All Vouchers

Utilization 2026	Allocation	Jan	Feb	Mar	Current Mo % Leased
All Other Vouchers	5532	3584	3603	3596	65%
Emergency Vouchers	142	83	83	86	61%
HA Owned Vouchers	125	126	127	125	100%
Home Ownership Vouchers	68	68	69	68	100%
Mainstream Vouchers	115	84	83	83	72%
Portable Vouchers (Billed)	11	0	11	11	100%
Portable Vouchers	94	93	93	94	100%
Project Based Vouchers	493	463	479	493	100%
Project Based Vouchers (RAD)	13	11	11	11	100%
Tenant Protection Vouchers	364	360	361	364	100%
VASH Vouchers /VASH (PBV)	157	139	134	132	84%
Total Vouchers	7114	5073	5086	5063	71%

Other Housing

Utilization 2026	Allocation	Issued	Jan	Feb	Mar	Current Mo % Leased
HOME TBRA	30	0	16	19	21	63%
Mod Rehab	11	0	10	10	10	90%

HUD Delinquency Rate			SEMAP	Jan	Feb	Mar
			95%	96.48%	97.03%	96.58%

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 7, 2026

Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2026

HQS/NSPIRE INSPECTION SUMMARY

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	222	210	257									
Section 8 Fail	178	118	119									
Section 8 Follow ups	220	180	134									
Quality Control Pass	8	8	8									
Quality Control Fail	0	0	0									
Special, Complaint, Inconclusive	8	9	8									
Monthly Total S8 Inspections Conducted	**636**	**525**	**526**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

2026 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	71	43	126									

5/18/26 Weather Extension Results					May							
Pass												
Fail												

* included in monthly totals

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	195	205	239
Section 8 Fail	179	204	159	152	233	202	212	188	174	202	138	211
Section 8 Follow ups	221	179	261	193	208	188	229	261	238	226	194	246
Quality Control Pass	6	10	6	7	9	7	5	7	6	6	6	0
Quality Control Fail	1	2	2	3	2	1	4	1	4	2	0	0
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18	16	4	16
Monthly Total S8 Inspections Conducted	**702**	**574**	**654**	**583**	**866**	**667**	**647**	**690**	**694**	**647**	**547**	**712**

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	74	42	5

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: May 7, 2026

Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2026

HCV 2026 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2026	Annuals Due Monthly	Annuals Incomplete
1	338	19
2	336	23
3	312	32
4	367	63
5	354	102
6	302	0
7	357	0
8	345	0
9	359	0
10	394	0
11	360	0
12	472	0
Totals	4296	239

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 7, 2026

Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2026

WAITLIST SUMMARY -No Changes

The HCV waitlist for 2023 includes 1,426 applicants.

The HUD two-year projection tool has indicated a potential shortfall for 2026. It is recommended that no vouchers be issued from the 2023 waitlist, the mainstream waitlist, or for the absorption of port-ins. HUD will provide additional guidance regarding this shortfall.

Furthermore, the mainstream program is currently experiencing a shortfall for 2026. OHA has been referred to the shortfall team and will follow their guidance and the next steps as instructed.

OHA is only billing at this time and will no longer absorb portability cases.

The Southside relocation project is being completed in Phases 4 and 5.

The waitlist department has been reassigned to support the Project-Based Voucher department with appointments and file processing for the Scattersite Northeast and Pine Tower repositioning.

6.2. Asset Management (Public Housing)

OHA Property Management Report
March 31, 2026

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	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	YTD Actual	YTD Budget	YTD Variance	MASS Points (of 25)
Towers	Florence Tower	106	0	0	100.0%	$ 68,524	$ 23,301	2.57	2.94	$ (127,138)	$ (102,817)	$ (24,321)	21
	Benson Tower	143	2	2	98.6%	$ 95,303	$ 34,369	3.00	2.77	$ (200,134)	$ (147,888)	$ (52,246)	18
	Jackson Tower	207	9	9	94.9%	$ 87,908	$ 37,111	2.10	2.37	$ (389,584)	$ (226,312)	$ (163,272)	12
	Park South Tower	221	5	4	98.6%	$ 97,135	$ 56,988	1.64	1.70	$ (296,658)	$ (201,999)	$ (94,659)	20
	Highland Tower	106	4	3	99.0%	$ 56,357	$ 29,785	1.59	1.89	$ (112,228)	$ (86,584)	$ (25,644)	22
Elderly	Evans Tower	110	3	3	97.3%	$ 35,423	$ 32,646	1.16	1.09	$ (122,569)	$ (95,158)	$ (27,411)	17
	Crown Tower	149	2	0	100.0%	$ 53,785	$ 46,227	1.24	1.16	$ (232,164)	$ (170,170)	$ (61,994)	22
	Underwood Tower	104	2	2	98.1%	$ 16,500	$ 34,748	0.36	0.47	$ (120,187)	$ (102,303)	$ (17,884)	21
	Kay Jay Tower	117	0	0	100.0%	$ 20,445	$ 31,599	0.65	0.65	$ (129,758)	$ (98,669)	$ (31,089)	22
Multi Family	Southside	357	0	0	100.0%	$ 21,257	$ 10,935	1.40	1.41	$ (479,851)	$ (362,470)	$ (117,381)	18
	Park Villa	24	1	1	95.8%	$ 12,003	$ 5,071	2.19	2.37	$ (22,195)	$ (21,504)	$ (691)	9
	Chambers Court	32	0	0	100.0%	$ 16,432	$ 32,371	0.43	0.51	$ (138,126)	$ (279,327)	$ (110,189)	22
	Farnam	20	0	0	100.0%	$ 18,267	$ 15,661	1.39	1.17	$ (45,570)	$ (52,647)	$ 7,076	21
	Bayview	12	0	1	88.9%	$ (90)	$ 3,281	1.39	-0.03	$ (35,062)	$ (27,507)	$ (7,556)	6
Single Family Homes/ Duplexes	Scat-Site North East	112	4	5	95.5%	$ 133,799	$ 48,774	2.73	2.74	$ (132,332)	$ (15,212)	$ (117,120)	12
	N. Omaha Afford Homes	24	0	0	100.0%	$ 10,079	$ 13,412	0.67	0.75	$ (30,524)	$ (53,442)	$ 22,918	21
	Crown I	16	0	0	100.0%	$ 7,157	$ 5,453	0.67	1.31	$ (3,493)	$ (21,649)	$ 18,156	22
	Crown II	12	1	0	100.0%	$ (1,045)	$ 4,870	-0.39	-0.21	$ (7,859)	$ (15,557)	$ 7,699	22
	Scat-Site South East	137	3	3	98.5%	$ 47,238	$ 58,411	0.77	0.81	$ (76,926)	$ (122,061)	$ 45,135	22
	Scat-Site North West	115	3	3	97.4%	$ 89,081	$ 68,703	1.26	1.30	$ (149,024)	$ (163,544)	$ 14,520	17
	Keystone Crown Creek	37	0	0	100.0%	$ 15,104	$ 16,498	0.89	0.92	$ (52,520)	$ (87,052)	$ 34,532	20
	Scat-Site South West	75	0	0	100.0%	$ 29,077	$ 34,460	0.83	0.84	$ (87,732)	$ (75,274)	$ (12,458)	21
Total		2236	39	36	98.3%	$ 929,739	$ 644,674	1.3	1.3	$ (2,991,634)	$ (2,529,146)	$ (713,879)	18.5

MARKET RATE HOUSING

Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	YTD Actual	YTD Budget	YTD Variance
Multi	The Villas	32	0	0	91.3%	$ -	$ -	1.64	#DIV/0!	$ (4,408)	$ (10,537)	$ 6,130

AFFORDABLE HOUSING

Development			Occupancy		
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied
lti	Chambers Court	38	9	11	100.0%

Mu	Farnam	10	0	2	80.0%
Total		48	9	13	90.0%

OHA Board Report Summary

Public Housing – March 2026 Board Summary

MASS & Occupancy Performance

March closed with the portfolio holding steady at **98.3%** occupancy, reflecting only a slight dip from February and continuing the overall trend of strong performance across most properties. The towers remain the most consistent drivers of stability, maintaining high occupancy and anchoring the broader portfolio.

Our MASS score for March is **18.5**, reflecting the recalibrated calculations following HUD's approved exemptions for KayJay and Florence Towers. With those adjustments now fully integrated, our reporting will be more accurate, giving us a clearer picture of true operational performance.

While occupancy remains a bright spot, the collection component of PHAS continues to be our most persistent challenge. Past-due balances remain elevated, and although staff are actively engaging residents through outreach, support, and repayment agreements, progress continues to be slow. Coordination with Finance has strengthened over the past month, helping us align strategies and reinforce consistent expectations across sites.

In addition, we are currently developing an internal process for collecting move-out balances to ensure clearer procedures, improved tracking, and more consistent follow-through. We anticipate having this process finalized within the next month or two.

As we move into the next quarter, our focus remains on sustaining high occupancy, tightening financial controls, and reinforcing operational consistency to support long-term MASS improvement.

Affordable Housing

The Affordable Housing portfolio remains stable overall, though March brought a few notable changes. Farnam currently has two vacant units undergoing turnover work. With 30 units total, the property remains largely stable, and staff are actively preparing the two units to return them to service as quickly as possible.

At Ernie Chambers Court, the long-anticipated sale officially closed in April. Property Management played a key role throughout the final stages of the process, supporting due diligence, coordinating access, and ensuring a smooth operational handoff to the new ownership team. With the transition complete, the property has formally exited the portfolio.

Market Rate Housing

North Villas maintained 100% occupancy through March, marking another month of full stabilization. Three units are expected to turn over in early April, and the team is already preparing targeted marketing to ensure quick re-leasing and minimal downtime.

Repositioning Update

Repositioning efforts continued to advance across the portfolio throughout March, with both Florence Tower and KayJay Tower making steady progress. Staff at each site have been working closely with residents to ensure they remain fully informed and prepared for the upcoming transitions. Regular communication, one-on-one conversations, and ongoing support have helped residents understand timelines, expectations, and next steps, resulting in a smoother and more predictable transition process.

Within the scattered-site portfolio, remaining tasks are nearly complete. Most of the 117 homes have now fully transitioned or are in their final stages, and the team is actively closing out the last outstanding items. We currently have one duplex with ongoing resident-compliance issues related to inspections, and staff continue to work directly with the household to achieve compliance so the unit can move forward in the process.

Maintenance & Inspection Update

March included an on-site visit from Stephen Burt of HUD, who conducted field inspections across several properties. The visit proved to be a valuable learning and training opportunity for both me and Tanner, our Assistant Director of Facilities. His walkthroughs and feedback offered practical insights that will help us strengthen our inspection readiness and refine our internal processes moving forward.

Operationally, the team continues to work through the backlog of work orders, with particular focus on the scattered-site portfolio where delays have been most concentrated. To accelerate progress, we have been temporarily pulling maintenance staff from the towers, when possible, to support scattered-site needs. This added capacity has helped us make steady headway while still maintaining essential coverage at the larger properties.

Overall, the team remains focused on improving workflow efficiency, preparing for all inspections, and ensuring units meet HUD standards

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum

To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: May 7, 2026

Re: Compliance Department Update- March 2026

Intake Department

During March, there were 201 public housing applications submitted through the on-line portal. 37 of the applications met the criteria for one-bedroom senior households for designated senior towers. A total of 47 public housing applications were approved during this period with 28 for one bedroom, 13 for two bedrooms, 6 for three bedrooms and 0 for four bedrooms. 4 applications were processed with 3 approved during March for River City Housing Connection for the Scattered Northeast Project Based Vouchers (PBVs).

In addition to the 164 applications not eligible to apply, there were an additional 132 applicants who were withdrawn during the full application process for no response, failed background checks, over income, unit offer refusals, monies owed to housing agencies and applicant requests.

During the first quarter of 2026, we compiled the total number of files that were selected and identified the status for withdrawn, approved and leased:

Selected:	353
Withdrawn:	242
Approved:	84
Leased:	15

Note: these numbers do not include any outstanding files from 2025 that were carried over. For the files selected during the first quarter, 91% of the files were fully processed by Intake staff. 24% of the files selected were approved.

Reexaminations

HUD's monthly Reexamination Delinquency Report score continues to be maintained at a high level. The February score was 99.89%. The Compliance team's persistence in trying different strategies in contacting residents for them to complete the on-line portal and to also provide required documentation so their annuals and interims can be completed is showing positive results. We have 1 late 2025, 0 for January and February and 7 for March-May 2026 recertifications to finish up.

Our interim completion rate is 72% in March. Our number of interims will increase due to the monitoring of HUD reports for new hires and new move ins with unreported income.

Our Teams established goals to meet for each step of the recertification process. They are determining their score each month to measure their outcomes and strategize on how improvements can be made if needed.

Memorandum

To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: May 7, 2026

Re: Intake Approved Applications March 2026

Intake Department

Month of March 2026

New Public Housing Applications	**201**
New Villas Housing Applications	**0**
New Farnam Straight Tax Credit Housing Applications	**0**
New River City - SCNE Applications	**4**
Approved Public Housing Applications	**47**
Approved Applications for Villas	**0**
Approved Applications for Farnam Apartments Straight Tax Credit	**0**
Approved Applications for River City - SCNE	**3**

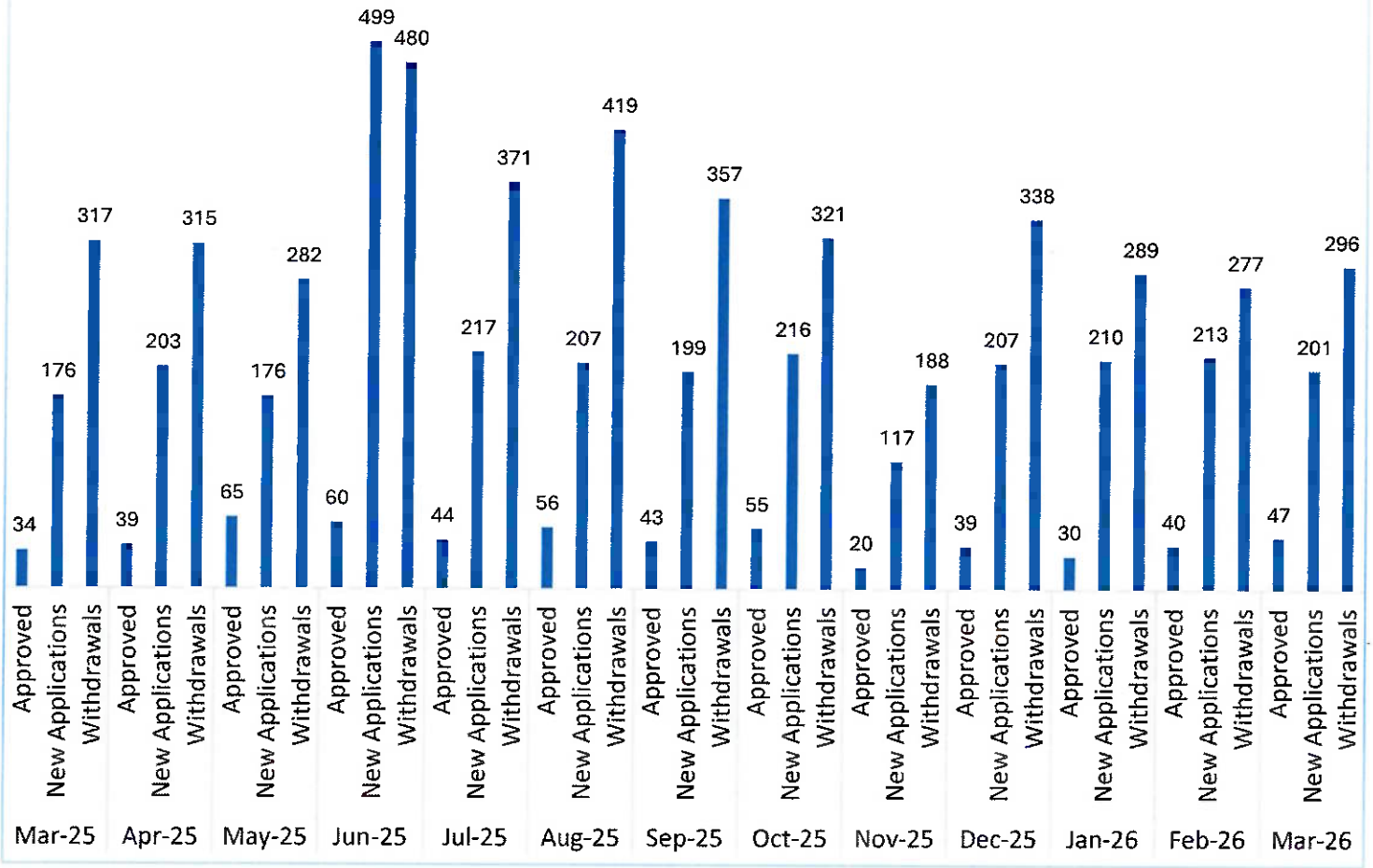
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
	28	13	6	0

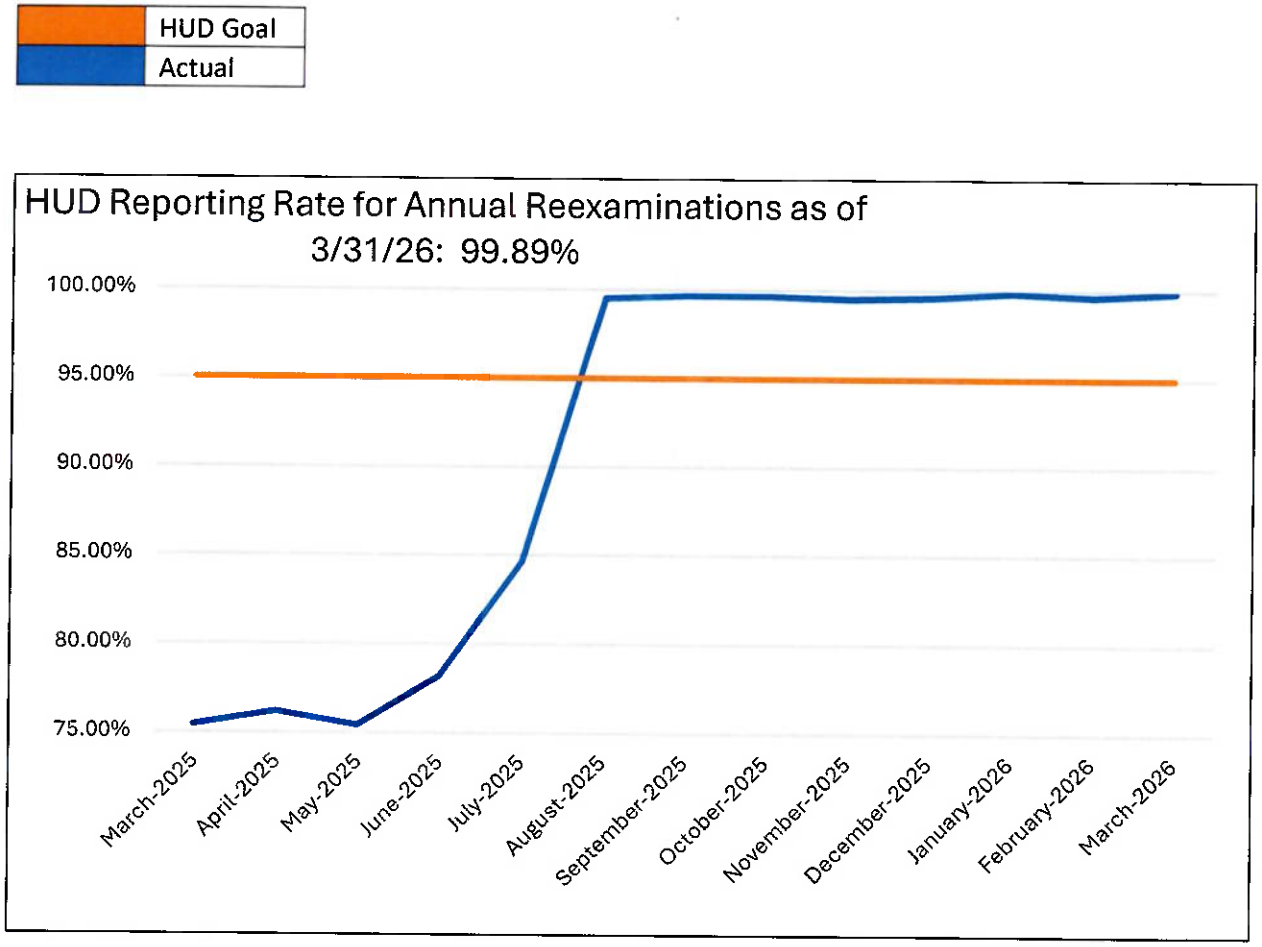
Villas Applications Approved	Two	Three
North Villas	0	0

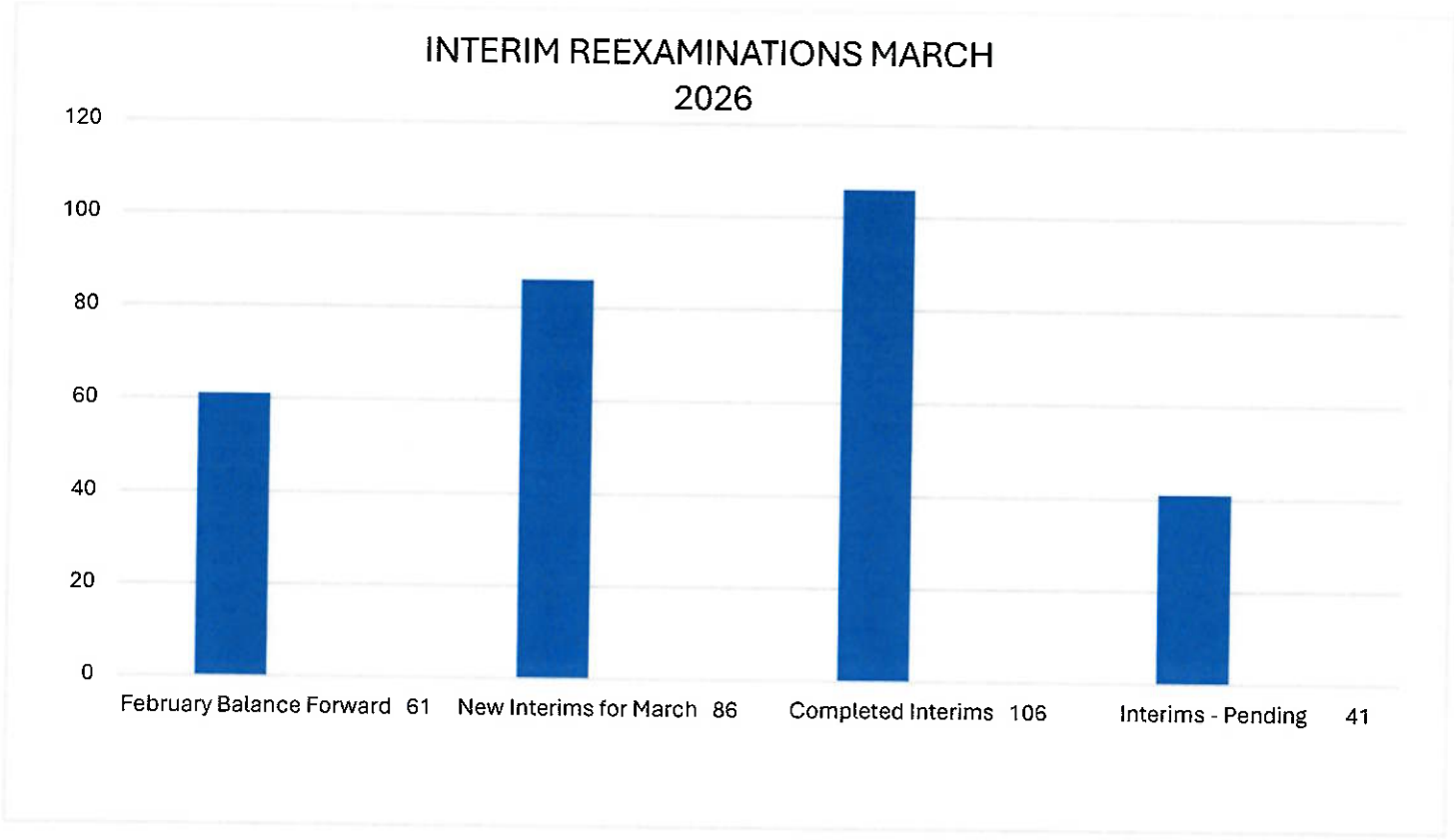
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three
	0	0

Applications Withdrawn from PH Wait List	296	
No Response During Full Application Process	97	
Owe monies to PHA	1	
Not Eligible to Apply/Waiting List closed	164	
Failed Background Check	9	
Applicant Request	15	
Refused offer	9	
Over Income	1	

PUBLIC HOUSING INTAKE WAITING LIST MARCH 2026




HUD Goal
Actual
HUD Reporting Rate for Annual Reexaminations as of 3/31/26: 99.89%
100.00%
95.00%
90.00%
85.00%
80.00%
75.00%
March-2025
April-2025
May-2025
June-2025
July-2025
August-2025
September-2025
October-2025
November-2025
December-2025
January-2026
February-2026
March-2026



There were 61 interim recertifications carried over from February and 86 reported during March. 106 files were completed in March resulting in a 72% completion rate.

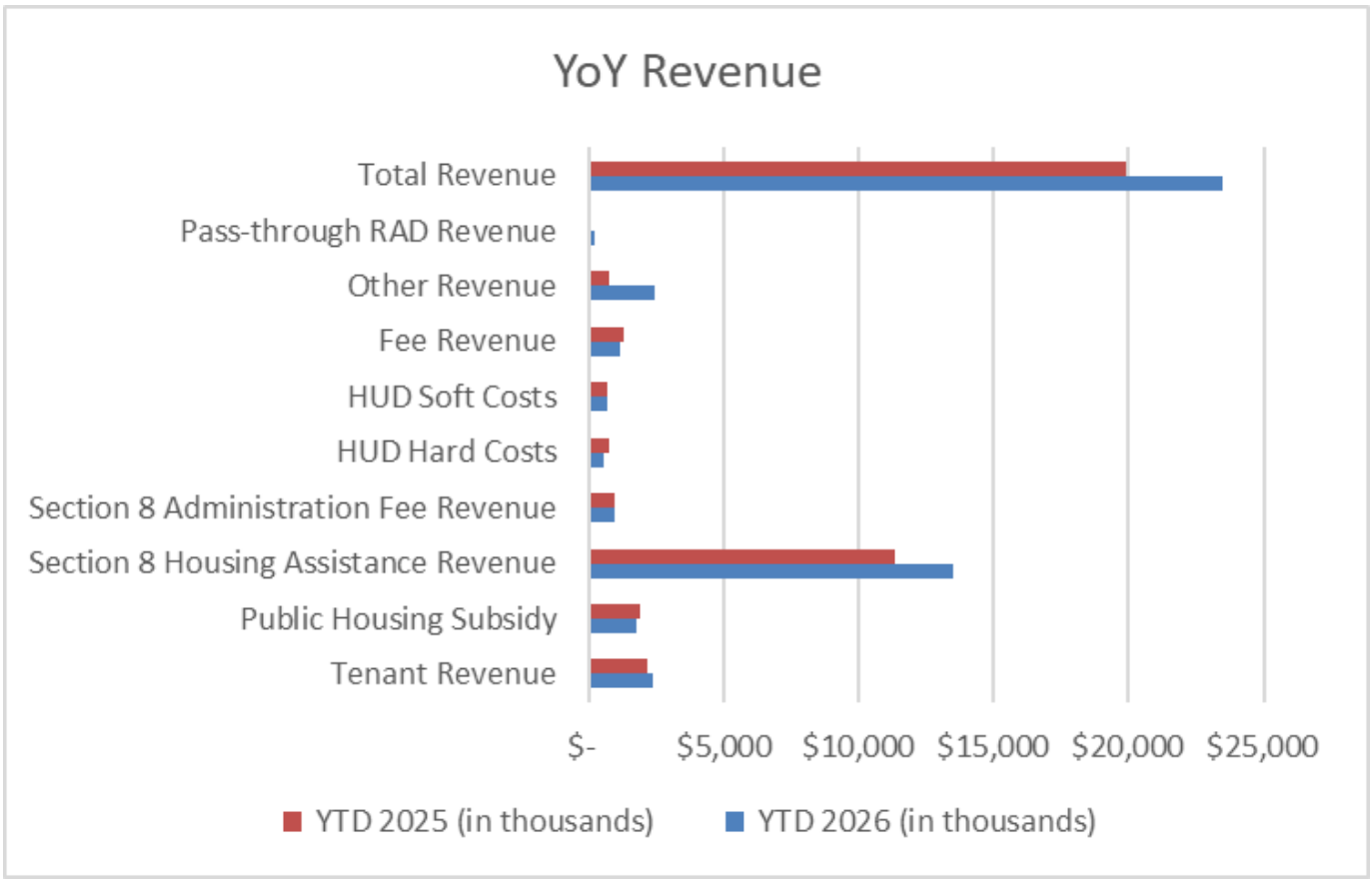
6.6. Financials

March 31, 2026 Year-To-Date Financial Recap

CYTD:PTYD Performance

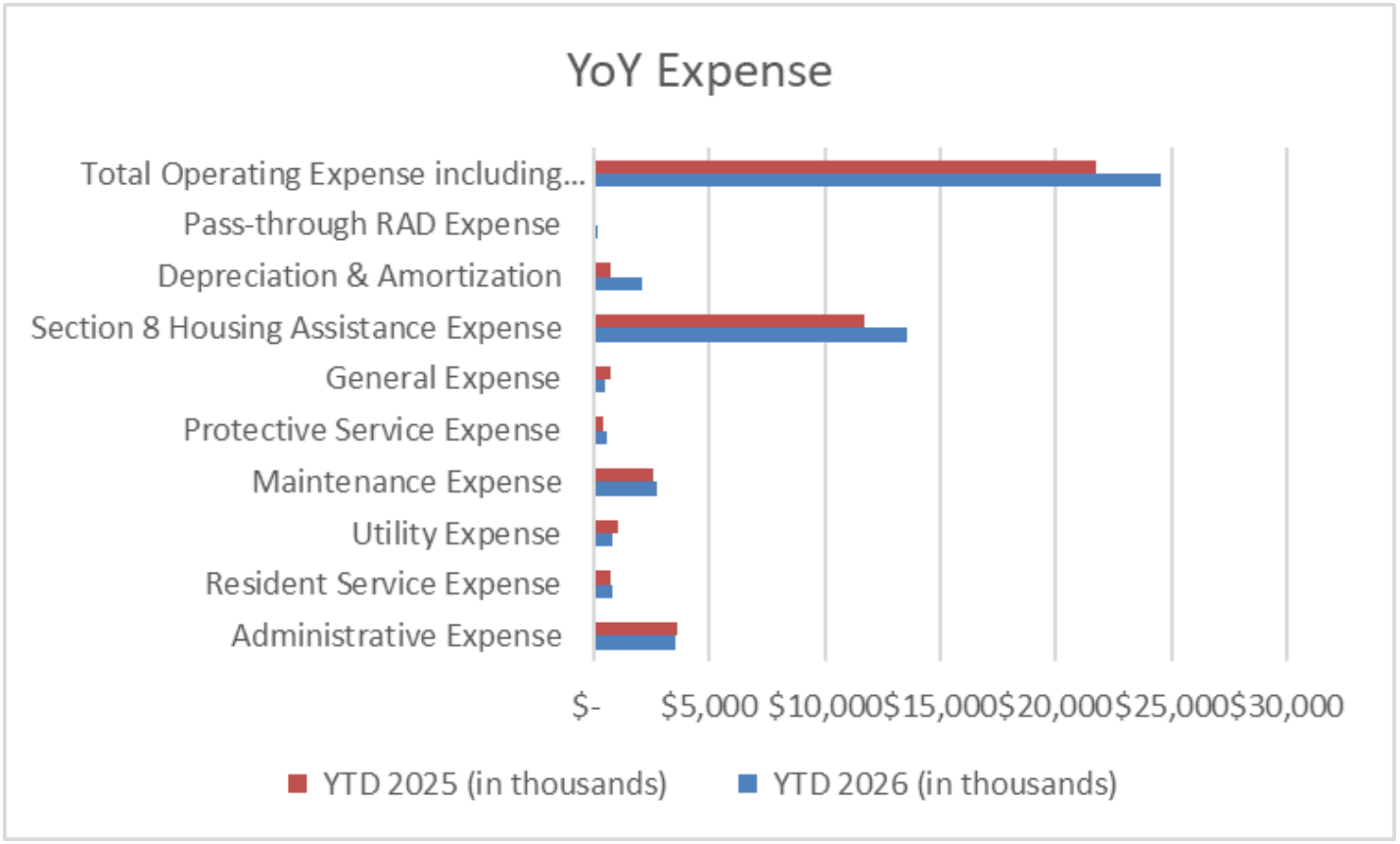
	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Total Revenue	$ 23,451,102	$ 19,894,133	18%
Total Expense, excluding Depreciation	22,600,774	20,959,771	8%
Adjusted Net Operating Income / (Loss)	$ 850,328	$ (1,065,638)	

2025 & 2026 Revenue Trends



March 31, 2026 Year-To-Date Financial Recap

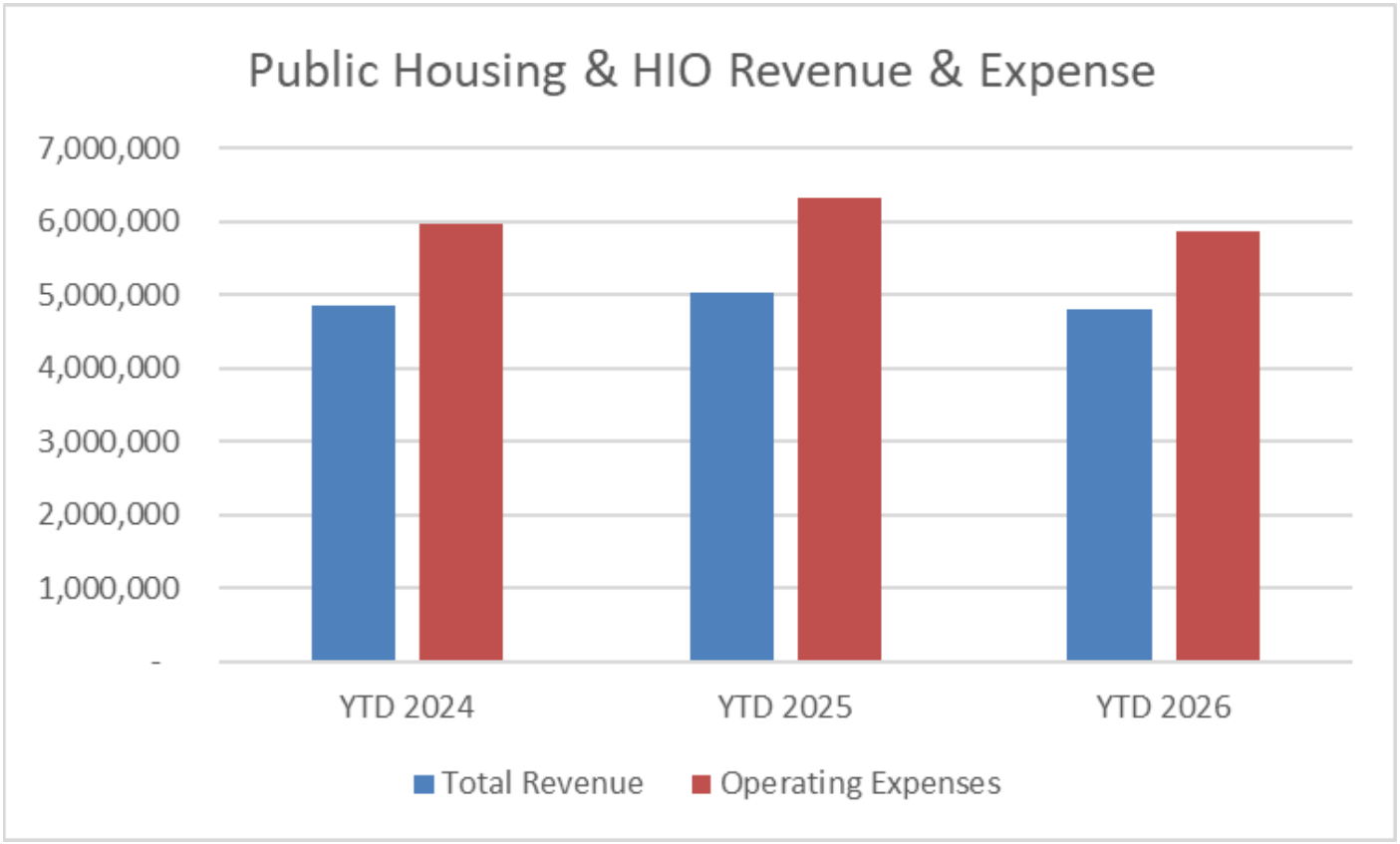
2025 & 2026 Expense Trends

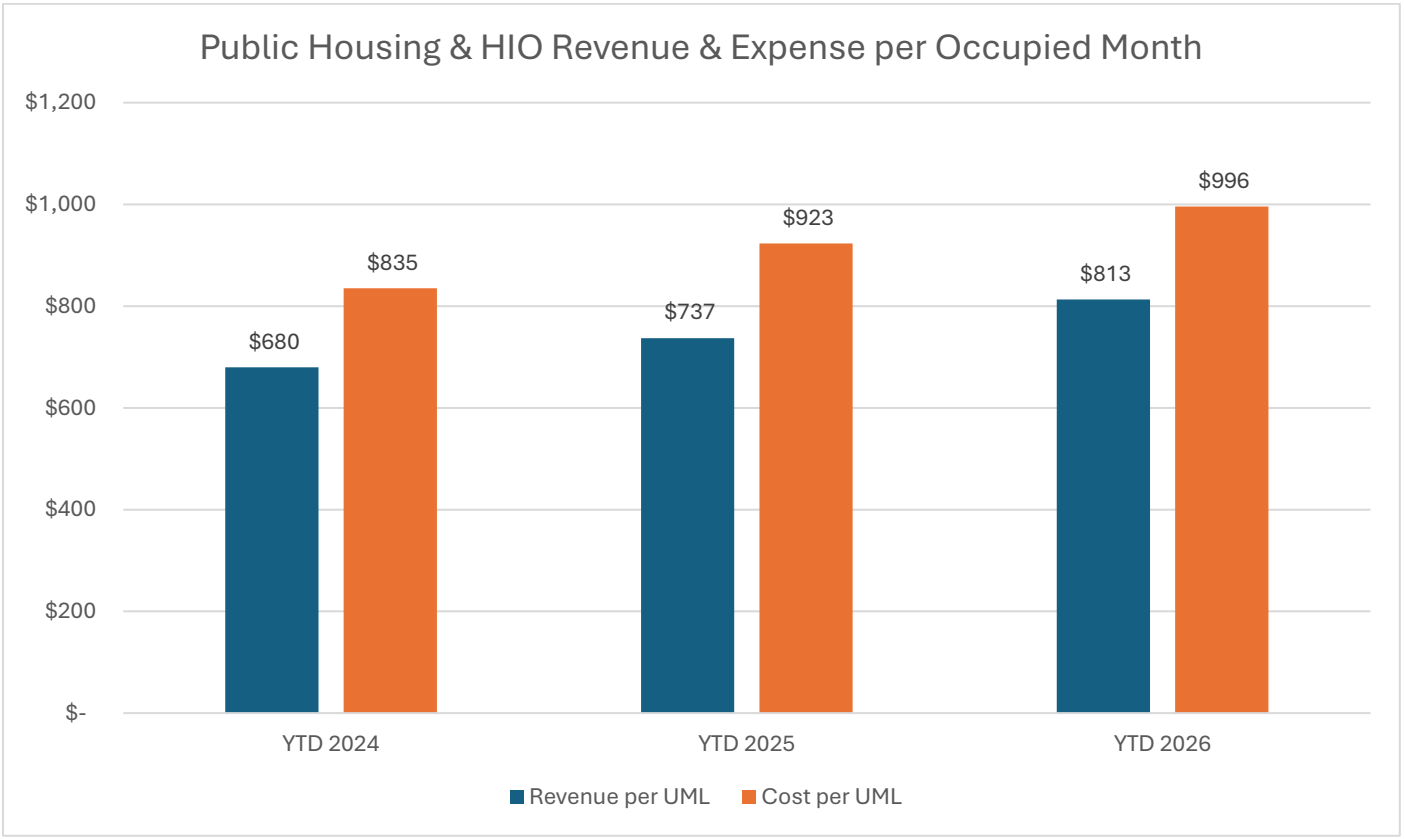


Section 8 Housing Choice Voucher Program

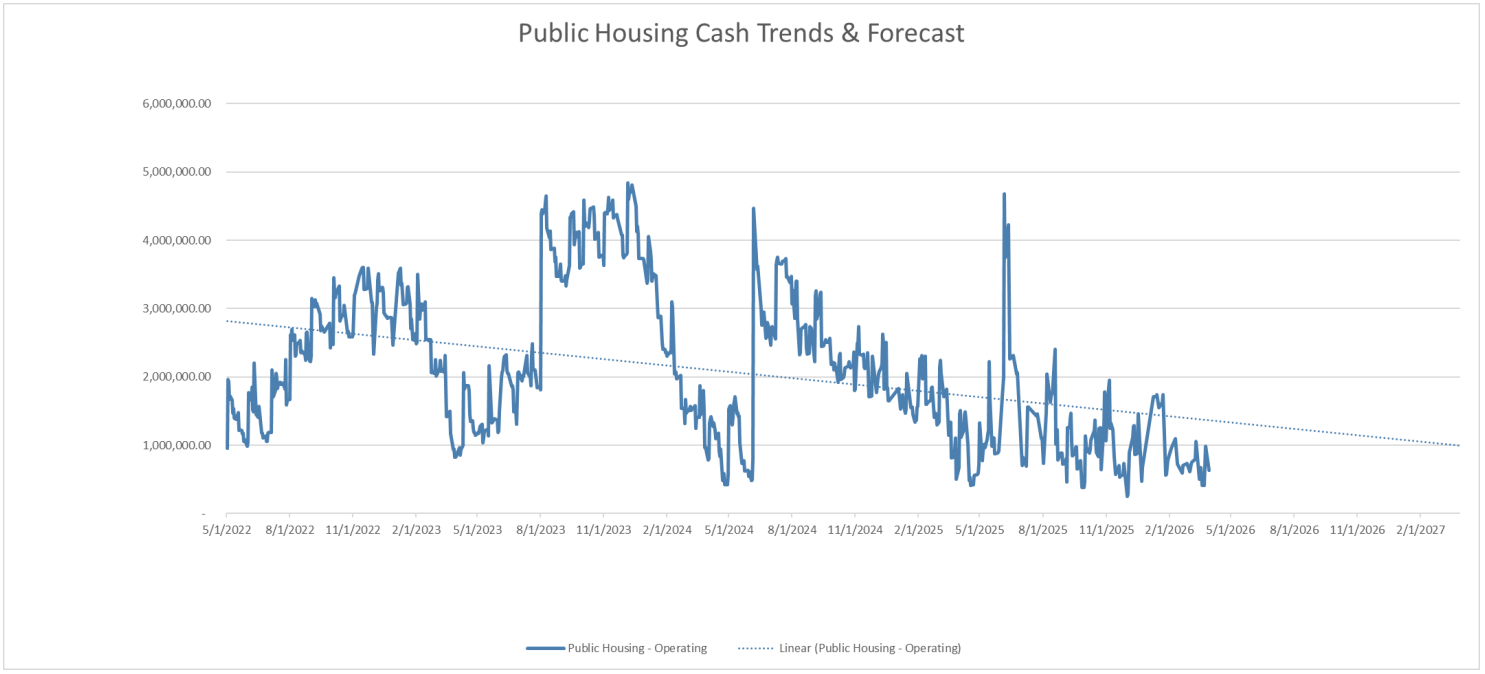
SECTION 8 PROGRAM	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Section 8 Housing Assistance Revenue	$ 13,527,203	$ 11,351,423	19%
Section 8 Housing Assistance Expense	13,548,666	11,716,984	16%
Section 8 Program Net Income / (Loss)	$ (21,463)	$ (365,561)	

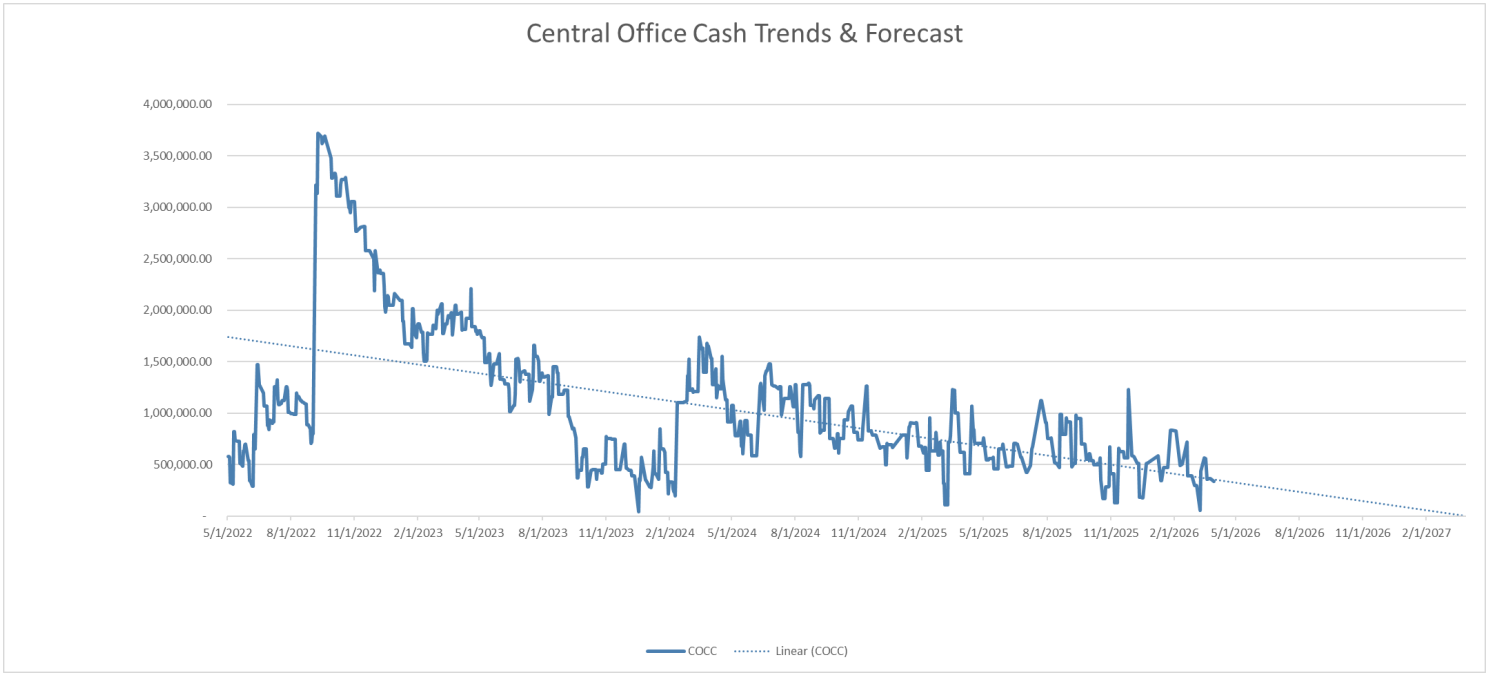
March 31, 2026 Year-To-Date Financial Recap





March 31, 2026 Year-To-Date Financial Recap





New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

	March 31, 2026	March 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH AND CASH EQUIVALENTS	6,006,012	6,596,051	-590,038	7,973,322	-1,967,310
OTHER ACCOUNTS RECEIVABLE	1,596,009	312,926	1,283,084	1,360,650	235,359
A/R INTER-PROPERTY	1,184,354	1,276,178	-91,824	1,271,563	-87,208
A/R - TENANT	-324,904	-657,934	333,030	-829,437	504,533
A/R PROMISSORY NOTES	2,679,506	2,680,799	-1,292	2,685,524	-6,017
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	201,879	201,879	0	201,879	0
PREPAID ASSETS	731,076	475,230	255,845	430,722	300,353
INTER-FUND DUE FROM	5,163,746	4,576,413	587,333	1,085,808	4,077,939
TOTAL CURRENT ASSETS	17,237,679	15,461,541	1,776,138	14,180,030	3,057,649
FIXED ASSETS	65,273,089	65,994,668	-721,579	66,839,451	-1,566,362
NOTES RECEIVABLE	7,090,674	7,090,674	0	6,930,674	160,000
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	10,552,103	-8,161,668
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	2,137,214	2,137,214	0	2,137,214	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	80,102,584	80,824,163	-721,579	89,670,614	-9,568,030
TOTAL ASSETS	97,340,263	96,285,704	1,054,559	103,850,644	-6,510,381
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	16,103	-600,560	616,663	737,212	-721,109
A/P OTHER	1,099	1,099	0	1,099	0
ACCRUED FEES	1,143,889	1,235,713	-91,824	1,462,007	-318,118
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	-12,415	202	-12,617	351,958	-364,373
COMP ABSENCES - CURRENT	0	0	0	230,346	-230,346
TENANT SECURITY DEPOSIT	670,797	669,192	1,605	692,120	-21,323
UNEARNED REVENUE	1,077,246	1,251,627	-174,381	1,214,187	-136,941
CURRENT PORTION OF DEBT	53,833	53,636	197	53,203	630
OTHER CURRENT LIABILITIES	836,469	836,469	0	798,406	38,063
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	5,232,742	4,652,354	580,388	1,085,808	4,146,935
TOTAL CURRENT LIABILITIES	9,069,764	8,149,732	920,032	6,676,346	2,393,418
LONG TERM DEBT	10,813,351	10,818,370	-5,020	10,827,275	-13,924
FSS ESCROW	738,260	703,198	35,062	649,440	88,820
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	842,433	842,433	0	612,087	230,346
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	10,390,095	-7,999,661
TOTAL NON-CURRENT LIABILITIES	15,697,743	15,667,700	30,042	23,392,161	-7,694,419
TOTAL LIABILITIES	24,767,507	23,817,433	950,074	30,068,507	-5,301,000
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0	1,784,365	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	39,223,139	39,118,654	104,485	40,432,520	-1,209,381
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	70,788,391	70,683,906	104,485	71,997,772	-1,209,381

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

	March 31, 2026	March 1, 2026	Net Change	January 1, 2026	YTD Net Change
TOTAL LIABILITIES AND EQUITY	**97,340,263**	**96,285,704**	**1,054,559**	**103,850,644**	**-6,510,381**
TOTAL OF ALL	**0**	**0**	**0**	**0**	**0**

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Mar 2026

Book = Accrual ; Tree = ysi_bs

	March 31, 2026	March 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH - OPERATING	3,002,033	2,606,620	395,413	3,841,850	-839,817
CASH - PAYROLL	100,349	106,193	-5,843	101,995	-1,646
CASH - OTHER	43,015	42,986	28	42,935	79
CASH - OPERATING RIVER CITY	80,199	62,482	17,717	0	80,199
CASH - VENDOR PAYMENTS	-466,489	-405,128	-61,361	-226,452	-240,036
CASH - RESTRICTED	1,391,201	1,970,175	-578,974	2,032,780	-641,579
CASH - RESTRICTED MODERNIZATION AND DEV	39,178	39,150	28	39,096	82
REPLACEMENT RESERVE	14,338	14,312	26	14,263	75
CASH - FSS ESCROW	695,767	693,113	2,654	659,794	35,973
CASH - FSS FORFEITURES	104,361	104,361	0	80,576	23,785
OPERATING RESERVE	62,089	61,995	94	61,817	272
OHA HUD OPERATING RESERVE	311,415	310,618	797	310,618	797
CASH - SECURITY DEPOSIT	628,307	613,808	14,499	639,320	-11,013
HOMEOWNERSHIP FUNDS	248	375,364	-375,116	374,728	-374,480
CASH AND CASH EQUIVALENTS	**6,006,012**	**6,596,051**	**-590,038**	**7,973,322**	**-1,967,310**
A/R HUD	68,642	42,766	25,876	55,344	13,299
A/R OTHER GOVERNMENTS	1,780,125	580,298	1,199,827	517,319	1,262,806
A/R RAD DEVELOPMENT	144,352	86,526	57,826	86,526	57,826
A/R OTHER	-700	-700	0	1,106,924	-1,107,624
A/R EMPLOYEE	20	20	0	0	20
A/R NON DWELLING RENT	20,084	20,530	-446	11,052	9,032
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	-416,515	-416,515	0	-416,515	0
OTHER ACCOUNTS RECEIVABLE	**1,596,009**	**312,926**	**1,283,084**	**1,360,650**	**235,359**
INTER-PROPERTY {COCC}	50,000	50,000	0	0	50,000
INTER-PROPERTY {9EC}	237,834	235,112	2,722	237,955	-121
INTER-PROPERTY {9KCC}	116,721	108,158	8,562	29,428	87,293
INTER-PROPERTY {9NOAH}	72,113	67,226	4,887	63,311	8,802
INTER-PROPERTY {9FAR}	136,153	133,016	3,137	136,947	-794
INTER-PROPERTY {9BV}	37,461	40,379	-2,918	36,178	1,283
INTER-PROPERTY {9CR1}	51,707	51,201	506	55,152	-3,445
INTER-PROPERTY {9CR2}	34,259	33,570	690	35,282	-1,022
INTER-PROPERTY {VILLAS}	58,308	59,053	-745	60,494	-2,186
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	0	1,108,638
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,019,115	-82,154	7,370	-1,108,638
INTER-PROPERTY {MOD REHAB}	1,970	1,970	0	3,549	-1,580
INTER-PROPERTY {PUB HSG}	362,724	398,459	-35,735	606,742	-244,019
INTER-PROPERTY {EHV}	0	1,677	-1,677	-845	845
INTER-PROPERTY {RCHC}	17,735	6,835	10,900	0	17,735
A/R INTER-PROPERTY	**1,184,354**	**1,276,178**	**-91,824**	**1,271,563**	**-87,208**
ACCOUNTS RECEIVABLE TENANTS	1,601,102	1,268,072	333,030	1,096,569	504,533
ALLOWANCE FOR A/R TENANTS	-1,926,006	-1,926,006	0	-1,926,006	0
A/R - TENANT	**-324,904**	**-657,934**	**333,030**	**-829,437**	**504,533**
P-NOTES OUTSTANDING	685,199	686,491	-1,292	691,216	-6,017
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	**2,679,506**	**2,680,799**	**-1,292**	**2,685,524**	**-6,017**
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	**201,879**	**201,879**	**0**	**201,879**	**0**

PREPAID INSURANCE	308,125	104,417	203,708	-77	308,202
PREPAID SOFTWARE EXP	70,473	104,217	-33,744	171,705	-101,232
PREPAID MED FSA SEC 125	10,867	7,872	2,994	-1,633	12,499
PREPAID CREDIT CARDS	7,909	22	7,887	2,026	5,883
PREPAID OTHER	333,701	258,701	75,000	258,701	75,000
PREPAID ASSETS	**731,076**	**475,230**	**255,845**	**430,722**	**300,353**
INTERFUND BALANCE	-1,700	-1,700	0	0	-1,700
INTER-FUND DUE FROM {COCC}	815,691	815,691	0	0	815,691
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	0	-201,683
INTER-FUND DUE FROM {9EC}	449,973	449,883	90	0	449,973
INTER-FUND DUE FROM {9KCC}	76,790	76,796	-5	0	76,790
INTER-FUND DUE FROM {9NOAH}	114,390	114,393	-2	0	114,390
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	0	20,382
INTER-FUND DUE FROM {9FAR}	115,527	115,469	58	0	115,527
INTER-FUND DUE FROM {9BV}	41,872	41,906	-34	0	41,872
INTER-FUND DUE FROM {9CR1}	9,230	9,231	-1	0	9,230
INTER-FUND DUE FROM {9CR2}	8,699	8,701	-2	0	8,699
INTER-FUND DUE FROM {VILLAS}	23,358	8,737	14,620	0	23,358
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,635	-153,702	-934	0	-154,635
INTER-FUND DUE FROM {HCV MV}	37,863	23,973	13,890	0	37,863
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	0	37,650
INTER-FUND DUE FROM {MOD REHAB}	17,833	17,833	0	0	17,833
INTER-FUND DUE FROM {FOUND}	110,147	109,706	441	0	110,147
INTER-FUND DUE FROM {PUB HSG}	1,864,555	1,468,547	396,008	0	1,864,555
INTER-FUND DUE FROM {ROSS GRANT}	278,339	263,681	14,658	0	278,339
INTER-FUND DUE FROM {FSS GRANT}	-77,789	-77,789	0	309,665	-387,454
INTER-FUND DUE FROM {CNI GRANT}	964,329	816,098	148,231	776,143	188,186
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	0	15,794
INTER-FUND DUE FROM {EHV}	833,730	834,076	-346	0	833,730
INTER-FUND DUE FROM {6SCDEV18}	0	316	-316	0	0
INTER-FUND DUE FROM {RCHC}	9,783	8,806	977	0	9,783
INTER-FUND DUE FROM	**5,163,746**	**4,576,413**	**587,333**	**1,085,808**	**4,077,939**
TOTAL CURRENT ASSETS	**17,237,679**	**15,461,541**	**1,776,138**	**14,180,030**	**3,057,649**
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	151,619,336	151,619,336	0	151,619,336	0
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	45,239,862	45,199,371	40,491	45,199,371	40,491
CONTRACT WORK IN PROCESS	3,202,331	3,277,073	-74,742	2,896,441	305,890
WIP - PREDEVELOPMENT	807,736	829,036	-21,300	829,036	-21,300
WIP - INS PROCEEDS/REPAIRS	329,346	332,998	-3,652	332,998	-3,652
DWELLING EQUIPMENT	4,790,846	4,754,772	36,073	4,641,147	149,699
SITE IMPROVEMENTS	5,200,408	5,200,408	0	5,182,585	17,823
OFFICE EQUIPMENT	228,203	228,203	0	228,203	0
MAINTENANCE EQUIPMENT	349,433	349,433	0	349,433	0
COMMUNITY SPACE EQUIPMENT	71,734	71,734	0	71,734	0
COMPUTER EQUIPMENT	82,530	82,530	0	82,530	0
AUTOMOTIVE EQUIPMENT	2,159,384	2,183,683	-24,299	2,268,209	-108,825
SECURITY EQUIPMENT	1,336,001	1,336,001	0	1,336,001	0
ACCUM DEPR - BUILDINGS	-121,483,522	-121,010,116	-473,406	-120,083,109	-1,400,413
ACCUM DEPR - COMMERCIAL	-281,212	-280,000	-1,212	-277,576	-3,636
ACCUM DEPR - BUILDING ACQUISITION	-317,204	-315,840	-1,364	-313,113	-4,091
ACCUM DEPR - INELIGIBLE BLDG	-59,640	-59,373	-267	-58,839	-801
ACCUM DEPR - BUILDING IMPROVEMENTS	-27,693,088	-27,541,115	-151,974	-27,238,106	-454,982
ACCUM DEPR - DWELLING EQUIPMENT	-2,585,528	-2,549,082	-36,446	-2,497,833	-87,695
ACCUM DEPR - SITE IMPROVE	-3,176,498	-3,157,395	-19,104	-3,119,187	-57,311
ACCUM DEPR - OFFICE EQUIPMENT	-227,986	-227,768	-217	-227,189	-797

ACCUM DEPR - MAINTENANCE EQUIPMENT	-291,926	-290,863	-1,063	-288,737	-3,189
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-71,734	-71,734	0	-71,734	0
ACCUM DEPR - COMPUTER EQUIPMENT	-65,042	-64,211	-831	-62,550	-2,492
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,977,613	-1,992,853	15,240	-2,059,260	81,648
ACCUM DEPR - SECURITY EQUIPMENT	-1,158,024	-1,154,518	-3,506	-1,145,296	-12,728
FIXED ASSETS	**65,273,089**	**65,994,668**	**-721,579**	**66,839,451**	**-1,566,362**
N/R BAYVIEW	211,012	211,012	0	211,012	0
N/R FARNAM	553,079	553,079	0	553,079	0
N/R CROWN I	252,986	252,986	0	252,986	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
N/R KENNEDY SQUARE	350,000	350,000	0	350,000	0
N/R KENNEDY EAST	160,000	160,000	0	0	160,000
NOTES RECEIVABLE	**7,090,674**	**7,090,674**	**0**	**6,930,674**	**160,000**
LT INTER-FUND DUE FROM {COCC}	0	0	0	1,165,200	-1,165,200
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	1,278,760	-451,908
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	414,136	-166,100
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	188,999	-122,160
LT INTER-FUND DUE FROM {9SEC}	0	0	0	20,714	-20,714
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	576,987	-114,118
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	284,615	-43,589
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	92,752	-9,314
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	131,540	-9,636
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	446,267	-231,548
LT INTER-FUND DUE FROM {HCV}	0	0	0	1,108,438	-1,108,438
LT INTER-FUND DUE FROM {HCV ADM}	0	0	0	721,263	-721,263
LT INTER-FUND DUE FROM {HCV MV}	0	0	0	27,193	-27,193
LT INTER-FUND DUE FROM {HCV CITY}	0	0	0	37,650	-37,650
LT INTER-FUND DUE FROM {MOD REHAB}	0	0	0	2,703	-2,703
LT INTER-FUND DUE FROM {FOUND}	0	0	0	110,540	-110,540
LT INTER-FUND DUE FROM {PUB HSG}	0	0	0	1,639,476	-1,639,476
LT INTER-FUND DUE FROM {ROSS GRANT}	0	0	0	240,266	-240,266
LT INTER-FUND DUE FROM {FSS GRANT}	0	0	0	79,410	-79,410
LT INTER-FUND DUE FROM {CNI GRANT}	0	0	0	986,630	-986,630
LT INTER-FUND DUE FROM {CNP GRANT}	0	0	0	27,548	-27,548
LT INTER-FUND DUE FROM {EHV}	0	0	0	834,901	-834,901
LT INTER-FUND DUE FROM {6SCDEV18}	0	0	0	11,364	-11,364
LT INTER-FUND DUE FROM	**2,390,435**	**2,390,435**	**0**	**10,552,103**	**-8,161,668**
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	2,137,214	2,137,214	0	2,137,214	0
LEASES RECEIVABLE	**2,137,214**	**2,137,214**	**0**	**2,137,214**	**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	**80,102,584**	**80,824,163**	**-721,579**	**89,670,614**	**-9,568,030**
TOTAL ASSETS	**97,340,263**	**96,285,704**	**1,054,559**	**103,850,644**	**-6,510,381**
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	16,103	-600,560	616,663	737,212	-721,109
ACCOUNTS PAYABLE	**16,103**	**-600,560**	**616,663**	**737,212**	**-721,109**
A/P OTHER	1,099	1,099	0	1,099	0
A/P OTHER	**1,099**	**1,099**	**0**	**1,099**	**0**
ACCRUED MGMT & BKKPING FEE	195,659	277,044	-81,385	82,312	113,347
ACCRUED FRONT-LINE FEES	939,540	955,655	-16,115	1,379,894	-440,354
ACCRUED FEES	8,690	3,013	5,676	-199	8,889
ACCRUED FEES	**1,143,889**	**1,235,713**	**-91,824**	**1,462,007**	**-318,118**
ACCR WAGES & WITHHOLDINGS					
ACCRUED PAYROLL	0	0	0	324,269	-324,269
ACCRUED PAYROLL TAXES	0	0	0	27,722	-27,722
EE INS DEDUCTIONS	-12,415	202	-12,617	-33	-12,382
ACCR WAGES & WITHHOLDINGS	**-12,415**	**202**	**-12,617**	**351,958**	**-364,373**
COMPENSATED ABSENCES - CURRENT	0	0	0	230,346	-230,346
COMP ABSENCES - CURRENT	**0**	**0**	**0**	**230,346**	**-230,346**
TENANT SECURITY DEPOSIT	616,260	614,055	2,205	601,644	14,616
PET DEPOSIT	10,430	11,030	-600	11,430	-1,000
DEPOSIT REFUND ACCOUNT	44,108	44,108	0	79,046	-34,938
TENANT SECURITY DEPOSIT	**670,797**	**669,192**	**1,605**	**692,120**	**-21,323**
Deferred Revenue - HUD Funds	746,581	980,398	-233,817	980,398	-233,817
TENANT PREPAID RENT	329,865	270,529	59,336	233,539	96,326
NO UNIT HOLDING ACCT	800	700	100	250	550
UNEARNED REVENUE	**1,077,246**	**1,251,627**	**-174,381**	**1,214,187**	**-136,941**
MORTGAGE PAYABLE - CURRENT	53,833	53,636	197	53,203	630
CURRENT PORTION OF DEBT	**53,833**	**53,636**	**197**	**53,203**	**630**
CONTRACT RETAINAGE	836,469	836,469	0	798,406	38,063
OTHER CURRENT LIABILITIES	**836,469**	**836,469**	**0**	**798,406**	**38,063**
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}	1,664,964	1,654,515	10,449	1,085,808	579,156
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	85,181	70,513	14,668	0	85,181
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	0	67,631
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	0	37,179
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	0	335,061
INTER-FUND DUE TO {9FAR}	15,020	15,020	0	0	15,020
INTER-FUND DUE TO {9BV}	10,214	10,214	0	0	10,214
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	0	12,494
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	0	13,992
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	0	-49,174
INTER-FUND DUE TO {HCV}	25,000	25,000	0	0	25,000
INTER-FUND DUE TO {HCV ADM}	221,450	214,851	6,599	0	221,450
INTER-FUND DUE TO {PUB HSG}	1,321,214	1,321,214	0	0	1,321,214
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	0	11,630
INTER-FUND DUE TO {FSS GRANT}	39,357	39,357	0	0	39,357
INTERFUND DUE TO {CNI GRANT}	441	0	441	0	441
INTER-FUND DUE TO {EHV}	914	914	0	0	914
INTER-FUND DUE TO {6SCDEV18}	1,329,399	781,169	548,231	0	1,329,399
INTER-FUND DUE TO	**5,232,742**	**4,652,354**	**580,388**	**1,085,808**	**4,146,935**
TOTAL CURRENT LIABILITIES	**9,069,764**	**8,149,732**	**920,032**	**6,676,346**	**2,393,418**
MORTGAGE PAYABLE	1,371,938	1,376,957	-5,020	1,385,861	-13,924
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	**10,813,351**	**10,818,370**	**-5,020**	**10,827,275**	**-13,924**
FSS ESCROW	738,260	703,198	35,062	649,440	88,820
FSS ESCROW	**738,260**	**703,198**	**35,062**	**649,440**	**88,820**
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	842,433	842,433	0	612,087	230,346
COMP ABSENCES-LONG TERM	**842,433**	**842,433**	**0**	**612,087**	**230,346**
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	2,516,070	-1,872,570
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	712,700	-292,459
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	84,314	-66,749
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	297,806	-68,899
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	213,794	-37,179
LT INTER-FUND DUE TO {9SEC}	0	0	0	330,288	-330,288
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	52,409	-15,020
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	111,769	-11,553
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	269,884	-12,494
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	107,093	-14,859
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	593,791	-177,413
LT INTER-FUND DUE TO {HCV}	0	0	0	256,182	-256,182
LT INTER-FUND DUE TO {HCV ADM}	0	0	0	2,182,660	-2,182,660
LT INTER-FUND DUE TO {HCV MV}	0	0	0	5,409	-5,409
LT INTER-FUND DUE TO {PUB HSG}	0	0	0	1,351,317	-1,351,317
LT INTER-FUND DUE TO {ROSS GRANT}	0	0	0	20,482	-20,482
LT INTER-FUND DUE TO {FSS GRANT}	0	0	0	196,232	-196,232
LT INTER-FUND DUE TO {CNI GRANT}	0	0	0	222,810	-222,810
LT INTER-FUND DUE TO {CNP GRANT}	0	0	0	11,754	-11,754
LT INTER-FUND DUE TO {EHV}	0	0	0	2,475	-2,475
LT INTER-FUND DUE TO {6SCDEV18}	0	0	0	850,855	-850,855
LT INTER-FUND DUE TO	**2,390,435**	**2,390,435**	**0**	**10,390,095**	**-7,999,661**
TOTAL NON-CURRENT LIABILITIES	**15,697,743**	**15,667,700**	**30,042**	**23,392,161**	**-7,694,419**
TOTAL LIABILITIES	**24,767,507**	**23,817,433**	**950,074**	**30,068,507**	**-5,301,000**
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0	1,784,365	0
DEFERRED INFLOW OF RESOURCES	**1,784,365**	**1,784,365**	**0**	**1,784,365**	**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	39,223,139	39,118,654	104,485	40,432,520	-1,209,381
RETAINED EARNINGS	**39,223,139**	**39,118,654**	**104,485**	**40,432,520**	**-1,209,381**
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	**70,788,391**	**70,683,906**	**104,485**	**71,997,772**	**-1,209,381**
TOTAL LIABILITIES AND EQUITY	**97,340,263**	**96,285,704**	**1,054,559**	**103,850,644**	**-6,510,381**
TOTAL OF ALL	**0**	**0**	**0**	**0**	**0**

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES	**8,786,008**	**6,682,829**	**2,103,180**	**6,926,746**	**1,859,262**	**23,451,102**	**20,048,486**	**3,402,616**	**19,894,133**	**3,556,969**
EXPENSES	**8,681,523**	**7,602,422**	**-1,079,101**	**7,488,011**	**-1,193,512**	**24,655,625**	**22,807,268**	**-1,848,358**	**21,701,070**	**-2,954,556**
TRANSFERS	**0**	**-196,875**	**-196,875**	**0**	**0**	**0**	**-590,625**	**-590,625**	**0**	**0**
PRIOR PERIOD ADJUSTMENT	**0**	**0**	**0**	**0**	**0**	**4,858**	**0**	**-4,858**	**1,000**	**-3,858**
NET OPERATING INCOME (LOSS)	**104,485**	**-722,719**	**827,204**	**-561,265**	**665,750**	**-1,209,381**	**-2,168,157**	**958,776**	**-1,807,936**	**598,555**
ADJUSTED NET OPERATING INCOME (LOSS)	**807,331**	**-43,185**	**850,516**	**-311,992**	**1,119,323**	**850,329**	**-129,555**	**979,884**	**-1,065,637**	**1,915,966**

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	713,967	610,466	103,502	604,167	109,800	1,918,111	1,831,398	86,713	1,879,778	38,333
DWELLING RENTS SUBSIDY	244,486	19,779	224,707	36,419	208,067	371,873	59,337	312,536	104,962	266,911
TPA - RENT	0	0	0	-2,500	2,500	0	0	0	-2,500	2,500
LATE FEES	18,103	13,856	4,247	15,685	2,418	54,795	41,569	13,227	43,519	11,276
LATE FEES {P-NOTES}	105	1,308	-1,203	805	-700	455	3,924	-3,469	805	-350
LEGAL FEES	0	15,622	-15,622	9,458	-9,458	0	46,867	-46,867	26,971	-26,971
MAINTENANCE FEES	9,182	32,651	-23,469	55,840	-46,659	38,217	97,953	-59,736	106,033	-67,816
OTHER TENANT REVENUE	5,165	3,255	1,910	5,338	-173	15,728	9,765	5,963	36,802	-21,074
FRAUD RECOVERY REVENUE	125	1,053	-928	2,581	-2,456	200	3,158	-2,958	950	-750
TOTAL TENANT REVENUES	**991,133**	**697,990**	**293,143**	**727,794**	**263,339**	**2,399,379**	**2,093,970**	**305,409**	**2,197,320**	**202,059**
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	580,481	567,049	13,432	633,139	-52,658	1,741,442	1,701,147	40,295	1,899,417	-157,975
HOUSING ASST PAYMENTS	4,539,364	4,275,517	263,847	3,859,813	679,551	13,527,203	12,826,550	700,653	11,351,423	2,175,780
ONGOING ADMIN FEES EARNED	311,477	346,603	-35,126	295,767	15,710	941,963	1,039,808	-97,845	959,555	-17,592
REVENUES - HUD CAPITAL - HARD COSTS	27,219	0	27,219	348,794	-321,575	530,630	0	530,630	749,234	-218,604
REVENUES - HUD CAPITAL - SOFT COSTS	334,282	18,750	315,532	227,270	107,012	702,261	56,250	646,011	666,812	35,449
TOTAL HUD GRANTS AND SUBSIDY	**5,792,822**	**5,207,919**	**584,904**	**5,364,783**	**428,039**	**17,443,499**	**15,623,756**	**1,819,743**	**15,626,441**	**1,817,058**
TOTAL FEE REVENUE										
MANAGEMENT FEE	169,152	156,148	13,004	178,025	-8,874	496,285	468,443	27,842	576,672	-80,387
BOOKKEEPING FEE	47,092	46,777	315	47,602	-510	139,635	140,332	-697	143,580	-3,945
FRONT LINE SERVICE FEE	170,362	194,075	-23,713	210,637	-40,274	500,480	582,226	-81,747	589,038	-88,558
FRONT LINE SERVICE FEE {IT}	5,259	6,035	-776	6,881	-1,622	16,491	18,105	-1,614	20,643	-4,152
OTHER FEES FOR SERVICE	8,690	585	8,105	0	8,690	16,679	1,756	14,923	0	16,679
TOTAL FEE REVENUE	**400,555**	**403,621**	**-3,066**	**443,145**	**-42,591**	**1,169,569**	**1,210,863**	**-41,293**	**1,329,933**	**-160,363**
OTHER GOV'T GRANTS/DONATIONS	1,275,788	197,895	1,077,893	341,663	934,125	1,794,160	593,685	1,200,474	430,657	1,363,503
TOTAL OTHER GOV'T GRANTS DONATIONS	**1,275,788**	**197,895**	**1,077,893**	**341,663**	**934,125**	**1,794,160**	**593,685**	**1,200,474**	**430,657**	**1,363,503**
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,534	2,574	-1,039	2,765	-1,231	4,534	7,721	-3,186	8,418	-3,884
TOTAL INTEREST INCOME - MAIN	**1,534**	**2,574**	**-1,039**	**2,765**	**-1,231**	**4,534**	**7,721**	**-3,186**	**8,418**	**-3,884**
INTEREST INCOME - OTHER	0	13,375	-13,375	0	0	0	40,124	-40,124	0	0
TOTAL NON-CASH INT INCOME {HIO}	**0**	**13,375**	**-13,375**	**0**	**0**	**0**	**40,124**	**-40,124**	**0**	**0**
INTEREST INCOME - RESTRICTED FUNDS	1,193	797	396	1,876	-684	2,110	2,391	-281	3,916	-1,806
INT INCOME - RESTRICT FUNDS	**1,193**	**797**	**396**	**1,876**	**-684**	**2,110**	**2,391**	**-281**	**3,916**	**-1,806**
OTHER INCOME										
NON-DWELLING RENTS	38,140	36,988	1,152	37,969	171	107,761	110,963	-3,202	107,480	281
MISCELLANEOUS INCOME	170	69	101	100	70	445	206	239	300	145
COMMISION INCOME	4,429	6,019	-1,590	5,098	-669	16,261	18,058	-1,797	17,216	-955
ADMINISTRATIVE FEES	2,526	1,416	1,110	1,549	977	7,690	4,249	3,441	4,948	2,742
DONATIONS - GENERAL	2	0	2	2	0	2,006	0	2,006	46	1,960
MISCELLANEOUS GRANT REVENUE	0	5,833	-5,833	0	0	0	17,500	-17,500	0	0
DEVELOPERS FEES	74,572	108,333	-33,762	0	74,572	74,572	325,000	-250,428	0	74,572
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	3,000	0	3,000	3,134	-134
INSURANCE PROCEEDS	0	0	0	0	0	222,973	0	222,973	164,325	58,649
TOTAL OTHER INCOME	**119,839**	**158,658**	**-38,820**	**44,719**	**75,120**	**434,707**	**475,975**	**-41,268**	**297,448**	**137,259**
PASSTHROUGH RAD REVENUE	203,144	0	203,144	0	203,144	203,144	0	203,144	0	203,144
TOTAL PASSTHROUGH RAD REVENUE	**203,144**	**0**	**203,144**	**0**	**203,144**	**203,144**	**0**	**203,144**	**0**	**203,144**
TOTAL REVENUES	**8,786,008**	**6,682,829**	**2,103,180**	**6,926,746**	**1,859,262**	**23,451,102**	**20,048,486**	**3,402,616**	**19,894,133**	**3,556,969**
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	578,052	631,949	53,897	587,141	9,089	1,576,331	1,895,848	319,517	1,528,055	-48,276
ADMIN CASUAL LABOR	1,695	15,616	13,921	59,534	57,839	64,319	46,848	-17,471	76,141	11,822
ALLOC ADMIN SALARIES	-18,346	-9,165	9,182	-17,406	940	-55,039	-27,494	27,545	-52,262	2,777
TOTAL ADMIN SALARIES	**561,400**	**638,401**	**77,000**	**629,269**	**67,869**	**1,585,611**	**1,915,202**	**329,591**	**1,551,934**	**-33,677**
AUDIT EXPENSE	0	12,994	12,994	0	0	8,512	38,981	30,468	2,875	-5,638
MANAGEMENT FEE	169,152	155,817	-13,335	178,025	8,874	496,285	467,450	-28,835	576,672	80,387
BOOKKEEPING FEE	47,092	46,570	-522	47,602	510	139,635	139,711	76	143,580	3,945
NIFA MONITORING FEE	0	510	510	0	0	9,270	1,530	-7,740	4,020	-5,250
TOTAL ADMINISTRATIVE FEE	**216,244**	**215,891**	**-354**	**225,628**	**9,384**	**653,702**	**647,672**	**-6,031**	**727,147**	**73,445**
COMPENSATED ABSENCE EXPENSE	0	0	0	0	0	0	0	0	0	0
TOTAL COMPENSATED ABSENCE	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
ADMIN EMPLOYEE BENEFITS	77	5,611	5,534	6,101	6,024	375	16,833	16,458	19,240	18,865
ALLOC ADMIN EMP BENEFITS	0	635	635	0	0	0	1,906	1,906	0	0
ER MEDICAL/DENTAL INS - ADMIN	132,210	139,481	7,271	140,328	8,118	405,278	418,442	13,164	413,431	8,152
ER PENSION - ADMIN	23,778	34,578	10,800	15,016	-8,762	84,165	103,734	19,569	71,349	-12,816
ER TAXES-ADMIN	42,480	48,095	5,615	44,487	2,007	124,258	144,285	20,026	126,810	2,552
TOTAL ADMIN EMPLOYEE BENEFITS	**198,544**	**228,400**	**29,856**	**205,932**	**7,388**	**614,076**	**685,200**	**71,124**	**630,830**	**16,753**
LEGAL SERVICES - OUTSIDE	4,117	21,155	17,038	15,642	11,525	15,777	63,466	47,689	58,414	42,637
TRAINING/CONFERENCE	2,110	5,560	3,450	8,791	6,681	11,289	16,680	5,391	13,936	2,647
STAFF MEETING/RETREAT	129	271	142	153	24	1,849	812	-1,037	1,431	-418
TRAVEL	1,018	1,459	441	3,436	2,418	2,984	4,377	1,393	5,191	2,207
MILEAGE	356	568	212	691	335	1,551	1,704	152	1,273	-279
ADMIN VEHICLE - FUEL	29	6	-24	0	-29	4,164	17	-4,148	0	-4,164
ADMIN VEHICLE - MTCE & REPAIR	75	88	13	0	-75	652	263	-389	510	-142

PUBLICATIONS	199	96	-103	0	-199	199	287	88	0	-199
MEMBERSHIPS	3,452	1,738	-1,713	600	-2,852	5,663	5,215	-447	6,525	862
PAYROLL PROCESSING FEE	5,218	4,161	-1,057	6,049	830	20,653	12,482	-8,171	20,322	-331
TELEPHONE	4,943	13,343	8,400	13,771	8,827	28,149	40,029	11,879	43,872	15,722
SAFETY EQUIPMENT/SUPPLIES	200	1,188	988	0	-200	1,258	3,565	2,307	5,153	3,895
LEGAL SERVICES - INTERNAL	18,346	17,930	-416	17,406	-940	55,039	53,791	-1,248	52,262	-2,777
ALLOC INTERNAL LEGAL EXP	0	7,155	7,155	6,171	6,171	0	21,465	21,465	21,534	21,534
PRINTER SUPPLIES AND EXP	4,743	2,274	-2,469	348	-4,395	10,670	6,821	-3,850	6,115	-4,555
SOFTWARE EXP	34,331	38,783	4,452	42,400	8,069	119,673	116,349	-3,323	117,431	-2,242
FORMS AND PRINTING	0	0	0	0	0	3,125	0	-3,125	0	-3,125
OFFICE EXPENSE	1,463	2,260	797	3,674	2,211	7,517	6,782	-736	11,316	3,799
OFFICE FURNISHINGS	255	865	609	523	268	42,352	2,594	-39,758	1,474	-40,878
POSTAGE	9,450	7,054	-2,396	6,350	-3,100	24,615	21,161	-3,454	21,192	-3,423
OFFICE SUPPLIES	3,142	4,884	1,742	5,159	2,018	15,026	14,652	-374	18,639	3,613
OFFICE EQUIPMENT LEASES	11,371	3,744	-7,626	249	-11,122	17,260	11,233	-6,027	8,266	-8,994
COMPUTER EQUIPMENT	1,697	10,060	8,363	4,734	3,037	9,937	30,181	20,244	29,580	19,643
NETWORK COMMUNICATION	13,221	6,731	-6,490	7,376	-5,845	30,983	20,193	-10,790	27,909	-3,074
ADVERTISING /NEWSPAPER ADS	59	282	223	391	333	244	846	602	1,356	1,112
CABLE TV	581	420	-161	443	-139	1,769	1,260	-509	1,593	-176
EMPLOYEE HIRING & ADMIN EXP	1,770	2,889	1,119	65,136	63,367	13,429	8,666	-4,763	70,206	56,777
CONSULTING	8,969	5,685	-3,285	8,271	-698	25,142	17,054	-8,088	19,746	-5,396
BANK FEE	5,836	4,065	-1,771	3,983	-1,853	16,368	12,195	-4,173	10,399	-5,969
SECT 8 PORT OUT ADMIN FEES	5,217	0	-5,217	2,141	-3,076	15,537	0	-15,537	6,584	-8,952
LATE FEES	7	374	367	147	141	66	1,121	1,055	1,674	1,608
MISCELLANEOUS EXPENSE	-300	3,753	4,053	-1,015	-715	-281	11,259	11,540	12,032	12,313
FEES - PERMITS	0	18	18	100	100	0	54	54	105	105
PROPERTY TAX	6,962	1,916	-5,046	8,968	2,006	9,769	5,747	-4,022	8,968	-801
RENTAL EXPENSE	4,344	3,030	-1,314	2,016	-2,328	10,038	9,089	-948	11,930	1,893
IT SUPPORT - CONTR SERV	27,943	20,891	-7,052	24,049	-3,894	111,822	62,672	-49,151	57,286	-54,536
PROFESSIONAL FEES	0	171	171	0	0	0	514	514	0	0
DEVELOPER'S FEE	0	2	2	0	0	0	5	5	0	0
TOTAL OTHER ADMIN EXPENSES	**181,254**	**194,867**	**13,613**	**258,154**	**76,900**	**634,288**	**584,601**	**-49,687**	**674,223**	**39,936**
FEE FOR SERVICE	5,259	6,229	970	6,881	1,622	16,491	18,687	2,196	20,643	4,152
TENANT RESTITUTION	2,090	3,948	1,858	11,000	8,910	2,090	11,845	9,755	11,500	9,410
TOTAL FEE FOR SERVICE	**7,349**	**10,177**	**2,829**	**17,881**	**10,532**	**18,581**	**30,532**	**11,951**	**32,143**	**13,562**
TOTAL ADMINISTRATIVE EXPENSES	**1,164,792**	**1,287,736**	**122,944**	**1,336,864**	**172,072**	**3,506,258**	**3,863,207**	**356,948**	**3,616,277**	**110,019**
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,402	4,768	367	4,273	-128	11,475	14,305	2,830	11,294	-182
RESIDENT SERVICE CASUAL LABOR	6,050	6,691	641	6,750	700	18,207	20,072	1,865	19,900	1,693
TOTAL RESIDENT SERV SALARIES	**10,452**	**11,459**	**1,008**	**11,023**	**572**	**29,683**	**34,377**	**4,695**	**31,194**	**1,511**
RELOCATION EXPENSES	89,577	65,479	-24,098	49,812	-39,765	258,490	196,436	-62,055	162,760	-95,730
RELOCATION - MOVING EXPENSE	1,666	419	-1,247	20	-1,646	7,153	1,258	-5,895	1,357	-5,796
RELOCATION - MISCELLANEOUS	0	367	367	1,032	1,032	0	1,102	1,102	5,733	5,733
TOTAL RELOCATION EXPENSE	**91,243**	**66,265**	**-24,978**	**50,863**	**-40,380**	**265,643**	**198,795**	**-66,848**	**169,850**	**-95,793**
ER MEDICAL/DENTAL INS - RES SERV	1,902	1,985	83	1,891	-11	5,832	5,956	123	5,672	-160
ER PENSION - RES SERV	193	262	69	138	-55	654	787	133	609	-45
ER TAXES-RES SERV	310	365	55	313	3	877	1,094	217	921	44
TOTAL RESIDENT SERV EMP BENEFITS	**2,405**	**2,612**	**208**	**2,342**	**-63**	**7,363**	**7,837**	**473**	**7,202**	**-162**
YOUTH ACTIVITIES	0	419	419	0	0	0	1,257	1,257	400	400
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0	0	699	0	-699	0	-699
TOTAL YOUTH ACTIVITIES	**0**	**419**	**419**	**0**	**0**	**699**	**1,257**	**557**	**400**	**-299**
RESIDENT SERVICES EXPENSE	865	8,119	7,254	745	-120	3,065	24,356	21,291	2,244	-821
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,585	1,585	0	0	5,519	4,755	-764	9,233	3,715
RESIDENT FUND - STIPENDS	959	4,571	3,612	924	-35	7,816	13,713	5,897	6,334	-1,482
RESIDENT FUND - MEETING EXPENSES	433	484	50	301	-133	1,899	1,451	-448	1,470	-429
RESIDENT FUND - OTHER	1,274	0	-1,274	1,300	26	-48	0	48	-800	-752
TOTAL RESIDENT FUND	**3,531**	**14,758**	**11,227**	**3,270**	**-262**	**18,251**	**44,275**	**26,024**	**18,481**	**230**
FRONT LINE SERVICE FEE	170,362	192,058	21,696	172,137	1,775	500,010	576,174	76,164	489,714	-10,296
TOTAL FEE FOR SERVICE	**170,362**	**192,058**	**21,696**	**172,137**	**1,775**	**500,010**	**576,174**	**76,164**	**489,714**	**-10,296**
TOTAL OTHER RESIDENT SERVICES	**277,992**	**287,572**	**9,579**	**239,635**	**-38,357**	**821,649**	**862,715**	**41,066**	**716,841**	**-104,809**
TOTAL RESIDENT SERVICE EXPENSES	**277,992**	**287,572**	**9,579**	**239,635**	**-38,357**	**821,649**	**862,715**	**41,066**	**716,841**	**-104,809**
UTILITY EXPENSES										
UTILITY - WATER	33,261	25,168	-8,093	23,434	-9,827	81,320	75,504	-5,817	82,759	1,438
UTILITY - ELECTRIC	62,290	108,940	46,650	194,890	132,600	384,989	326,819	-58,170	641,427	256,439
UTILITY - GAS	60,654	38,311	-22,343	50,263	-10,390	221,057	114,933	-106,123	222,685	1,629
UTILITY - SEWER	49,567	35,195	-14,372	36,731	-12,836	118,010	105,585	-12,425	127,482	9,472
TOTAL UTILITY EXPENSES	**205,772**	**207,614**	**1,842**	**305,319**	**99,547**	**805,376**	**622,841**	**-182,535**	**1,074,354**	**268,978**
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	253,293	282,048	28,755	265,810	12,516	662,106	846,145	184,040	710,180	48,074
MAINTENANCE CASUAL LABOR	2,095	27	-2,068	0	-2,095	2,095	81	-2,014	0	-2,095
ALLOC MAINT SALARIES	0	-8,270	-8,270	0	0	0	-24,810	-24,810	0	0
CUSTODIAN SALARIES	0	8,105	8,105	0	0	0	24,316	24,316	0	0
TOTAL MAINTENANCE SALARIES	**255,388**	**281,911**	**26,523**	**265,810**	**10,421**	**664,201**	**845,732**	**181,532**	**710,180**	**45,979**
MAINTENANCE MATERIALS	**3,405**	**0**	**-3,405**	**0**	**-3,405**	**12,156**	**0**	**-12,156**	**0**	**-12,156**
APPLIANCES	9,581	17,220	7,639	10,682	1,101	25,631	51,660	26,030	42,453	16,823
DWELLING EQUIPMENT	0	112	112	0	0	0	335	335	782	782
PAINT	8,250	7,961	-290	11,153	2,902	20,213	23,882	3,669	23,489	3,276
CLEANING SUPPLIES	2,115	2,457	342	952	-1,162	5,925	7,371	1,446	7,088	1,163
HVAC MATERIALS	3,387	5,656	2,269	7,075	3,688	11,615	16,969	5,355	23,255	11,640
LANDSCAPING MATERIALS	0	77	77	0	0	279	230	-49	515	236
PLUMBING MATERIALS	11,571	20,589	9,018	34,882	23,311	34,309	61,766	27,457	70,348	36,039
ELECTRICAL MATERIALS	1,668	5,538	3,870	7,883	6,215	6,645	16,613	9,968	18,392	11,747
GASOLINE USAGE FOR MAINT VEHICLES	2,407	1,291	-1,115	1,643	-764	8,566	3,874	-4,692	8,982	415

PEST CONTROL SUPPLIES	4,153	2,289	-1,864	4,558	405	5,941	6,866	925	6,742	802
MAINTENANCE TOOLS	585	1,706	1,122	2,474	1,889	5,100	5,119	19	10,687	5,588
MAINTENANCE MATERIALS	35,975	58,029	22,054	42,009	6,034	89,210	174,087	84,877	108,692	19,482
MAINTENANCE EQUIPMENT	0	192	192	0	0	0	577	577	310	310
EARLY PAY DISCOUNT	-11,282	-1,006	10,277	-5,858	5,424	-11,282	-3,017	8,266	-5,858	5,424
TOTAL MAINTENANCE MATERIALS	**71,813**	**122,111**	**50,298**	**117,452**	**45,639**	**214,307**	**366,334**	**152,026**	**315,877**	**101,569**
ELEVATORS - CONTRACTED SERV	9,851	9,672	-179	3,356	-6,495	35,397	29,016	-6,380	20,615	-14,782
HVAC - CONTRACTED SERV	44,711	19,798	-24,913	35,950	-8,761	175,622	59,393	-116,229	111,680	-63,942
LAWNS - CONTRACTED SERV	13,425	27,722	14,297	40,296	26,871	56,875	83,165	26,290	49,355	-7,520
MATS/UNIFORMS - CONTRACTED SVCE	648	929	281	1,196	548	3,509	2,788	-721	3,469	-40
PEST CONTROL - CONTRACTED SERV	450	4,767	4,317	2,480	2,030	3,845	14,300	10,455	16,235	12,390
SNOW REMOVAL - CONTRACTED SERV	12,340	8,368	-3,972	33,480	21,140	39,186	25,103	-14,083	47,480	8,294
TRASH - CONTRACTED SERV	28,872	7,801	-21,071	-122,072	-150,944	68,338	23,402	-44,936	-63,344	-131,682
LANDFILL FEES - CONTRACTED SERV	386	428	42	0	-386	1,039	1,283	244	558	-481
CLEANING - CONTRACTED SERV	63,246	59,894	-3,352	72,564	9,318	163,069	179,682	16,613	200,284	37,215
PAINTING - CONTRACTED SERV	23,991	14,397	-9,594	23,654	-337	49,825	43,190	-6,635	45,976	-3,848
ARBORIST - CONTRACTED SERV	2,300	6,295	3,995	7,890	5,590	15,000	18,885	3,885	25,590	10,590
FLOORING REPL - CONTRACTED SERV	65,531	9,459	-56,072	25,495	-40,036	106,026	28,377	-77,648	173,541	67,515
OUTDOOR CLEANING - CONTRACTED SERV	0	141	141	950	950	0	422	422	11,700	11,700
CONCRETE WORK - CONTRACTED SERV	0	310	310	0	0	1,950	931	-1,019	177	-1,773
ELECTRICAL - CONTRACTED SERV	4,011	10,297	6,286	25,055	21,044	44,331	30,890	-13,441	48,091	3,761
LANDSCAPE - CONTRACTED SERV	0	1,235	1,235	5,475	5,475	2,816	3,704	888	5,475	2,659
PLUMBING - CONTRACTED SERV	4,843	11,175	6,332	18,204	13,361	34,274	33,525	-748	44,383	10,109
ROOF REPAIRS - CONTRACTED SERV	3,234	1,148	-2,086	295	-2,939	9,425	3,445	-5,980	11,254	1,829
EXTERIOR REPAIRS - CONTRACTED SERV	27,248	1,921	-25,327	1,050	-26,198	31,023	5,764	-25,259	18,174	-12,849
VEHICLE MAINTENANCE & REPAIR	4,514	5,573	1,059	2,797	-1,717	17,880	16,720	-1,160	13,454	-4,426
MAINTENANCE EQUIPMENT REPAIR	4,032	1,601	-2,431	2,426	-1,606	4,397	4,804	407	4,582	185
WINDOWS/DOORS REPL - CONTRACTED SER\	13,596	15,707	2,110	10,544	-3,053	37,350	47,120	9,770	50,897	13,547
VACANT TURNOVER - CONTRACTED SERV	30,754	850	-29,904	6,076	-24,678	30,754	2,551	-28,203	6,451	-24,303
INSPECTIONS - CONTRACTED SERV	125,675	1,801	-123,874	4,728	-120,947	137,584	5,404	-132,179	39,703	-97,881
INTERIOR REPAIRS - CONTRACTED SERV	133,833	4,330	-129,503	119,127	-14,706	320,501	12,989	-307,512	227,776	-92,725
FIRE SAFETY - CONTRACTED SERVICES	40,840	21,012	-19,829	17,851	-22,990	57,190	63,035	5,846	117,534	60,344
OTHER - OUTSIDE MAINT	0	283	283	-5,125	-5,125	0	850	850	6,600	6,600
HAZMAT - CONTRACTED SERV	71,496	1,638	-69,858	37,278	-34,218	89,494	4,913	-84,581	60,044	-29,451
RADON - CONTRACTED SERV	225	93	-132	0	-225	1,125	278	-847	145	-980
DWELLING/MECHANICAL UPGRADES - CONTR	0	68	68	0	0	0	205	205	398	398
ALLOC INSPECTIONS EXPENSE	8,690	585	-8,105	0	-8,690	16,679	1,756	-14,923	0	-16,679
TOTAL MAINT SERVICES AND CONTRACTS	**738,742**	**249,296**	**-489,445**	**371,018**	**-367,723**	**1,554,504**	**747,889**	**-806,615**	**1,298,276**	**-256,227**
MAINTENANCE EMPLOYEE BENEFITS	-29	1,818	1,847	80	108	13	5,455	5,442	448	435
ALLOC MAINT EMP BENEFITS	0	-1,640	-1,640	0	0	0	-4,921	-4,921	0	0
ER MED/DENTAL INS - MAINT	66,561	65,124	-1,437	62,966	-3,594	202,724	195,372	-7,352	192,433	-10,291
ER PENSION - MAINT	10,429	15,513	5,083	6,389	-4,040	36,055	46,538	10,483	31,314	-4,741
ER TAXES - MAINT	18,468	21,577	3,108	20,051	1,582	52,228	64,730	12,503	59,782	7,554
ER PENSION - GROUND CREW	0	124	124	0	0	0	371	371	0	0
TOTAL MAINT EMPLOYEE BENEFITS	**95,429**	**102,515**	**7,086**	**89,485**	**-5,944**	**291,020**	**307,545**	**16,525**	**283,977**	**-7,043**
TOTAL MAINTENANCE EXPENSES	**1,161,372**	**755,833**	**-405,539**	**843,766**	**-317,606**	**2,724,031**	**2,267,500**	**-456,531**	**2,608,309**	**-115,722**
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	0	0	22,962	22,962	0	0	0	57,634	57,634
TOTAL PROTECTIVE SERV SALARIES	**0**	**0**	**0**	**22,962**	**22,962**	**0**	**0**	**0**	**57,634**	**57,634**
FRONT LINE SERVICE FEES	0	0	0	38,499	38,499	470	0	-470	99,324	98,854
TOTAL FEE FOR SERVICE	**0**	**0**	**0**	**38,499**	**38,499**	**470**	**0**	**-470**	**99,324**	**98,854**
GUARDS - CONTRACTED SECURITY	84,985	0	-84,985	68,039	-16,946	222,355	0	-222,355	103,750	-118,605
SECURITY & MONITORING	35,160	4,549	-30,611	12,320	-22,840	107,847	13,646	-94,201	19,181	-88,666
SECURITY - CONTRACTED SERV	59,206	69,146	9,940	630	-58,576	212,467	207,439	-5,028	2,627	-209,840
SECURITY EQUIPMENT & MATERIALS	544	56,906	56,362	865	321	14,366	170,717	156,351	158,674	144,308
TOTAL SECURITY EXPENSE	**179,895**	**130,601**	**-49,294**	**81,853**	**-98,042**	**557,034**	**391,802**	**-165,232**	**284,232**	**-272,802**
ER MEDICAL/DENTAL INS - SECURITY	0	0	0	907	907	0	0	0	2,722	2,722
ER PENSION - SECURITY	0	0	0	590	590	0	0	0	2,645	2,645
ER TAXES - SECURITY	0	0	0	2,000	2,000	0	0	0	5,323	5,323
TOTAL SECURITY EMPLOYEE BENEFITS	**0**	**0**	**0**	**3,497**	**3,497**	**0**	**0**	**0**	**10,690**	**10,690**
TOTAL PROTECT SERVICE EXPENSES	**179,895**	**130,601**	**-49,294**	**146,812**	**-33,083**	**557,504**	**391,802**	**-165,702**	**451,880**	**-105,624**
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	41,028	31,086	-9,942	114,864	73,836	118,313	93,257	-25,057	163,469	45,156
INSURANCE - PROPERTY	64,643	73,646	9,003	229,005	164,362	193,929	220,939	27,009	256,348	62,419
INSURANCE - WORKERS COMP	17,542	27,254	9,713	25,156	7,615	57,260	81,763	24,502	77,221	19,960
TOTAL INSURANCE EXP	**123,213**	**131,986**	**8,774**	**369,025**	**245,812**	**369,503**	**395,958**	**26,455**	**497,038**	**127,535**
BAD DEBT EXPENSE	37,446	56,667	19,220	133,257	95,810	91,745	170,000	78,255	259,397	167,652
TOTAL BAD DEBT EXPENSE	**37,446**	**56,667**	**19,220**	**133,257**	**95,810**	**91,745**	**170,000**	**78,255**	**259,397**	**167,652**
CLOSING COSTS	0	0	0	0	0	4,866	0	-4,866	0	-4,866
MORTGAGE INTEREST	5,241	5,630	389	5,429	188	16,897	16,890	-7	17,691	795
TOTAL LOAN INTEREST	**5,241**	**5,630**	**389**	**5,429**	**188**	**16,897**	**16,890**	**-7**	**17,691**	**795**
TOTAL GENERAL EXPENSES	**165,900**	**194,283**	**28,383**	**507,711**	**341,811**	**483,011**	**582,848**	**99,836**	**774,127**	**291,115**
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS CONTRACTS	4,102	0	-4,102	0	-4,102	4,102	0	-4,102	0	-4,102
NET CASUALTY LOSS	**4,102**	**0**	**-4,102**	**0**	**-4,102**	**4,102**	**0**	**-4,102**	**0**	**-4,102**
TOTAL OTHER EXPENSES	**4,102**	**0**	**-4,102**	**0**	**-4,102**	**4,102**	**0**	**-4,102**	**0**	**-4,102**
TOTAL OPERATING EXPENSES	**3,159,825**	**2,863,638**	**-296,187**	**3,380,106**	**220,281**	**8,901,932**	**8,590,912**	**-311,019**	**9,241,787**	**339,855**
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	4,418,626	3,847,123	-571,504	3,652,272	-766,355	12,797,061	11,541,368	-1,255,693	11,085,248	-1,711,813

HAP EXPENSE - PORTABLE	128,601	67,074	-61,527	67,255	-61,346	392,017	201,222	-190,795	187,335	-204,682
HAP EXPENSE - PORTIN	8,789	0	-8,789	0	-8,789	16,718	0	-16,718	0	-16,718
UTILITY REIMBURSEMENT	117,518	145,054	27,536	139,105	21,587	342,870	435,163	92,293	444,401	101,531
TOTAL HAP EXPENSES	**4,673,534**	**4,059,251**	**-614,283**	**3,858,632**	**-814,903**	**13,548,666**	**12,177,753**	**-1,370,913**	**11,716,984**	**-1,831,682**
DEPRECIATION EXPENSE	702,846	679,534	-23,312	249,273	-453,573	2,059,710	2,038,602	-21,108	742,299	-1,317,411
TOTAL DEPR & AMORT EXPENSE	**702,846**	**679,534**	**-23,312**	**249,273**	**-453,573**	**2,059,710**	**2,038,602**	**-21,108**	**742,299**	**-1,317,411**
PASSTHROUGH RAD EXPENSE	145,318	0	-145,318	0	-145,318	145,318	0	-145,318	0	-145,318
TOTAL PASSTHROUGH RAD EXPENSE	**145,318**	**0**	**-145,318**	**0**	**-145,318**	**145,318**	**0**	**-145,318**	**0**	**-145,318**
TOTAL NON-OPERATING EXPENSES	**5,521,698**	**4,738,785**	**-782,913**	**4,107,905**	**-1,413,793**	**15,753,694**	**14,216,355**	**-1,537,339**	**12,459,283**	**-3,294,411**
TOTAL EXPENSES	**8,681,523**	**7,602,422**	**-1,079,101**	**7,488,011**	**-1,193,512**	**24,655,625**	**22,807,268**	**-1,848,358**	**21,701,070**	**-2,954,556**
TRANSFERS BET PROGRAMS & PROJECTS - IN	33,990	225,256	-191,266	29,889	4,101	101,969	675,768	-573,798	89,667	12,302
TRANSFERS BET PROGRAMS & PROJECTS - OUT	33,990	28,381	-5,609	29,889	-4,101	101,969	85,142	-16,827	89,667	-12,302
OPERATING TRANSFER - IN	79,062	0	79,062	0	79,062	79,062	0	79,062	0	79,062
OPERATING TRANSFER - OUT	79,062	0	-79,062	0	-79,062	79,062	0	-79,062	0	-79,062
TOTAL TRANSFERS	**0**	**-196,875**	**-196,875**	**0**	**0**	**0**	**-590,625**	**-590,625**	**0**	**0**
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
TOTAL PRIOR PERIOD ADJUSTMENT	**0**	**0**	**0**	**0**	**0**	**4,858**	**0**	**-4,858**	**1,000**	**-3,858**
NET OPERATING INCOME (LOSS)	**104,485**	**-722,719**	**827,204**	**-561,265**	**665,750**	**-1,209,381**	**-2,168,157**	**958,776**	**-1,807,936**	**598,555**
ADJUSTED NET OPERATING INCOME (LOSS)	**807,331**	**-43,185**	**850,516**	**-311,992**	**1,119,323**	**850,329**	**-129,555**	**979,884**	**-1,065,637**	**1,915,966**

Property = 7pubhsg 7cap

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	554,056	527,471	26,585	607,778	-53,723	1,667,261	1,582,412	84,849	1,856,985	-189,724
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	941,981	585,799	356,183	1,209,203	-267,222	2,974,333	1,757,397	1,216,936	3,315,463	-341,130
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1	1,620	-1,620	1,967	-1,967	1	4,861	-4,859	5,861	-5,860
TOTAL NON-CASH INT INCOME {HIO}	0	11,828	-11,828	0	0	0	35,483	-35,483	0	0
INT INCOME - RESTRICT FUNDS	277	393	-117	411	-134	967	1,180	-213	1,192	-226
OTHER INCOME										
TOTAL OTHER INCOME	26,831	26,222	609	29,562	-2,731	304,071	78,666	225,405	253,457	50,615
TOTAL REVENUES	1,523,146	1,153,333	369,813	1,848,922	-325,777	4,946,633	3,459,999	1,486,634	5,432,959	-486,326
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	292,006	294,461	2,454	326,456	34,450	893,917	883,383	-10,534	1,002,876	108,959
RESIDENT SERVICE EXPENSES	159,332	172,910	13,578	175,089	15,757	490,347	518,729	28,382	505,469	15,122
UTILITY EXPENSES	170,552	173,932	3,380	281,544	110,993	729,282	521,795	-207,487	986,710	257,427
MAINTENANCE EXPENSES	1,005,737	555,404	-450,333	728,702	-277,035	2,329,065	1,666,212	-662,853	2,226,542	-102,523
PROTECT SERVICE EXPENSES	162,033	119,086	-42,947	69,110	-92,923	476,596	357,257	-119,339	277,000	-199,596
GENERAL EXPENSES	132,564	118,177	-14,387	375,328	242,764	370,333	354,531	-15,802	530,681	160,348
OTHER EXPENSES	4,102	0	-4,102	0	-4,102	4,102	0	-4,102	0	-4,102
TOTAL OPERATING EXPENSES	1,926,326	1,433,969	-492,358	1,956,230	29,903	5,293,642	4,301,906	-991,736	5,529,277	235,636
NON-OPERATING EXPENSES										
HAP EXPENSES	16,762	12,685	-4,077	14,394	-2,368	47,892	38,056	-9,836	44,819	-3,073
DEPR & AMORT EXPENSE	531,761	529,723	-2,038	181,206	-350,555	1,546,144	1,589,168	43,024	538,094	-1,008,050
TOTAL NON-OPERATING EXPENSES	548,523	542,408	-6,115	195,600	-352,923	1,594,036	1,627,223	33,188	582,913	-1,011,123
TOTAL EXPENSES	2,474,849	1,976,376	-498,473	2,151,830	-323,020	6,887,678	5,929,129	-958,548	6,112,190	-775,487
TOTAL TRANSFERS	33,990	-102,305	-136,295	29,889	-4,101	101,969	-306,916	-408,886	89,667	-12,302
NET OPERATING INCOME (LOSS)	-985,693	-720,738	-264,955	-332,796	-652,897	-2,043,014	-2,162,214	119,200	-768,899	-1,274,115
ADJUSTED NET OPERATING INCOME (LOSS)	-453,932	-191,015	-262,917	-151,590	-302,342	-496,870	-573,046	76,176	-230,805	-266,065

Public Housing (7pubhsg)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	554,056	527,471	26,585	607,778	-53,723	1,667,261	1,582,412	84,849	1,856,985	-189,724
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	580,481	567,049	13,432	633,139	-52,658	1,741,442	1,701,147	40,295	1,899,417	-157,975
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1	1,620	-1,620	1,967	-1,967	1	4,861	-4,859	5,861	-5,860
TOTAL NON-CASH INT INCOME {HIO}	0	11,828	-11,828	0	0	0	35,483	-35,483	0	0
INT INCOME - RESTRICT FUNDS	277	393	-117	411	-134	967	1,180	-213	1,192	-226
OTHER INCOME										
TOTAL OTHER INCOME	26,831	26,222	609	29,562	-2,731	304,071	78,666	225,405	253,457	50,615
TOTAL REVENUES	1,161,645	1,134,583	27,062	1,272,858	-111,213	3,713,742	3,403,749	309,993	4,016,912	-303,171
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	275,906	294,461	18,555	322,823	46,918	818,066	883,383	65,317	999,229	181,163
RESIDENT SERVICE EXPENSES	159,332	172,910	13,578	173,345	14,013	489,402	518,729	29,327	503,615	14,213
UTILITY EXPENSES	170,552	173,932	3,380	281,544	110,993	729,282	521,795	-207,487	986,710	257,427
MAINTENANCE EXPENSES	694,151	536,654	-157,497	537,040	-157,112	1,716,337	1,609,962	-106,375	1,636,997	-79,340
PROTECT SERVICE EXPENSES	162,033	119,086	-42,947	38,880	-123,153	475,045	357,257	-117,788	229,530	-245,515
GENERAL EXPENSES	132,564	118,177	-14,387	375,328	242,764	370,333	354,531	-15,802	530,681	160,348
OTHER EXPENSES	4,102	0	-4,102	0	-4,102	4,102	0	-4,102	0	-4,102
TOTAL OPERATING EXPENSES	1,598,640	1,415,219	-183,421	1,728,960	130,320	4,602,567	4,245,656	-356,911	4,886,761	284,195
NON-OPERATING EXPENSES										
HAP EXPENSES	16,762	12,685	-4,077	14,394	-2,368	44,637	38,056	-6,581	44,819	182
DEPR & AMORT EXPENSE	531,761	529,723	-2,038	181,206	-350,555	1,546,144	1,589,168	43,024	538,094	-1,008,050
TOTAL NON-OPERATING EXPENSES	548,523	542,408	-6,115	195,600	-352,923	1,590,781	1,627,223	36,443	582,913	-1,007,868
TOTAL EXPENSES	2,147,162	1,957,626	-189,536	1,924,560	-222,602	6,193,347	5,872,879	-320,468	5,469,674	-723,673
TOTAL TRANSFERS	33,990	-102,305	-136,295	29,889	-4,101	101,969	-306,916	-408,886	89,667	-12,302
NET OPERATING INCOME (LOSS)	-1,019,507	-720,738	-298,769	-681,591	-337,917	-2,581,575	-2,162,214	-419,361	-1,542,429	-1,039,146
ADJUSTED NET OPERATING INCOME (LOSS)	-325,356	-191,015	-134,341	-500,385	175,029	-1,035,431	-573,046	-462,385	-1,004,335	-31,096

HIO, Inc. (7hioinc)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	110,787	78,513	32,274	113,844	-3,058	334,657	235,538	99,119	317,851	16,806
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	0	0	0	0
INT INCOME - RESTRICT FUNDS	916	385	531	1,465	-549	1,143	1,155	-11	2,724	-1,581
OTHER INCOME										
TOTAL OTHER INCOME	15,653	13,685	1,968	13,606	2,047	42,595	41,056	1,540	38,902	3,694
TOTAL REVENUES	127,356	92,583	34,773	128,915	-1,559	378,395	277,748	100,647	359,477	18,919
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	31,661	25,565	-6,096	37,949	6,287	88,574	76,696	-11,878	101,914	13,339
RESIDENT SERVICE EXPENSES	18,273	13,730	-4,543	15,114	-3,159	53,255	41,189	-12,066	48,526	-4,729
UTILITY EXPENSES	33,632	11,292	-22,340	17,185	-16,447	61,739	33,875	-27,864	62,712	974
MAINTENANCE EXPENSES	107,157	73,952	-33,205	80,688	-26,469	245,719	221,856	-23,863	285,504	39,785
PROTECT SERVICE EXPENSES	17,524	4,811	-12,713	50,996	33,473	48,478	14,432	-34,047	100,741	52,262
GENERAL EXPENSES	5,600	28,254	22,653	74,466	68,865	22,764	84,761	61,997	125,888	103,124
TOTAL OPERATING EXPENSES	213,847	157,603	-56,244	276,396	62,550	520,529	472,809	-47,720	725,283	204,755
NON-OPERATING EXPENSES										
HAP EXPENSES	3,444	4,683	1,239	6,573	3,129	11,399	14,050	2,651	16,965	5,566
DEPR & AMORT EXPENSE	93,913	72,763	-21,150	55,408	-38,505	282,021	218,290	-63,731	166,227	-115,794
TOTAL NON-OPERATING EXPENSES	97,357	77,447	-19,910	61,981	-35,376	293,420	232,340	-61,080	183,192	-110,228
TOTAL EXPENSES	311,204	235,050	-76,154	338,378	27,174	813,949	705,149	-108,800	908,476	94,527
TOTAL TRANSFERS	-33,990	-38,320	-4,330	-29,889	4,101	-101,969	-114,959	-12,989	-89,667	12,302
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	1,000	1,000
NET OPERATING INCOME (LOSS)	-149,858	-104,147	-45,711	-179,573	29,715	-333,584	-312,442	-21,142	-460,332	126,748
ADJUSTED NET OPERATING INCOME (LOSS)	-55,945	-31,384	-24,561	-124,165	68,220	-51,563	-94,152	42,589	-294,105	242,542

Sec 8 HCV - After FMR 2016 (7fdshcv)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	26	-26	0	0	0	77	-77	150	-150
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,650,055	4,200,287	449,768	4,066,581	583,474	13,929,061	12,600,860	1,328,201	11,905,822	2,023,239
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	8,690	585	8,105	0	8,690	16,679	1,756	14,923	0	16,679
OTHER INCOME										
TOTAL OTHER INCOME	358	0	358	0	358	295	0	295	0	295
TOTAL REVENUES	4,659,103	4,200,898	458,205	4,066,581	592,522	13,946,035	12,602,693	1,343,342	11,905,972	2,040,063
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	272,167	287,534	15,367	254,981	-17,187	838,205	862,603	24,399	727,584	-110,621
RESIDENT SERVICE EXPENSES	1,685	0	-1,685	1,270	-415	2,476	0	-2,476	-830	-3,306
MAINTENANCE EXPENSES	26,468	36,437	9,969	24,395	-2,073	73,616	109,312	35,696	61,827	-11,789
GENERAL EXPENSES	4,498	4,932	434	4,560	62	14,101	14,796	695	13,919	-181
TOTAL OPERATING EXPENSES	304,818	328,904	24,086	285,207	-19,611	928,397	986,711	58,314	802,501	-125,896
NON-OPERATING EXPENSES										
HAP EXPENSES	4,470,184	3,886,116	-584,069	3,685,976	-784,209	12,929,659	11,658,347	-1,271,312	11,155,854	-1,773,805
DEPR & AMORT EXPENSE	995	995	0	0	-995	2,984	2,984	0	0	-2,984
TOTAL NON-OPERATING EXPENSES	4,471,179	3,887,110	-584,069	3,685,976	-785,203	12,932,643	11,661,331	-1,271,312	11,155,854	-1,776,789
TOTAL EXPENSES	4,775,997	4,216,014	-559,983	3,971,182	-804,815	13,861,040	12,648,042	-1,212,998	11,958,355	-1,902,685
NET OPERATING INCOME (LOSS)	-116,894	-15,116	-101,778	95,399	-212,293	84,995	-45,349	130,344	-52,383	137,378
ADJUSTED NET OPERATING INCOME (LOSS)	-115,899	-14,121	-101,778	95,399	-211,298	87,979	-42,365	130,344	-52,383	140,362

River City Management (7river)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	326,290	84,800	241,491	0	326,290	397,461	254,400	143,062	0	397,461
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	12,617	267,271	-254,654	0	12,617	37,852	801,814	-763,962	0	37,852
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,505	921	584	766	740	4,454	2,763	1,690	2,464	1,990
TOTAL NON-CASH INT INCOME {HIO}	0	1,214	-1,214	0	0	0	3,641	-3,641	0	0
INT INCOME - RESTRICT FUNDS	0	19	-19	0	0	0	57	-57	0	0
OTHER INCOME										
TOTAL OTHER INCOME	74,732	111,448	-36,716	0	74,732	78,047	334,344	-256,297	0	78,047
TOTAL PASSTHROUGH RAD REVENUE	203,144	0	203,144	0	203,144	203,144	0	203,144	0	203,144
TOTAL REVENUES	618,289	465,673	152,616	766	617,523	720,958	1,397,019	-676,061	2,464	718,494
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	18,606	28,563	9,957	76,823	58,217	73,219	85,688	12,470	76,972	3,754
RESIDENT SERVICE EXPENSES	9,307	22,884	13,577	25	-9,282	9,556	68,651	59,095	1,924	-7,632
UTILITY EXPENSES	329	16,760	16,430	0	-329	329	50,280	49,950	0	-329
MAINTENANCE EXPENSES	28,782	79,263	50,481	0	-28,782	35,843	237,788	201,945	0	-35,843
PROTECT SERVICE EXPENSES	339	5,141	4,802	0	-339	30,122	15,423	-14,699	0	-30,122
GENERAL EXPENSES	571	16,107	15,536	19,047	18,476	3,623	48,320	44,697	19,047	15,424
TOTAL OPERATING EXPENSES	57,934	168,717	110,783	95,894	37,960	152,692	506,150	353,458	97,943	-54,749
NON-OPERATING EXPENSES										
HAP EXPENSES	415,289	0	-415,289	0	-415,289	696,223	0	-696,223	0	-696,223
DEPR & AMORT EXPENSE	63,644	63,306	-339	0	-63,644	190,627	189,917	-710	0	-190,627
PASSTHROUGH RAD EXPENSE	145,318	0	-145,318	0	-145,318	145,318	0	-145,318	0	-145,318
TOTAL NON-OPERATING EXPENSES	624,251	63,306	-560,946	0	-624,251	1,032,168	189,917	-842,251	0	-1,032,168
TOTAL EXPENSES	682,185	232,022	-450,163	95,894	-586,291	1,184,860	696,067	-488,792	97,943	-1,086,917
NET OPERATING INCOME (LOSS)	-63,896	233,651	-297,547	-95,128	31,232	-463,902	700,952	-1,164,854	-95,479	-368,423
ADJUSTED NET OPERATING INCOME (LOSS)	-252	296,957	-297,209	-95,128	94,876	-273,275	890,869	-1,164,144	-95,479	-177,796

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysi_is

	March 31, 2026	Budget	Variance	March 31, 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	7,172	-7,172	6,171	-6,171	0	21,517	-21,517	22,334	-22,334
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	391,865	403,036	-11,171	443,145	-51,281	1,152,890	1,209,107	-56,217	1,329,933	-177,042
TOTAL OTHER GOV'T GRANTS DONATIONS	1,254,105	141,850	1,112,255	268,225	985,880	1,591,886	425,550	1,166,336	268,225	1,323,660
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	28	32	-4	32	-4	79	97	-17	93	-14
TOTAL NON-CASH INT INCOME {HIO}	0	333	-333	0	0	0	1,000	-1,000	0	0
OTHER INCOME										
TOTAL OTHER INCOME	94	5,887	-5,793	0	94	298	17,660	-17,362	96	202
TOTAL REVENUES	1,646,092	558,310	1,087,782	717,574	928,518	2,745,153	1,674,930	1,070,223	1,620,682	1,124,472
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	485,994	591,225	105,231	574,513	88,519	1,437,485	1,773,674	336,189	1,511,479	73,994
RESIDENT SERVICE EXPENSES	89,377	76,340	-13,037	48,095	-41,282	259,210	229,021	-30,189	153,839	-105,371
UTILITY EXPENSES	1,259	5,631	4,372	6,590	5,331	14,026	16,892	2,866	24,932	10,906
MAINTENANCE EXPENSES	-8,140	10,711	18,850	9,614	17,753	36,023	32,132	-3,891	32,589	-3,434
PROTECT SERVICE EXPENSES	0	1,564	1,564	26,706	26,706	2,308	4,691	2,383	74,139	71,832
GENERAL EXPENSES	21,691	25,422	3,731	33,191	11,500	69,042	76,265	7,224	80,783	11,742
TOTAL OPERATING EXPENSES	590,181	710,892	120,711	698,707	108,526	1,818,094	2,132,675	314,581	1,877,762	59,668
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,472	12,687	215	12,598	126	37,751	38,060	309	37,794	44
TOTAL NON-OPERATING EXPENSES	12,472	12,687	215	12,598	126	37,751	38,060	309	37,794	44
TOTAL EXPENSES	602,653	723,578	120,925	711,305	108,652	1,855,844	2,170,735	314,890	1,915,556	59,712
TOTAL TRANSFERS	0	-56,250	-56,250	0	0	0	-168,750	-168,750	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	0	-4,858
NET OPERATING INCOME (LOSS)	1,043,439	-109,018	1,152,458	6,269	1,037,171	884,452	-327,055	1,211,506	-294,875	1,179,326
ADJUSTED NET OPERATING INCOME (LOSS)	1,055,911	-96,331	1,152,242	18,867	1,037,044	922,203	-288,995	1,211,198	-257,081	1,179,284

6.7. Development

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – May 2026

General Updates

- Applied for a special ARTS grant for North Omaha Affordable Homes - $800,000 for unit modernization
- 2026 CFP Formula Grant award is imminent

Capital Funds Project Status update as of 04/28/2026/2026

Project	Comments
COMPLETED	

IN PROGRESS	
Jackson unit renovation	Estimated completion May 2026
Key management system	Estimated completion May 2026
Energy Audit	Estimated completion May 2026
Crown Tower waterproofing A&E	Estimated completion June 2026
Annex interior renovation	Estimated completion August 2026
Jackson Tower plumbing stack replacements	Estimated completion Summer 2026

IN DEVELOPMENT	
Alamo Apts. Exterior Repairs	Procurement complete; contract recommendation before Board
SFH Window Replacements	Procurement complete; contract recommendation before Board
Site Drainage Improvements	Solicitation open
Lead Based Paint Remediation	Solicitation in June 2026
Farnam elevator replacement	Work expected to begin September 2026 (fabrication lead time)

Capital Funds Grant Status Update as of 4/28/2026										
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	$5,951,174	82.70%	$7,348,921	100.00%	Obligation complete, expending
2022	JT At Risk	$2,145,000	2/8/2023	1/29/2025	1/29/2027	$2,035,528	94.90%	$2,256,232	100.00%	Obligation complete, expending
2023	Formula	$7,173,205	2/17/2023	2/16/2025	2/16/2027	$5,951,174	82.70%	$7,348,921	100.00%	Obligation complete, expending
2024	Formula	$7,433,097	5/6/2024	5/6/2026	5/6/2028	$7,352,325	98.67%	$7,709,538	100.00%	Obligation complete, expending
2025	Formula	$7,538,645	5/13/2025	5/12/2027	5/12/2029	$2,807,341	36.95%	$4,410,472	58.06%	Obligation in progress
2026	Formula	$7,710,467	Q2 2026	Q2 2028	Q2 2030	$0	0.00%	$0	0.00%	Pending HUD award

Procurement Monthly Report – May 2026

SOLICTATION ACTIVITY		
Solicitation	**Type**	**Anticipated Board Month**
Frances Court / Park Villa Drainage	IFB	June
Scattered Site Lead Paint Repairs	IFB	June
Crown Tower Waterproofing Project	IFB	July
Architectural and Engineering Services	RFQ	July
Farnam Exterior Repairs	IFB	July
Annex Exterior Repairs	IFB	August

CURRENT CONTRACT ACTIVITY			
Contract Purpose	**Vendor**	**Action**	**Diverse-Owned Business**
SFH Window Replacement	TCI	New Contract	Yes
Alamo Exterior Repairs - Lot 1	JEM	New Contract	No
Alamo Exterior Repairs - Lot 2	HHERS	New Contract	Yes
Custodial Services	Multiple / Pool	New Contract	Yes
Plumbing Services	Multiple / Pool	New Contract	No
Electrical Services	Multiple / Pool	New Contract	No
Flooring Services	Multiple / Pool	New Contract	No
JT Plumbing Stacks	Elkhorn West	Renewal/Extension	No
Inspection Services	USIG, Inc.	Renewal/Extension	No

OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATIONS)			
Project	**Vendor**	**Amount**	**Contract #**
IT Network/Server Upgrades	American PCS	$71,087	25-ITSMP-10

6.9. Human Resources

Memorandum

To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: April 27, 2026

Re: Staffing Report Summary March 20, 2026 – April 27, 2026

Total Open Positions 8

Position(s)	Number of Positions Open	Department	Status
Scattered Site Maintenance Manager	1	Property Management	Interviewing
Administrative Assistant – Property Management	1	Property Management	Checking References
Property Manager	1	Property Management	Interviewing
Maintenance Repairer	2	Property Management	Interviewing
Scattered Site Property Manager	2	Property Management	Interviewing
Case Manager – Intensive Services	1	Intensive Services	Interviewing

Total New Hires 3

Title	Number of Positions Filled	Department/Location
Executive Assistant-Operations	1	Property Management
Accountant	1	Finance
Assistant Director of Program Compliance and Eligibility	1	Compliance

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 2

Name	Old Title	New Title	Department	Date
Carla Brimmer	Property Manager	Operations & Predevelopment Manager	Property Management	4/12/26
Kimberly Gude	Housing Specialist	HCV Program Coordinator	HCV	4/26/26

Type of Termination	Number of Employees
Involuntary	2
Voluntary	2

Current Monthly Turnover Rate
2.41%

Annual Turnover Rate (5/2025 – 4/2026)
32.48%

6.10. Family and Community Services

6.11. Legal

6.12. Quality Improvement

7. NEW BUSINESS

8. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS

9. ADJOURNMENT